

CONSENT CONDITIONS

NORTHERN REGIONAL PLANNING PANEL

PANEL REFERENCE & DA NUMBER	PPSNTH-99 – DA2021/0070
PROPOSAL	Establishment of a 5MW Solar PV Electricity Generation Facility with Associated Infrastructure
ADDRESS	LOT: 489 DP: 754944 [115 Airport Road, Narrabri, NSW 2390]
APPLICANT	NSW Community Renewables (Narrabri) Pty Ltd c/- SLR Pty Ltd
APPLICATION TYPE	Development Application

PART A: GENERAL

A1 Approved Plans and Supporting Documentation

The development must be implemented in accordance with the approved plans, specifications and supporting documentation listed below which have been endorsed by Council's approved stamp, except where amended by conditions of this consent:

- **Development Plans:** Prepared by Balance Power and Energy Pty Ltd,

TITLE	DRAWING NO.	REVISION	DATE
Location Detail	10100-G-GAD-01-1	B	14/01/2021
General Arrangement Overview	10100-G-GAD-02-1	C	04/02/2021
General Arrangement System Detail	10100-G-GAD-02-2	C	04/02/2021
Civil Detail	10100-C-DET-01-1	A	05/02/2021
Road Section Detail	10100-C-DET-06-1	A	04/01/2021
Site Elevation Detail	10100-G-DET-01-1	A	04/01/2021
Security Fencing Detail	10100-C-DET-02-1	A	04/01/2021
PV Mounting System Detail	10100-E-DET-01-1	A	04/01/2021
Power Conversion Station Detail (Sheet 1)	10100-E-DET-02-1	A	04/01/2021
Power Conversion Station Detail (Sheet 2)	10100-E-DET-02-2	A	04/01/2021
Shed Detail	10100-C-DET-05-1	A	04/01/2021

- **Civil Plans:** Prepared by DRB Consulting Engineers, Project Reference No. 210650, Drawing No. CIV01 - CIV03, Revision B, Dated 01/02/2021;
- **Statement of Environmental Effects:** Prepared by SLR Consulting Pty Ltd, Reference 631.20524-R01-v0.4, Dated 22 February 2021;

- **Visual Impact Assessment:** Prepared by SLR Consulting Pty Ltd, Reference 620.30220.00000-v0.1, Dated February 2021;
- **Reflective Glare Assessment:** Prepared by SLR Consulting Pty Ltd, Reference 610.30220-R01-v1.1, Dated 25 February 2021;
- **Landscape Plan:** Prepared by SLR Consulting Pty Ltd, Reference 620.30220.00000-v0.1, Page 18, Dated February 2021;
- **Stormwater Management Report:** Prepared by DRB Consulting Engineers, Project No. 200650, Revision B, Dated 03/02/2021;
- **Flora and Fauna Assessment Report:** Prepared by Kleinfelder, Version 1.0, Dated 19/01/2021;
- **Noise Assessment:** Prepared by Muller Acoustic Consulting Pty Ltd, Document ID MAC201186-04RP1, Dated 01/02/2021;
- **Traffic Impact Assessment:** Prepared by Intersect Traffic Pty Ltd, Issue D, Dated 29/01/21;
- **Flood Impact Assessment:** Prepared by Torrent Consulting, Dated 03/02/2021;
- **Waste Management Plan:** SLR Consulting Pty Ltd, Dated 25 February 2021; and,
- **Due Diligence Aboriginal Archaeological Assessment:** Prepared by Virtus Heritage, Version 2, Dated 02/02/2021;

In the event of any inconsistency between conditions of this approval and the drawings/documents referred to above, the conditions prevail. In the event of any inconsistency between the approved plans and the supporting documentation, the approved plans prevail.

Reason:

To ensure the development proceeds in the manner assessed by Council and all parties are aware of the approved plans and supporting documentation that applies to the development.

A2 Signage

A separate application shall be submitted to Council prior to the erection of any signage unless the proposed signage is 'exempt development' under *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* or any other applicable environmental planning instrument.

Reason:

To ensure any signage is assessed in accordance with the planning controls.

A3 Compliance with the Building Code of Australia

All building work shall be carried out in accordance with the provisions of the Building Code of Australia. A reference to the *Building Code of Australia* is a reference to that Code as in force on the date the application is made for the relevant construction certificate.

Reason:

Prescribed Condition under Clause 98 of the *Environmental Planning and Assessment Regulation 2000*.

