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Cc
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Assessment for DA only 2020.035 Solar Farm 262
Hunts Rd

A1, C1, C5, C6, C7, C7A, E1, E4, E5, E6, F9,
The following conditions have been copied from
Conditions placed on 765 Orange Grove solar farm DA
from Planning Commission 2018 and may be relevant
to this approval.

1. Prior to the commencement of construction, the
Applicant must submit detailed plans of the final layout
of the

development to the Secretary, including details on the
siting of solar panels and ancillary infrastructure.

2. Prior to the commencement of construction,
operations, upgrading or decommissioning of the
development

or the cessation of operations, the Applicant must
notify Councils Planning Department in writing of the
date of

commencement, or cessation, of the relevant phase.

3. The Applicant must ensure that all new buildings
and structures, and any alterations or additions to
existing

buildings and structures, are constructed in accordance
with the relevant requirements of the Building Code
of Australia.

Notes:

- Under Part 6 of the EP&A Act, the Applicant is required to obtain construction and occupation certificates for the proposed building works.
- Part 8 of the EP&A Regulation sets out the requirements for the certification of the development. The Applicant must ensure that all plant and equipment used on site, or in connection with the development,

is:

- (a) maintained in a proper and efficient condition; and
- (b) operated in a proper and efficient manner.

LANDSCAPING

Text

Vegetation Buffer

4. The Applicant must establish and maintain a mature vegetation buffer (landscape screening) at the locations

outlined in the figure in Appendix 1, to the satisfaction of the Secretary. This vegetation buffer must:

(a) consist of a variety of species that are endemic to the area;

(b) within 3 years of the commencement of construction, be effective at screening views of the solar panels

and ancillary infrastructure (excluding the overhead power lines) on site from surrounding residences; and

(c) be properly maintained with appropriate weed management.

Landscaping Plan

5. Prior to the commencement of construction, the Applicant must prepare a detailed Landscaping Plan for the

development in consultation with Council and surrounding landowners, to the satisfaction of the Secretary.

This plan must include:

(a) a description of measures that would be implemented to ensure that the vegetated buffer achieves the

objectives of condition 9 (a) – (c) of schedule 3 of this consent;

(b) include a program to monitor and report on the effectiveness of these measures; and

(c) include details of who would be responsible for monitoring, reviewing and implementing the plan, and timeframes for completion of actions.

Following the Secretary's approval, the Applicant must implement the Landscaping Plan.

6. Following any construction or upgrading on the site, the Applicant must:

(a) restore the ground cover of the site as soon as practicable, but within 12 months of completing any construction or upgrading, using suitable species;

(b) maintain the ground cover with appropriate perennial species; and

(c) manage weeds within this ground cover.

Noise

7. The Applicant must minimise the noise generated by any construction, upgrading or decommissioning

activities on site in accordance with the best practice requirements outlined in the Interim Construction Noise Guideline (DECC, 2009), or its latest version.

Dust

8. The Applicant must minimise the dust generated by the development.

Visual

9. The Applicant must:

- (a) minimise the off-site visual impacts of the development, including the potential for any glare or reflection from the solar panels;
- (b) ensure the visual appearance of all ancillary infrastructure (including paint colours) blends in as far as possible with the surrounding landscape; and
- (c) not mount any advertising signs or logos on site, except where this is required for identification or safety purposes.

Lighting

10. The Applicant must:

- (a) minimise the off-site lighting impacts of the development;
- (b) ensure that all external lighting associated with the development;
 - is installed as low intensity lighting (except where required for safety or emergency purposes);
 - does not shine above the horizontal;
 - complies with Australian Standard AS4282 (INT) 1997 – Control of Obtrusive Effects of Outdoor Lighting, or its latest version.

11. The Applicant must:

- (a) minimise the fire risks of the development;
- (b) ensure that the development:
 - includes at least a 10 metre defendable space around the perimeter of the solar array area that permits unobstructed vehicle access;
 - manages the defendable space and solar array areas as an Asset Protection Zone;
 - complies with the relevant asset protection requirements in the RFS's Planning for Bushfire Protection 2006 (or equivalent) and Standards for Asset Protection Zones;
 - is suitably equipped to respond to any fires on site including provision of a 20,000 litre water supply tank fitted with a 65mm Storz fitting located adjacent to the internal access road;

(c) assist the RFS and emergency services as much as practicable if there is a fire in the vicinity of the site; and

(d) notify the relevant local emergency management committee following construction of the development, and prior to the commencement of operations.

Fire Management and Emergency Response Plan

12. Prior to the commencement of operations, the Applicant must prepare a Fire Management and Emergency

Response Plan for the development in consultation with the RFS and Fire & Rescue NSW. This plan must identify the fire risks and controls of the development, and the procedures that would be implemented if there is a fire on site or in the vicinity of the site. Two copies of the plan must be kept on site in a prominent position

adjacent to the site entry point at all times.

WASTE

13. The Applicant must:

(a) minimise the waste generated by the development;

(b) classify all waste generated on site in accordance with the EPA's Waste Classification Guidelines 2014 (or its latest version);

(c) store and handle all waste on site in accordance with its classification;

(d) not receive or dispose of any waste on site; and

(e) remove all waste from the site as soon as practicable, and ensure it is sent to an appropriately licensed

waste facility for disposal.

14. Within 18 months of the cessation of operations, unless the Council agrees otherwise, the Applicant must

rehabilitate the site to the satisfaction of the Secretary.

This rehabilitation must comply with the objectives in Table 2.

Table 2: Rehabilitation Objectives

Feature Objective

Project site • Safe, stable and non-polluting

• Minimise the visual impact of any above ground ancillary

infrastructure agreed to be retained for an alternative use

Solar farm infrastructure • To be decommissioned and removed, unless the Secretary agrees otherwise

Land use • Restore land capability to pre-existing
agricultural use
Community • Ensure public safety

Regards
SE Cox BDC 1550