

CONSENT CONDITIONS – SOLAR FARMS

WESTERN REGIONAL PLANNING PANEL

PANEL REFERENCE & DA NUMBER	PPSWES-101 – [DA 37/2021]
PROPOSAL	Construction and use of a 5MW solar farm and associated infrastructure and minor boundary realignment.
ADDRESS	Lots 1112 and 1113 DP 754578 – Mary Gilmore Way, Grenfell.
APPLICANT	ITP Developments (Mr Zaed Aznam)
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:

Plan/Report Title	Reference No	Revision	Prepared by	Date
Location Plan	GRE1D-G-0400	1	ITP Renewables	17/6/2021
General Arrangement Plan	GRE1D-G-2100	2	ITP Renewables	17/6/2021
Site Elevations	GRE1D-G2200	1	ITP Renewables	3/6/2021
Inverter Footings Detail	GRE1D-C-4300	1	ITP Renewables	3/6/2021
BESS Footing Detail	GRE1D-C-4301	1	ITP Renewables	3/6/2021
Fencing Details	GRE1D-C-5300	1	ITP Renewables	3/6/2021
Gate Details	GRE1D-C-5301	1	ITP Renewables	3/6/2021
Access Path Details	GRE1D-C-6300	1	ITP Renewables	3/6/2021
Landscape Details	GRE1D-C-7300	1	ITP Renewables	3/6/2021

Nextracker Array Details	GRE1D-E-3400	1	ITP Renewables	3/6/2021
Inverter Station Details	GRE1D-E-4300	1	ITP Renewables	3/6/2021
Typical BESS Detail	GRE1D-E-5300	1	ITP Renewables	3/6/2021
Typical DC-DC Skid Details	GRE1D-E5301	1	ITP Renewables	3/6/2021
Statement of Environmental Effects	-	B	Zenith Town Planning Pty Ltd	28/9/2021
Biodiversity Inspection Report	-	-	Red-Gum Environmental Consulting	27/9/2021
Landscape character & visual impact assessment	-	B	Zenith Town Planning Pty Ltd	28/9/2021
Water Assessment	-	1	ITP Renewables	18/3/2021
Noise Assessment	MAC180781	1	Muller Acoustic Consulting	25/6/2021
Glint and Glare Assessment	-	2	ITP Renewables	22/6/2021
Fire Assessment	-	1	ITP Renewables	25/6/2021
Traffic Impact Assessment Report	F8641	4	Price Merrett Consulting	23/6/2021
Waste and Decommissioning Assessment	-	2	ITP Renewables	21/6/2021

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: To ensure the building work complies with the Building Code of Australia.

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 identified for removal in the approved Biodiversity Inspection Report prepared by Red-Gum Environmental Consulting, and dated 27 September 2021. Approved tree removal shall be carried out by an appropriately qualified person to avoid any risk to life or damage to property and must have with adequate public liability insurance.

Reason: To protect trees on the site to be retained.

A6 Requirements of Government Agencies

The following conditions have been imposed by government agencies:

Transport for NSW

- a) Prior to commencing work on the upgrades to the existing access, a s138 Roads Act application is to be submitted to the relevant road authority and referred to TfNSW for concurrence pursuant to s138(2) of the Roads Act 1999. The application is to be supported by the following:
 - i) A concept design of a Basic Right (BAR) turn treatment at the intersection of Mary Gilmore Way and the property access (see the attached Part 4 Figure A6 of Austroads Guide to Road Design)
 - ii) A concept design of a Basic Left (BAL) turn treatment at the intersection of Mary Gilmore Way and the property access (see the attached Figure 8.2 Part 4A of Austroads Guide to Road Design)
 - iii) Match the existing road levels and not interfere with the existing road drainage.
 - iv) Identify all other components within the road environment that are required to be modified to accommodate the treatments;
 - v) The intersection treatments are to be designed for the 100km/hr posted speed zone.
 - vi) The access and intersection treatments are to provide and maintain Safe Intersection Sight Distance (SISD) requirements outlined in the Austroads Guide to Road Design Part 4A and relevant TfNSW supplements in both directions at the intersection of the property access road and Gilmore Way.
 - vii) The intersection is to be designed and constructed to ensure that all

turning movements at the intersection of Mary Gilmore Way and the access can be carried out, for the largest vehicle accessing the site, without traversing into the opposing lane of traffic.