A4 Lapsing of consent

This consent is limited to a period of 5 years from the date of the Notice of Determination unless the works associated with the development have physically commenced.

Reason:

To ensure compliance with Section 4.53 of the *Environmental Planning and Assessment Act 1979*.

A5 Tree Retention and Removal

Existing trees on the site are to be retained and protected from damage during work, with the exception of the trees to be removed as outlined in the approved Fauna and Flora Assessment Report; and, the trees as outlined in the approved Landscape Plan.

Reason:

To ensure compliance with the approved application and applicable legislation.

A6 Electrical Infrastructure

The proposed development, including security fencing, must maintain a minimum clearance of 10.0 metres from the existing 22kV overhead powerline located on the property.

Any development in proximity to Essential Energy's electrical infrastructure shall comply with the latest industry guideline, currently known as *ISSC 20 Guideline for the Management of Activities within Electricity Easements and Close to Infrastructure*. Approval may be required from Essential Energy should activities within the property encroach on the electricity infrastructure.

Reason:

To ensure safety and the management of risk.

A7 Flood behaviour

The development is to be constructed to allow the free flow of flood under a 1% AEP event and as per flood impact assessment report recommendations.

Reason:

To mitigate the impact of the proposed development on flood behaviour.

PART B: PRIOR TO THE ISSUE OF ANY CONSTRUCTION CERTIFICATE

B1 Construction Certificate

A Construction Certificate is required for the development in accordance with Section 6.7(1) of the *Environmental Planning and Assessment Act 1979*.

Reason:

To ensure compliance with the *Environmental Planning and Assessment Act 1979*.

B2 Payment of Levies and Contributions

The fees listed in the table below must be paid in accordance with the conditions of this consent and Council's adopted Fees and Charges applicable at the time of payment. Payments must be made prior to the issue of the Construction Certificate or prior to the commencement of work (if there is no associated Construction Certificate).

- (a) **Payment of building and construction industry long service levy** - The applicant must pay the long service levy as calculated at the date of this consent to the Long Service Corporation or Council under Section 34 of the Building and Construction Industry *Long Service Payments Act 1986* and provides proof of this payment to the certifier.
- (b) **Payment of development contributions** - the developer shall pay a levy as applicable at the time of payment, relative to the total project value, in accordance with the *Narrabri Shire Section 7.12 – Fixed Development Consent Levies Contributions Plan 2011* and Section 7.12 of the *Environmental Planning and Assessment Act 1979*. The current levy payable is as follows:

Proposed cost of development	Percentage (%) Contribution
Up to \$100,000	Nil
\$100,001 - \$200,000	0.5%
More than \$200,000	1%

Reason:

To ensure relevant fees, levies and contributions are paid which address the increased demand for public amenities and services within the community

B3 Construction Management Plan

A Construction Management Plan (CMP) is to be prepared and submitted for approval by Council/Accredited Certifier. The Plan must be implemented during the construction of the solar electricity system and must include the range of measures as outlined in the approval documents which include but are not limited to:

- a. Erosion and sediment control:
- Regular inspection of erosion and sediment control measures, particularly following rainfall events to ensure their ongoing functionality;
 - The immediate removal offsite of any excavated materials;
 - Avoid stockpiling of materials adjacent to native vegetation, but instead use areas that are already cleared/ disturbed; and,
 - Undertake maintenance of silt fences and other mitigation measures to isolate runoff.
- b. Dust control:
- Setting maximum speed limits for all traffic within the subject site to limit dust generation;
 - Use of a water tanker to spray unpaved access tracks during the construction phase where required; and,
 - Application of dust suppressants or covers on soil stockpiles.
- c. Chemical spills:

