

## COUNCIL ASSESSMENT REPORT

### WESTERN REGIONAL PLANNING PANEL

<b>PANEL REFERENCE &amp; DA NUMBER</b>	PPSWES-113 – DA2022/0022
<b>PROPOSAL</b>	Electricity Generating Works (5MW Solar Farm)
<b>ADDRESS</b>	Lot 563 DP753135 364 Wargin Road, Wyalong
<b>APPLICANT</b>	Zaed Aznam (ITP Development Pty Ltd)
<b>OWNER</b>	Derek & Amanda Cooper
<b>DA LODGEMENT DATE</b>	15 September 2021
<b>APPLICATION TYPE</b>	Development Application
<b>REGIONALLY SIGNIFICANT CRITERIA</b>	Clause 5, Schedule 7 of the SRD SEPP: Private Infrastructure and community facilities over \$5 million
<b>CIV</b>	\$8,667,599.32 (excluding GST)
<b>CLAUSE 4.6 REQUESTS</b>	Not applicable
<b>KEY SEPP/LEP</b>	<ul style="list-style-type: none"> <li>• <i>State Environmental Planning Policy No. 55 – Remediation of Land;</i></li> <li>• <i>State Environmental Planning Policy (State and Regional Development) 2011;</i></li> <li>• <i>State Environmental Planning Policy (Infrastructure) 2007;</i></li> <li>• <i>State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017;</i></li> <li>• <i>Draft Remediation of Land SEPP;</i></li> <li>• <i>Draft SEPP (Environment);</i></li> <li>• <i>Bland Local Environmental Plan 2011;</i></li> </ul>
<b>TOTAL &amp; UNIQUE SUBMISSIONS KEY ISSUES IN SUBMISSIONS</b>	No submissions were received objecting to the proposal
<b>DOCUMENTS SUBMITTED FOR CONSIDERATION</b>	Noise Assessment Architectural Plans Biodiversity Inspection Report Water Assessment

	Landscape Character and Visual Impact Assessment Glint and Glare Assessment Fire Assessment Traffic Assessment Report Waste and Decommissioning Assessment
<b>SPECIAL INFRASTRUCTURE CONTRIBUTIONS (S7.24)</b>	Not applicable
<b>RECOMMENDATION</b>	Approval
<b>DRAFT CONDITIONS TO APPLICANT</b>	Yes
<b>SCHEDULED MEETING DATE</b>	
<b>DATE OF REPORT</b>	

## EXECUTIVE SUMMARY

The development application (DA2022/0022) seeks consent for the construction of a new Electricity Generating Works (5MW Solar Farm) ('the proposal').

The subject site is known as 364 Wargin Road, Wyalong ('the site') and comprises of Lot 563 DP753135. It is proposed to construct a vehicle access point and road on Wargin Road, Wyalong.

The site is currently used for agriculture, including grazing and cropping. There are no existing buildings on the site. The site is located in an existing agricultural area with a hard rock quarry located approximately 1.4 kilometres south of the site. Located to the north` of the site is Large Lot Residential Development.

The site is located in the RU1 Primary Production Zone pursuant to the Bland Local Environmental Plan 2011. Development for the purposes of electricity generating works is permissible with development consent.

There were no concurrence requirements from agencies for the proposal and the application is not integrated development pursuant to Section 4.46 of the *Environmental Planning and Assessment Act 1979* ('EP&A Act').

The application was placed on public exhibition from 20 September 2021 to 18 October 2021, with no public submissions being received. One (1) submission was received from Local Land Services as an adjoining land owner. LLS does not object to the proposal.

Following a detailed assessment of the proposal, pursuant to Section 4.16(1)(b) of the *EP&A Act*, DA2022/0022 is recommended for approval subject to the conditions contained at Attachment A of this report.

## 1. THE SITE AND LOCALITY

### 1.1 The Site

The site has an area of approximately 35 hectares and is generally flat. The development site is triangular in shape. The solar farm development is proposed at the western portion of the lot covering an area of approximately 16 hectares. The land is cleared of significant vegetation. Land Use in the vicinity of the site is predominantly agricultural in nature with some rural residential development. There is an existing hard rock quarry located approximately 2 kilometres to the south.