- b) Prior to the commencement of construction work for the solar farm, 'Advance truck warning signs' (W5-22 Size B) with distance plates (W8-5 Size B) underneath, located 250m from the intersection of the property access road on both approaches along Mary Gilmore Way are to be installed. These are to be removed once construction has been completed.
- c) Relevant approval from the National Heavy Vehicle Regulator and TfNSW is to be sought by the proponent in regard to the transportation of any Over Size / Over Mass heavy vehicles required to transport new transformers to site.
- d) Prior to the commencement of construction works a Traffic Management Plan (TMP) including Driver Code of Conduct is to be submitted to and concurrence obtained from TfNSW. The preparation of the TMP will require consultation with TfNSW, Weddin Council, the principal contractor(s) and relevant stakeholders. The requirements of the TMP and Driver Code of Conduct are to cover the matters referred to within the TMP Annexure (attached).
- e) The TMP is to be reviewed and updated in response to any changes in operating conditions. A copy of the TMP and Driver Code of Conduct is to be provided to contractors and employees as a part of the site induction and a copy is to be made available to TfNSW with each major update.

Essential Energy

- a) If the proposed development changes, there may be potential safety risks and it is recommended that Essential Energy is consulted for further comment.
- b) Any existing encumbrances in favour of Essential Energy (or its predecessors) noted on the title of the development site should be complied with.
- c) Any activities within the location of the existing electricity infrastructure located on the property 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.
- d) 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).
- e) Given there is electricity infrastructure in the area, it is the responsibility of the person/s completing any works around power lines 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.

Reason: To ensure compliance with Section 4.47(3) of the *Environmental Planning*

and Assessment Act 1979 and the conditions of Government agencies are complied with.

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 Security Deposits, 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 of \$30,336.00 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) **Public liability insurance** - Prior to the commencement of any works on Council land including a public road, the applicant is to obtain Public Liability Insurance in the minimum amount of \$20 million. This insurance is to note Council's interest and is to remain current for at least the period from the issue of the Construction Certificate until the issue of a Compliance Certificate/Occupation Certificate for the works. Documentary evidence of the Certificate of Currency is to be provided to Council prior to the issuing of any Construction Certificate for access.

Reason: To ensure payments are made in accordance with legislative requirements.

B3 Other Approvals

The following approvals are required where relevant:

- (a) **Roads Act 1993 approval** - The applicant is to submit an application to Council for any work within the road reserve (e.g. vehicular footpath crossings, utilities including stormwater, footpath paving, kerb and gutter etc) for local and regional roads or Transport for NSW for state roads, pursuant to Section 138 of the *Roads Act 1993*. Details must be provided with the Construction Certificate application.
- (b) **Section 68 of the Local Government Act 1993** – Any approvals required under Section 68, Parts A to F, including (but not limited to), any use of public property for crane operation or waste management. Applications are to be

made to Council a minimum of six (6) weeks prior to the proposed activity being undertaken.

Reason: To ensure all work complies with relevant legislation.

B4 Servicing

In relation to services, the following must be undertaken by the applicant where relevant:

- (a) **Dial before your dig** - the applicant shall contact "Dial Before You Dig on 1100" to obtain a Service Diagram. The sequence number obtained from "Dial Before You Dig" shall be forwarded to the Principal Certifier (PC) and Council for their records.

Details shall be provided with the Construction Certificate application.

Reason: To ensure work is carried out having regard to existing services and underground infrastructure for safety and efficiency.

B5 Stormwater Management

Stormwater management shall be undertaken in accordance with the approved Water Assessment prepared by ITP Renewables dated 18 March 2021.

The development must not result in the diversion of overland surface waters onto adjoining properties and where necessary shall construct appropriate surface drainage systems that connect to Council's stormwater system.

Reason: To ensure stormwater is appropriately managed on the site.

B6 Vehicle Access Requirements

Entry and exit points are to be clearly signposted and visible from both the street and the site at all times. All required works are to be completed in accordance with Council/Transport for NSW standards prior to the commencement of construction works on the site. Details must be provided on the Construction Certificate plans.

Reason: To ensure safe, practical and legal vehicle access is provided to the site.

B7 Reflection Mitigation Measures

To ensure reflection and glare from the solar panels is minimised, the following shall be implemented:

- (a) Installation of the measures outlined in the Glint and Glare report prepared by ITP Renewables dated 22 June 2021;
- (b) Planting and maintenance of a vegetation screen along the western side of the solar farm in accordance with the Landscape character and visual impact assessment completed by Zenith Town Planning Pty Ltd dated 28 September 2021 to reduce the impact of the solar panels on the adjoining properties/road;

- (c) Installation of an anti-reflective coating on the solar panels. Evidence shall be provided to the Certifying Authority.

