



Our Ref: DOC21/131516  
Your Ref: DA 56 2021

General Manager  
Glen Innes Severn Council  
PO Box 61  
Glen Innes NSW 2370

Attention: Ms Kathleen Taminiau

Dear Mr Bennett

**RE: DA 56-2021 – Tuttles Lane Solar Farm, Glen Innes**

Thank you for your e-mail dated 22 February 2021 about the proposed solar farm at Tuttles Lane Glen Innes seeking comments from the Biodiversity and Conservation Division (BCD) of the Biodiversity, Conservation and Science Directorate in the Environment, Energy and Science Group of the Department of Planning, Industry and Environment. I appreciate the opportunity to provide input.

We have reviewed the information provided as part of the Statement of Environmental Effects (SEE).

The Biodiversity Offset Scheme under the *Biodiversity Conservation Act 2016* is triggered by developments, projects and activities that meet certain thresholds for significant impacts on threatened species, ecological communities, or their habitats.

The BCD agrees with the SEE that the environmental impact of the proposed development does not exceed the Biodiversity Offset Scheme Threshold and will not otherwise have a significant impact on biodiversity values as assessed by the test of significance.

However, the Glen Innes Severn Council is still required to assess the development under s 79C of the *Environmental Planning and Assessment Act 1979* and may decide to require further biodiversity assessment under this act.

The BCD considers that the site selection appears to be suitable for the proposed development in relation to biodiversity matters.

We would encourage the council to consider requiring that weed removal is actively managed on site, particularly in relation to priority listed weed species.

We also note that the south eastern section of the site has been avoided and fenced off due to it being a wet area and part of a tributary to Furracabad Creek. We would encourage the council to consider requiring this area be replanted with native plants and managed to provide increased biodiversity and water quality improvements on site.

In summary, the BCD recommends that the council considers imposing conditions of consent requiring that:

1. Active weed control be undertaken across the whole site on a regular basis.
2. A vegetation rehabilitation and management plan be prepared and implemented for the south eastern section of the site.

If you have any questions about this advice, please do not hesitate to contact Mr Krister Waern, Senior Operations Officer, at [krister.waern@environment.nsw.gov.au](mailto:krister.waern@environment.nsw.gov.au) or 6640 2503.

Yours sincerely

A handwritten signature in blue ink, reading "Dimitri Young". The signature is fluid and cursive, with the first name "Dimitri" and the last name "Young" clearly distinguishable.

4 March 2021

**DIMITRI YOUNG**  
**Senior Team Leader Planning, North East Branch**  
**Biodiversity and Conservation**

## Memorandum

To: Kathleen Taminiau  
From: Keith Appleby DIS  
File: DA 56 20-21  
Date: 15/02/2021  
Re: Engineering conditions for the proposed 5MW solar PV electricity generation plant with associated infrastructure.

---

### **Comments:**

- The proposed development will not generate greater than 50 vehicle movements per hour and as such does not trigger a traffic generating development under the SEPP.
- The condition of Tuttles Lane is deemed acceptable to function as an access route to the site, given the road has already dealt with much larger wind farm traffic.
- Industrial development rates in the GISC DCP require 1 car parking space per 10m<sup>2</sup> GFA (min. 2 spaces per single occupation).
- During construction the development will generate up to an additional 18 vehicle movements to and from the site during the weekday AM and PM peak periods, but only 2 vtpd during the operation of the Solar Farm.

### **Suggested Engineering Conditions:**

#### **Prior to the issue of a construction certificate:**

1. **The submission to Council of scale engineering plans of all proposed vehicle access, parking and manoeuvring areas demonstrating compliance with Australian Standard 2890: Off Street Parking, the Austroads Design Turning Path Templates and any other relevant Australian standards, for the types of vehicles expected to use the development.**

*Reason: To provide for the safety and convenience of traffic on Council roads and because it is in the public interest that the design of the proposed work may be assessed in detail before construction commences and that the development comply with appropriate construction standards.*

#### **Prior to the issue of an occupation certificate:**

1. **All stormwater runoff from the developed area is to be conveyed to a natural drainage system or other approved receiving waters in a manner consistent with Aus-Spec #1. Alternatively, an on-site detention pond is to be constructed which will discharge up to a 1% Annual Exceedance Probability storm event at equivalent flow to undeveloped land.**

*Reason: To ensure that no nuisance is created from the disposal of stormwater runoff.*

2. **The construction of vehicle access/driveways to the site, in a manner consistent with Council's "Property Access – Vehicle Crossings Policy" and "Driveway Guidelines".**

*REASON: Because this work is necessary to enable adequate means of vehicular access to the proposed subdivisions and dwellings.*

NOTE: A separate approval under S138 of the NSW Roads Act will be required prior to the construction of vehicular entrances.