- i. All chemicals must be kept in clearly marked bunded areas;
- ii. Regularly inspect vehicles and mechanical plant for leakage of fuel or oil; and,
- iii. No re-fuelling, washing or maintenance of vehicles and plant is to be undertaken within 20m of natural drainage lines;
- d. Weed management:
 - i. All vehicles should be cleaned prior to entering the site to prevent the introduction of new weed species; and,
 - ii. The site should be monitored during and after construction to ensure that Priority Weeds for the region and Weeds of National Significance are not introduced.
- e. Noise:
 - i. a construction noise management protocol to minimise noise emissions, manage out of hours (minor) works to be inaudible, and to respond to potential concerns from the community;
 - ii. Where practical and necessary to avoid unacceptable noise impacts at any neighbouring residence use localised mobile screens or construction hoarding around piling rig/plant to act as barriers between constructions works and receivers or use some other acceptable mitigation measure such as temporary relocation of the affected people;
 - iii. operating plant in a conservative manner (no over-revving), shutdown when not in use, and be parked/started at farthest point from relevant assessment locations;
 - iv. selection of the quietest suitable machinery available for each activity;
 - v. minimise noisy plant/machinery working simultaneously where practicable;
 - vi. minimise impact noise wherever possible;
 - vii. utilise a broadband reverse alarm in lieu of the traditional high frequency type reverse alarm;
 - viii. provide toolbox meetings, training and education to drivers and contractors visiting the site during construction so they are aware of the location of noise sensitive receivers and to be cognisant of any noise generating activities;
 - ix. signage is to be placed at the front entrance advising truck drivers of their requirement to minimise noise both on and off-site; and
 - x. utilise project related community consultation forums to notify residences within proximity of the site with project progress, proposed/upcoming potentially noise generating works, its duration and nature and complaint procedure.
- f. Communications plan:
 - i. To be provided to residences and community members in the vicinity of the site
 - ii. To include the stages and processes for construction and operation of the solar farm
 - iii. To include a complaints management procedure and contact number

Reason:

To mitigate potential impacts during construction.

B4 Waste Management Plan

A Waste Management Plan (WMP) is to be prepared by a consultant suitably qualified and experienced in the preparation of WMPs, to ensure waste from the construction and operation phases of the development is appropriately managed to not cause pollution and to ensure waste is managed in accordance with the hierarchy of avoid, recovery and disposal. The WMP is to be submitted to and approved by Council prior to the issue of any Construction Certificate.

Reason:

To minimise waste and to protect the amenity and environment from the effects of waste.

B5 Access

A 'Request for Rural Access Inspection' form is required to be approved by Council, prior to the issue of a Construction Certificate. The vehicle crossing is to be constructed in accordance with Council's Standard Drawing and relevant Policies

Reason:

To ensure that the correct approvals are in place.

PART C: PRIOR TO WORKS COMMENCING

C1 Appointment of Principal Certifying Authority

Prior to the commencement of work, the person having the benefit of the development consent and a Construction Certificate shall:

- (a) Appoint a Principal Certifying Authority and notify the Council of the appointment (if Council is not appointed); and
- (b) Notify Council of their intention to commence building work (at least 2 days' notice is required).

Reason:

To ensure compliance with the *Environmental Planning and Assessment Act 1979*.

C2 Signs on site

A sign must be erected in a prominent position on any site on which building work or demolition work is being carried out:

- (a) showing the name, address and telephone number of the principal certifier for the work, and
- (b) showing the name of the principal contractor (if any) for any building work and a telephone number on which that person may be contacted outside working hours, and
- (c) stating that unauthorised entry to the work site is prohibited.

Any such sign is to be maintained while the building work or demolition work is being carried out, but must be removed when the work has been completed.

Reason:

Prescribed Condition under Clause 98A(2) and (3) of the Regulation.

C3 Toilet facilities

Toilet facilities are to be provided at, or in the vicinity of the site, at the rate of one toilet for every 20 persons or part of 20 persons employed at the site. each toilet

provided must be connected to an accredited sewage management facility approved by the Council or some other sewage management facility approved by the Council.

Reason:

To provide appropriate on-site amenities during demolition and construction work.

C4 Erosion and sediment control

Prior to the commencement of works, erosion and sediment control measures shall be installed on the development site and within 40m of each drainage channel in accordance with the recommendations contained in the Flora and Fauna Report prepared by Kleinfelder (dated 19 January 2021).

Reason:

To ensure erosion and sediment control on the development site.

C5 Electrical Infrastructure

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).

Reason:

To meet statutory requirements.

C6 Vegetation Clearing

Prior to any vegetation clearing, a survey of the stags should be conducted in the development footprint by suitably qualified ecologist. If either of the stags contain fauna (including threatened species) they must be left standing for two nights after the surrounding vegetation has been cleared to encourage any native fauna species utilising the habitat hollows to self-relocate.