Details are to be shown on the Construction Certificate plans.

Reason: To ensure the solar panels do not cause a nuisance, disturbance or hazard to adjoining properties, nearby aircraft and the public using nearby public roads from glint and glare.

B8 Car Parking

All driveways, access ramps, vehicular crossings and car parking spaces shall be designed and constructed in accordance with the current version of Australian Standards, AS 2890.1-2004: *Parking Facilities – Off-street Car Parking* and AS 2890.2:2018 - *Parking facilities Off-street commercial vehicle facilities*. All car parking for the operation of the solar farm is to be provided on an all-weather surface and line marked. Details are to be provided with the Construction Certificate application.

Reason: To ensure driveways, access ramps, vehicular crossings and car parking complies with the relevant Australian Standards.

PART C: PRIOR TO WORKS COMMENCING

C1 Appointment of Principal Certifier

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

- (a) Appoint a Principal Certifier 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 Dilapidation report

Before the commencement of work on the site, a suitably qualified engineer must prepare a dilapidation report detailing the structural condition of roads and public land 50 metres either side of the proposed access to Mary Gilmore Way, as required by the approved Traffic Impact Assessment Report completed by Price Merrett Consulting dated 23 June 2021.

Any damage caused to other properties or public land during construction shall be rectified by the applicant. A copy of the dilapidation survey must be submitted to the Principal Certifier prior to the commencement of work.

Reason: To ensure any damage caused by the development is documented prior to works commencing on the site.

C4 Implementation of Biodiversity Report Recommendations

The recommendations of the Biodiversity Inspection Report completed by Red-Gum Environmental Consulting dated 27 September 2021 must be implemented prior to the commencement of works and maintained at all times during the work, including the following:

- a) Construction limits and exclusion zones clearly identified prior to work;
- b) A visual inspection is conducted by environmental staff before construction commences to identify any areas of site that might be supporting native fauna;
- c) Vehicle movements around the site will be restricted to the construction footprint and away from any existing planted trees and flagging exclusion fencing to be installed;
- d) Soil disturbance by vehicle and pedestrian access is to be kept to a minimum outside the construction footprint;
- e) Any weeds removed (particularly those bearing seeds) are to be disposed of appropriately at the nearest waste management facility.

Reason: To ensure the development does not adversely impact on biodiversity

C5 Care of Native Fauna Found in Felled Trees

Any uninjured fauna should be relocated to nearby bushland. Any nocturnal fauna should be kept in a suitable cage in a shaded location until dusk, and then released into nearby bushland. If juvenile fauna are discovered in hollows after a tree is felled, they are to be taken into the care of an organisation such as the Native Animal Trust Fund.

Injured fauna should be assessed by the ecologist and euthanised if their injuries are such that the ecologist considers that they are unlikely to survive. If injured fauna are

likely to survive, they should be taken to a vet for treatment. After treatment, fauna should be taken to an organisation such as the Native Animal Trust Fund for care until they can be assessed.

Reason: To ensure the development does not adversely impact on biodiversity.

C6 Toilet Facilities during Construction

Toilet facilities must be provided on the work site during construction at the rate of one toilet for every 20 persons or part of 20 persons employed at the work site. Each toilet provided must:

- (a) Be a standard flushing toilet, connected to a public sewer, or
- (b) If connection to a public sewer is not available, to an on-site effluent disposal system approved by the council, or
- (c) A portable toilet.

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

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: 7.00 am to 6.00 pm;
- (b) Saturday: 8.00 am to 1.00 pm;
- (c) No Construction on Sundays or Public Holidays.

Unless otherwise approved, 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 Waste Management

While building work, demolition or vegetation removal is being carried out, the principal certifier must be satisfied all waste management is undertaken in accordance with the approved Waste and Decommissioning Assessment. Upon disposal of waste, the applicant is to compile and provide records of the disposal to the Principal Certifier, detailing the following:

- (a) The contact details of the person(s) who removed the waste
- (b) The waste carrier vehicle registration

- (c) The date and time of waste collection
- (d) A description of the waste (type of waste and estimated quantity) and whether the waste is expected to be reused, recycled or go to landfill
- (e) The address of the disposal location(s) where the waste was taken
- (f) The corresponding tip docket/receipt from the site(s) to which the waste is transferred, noting date and time of delivery, description (type and quantity) of waste.

Note: If waste has been removed from the site under an EPA Resource Recovery Order or Exemption, the applicant is to maintain all records in relation to that Order or Exemption and provide the records to the principal certifier and Council.