**Natural Resources  
Access Regulator**

Contact: Natural Resources Access Regulator  
Phone: 1800 633 362  
Email: [nrar.enquiries@nrar.nsw.gov.au](mailto:nrar.enquiries@nrar.nsw.gov.au)

Our ref: IDAS1133520  
Your ref: DA 56/20-21

2 March 2021

The General Manager  
Glen Innes Severn Council  
PO Box 61  
GLEN INNES NSW 2370

Attention: Kathleen Taminiau

Uploaded to the ePlanning Portal

Dear Sir/Madam

**Re: IDAS1133520 - Controlled Activity Approval Not Required**  
**Dev Ref: DA 56/20-21**  
**Description: 5MW Solar Farm and Associated Infrastructure**  
**Location: 208 WEST FURRACABAD ROAD GLEN INNES 2370**

The Natural Resources Access Regulator (NRAR) has reviewed documents for the above development application and considers that, for the purposes of the Water Management Act 2000 (WM Act), a controlled activity approval is not required for the proposed works and no further assessment by this agency is necessary.

Controlled Activity Not Required

The proposed works are of insufficient size and scale and/or do not involve carrying out a work, removing or depositing material on waterfront land, or carrying out an activity which affects the quantity or flow of water in a water source.

Further information on controlled activity approvals under the WM Act can be obtained from NRAR's website: [www.water.nsw.gov.au](http://www.water.nsw.gov.au) go to Water licensing > Approvals > Controlled activities.

Yours Sincerely

**For**  
**Alison Collaros**  
**Manager Licensing & Approvals**  
**Water Regulatory Operations**  
**Natural Resources Access Regulator**



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2 March 2021

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GLEN INNES NSW 2370

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**Manager Licensing & Approvals**  
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**Natural Resources Access Regulator**





16 March 2021

File No: NTH21/00038/01

Your Ref: DA56/20-21

General Manager  
Glen Innes Severn Council  
PO Box 61  
GLEN INNES NSW 2370

Attention: Kathleen Taminiau

Dear Sir / Madam,

**RE: Development Application No. 56/20-21 – Proposed 5MW Solar Farm  
Lots 32–36 DP1834 & Lot 1 DP251457; Tuttles Lane, Glen Innes.**

I refer to your email of 23 February 2021 requesting comment from Transport for NSW (TfNSW) in relation to the abovementioned development application.

**Roles and Responsibilities**

Our key interests are for the safety and efficiency of the transport network, the integrity of State infrastructure and the integration of land use and transport in accordance with *Future Transport Strategy 2056*.

Gwydir Highway [HW12] is a classified (State) road and Tuttles Lane is a public (local) road. Glen Innes Severn Council is the Roads Authority for all public roads (other than freeways or Crown roads) in the local government area pursuant to Section 7 of the *Roads Act 1993*. TfNSW is the Roads Authority for freeway and can exercise roads authority functions for classified roads in accordance with the Roads Act. Any proposed road works on a classified (State) road require the consent of TfNSW and is subject to the terms of a Works Authorisation Deed (WAD).

**Transport for NSW Response**

TfNSW has reviewed the development application and provides the following comments to assist the Consent Authority in requesting further information to inform a determination;

- The supporting Traffic Impact Assessment (TIA) identifies that construction traffic demands will increase traffic along the identified access route and that these demands will reduce during the operational phase of the development. It is noted that these movements will occur on high-speed, rural roads typically supporting low traffic volumes. Peak construction traffic should be appropriately managed to ensure the safety of the travelling public.
- Section 3.1 of the TIA provides a description of the Gwydir Highway and Tuttles Lane intersection. The description does not confirm the presence of minimum Austroads Basic (BA) turn treatments. In particular, the development proposes an increase in vehicles turning from the highway into Tuttles Lane.