The site is located approximately 1 kilometre from the town centre of the village of Wyalong and 3 kilometres from West Wyalong.

The land is not mapped as bushfire prone land and is not known to be subject to flooding.



Figure 1: Subject Property



Figure 2: Locality Map

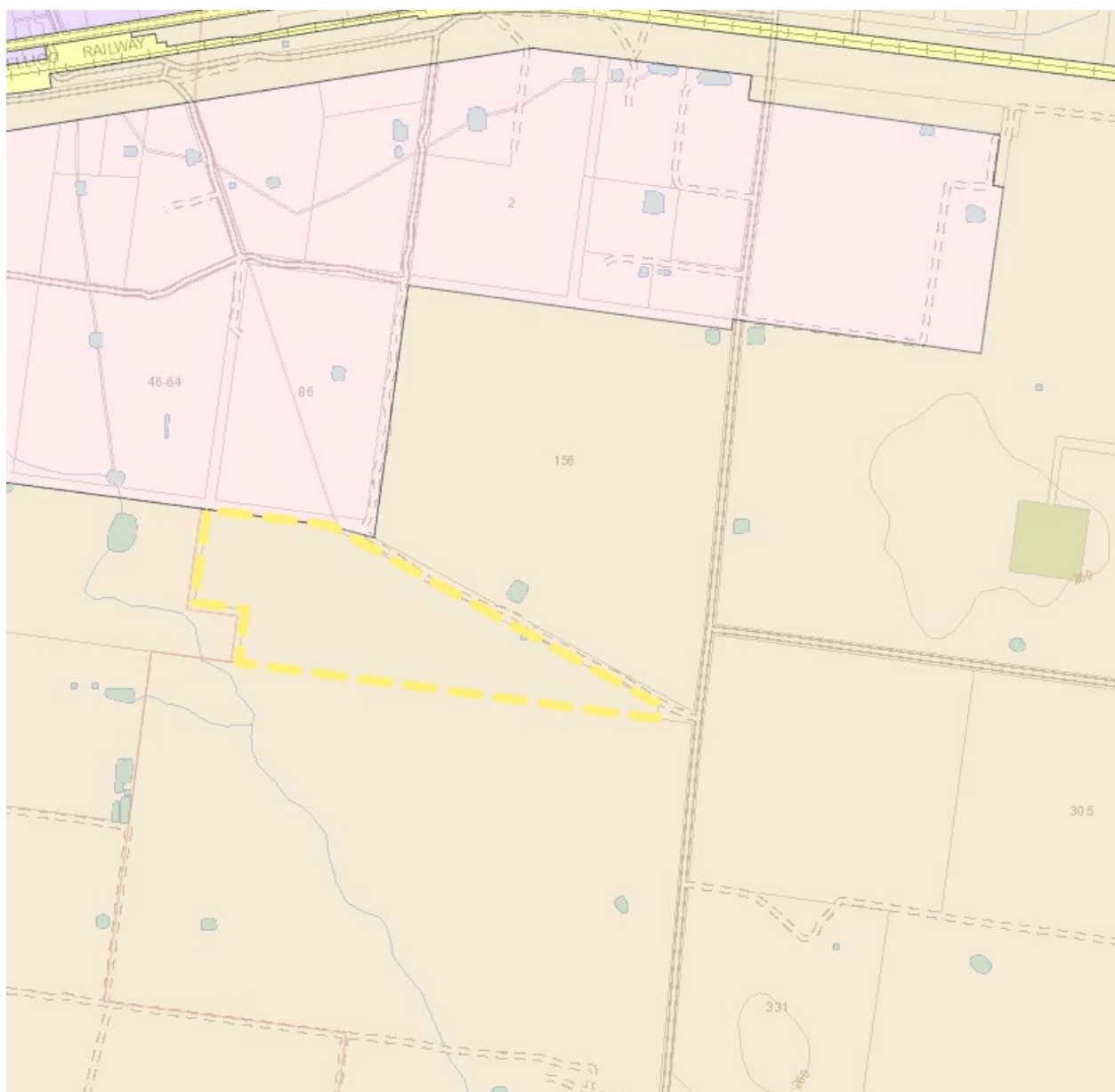


Figure 3: Zoning Map





*Figure 4: Access from Wargin Road*



*Figure 5: Location of Solar Farm*

### **The Locality**

Land uses in the locality is generally agricultural, with cropping and grazing being the predominant activities. To the west of the site is Large Lot Residential development. To the south of the site (approx. 2.4 kilometres) is a hard rock quarry

A development application has been lodged with Council for a similar development approximately 2 kilometres south of the site.