The felling of all habitat trees will be attended by a suitably qualified and experienced ecologist in order to ensure the safety of any fauna found to be in the hollows. Hollow bearing stags (i.e. trees) will be 'soft felled' by an experienced machine operator, by means of the following procedures:

- The hollow-bearing tree is given several moderate nudges with an excavator to give a warning to any occupying native fauna.
- The hollow-bearing tree is then carefully watched, and any native fauna present is given an opportunity to self-relocate before the tree is felled.
- Once felled, all hollows will be inspected for native fauna species and if any are found, the animal will be relocated at an appropriate time of day (i.e. dusk for nocturnal species).
- If the animal is injured, it will be taken to a local veterinarian.
- The fauna should be removed and released at night into suitable habitat.

C7 Structural Engineers Certification

Certification from an appropriately qualified and practicing structural engineer is to be provided to the Certifying Authority, certifying the structural adequacy in accordance with the relevant Australian Standards of all reinforced concrete work, structural beams, columns & other structural members including structural drawings. The details are to be submitted to the Principal Certifying Authority for approval prior to construction of the specified works.

Reason:

To ensure structural works are safe and built to the relevant specifications.

PART D: DURING WORKS

D1 Construction Hours

The hours of demolition and/or building work shall be limited to the following hours:

- (a) Monday to Friday: 07:00 am to 05:00 pm;
- (b) Saturday: 08:00 am to 01:00 pm;
- (c) No Construction on Sundays or Public Holidays.

Unless otherwise approved within a construction site management plan, construction vehicles, machinery, goods or materials must not be delivered to the site outside the approved hours of site works. Note: Any variation to the hours of work requires Council's approval.

Reason:

To ensure the amenity of the area is maintained during construction.

D2 Compliance with Construction Management Plan and Waste Management Plan

The requirements of the approved Construction Management Plan and Waste Management Plan must be complied with and maintained for the duration of the approved works.

Reason:

To ensure the required site management measures are implemented during construction.

D3 Responsibility for Changes to Public Infrastructure

While building work is being carried out, the applicant must pay any costs incurred as a result of the approved removal, relocation or reconstruction of infrastructure (including ramps, footpaths, kerb and gutter, light poles, kerb inlet pits, service provider pits, street trees or any other infrastructure in the street footpath area).

Reason:

To ensure payment of approved changes to public infrastructure.

D4 Discovery of Aboriginal Objects

While demolition or building work is being carried out, all such works must cease immediately if a relic or Aboriginal object is unexpectedly discovered. The applicant must notify the Heritage Council of NSW in respect of a relic and notify the Secretary of the Department of Planning, Industry and Environment and the Heritage Council of NSW in respect of an Aboriginal object. Building work may recommence at a time confirmed by either the Heritage Council of NSW or the Secretary of the Department of Planning, Industry and Environment.

In this condition:

- “relic” means any deposit, artefact, object or material evidence that:
 - (a) relates to the settlement of the area that comprises New South Wales, not being Aboriginal settlement, and
 - (b) is of State or local heritage significance; and
- “Aboriginal object” means any deposit, object or material evidence (not being a handicraft made for sale) relating to the Aboriginal habitation of the area that comprises New South Wales, being habitation before or concurrent with (or both) the occupation of that area by persons of non-Aboriginal extraction and includes Aboriginal remains.

Reason:

To ensure the protection of objects of potential significance during works.

D5 Discovery of Contamination

Should any contaminated, scheduled, hazardous or asbestos material be discovered before or during construction works, the applicant and contractor shall ensure the appropriate regulatory authority is notified and that such material is contained, encapsulated, sealed, handled or otherwise disposed of to the requirements of such Authority.

Reason:

To ensure contamination discovered during construction is dealt with as quickly as possible and to protect the health of the community and the environment.

D6 Imported Fill

While construction work is being carried out, the principal certifier must be satisfied all soil removed from or imported to the site is managed in accordance with the following requirements:

- (a) All excavated material removed from the site must be classified in accordance with the EPA's *Waste Classification Guidelines* before it is disposed of at an approved waste management facility and the classification and the volume of material removed must be reported to the principal certifier,
- (b) All fill material imported to the site must be Virgin Excavated Natural Material as defined in Schedule 1 of the *Protection of the Environment Operations Act 1997* or a material identified as being subject to a resource recovery exemption by the NSW EPA.

Reason:

To ensure soil removed from the site is appropriately disposed of and soil imported to the site is safe for future occupants.

D7 Critical Stage Inspections

Building work must be inspected on the occasions set out in clause 162A (Critical stage inspections for building work) under the *Environmental Planning and Assessment Regulation 2000*.