Images in the TIA suggest the abovementioned intersection does not meet the minimum geometry for an Austroads basic right-turn (BAR) treatment. The proposed increase in vehicles turning right from the Gwydir Highway into Tuttles Lane will increase the risk of rear-end crashes in the 100km/h speed environment.

The TIA should typically consider the Austroads warrants for BA, AU or CH turn treatments to address safety for through and turning traffic. Prior to determination it is recommended that Council identify the existence of minimum Austroads intersection treatments and condition any warranted intersection treatment. It is noted that construction traffic demands may be managed under temporary arrangements and that works should accommodate expected operational demands.

- TfNSW suggests that the Consent Authority may wish to obtain swept path analysis to demonstrate that the largest design vehicle can negotiate the transport route in both directions, and enter and leave the site in a forward direction. The site access should be located, designed and constructed to Council's design requirements.
- The TIA has considered one possible transport route to the site. It is noted that access may be obtained from alternate route/s. Access should be limited to the route identified in the TIA unless assessed otherwise. It is recommended that the daily and peak hourly vehicle movements be identified as a condition of consent to ensure the demand generated by the development is consistent with the assessment provided in the TIA.
- Section 9 of the TIA provides limited details of public bus services operating in the subject area. It is unclear whether development traffic will impact on public or school bus services along the identified transport route during the construction and/or operational phase of the development. TfNSW recommends that the Consent Authority seek clarification of any expected impact on bus services and consider measures where appropriate.
- It is recommended that the Consent Authority consider requiring the preparation of a Traffic Management Plan (TMP) inclusive of temporary and ongoing measures to be implemented during the construction and operational phases of the development. The TMP, inclusive of any temporary traffic control measures, should be prepared by a suitably qualified person and include a Driver Code of Conduct (COC) and details of to be implemented during peak construction and/or periodic operational maintenance activities.
- The National Heavy Vehicle Regulator will need to be consulted regarding the use of Tuttles Lane by B-Doubles.

Any roadwork on classified (State) road/s is to be designed and constructed in accordance with the current Austroads Guidelines, Australian Standards and [TfNSW Supplements](#).

The developer will be required to enter into a Works Authorisation Deed (WAD) with TfNSW for any roadwork deemed necessary on the classified (State) road. The developer will be responsible for all costs associated with the roadwork and administration for the WAD. It is recommended that developers familiarise themselves with the requirements of the WAD process. Further information can be obtained from the TfNSW [website](#).

TfNSW highlights that in determining the application under the *Environmental Planning and Assessment Act 1979*, it is the Consent Authority's responsibility to consider the environmental impacts of any roadworks which are ancillary to the development. This includes any works which form part of the proposal and/or any works which are deemed necessary to include as requirements in the conditions of project approval.

If you have any further enquiries regarding the above comments please do not hesitate to contact Greg Sciffer, Development Services Case Officer or the undersigned on (02) 6640 1362 or via email at: [development.northern@rms.nsw.gov.au](mailto:development.northern@rms.nsw.gov.au)

Yours faithfully

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Matt Adams  
Team Leader, Development Services  
Community and Place | Region North  
Regional & Outer Metropolitan  
Transport for NSW

**From:** [Kathleen Taminiau](#)  
**To:** [Kelley Hunter](#)  
**Subject:** FW: DA 56/20-21 at 208 WEST FURRACABAD ROAD GLEN INNES 2370 (CNR-18261)  
**Date:** Friday, 19 March 2021 9:13:24 AM  
**Attachments:** [wehwhCNRFmailHeader.png](#)

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FYI

**Kathleen Taminiau**  
Town Planner  
Directorate of Development, Planning and Regulatory Services

T (02) 6730 2360  
F (02) 6732 3634  
M  
[ktaminiau@gisc.nsw.gov.au](mailto:ktaminiau@gisc.nsw.gov.au)

GLEN INNES SEVERN COUNCIL  
136 Church Street  
PO Box 61  
Glen Innes NSW 2370



**Respect**  
for each other



**Integrity**  
as a foundation



**Courage**  
to make the  
right decisions



**Honesty**  
in all dealings



**Transparency**  
to support  
accountability

**Glen Innes Severn Council. NOTICE & DISCLAIMER**

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*Please consider the environment before printing this email*