## 2. THE PROPOSAL AND BACKGROUND

### 2.1 The Proposal

The proposal seeks consent for Electricity Generating Works.

Specifically, the proposal involves:

- 12,000 solar modules (1.5 metres to 2.75 high)
- 2 x 3.4MW inverter stations (3 metres high)
- Kiosk to convert high and medium voltage to low voltage electricity (2.9 metres high)
- Battery storage system (12.2 m long x 2.4 m wide x 2.9 m high)
- Temporary car parking and materials laydown area
- 1.8 metre high security fence (plus 3 rows barbed wire – total height 3.2 metres)
- Landscaping (inside security fence on southern and western sides of array. Shrubs to grow 3 metres in height)

**Table 1: Development Data**

Control	Proposal
Site area	34.92 hectares (16 hectares for solar farm)
GFA	Not applicable
FSR (retail/residential)	Not applicable
Clause 4.6 Requests	No
No of apartments	Not applicable
Max Height	Not applicable
Landscaped area	Not applicable
Car Parking spaces	Not applicable
Setbacks	Not applicable



## 2.2 Background

The development application was lodged on 15 September 2021. A chronology of the development application since lodgement is outlined below including the Panel's involvement (briefings, deferrals etc) with the application:

**Table 2: Chronology of the DA**

The development application was lodged on **15 September 2021**. A chronology of the development application since lodgement is outlined in **Table 2**.

**Table 3: Chronology of the DA**

Date	Event
20 September 2021	Exhibition of the application
30 September 2021	DA referred to external agencies
7 December 2021	Panel briefing

## 2.3 Site History

There have been no applications lodged for the site in the last 15 years.

A development application has been approved for a similar development in the locality.

## 3. STATUTORY CONSIDERATIONS

When determining a development application, the consent authority must take into consideration the matters outlined in Section 4.15(1) of the *Environmental Planning and Assessment Act 1979* ('EP&A Act'). These matters as are of relevance to the development application include the following:

- (a) *the provisions of any environmental planning instrument, proposed instrument, development control plan, planning agreement and the regulations*
- (b) *the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,*
- (c) *the suitability of the site for the development,*
- (d) *any submissions made in accordance with this Act or the regulations,*
- (e) *the public interest.*

These matters are further considered below.

It is noted that the proposal is not considered to be:

- Integrated Development (s4.46)
- Designated Development (s4.10)
- Requiring concurrence/referral (s4.13)
- Crown DA (s4.33)

### 3.1 Section 4.15(1)(a)(i) - Provisions of Environmental Planning Instruments

The following Environmental Planning Instruments are relevant to this application:

- *State Environmental Planning Policy No. 55 – Remediation of Land*;
- *State Environmental Planning Policy (State and Regional Development) 2011*
- *State Environmental Planning Policy (Infrastructure) 2007*;
- *Bland Local Environmental Plan 2011*;

A summary of the key matters for consideration arising from these State Environmental Planning Policies are outlined in **Table 3** and considered in more detail below.

**Table 4: Summary of Applicable State Environmental Planning Policies**

EPI	Matters for Consideration	Comply (Y/N)
SRD SEPP	<b>Clause 20(1)</b> - declares the proposal as regionally significant development pursuant to Clause 5 of Schedule 7.	Yes
SEPP 55	<ul style="list-style-type: none"><li>• <b>Clause 7</b> - Contamination and remediation has been considered. The land has not been identified as contaminated land. It is considered that the land is suitable for the proposed development.</li></ul>	Yes
Infrastructure SEPP	<ul style="list-style-type: none"><li>• <b>Clause 45</b> - (Determination of development applications—other development) – electricity transmission - the proposal is satisfactory subject to conditions.</li></ul>	Yes

### State Environmental Planning Policy (State and Regional Development) 2011

*State Environmental Planning Policy (State and Regional Development) 2011* ('SRD SEPP') applies to the proposal as it identifies if development is regionally significant development. In this case, pursuant to Clause 20(1) of SRD SEPP, the proposal is a regionally significant development as it satisfies the criteria in Clause 5(a) of Schedule 7 of the SRD SEPP as the proposal is development for *electricity generating works* with a CIV over \$5 million. Accordingly, the Western Regional Planning Panel is the consent authority for the application. The proposal is consistent with this Policy.