Reason:

To require approval to proceed with building work following each critical stage inspection and comply with the Regulation.

D8 Native Vegetation

There must be no removal or disturbance of native vegetation outside of the approved development footprint, including canopy trees, understorey and ground cover vegetation without the prior written consent of Council.

Reason:

To ensure vegetation is maintained on the site.

D9 Waste

Any demolition or building waste is to be removed to a suitably licenced waste management facility. All associated fees are to be paid. Consideration should be given to the separation of recyclable and reusable materials.

Note: Narrabri Waste Management Facility is the only licensed site in the shire. Shire Transfer Stations do not receive either commercial waste or Solar PV panel waste.

Reason:

To ensure that waste generated by the building works is contained and does not pollute the surrounding environment.

D10 Reflectivity

While construction work is being carried out, panels should not be left at a fixed tilt angle of between 30° (westwards) to 40° (eastwards), between April to August months.

Reason:

To ensure the solar panels do not cause a nuisance, disturbance or hazard to adjoining properties and the Narrabri Airport.

PART E: PRIOR TO THE ISSUE OF THE OCCUPATION CERTIFICATE

E1 Occupation Certificate

Occupation and operation of the solar farm is not to occur until all work has been completed, all of the conditions of consent have been satisfied and an Occupation Certificate has been issued by the Principal Certifying Authority pursuant to Section 6.10 of the *Environmental Planning and Assessment Act 1979*.

Reason:

To ensure compliance with the *Environmental Planning and Assessment Act 1979*.

E2 Completion of Public Utility Services

Before the issue of the relevant Occupation Certificate, the principal certifier must ensure any adjustment or augmentation of any public utility services including gas, water, sewer, electricity, street lighting and telecommunications, required as a result of the development, and is completed to the satisfaction of the relevant authority. Before the issue of the Occupation Certificate, the certifier must request written

confirmation from the relevant authority that the relevant services have been completed.

Reason:

To ensure required changes to public utility services are completed, in accordance with the relevant agency requirements, before occupation.

E3 Repair of Infrastructure

Before the issue of an Occupation Certificate, the applicant must ensure any public infrastructure damaged as a result of the carrying out of building works (including damage caused by, but not limited to, delivery vehicles, waste collection, contractors, sub-contractors, concreting vehicles) is fully repaired to the written satisfaction of Council, and at no cost to Council. Note: If the council is not satisfied, the whole or part of the bond submitted will be used to cover the rectification work.

Reason:

To ensure any damage to public infrastructure is rectified.

E4 Landscaping

All landscaping required by the approved Landscape Plan must be completed prior to the issue of an Occupation Certificate.

Reason:

To ensure there is adequate landscaping undertaken on the site and an adequate visual screening buffer has been established on the site.

E5 Structural adequacy

Certification from an appropriately qualified and practicing structural engineer that the structure(s) have been constructed in accordance with the approved plans and structural certification prior to the issue of an Occupation Certificate.

Reason:

To ensure the development has been constructed in accordance with the conditions of this consent and in accordance with the relevant Australian Standards and requirements.

E6 Drainage works

All drainage works required to be undertaken in accordance with this consent shall be completed prior to the issue of an Occupation Certificate for the development.

Reason:

To ensure adequate arrangements have been made for the collection, conveyance, storage and discharge of stormwater on the site.

E7 Electricity network connection

Satisfactory arrangements are to be made with Essential Energy with respect to the proposed solar energy system which will form part of the development. The applicant shall enter into the required Connection Agreements and any other requirements with Essential Energy for the development, which may include the payment of fees and contributions.

Note: Contact Essential Energy's Network Connections team for requirements via email networkconnections@essentialenergy.com.au

Reason:

Protection of electrical infrastructure

E8 Access

A vehicle crossing from the edge of seal on Airport Road to the property boundary shall be constructed at the full cost of the Developer. The vehicle crossing is to be constructed in accordance with Council's requirements and shall be completed prior to the issue of an Occupation Certificate.

Reason:

To ensure that an adequate all-weather access is provided to the development site.

PART F: OPERATIONAL CONDITIONS

F1 Landscape Screening

The planting associated with the landscape screen as outlined on the approved Landscape Plan must be maintained while the solar farm is in operation at the site. On-going monitoring of the health and performance of the visual plant screen during the life operation of the solar farm must be undertaken, including replacement of plant stock whenever necessary to ensure the screen continues to act as an effective visual buffer. Following construction, the applicant must restore the ground cover of the site as soon as practicable using suitable species and maintain ground cover.