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**From:** ConveyancingTeam <[conveyancingteam@essentialenergy.com.au](mailto:conveyancingteam@essentialenergy.com.au)>  
**Sent:** Thursday, 18 March 2021 5:21 PM  
**To:** Kathleen Taminiau <[ktaminiau@gisc.nsw.gov.au](mailto:ktaminiau@gisc.nsw.gov.au)>  
**Cc:** ConveyancingTeam <[conveyancingteam@essentialenergy.com.au](mailto:conveyancingteam@essentialenergy.com.au)>  
**Subject:** RE: DA 56/20-21 at 208 WEST FURRACABAD ROAD GLEN INNES 2370 (CNR-18261)

Good afternoon,

We refer to Council's correspondence via the NSW ePlanning portal seeking comment from Essential Energy in relation to the proposed development at the above property.

Strictly based on the documents submitted, and provided the following condition is met, Essential Energy has no further comments to make as to potential safety risks arising from the proposed development.

1. Satisfactory ground clearance from high voltage overhead powerlines must be achieved at the entry into the solar farm as set out in AS/NZS 7000:2016.

Essential Energy makes the following general comments:

- If the proposed development changes, there may be potential safety risks and it is recommended that Essential Energy is consulted for further comment;
- Any existing encumbrances in favour of Essential Energy (or its predecessors) noted on the title of the above property should be complied with;
- In addition, Essential Energy's records indicate there is electricity infrastructure located within the property. Any activities within this location must be undertaken in accordance with the latest industry guideline currently known as *ISSC 20 Guideline for the Management of Activities within Electricity Easements and Close to Infrastructure*. A copy of this guideline can be located at [https://energy.nsw.gov.au/sites/default/files/2018-09/ISSC-20-Electricity-Easements\\_0.pdf](https://energy.nsw.gov.au/sites/default/files/2018-09/ISSC-20-Electricity-Easements_0.pdf) ;
- Prior to carrying out any works, a "Dial Before You Dig" enquiry should be undertaken in accordance with the requirements of *Part 5E (Protection of Underground Electricity Power Lines)* of the *Electricity Supply Act 1995* (NSW); and
- Given there is electricity infrastructure in the area, it is the responsibility of the person/s completing any works around powerlines to understand their safety responsibilities. SafeWork NSW ([www.safework.nsw.gov.au](http://www.safework.nsw.gov.au)) has publications that provide guidance when working close to electricity infrastructure. These include the *Code of Practice – Work near Overhead Power Lines* and *Code of Practice – Work near Underground Assets*.

Should you require any clarification, please do not hesitate to contact us.

Regards,

Mandy Worth  
Paralegal



T: 02 6589 8713 | [conveyancingteam@essentialenergy.com.au](mailto:conveyancingteam@essentialenergy.com.au)  
PO Box 5730 Port Macquarie NSW 2444 | [essentialenergy.com.au](http://essentialenergy.com.au)  
General enquiries: 13 23 91 | Supply interruptions (24hr): 13 20 80

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**From:** NSW Planning <[planning.apps@planning.nsw.gov.au](mailto:planning.apps@planning.nsw.gov.au)>  
**Sent:** Friday, 12 March 2021 10:50 AM  
**To:** Mandy Worth <[mandy.worth@essentialenergy.com.au](mailto:mandy.worth@essentialenergy.com.au)>  
**Cc:** ConveyancingTeam <[conveyancingteam@essentialenergy.com.au](mailto:conveyancingteam@essentialenergy.com.au)>  
**Subject:** Update: NSW Government concurrence and referral request CNR-18261(GLEN INNES SEVERN SHIRE COUNCIL)

**WARNING:** Do not click links or open attachments unless you recognise the source of the email and know the contents are safe.

# Online Concurrence and Referral Service

[planningportal.nsw.gov.au](http://planningportal.nsw.gov.au)



Planning,  
Industry &  
Environment

The NSW Government consideration of an application DA 56/20-21 at 208 WEST FURRACABAD ROAD GLEN INNES 2370 has been assigned to you for assessment.

Please log into the [NSW Planning Portal](#) and use reference number CNR-18261 to action this request.

You can find general information about the online concurrence and referral system [here](#) or call our help line on 1300 305 695.