### State Environmental Planning Policy No. 55 – Remediation of Land

The planning policy is required to be considered in the processing and determination of development applications.

The purpose of this policy is to provide a state wide planning approach to the remediation of land. In particular, this policy aims to promote the remediation of contaminated land for the purposes of reducing the risk of harm to human health or other aspects of the environment.

In accordance with Clause 7 of SEPP 55 it has been considered that the land is not likely to be contaminated and that the land is suitable for the intended use. The requirements of the SEPP are therefore satisfied.

### State Environmental Planning Policy (Infrastructure) 2007

In accordance with Clause 34(7) development for the purpose of solar energy systems are permissible with consent on the subject land.

### Bland Local Environmental Plan 2011

The relevant local environmental plan applying to the site is the *Bland Local Environmental Plan 2011* ('the LEP'). The aims of the LEP include are:

- aa) to protect and promote the use and development of land for arts and cultural activity, including music and other performance arts,
- a) to protect, enhance and conserve agricultural land through the proper management, development and conservation of natural and man-made resources,
- b) To encourage a range of housing, employment, recreation and facilities to meet the needs of existing and future residents,
- c) To promote the efficient and equitable provision of public services, infrastructure and amenities,
- d) To conserve, protect and enhance the environmental and cultural heritage of Bland,
- e) To promote the twin townships of West Wyalong and Wyalong as the major commercial and community service centres for Bland,
- f) To encourage the sustainable growth of the villages of Bland.

The proposal is consistent with these aims as the proposal provides a renewable source of electricity generation without detrimentally impacting agricultural land.

## *Zoning and Permissibility (Part 2)*

The site is located within the RU1 Primary Production Zone pursuant to Clause 2.2 of the LEP.

According to the definitions in Clause 4 (contained in the Dictionary), the proposal satisfies the definition of electricity generating works which is a permissible use with consent in the Land Use Table in Clause 2.3.

The zone objectives include the following (pursuant to the Land Use Table in Clause 2.3):

- *To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.*
- *To encourage diversity in primary industry enterprises and systems appropriate for the area.*
- *To minimise the fragmentation and alienation of resource lands.*
- *To minimise conflict between land uses within this zone and land uses within adjoining zones.*
- *To ensure that development on land within this zone does not unreasonably increase the demand for public services or public facilities.*

The proposal is considered to be consistent with these zone objectives for the following reasons:

- The proposal provides an opportunity for electricity generation from a renewable source that will not have a significant negative impact on the existing natural resource base.
- The proposal reduces fragmentation by utilising rural land on the urban fringe.

## *General Controls and Development Standards (Part 2, 4, 5 and 6)*

The LEP also contains controls relating to development standards, miscellaneous provisions and local provisions. The controls relevant to the proposal are considered in **Table 4** below.

**Table 5: Consideration of the LEP Controls**

<b>Control</b>	<b>Requirement</b>	<b>Proposal</b>	<b>Comply</b>
Essential services (CI 6.1)	Development consent must not be granted to development unless consideration has been given to the provision of essential services.	It is considered that the required essential services for the development are available on the site.	Yes
Earthworks (CI 6.2)	Development for which development consent is required must not have a detrimental effect on land, surrounding land or the environment. The clause seeks to provide consistency to the assessment of earthworks and the	The development does not propose extensive earthworks. Minor earthworks are proposed consisting of pile driving for array framework footings. It is considered that these works are minor in nature and separate development consent is not warranted.	Yes



	impact of earthworks on adjoining properties.		
Terrestrial biodiversity (CI 6.3)	This clause applies to land identified on the Terrestrial Biodiversity Map as a Sensitive Area. Consideration must be given to the ecological value and significance, potential for fragmentation and adverse impact on habitat.	The land has not been identified being a 'sensitive area' on the Terrestrial Biodiversity Map. A Biodiversity Inspection Report has been submitted with the application that provides recommendations to minimise risk to threatened species.	Yes

The proposal is considered to be generally consistent with the LEP.