Reason: To require records to be provided, during construction, documenting that waste is appropriately handled.

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 or services affected by the required construction works. Council and other service authorities should be contacted for specific requirements prior to commencement of any works.

Reason: To ensure payment of approved changes to public infrastructure.

D4 Discovery of Aboriginal Objects

While excavation, 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 Construction Noise

While building work is being carried out, noise and vibrations must be controlled in accordance with the Noise Assessment approved under this consent.

Reason: To protect the amenity of the neighbourhood.

D7 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.

D8 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.

D9 Native Vegetation

There must be no removal or disturbance of native vegetation except as authorised by this consent, including canopy trees, understorey and ground cover vegetation without the prior written consent of Council.

Reason: To ensure vegetation is maintained on the site.

D10 Water Pollution

The applicant must ensure that the development does not cause any water pollution, as defined under Section 120 of the *Protection of the Environment Operations Act 1997*.

Reason: To ensure the development does not cause any water pollution during construction.

D11 Demolition Work

All demolition work shall be carried out in accordance with *Australian Standards AS 2601-1991 Demolition of Structures*, other relevant Australian Standards and the requirements of SafeWork NSW.

Reason: To ensure demolition work is carried out in a safe manner.

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 Certifier 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 Landscaping

All landscaping required by the approved Landscape Character and Visual Impact Assessment, including the removal of all noxious weeds, 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.

E3 Removal of Waste upon Completion

Before the issue of an Occupation Certificate, the Principal Certifier must ensure all refuse, spoil and material unsuitable for use on-site is removed from the site and disposed of in accordance with the approved Waste and Decommissioning Assessment. Written evidence of the removal must be supplied to the satisfaction of the Principal Certifier.

Reason: To ensure waste material is appropriately disposed or satisfactorily stored

PART F: PRIOR TO ISSUE OF A SUBDIVISION CERTIFICATE

F1 Subdivision Certificate Application

A Subdivision Certificate application is required following completion of the subdivision works outlined in this consent. A final plan of survey prepared by a registered surveyor must be submitted for endorsement by Council with the application for a Subdivision Certificate.

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

F2 Compliance with Subdivision Conditions

The applicant must demonstrate compliance with all the conditions of this development consent that, by its terms, are required to be complied with before a subdivision certificate may be issued in relation to the land, including any necessary easement and/or restrictions.

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

PART G: OPERATIONAL CONDITIONS

G1 Vehicle Management

The premises shall be operated in accordance with the following vehicle management requirements:

- (a) All loading and unloading of vehicles must be undertaken wholly within the site and all vehicles must enter and leave the site a forward direction.
- (b) Sufficient car parking is to be provided on the site, with no car parking to occur on the public road network in the vicinity of the site.
- (c) The vehicle entry and exit points are to be clearly signposted and visible from both the street and the site at all times and must be maintained in good condition for the life of the development.
- (d) All vehicular traffic associated with the development must travel to and from the site via the approved site entry points.

Reason: To ensure the operation of the solar farm does not adversely affect the surrounding road network and has adequate car parking provided on the site.

G2 Landscape Screening

The planting associated with the landscape screen as outlined on the approved Landscape Character and Visual Impact Assessment 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.

G3 Operation of Plant and Equipment

The Applicant must ensure that all plant and equipment used on the site or in connection with the development is maintained in a proper and efficient condition and operated in a proper and efficient manner.

Reason: To ensure all plant and machinery on the site is in good working order and is operated in a safe manner.

G4 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.

G5 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.

G6 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 possible 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.

G7 Storage of Hazardous Materials

The applicant must store and handle all dangerous and hazardous materials on site in accordance with AS 1940-2004: *The storage and handling of flammable and combustible liquids*. The storage of any dangerous and hazardous materials must be provided in a suitably bunded and impervious area and in such a way as to minimise spills of hazardous materials or hydrocarbons. Clean up any spills must occur as soon as possible.

Reason: To minimise harm to the environment.

G8 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.

G9 Waste Materials

The Applicant must:

- (a) minimise the waste generated by the development;
- (b) classify all waste generated on site in accordance with the NSW EPA *Waste Classification Guidelines, Part 1: Classifying Waste*, November 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.

Reason: To protect the environment.

PART H: COMPLETION OF USE OF THE DEVELOPMENT/LAND CONDITIONS

H1 Decommissioning

At the end of life of the development the Solar Farm must be decommissioned and the site rehabilitated in accordance with the approved Waste and Decommissioning Assessment.