This email has been automatically sent through the NSW Planning Portal. Please do not reply to this message. For more information please visit the [NSW Planning Portal](#), or email us at [planning@planning.nsw.gov.au](mailto:planning@planning.nsw.gov.au), or call our help line on 1300 305 695.



16 March 2021

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GLEN INNES SEVERN COUNCIL  
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**Respect**  
for each other



**Integrity**  
as a foundation



**Courage**  
to make the  
right decisions



**Honesty**  
in all dealings



**Transparency**  
to support  
accountability

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**From:** ConveyancingTeam <[conveyancingteam@essentialenergy.com.au](mailto:conveyancingteam@essentialenergy.com.au)>  
**Sent:** Thursday, 18 March 2021 5:21 PM  
**To:** Kathleen Taminiau <[ktaminiau@gisc.nsw.gov.au](mailto:ktaminiau@gisc.nsw.gov.au)>  
**Cc:** ConveyancingTeam <[conveyancingteam@essentialenergy.com.au](mailto:conveyancingteam@essentialenergy.com.au)>  
**Subject:** RE: DA 56/20-21 at 208 WEST FURRACABAD ROAD GLEN INNES 2370 (CNR-18261)

Good afternoon,

We refer to Council's correspondence via the NSW ePlanning portal seeking comment from Essential Energy in relation to the proposed development at the above property.

Strictly based on the documents submitted, and provided the following condition is met, Essential Energy has no further comments to make as to potential safety risks arising from the proposed development.

1. Satisfactory ground clearance from high voltage overhead powerlines must be achieved at the entry into the solar farm as set out in AS/NZS 7000:2016.

Essential Energy makes the following general comments:

- If the proposed development changes, there may be potential safety risks and it is recommended that Essential Energy is consulted for further comment;
- Any existing encumbrances in favour of Essential Energy (or its predecessors) noted on the title of the above property should be complied with;
- In addition, Essential Energy's records indicate there is electricity infrastructure located within the property. Any activities within this location must be undertaken in accordance with the latest industry guideline currently known as *ISSC 20 Guideline for the Management of Activities within Electricity Easements and Close to Infrastructure*. A copy of this guideline can be located at [https://energy.nsw.gov.au/sites/default/files/2018-09/ISSC-20-Electricity-Easements\\_0.pdf](https://energy.nsw.gov.au/sites/default/files/2018-09/ISSC-20-Electricity-Easements_0.pdf) ;
- Prior to carrying out any works, a "Dial Before You Dig" enquiry should be undertaken in accordance with the requirements of *Part 5E (Protection of Underground Electricity Power Lines)* of the *Electricity Supply Act 1995* (NSW); and
- Given there is electricity infrastructure in the area, it is the responsibility of the person/s completing any works around powerlines to understand their safety responsibilities. SafeWork NSW ([www.safework.nsw.gov.au](http://www.safework.nsw.gov.au)) has publications that provide guidance when working close to electricity infrastructure. These include the *Code of Practice – Work near Overhead Power Lines* and *Code of Practice – Work near Underground Assets*.

Should you require any clarification, please do not hesitate to contact us.

Regards,

Mandy Worth  
Paralegal



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**From:** NSW Planning <[planning.apps@planning.nsw.gov.au](mailto:planning.apps@planning.nsw.gov.au)>  
**Sent:** Friday, 12 March 2021 10:50 AM  
**To:** Mandy Worth <[mandy.worth@essentialenergy.com.au](mailto:mandy.worth@essentialenergy.com.au)>  
**Cc:** ConveyancingTeam <[conveyancingteam@essentialenergy.com.au](mailto:conveyancingteam@essentialenergy.com.au)>  
**Subject:** Update: NSW Government concurrence and referral request CNR-18261(GLEN INNES SEVERN SHIRE COUNCIL)

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# Online Concurrence and Referral Service

[planningportal.nsw.gov.au](http://planningportal.nsw.gov.au)



Planning,  
Industry &  
Environment

The NSW Government consideration of an application DA 56/20-21 at 208 WEST FURRACABAD ROAD GLEN INNES 2370 has been assigned to you for assessment.

Please log into the [NSW Planning Portal](#) and use reference number CNR-18261 to action this request.

You can find general information about the online concurrence and referral system [here](#) or call our help line on 1300 305 695.

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