### **3.2 Section 4.15 (1)(a)(ii) - Provisions of any Proposed Instruments**

There are no proposed instruments that are relevant to the proposal.

### **3.3 Section 4.15(1)(a)(iii) - Provisions of any Development Control Plan**

The following Development Control Plan is relevant to this application:

- *Bland Development Control Plan 2012* ('the DCP')

*A detailed summary outlining the relevant provisions are included in Attachment B*

The following contributions plans are relevant pursuant to Section 7.18 of the EP&A Act and have been considered in the recommended conditions (notwithstanding Contributions plans are not DCPs they are required to be considered):

- *Bland Section 94A Development Contributions Plan 2011*

This Contributions Plan has been considered and included the recommended draft consent conditions. The plan provides the following exemptions: where the development is less than \$100,000, for disabled access, affordable housing, reducing a buildings potable water or energy use, adaptive reuse of a heritage item, or the development has previously been subject to a development contribution under section 7.11 or 7.12 of the EP&A Act. It is not considered that there are exemptions that are applicable to the proposed development.

### **3.4 Section 4.15(1)(a)(iiia) – Planning agreements under Section 7.4 of the EP&A Act**

There have been no planning agreements entered into and there are no draft planning agreements being proposed for the site.

### **3.5 Section 4.15(1)(a)(iv) - Provisions of Regulations**

Clause 92(1) of the Regulation contains matters that must be taken into consideration by a consent authority in determining a development application, comprising the following:

- If demolition of a building proposed - provisions of AS 2601;
- If on land subject to subdivision order under Schedule 7, provisions of that order and any development plan;
- Dark Sky Planning Guideline if applicable;
- *Low Rise Housing Diversity Design Guide for Development Applications* (July 2020) if for manor house or multi dwelling housing (terraces).

These provisions have been considered and addressed in the draft conditions (where necessary).

### **3.6 Section 4.15(1)(b) - Likely Impacts of Development**

The likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality must be considered. In this regard, potential impacts related to the proposal have been considered in response to SEPPs, LEP and DCP controls outlined above and the Key Issues section below.

The consideration of impacts on the natural and built environments includes the following:

- Context and setting – The proposal is considered to be generally consistent with the context of the site, in that the proposed solar farm is appropriate as a result of rural character and amenity of the locality. Surrounding development includes extensive agriculture and extractive industries. The nearest non-project related dwellings to the development are approximately 860 metres and 1.2 kilometres and are not considered to be significantly impacted. The proposed development is located approximately 1 kilometre from the nearest public road and would not be visually prominent in the locality.
- Access and traffic – The proposed solar farm is anticipated to generate 46 vehicle trips per day (worst case scenario assuming no shuttle service for workers) during the construction period. Deliveries will generally be undertaken using articulated vehicles. Once operational, the development will have 1 light vehicle trip every 3 months.
- Public Domain – There are no public spaces located in the vicinity of the development site. Accordingly, the proposal will have minimal impact on the communities' access to recreational activities.
- Utilities – not applicable to this proposal.
- Heritage – There have been no heritage items identified on the site and the site is not located within a heritage conservation area.
- Other land resources – the proposal is located on agricultural land, however, it is considered to be a compatible land use that will not lead to soil degradation or land use conflict.
- Water quality and stormwater – The submitted Water Assessment addresses the impact of the development on water quality and stormwater flow as a result of the

development. The report provides mitigation measures to minimise erosion and sedimentation from the site.