Reason:

To ensure the provision of a landscape screen to reduce the visual impact of the development.

F2 External lighting

Any lighting used on the site in connection with the development is to comply with AS 4282 – *Control of the obtrusive effects of Outdoor lighting*. The applicant must minimise off-site lighting impacts arising from the development and any external lighting is installed as low intensity lighting except where required for safety or emergency purposes.

Reason:

To protect the amenity of the surrounding area.

F3 Minimise Harm to the Environment

The applicant must implement all reasonable and feasible measures to prevent and/or minimise any material harm to the environment or to the amenity of the area that may result from the construction, operation or decommissioning of the development, including weed control.

Reason:

To minimise harm to the environment.

F4 Stormwater

In accordance with the Stormwater Management Report prepared by DRB Consulting Engineers and Concept Stormwater Plan 210650/CIV01-03, Revision B (dated 1 February 2021), the Applicant shall implement the following strategy as far as practicable to limit post-development flows to pre-development flow rates for the 1 in 100-year storm event:

- a. All impervious runoff from the proposed Photovoltaic Arrays will discharge to the existing ground surface where the natural flow regime will be maintained.
- b. Runoff from the proposed gravel/hardstand area catchment will be conveyed via sheet flow and the proposed roadside swale to the proposed above ground onsite stormwater detention basin.
- c. Discharge from the above ground onsite stormwater detention basin will be limited to the pre-development flow rates.

Reason:

To ensure that the proposed development does not impact adjoining private properties with respect to increased stormwater flows.

F5 Visual Impacts

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 practicable with the surrounding landscape; and,
- c) Not mount any advertising signs or logos on site, except where this is required for safety purposes.

Reason:

To minimise the visual impact of the development.

F6 Potential Contamination

Any dielectric fluid used must be managed to prevent contamination. Any spillage of this fluid must be recorded and notified to Council. In the event of a major spillage, the NSW Environment Protection Authority (EPA) must also be notified to report a potential pollution event.

Reason:

To ensure that the proposed development does not cause adverse environmental impacts.

F7 Noise Control During Operation

Any noise generated from the operation of the solar farm, including noise from any substation and associated infrastructure, must not be intrusive or constitute offensive noise as defined by the *Protection of the Environment Operations Act 1997* at any private residential receiver. The operation of the solar farm must satisfy the EPA maximum noise criteria pursuant to the EPA's *Noise Policy for Industry (2017)*. If, at any time, these levels are exceeded, operation of the solar farm shall immediately be modified, including suspension of operations if necessary, to ensure compliance.

Reason:

To protect the amenity of the area while the solar farm is in operation.

F8 Waste materials

All solid waste from construction and operation of the development shall be assessed, classified and disposed of in accordance with the NSW EPA *Waste Classification Guidelines, Part 1: Classifying Waste*, November 2014. All hazardous building materials must be disposed of in accordance with the relevant statutory requirements.

Reason:

To protect the environment.

F9 Reflectivity

Between April to August months, panels should not be left at a fixed tilt angle of between 30° (westwards) to 40° (eastwards).

Reason:

To ensure the solar panels do not cause a nuisance, disturbance or hazard to adjoining properties and the Narrabri Airport.

F10 Flood behaviour

The site is to be kept tidy at all times and no moveable objects are to put on the site without the requisite approval of Council.

Reason:

To mitigate the impact of the proposed development on flood behaviour.

PART G: DECOMMISSIONING / POST OPERATIONS

G1 Decommission Management Plan

A Decommission Management Plan is required to be submitted to Council twelve (12) months prior to decommissioning occurring.

All decommissioning works, including site rehabilitation are to be undertaken in accordance with the approved Decommissioning Plan. Waste from solar panels must be recycled where possible.

Reason:

To ensure the decommissioning of the solar farm occurs in an orderly and sustainable manner, that the amenity of the area is maintained while the solar farm is being decommissioned and to ensure the site can be returned to its original condition.

ADVICE

1. The Applicant is to advise Council at least 48 hours prior to commencement of any construction works on site or associated with the site, together with the approved contractor's name and address.
2. If the proposed development changes, there may be potential safety risks and it is recommended that Essential Energy is consulted for further comment.
3. Any existing encumbrances/easements in favour of Essential Energy (or its predecessors) noted on the title of the properties should be complied with.
4. 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) 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.