- Flora and fauna impacts – the site is highly disturbed as a result of agricultural activities taking place on the site over many years. The land has not been identified being a 'sensitive area' on the Terrestrial Biodiversity Map. A biodiversity assessment report has been submitted with the application which concludes that the project will not have a significant effect on any threatened species.
- Natural environment – The proposed development will not significantly impact on the existing contour of the land.
- Noise and vibration – A Noise Assessment has been submitted with the application that states the noise generated during construction will exceed 5dB at three (3) receivers however the noise will be of a temporary nature and of short duration during standard construction hours. A one-off noise validation monitoring assessment is recommended by the applicant.
- Natural hazards – the site of the solar farm has not been identified as being bushfire prone land or flood prone land.
- Safety, security and crime prevention – a security fence will be erected along the perimeter of the site. The nature of the proposed development does not warrant any additional crime prevention measures.
- Social impact – solar farm projects provide a positive social impact on communities by the provision of cleaner energy generation. The proposal supports State and Federal climate change commitments.
- Economic impact – The proposal will require the employment of 50 staff over a three month period during construction which will provide an economic benefit to the business community.
- Site design and internal design – it is considered that the layout of the site is suitable for the development.
- Construction – construction hours will be limited to the standard hours outlined in the EPA Draft Construction Noise Guideline – Monday to Friday 7.00am to 6.00pm, Saturday 8.00am to 1.00pm, Sundays and Public Holidays – no work.
- Cumulative impacts – there have been no adverse cumulative impacts identified as a result of this development. It is considered that the proposal is of low environmental impact.

Accordingly, it is considered that the proposal will not result in any significant adverse impacts in the locality as outlined above.

### **3.7 Section 4.15(1)(c) - Suitability of the site**

- It is considered that the proposal is suitable for the locality in terms of character and scale. The proposal is compatible with the RU1 Primary Production zone and agricultural activities such as grazing will be able to continue on the site.
- The solar farm proposal requires access to the electrical network which is available to the site.
- There have been no natural hazards identified on the site.

### **3.8 Section 4.15(1)(d) - Public Submissions**

These submissions are considered in Section 5 of this report.

### **3.9 Section 4.15(1)(e) - Public interest**

The proposal provides an opportunity for the generation of clean, renewable energy and is unlikely to have a significant negative social impacts in the locality.

The proposal aligns with Goal 1 of the Riverina-Murray Regional Plan 2036 as it provides an opportunity for renewable energy which has been identified as a priority growth sector. The proposal is also consistent with Direction 11 of the Regional Plan by promoting the diversification of energy supplies through renewable energy generation.

The submitted Statement of Environmental Effects considers the environmental impacts of the development and applies environmental management principles to the proposal. Accordingly, it is considered that the proposal is consistent with the principles of ecologically sustainable development.

The public interest is a broad consideration relating to many issues and is not limited to the issues discussed in this report. Taking into account the full range of matters for consideration under Section 4.15 of the Environmental Planning and Assessment Act 1979 (as discussed in this report) it is considered approval of the application is in the public interest.



## 4. REFERRALS AND SUBMISSIONS

### 4.1 Agency Referrals and Concurrence

The development application has been referred to various agencies for comment/concurrence/referral as required by the EP&A Act and outlined below in Table 5.

There are no outstanding issues arising from these concurrence and referral requirements subject to the imposition of the recommended conditions of consent being imposed.

**Table 6: Concurrence and Referrals to agencies**

Agency	Concurrence/ referral trigger	Comments (Issue, resolution, conditions)	Resolved
<b>Concurrence Requirements (s4.13 of EP&amp;A Act)</b>			
N/A			
<b>Referral/Consultation Agencies</b>			
LLS	Adjoining Owner	No issues	Y
Essential Energy	SEPP (Infrastructure) – Clause 45	No safety issues identified.	Y
<b>Integrated Development (S 4.46 of the EP&amp;A Act)</b>			
N/A			

### 4.2 Council Referrals

The development application has been referred to various Council officers for technical review as outlined **Table 6**.

**Table 7: Consideration of Council Referrals**

Officer	Comments	Resolved
Engineering	Conditions can be applied request design specification of proposed access road. Storm water to discharge from site at pre-development flows. Crown road has been transferred to Council.	Yes
Traffic	No objections	Yes
Building	No objections	Yes
Health	No objections	Yes
Waste	Waste management plan satisfactory	Yes

Public Domain/ Assets	No objections	Yes
Heritage	No issues identified. Conditions can be applied in relation to discovery of artefacts.	Yes (conditions)

The outstanding issues raised by Council officers are considered in the Key Issues section of this report.

### 4.3 Community Consultation

The proposal was notified in accordance with the Council's Community Participation Plan from 13 August 2021 until 27 August 2021. The notification included the following:

- An advertisement in the West Wyalong Advocate;
- Notification on the NSW Planning Portal;
- Twenty (20) notification letters sent to adjoining and adjacent properties;
- Notification on the Council's website.

The Council received no public submissions in relation to the proposal.

**Table 8: Community Submissions**

Issue	No of submissions	Council Comments
N/A		

## 5. KEY ISSUES

There have been no significant issues identified during the assessment of the application that warrant additional consideration.

## 6. CONCLUSION

This development application has been considered in accordance with the requirements of the EP&A Act and the Regulations as outlined in this report. Following a thorough assessment of the relevant planning controls, issues raised in submissions and the key issues identified in this report, it is considered that the application can be supported.

It is considered that the key issue as outlined in Section 5 has been resolved satisfactorily through amendments to the proposal and/or in the recommended draft conditions at **Attachment A**.

## 7. RECOMMENDATION

That the Development Application DA No 2022/0022 for Electricity Generating Works (5MW Solar Farm) at 364 Wargin Road, Wyalong be APPROVED pursuant to Section 4.16(1)(a) of the *Environmental Planning and Assessment Act 1979* subject to the draft conditions of consent attached to this report at Attachment A.

The following attachments are provided:

- Attachment A: Draft Conditions of consent
- Attachment B: Tables of Compliance
- Attachment C: Architectural Plans

## ATTACHMENT A



## CONSENT CONDITIONS – SOLAR FARMS

### WESTERN REGIONAL PLANNING PANEL

<b>PANEL REFERENCE &amp; DA NUMBER</b>	PPSWES-113 – DA2022/0022
<b>PROPOSAL</b>	Electricity Generating Works (5MW Solar Farm)
<b>ADDRESS</b>	Lot 563 DP753135 364 Wargin Road, Wyalong
<b>APPLICANT</b>	Zaed Aznam (ITP Development Pty Ltd)
<b>APPLICATION TYPE</b>	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
Wyalong 5MW Solar Farm Development Application	WWL1C-G-0100	-	ITP Renewables	-
Location Plan, Site Plan	WWL1C-G-0400	3	ITP Renewables	24/08/2021
General Arrangement Plan	WWL1C-G-2100	3	ITP Renewables	24/08/2021
Site Elevations	WWL1C-G-2200	1	ITP Renewables	23/08/2021
Inverter Footing Details	WWL1C-C-4300	1	ITP Renewables	23/08/2021
BESS Footing Details	WWL1C-C-4310	1	ITP Renewables	23/08/2021
Fencing Details	WWL1C-C-5300	1	ITP Renewables	23/08/2021
Gate Details	WWL1C-C-5301	1	ITP Renewables	23/08/2021
Access Path Details	WWL1C-C-6300	1	ITP Renewables	23/08/2021
Landscape Details	WWL1C-C-7300	1	ITP Renewables	23/08/2021
Nextracker Array Detail	WWL1C-E-3400	1	ITP Renewables	23/08/2021

Inverter Station Details	WWL1C-E-4300	1	ITP Renewables	23/08/2021
BESS Station Details	WWL1C-E-5300	1	ITP Renewables	23/08/2021
DC-DC Skid Details	WWL1C-E-5310	1	ITP Renewables	24/08/2021
Noise Assessment	Mac180781-18RP1	-	Muller Acoustic Consulting Pty Ltd	13/08/2021
Traffic Assessment Report	TX15839.00-01.rpt	3	Triaxial Consulting Ltd	07/08/2021
Water Assessment	18105488-024-Rev0	1	Golder Associates	05/08/2021
Glare and Glint Assessment	-	1	ITP Renewables	25/08/2021
Waste and Decommissioning Assessment	-	1	ITP Development Pty Ltd	20/07/2021
Fire Assessment	-	1	ITP Development Pty Ltd	20/07/2021
Biodiversity Inspection Report	-	-	Red-Gum Environmental Consulting Pty Ltd	12/08/2021
Landscape Character and Visual Impact Assessment	-	-	Zenith Town Planning Pty Ltd	31/08/2021
Statement of Environmental Effects	2620	-	Zenith Town Planning Pty Ltd	3/9/2021

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*

### **PART B: PRIOR TO THE ISSUE OF ANY CONSTRUCTION CERTIFICATE**

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#### **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*.

#### **B3 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 \$33,370.00 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.
- (c) **Payment of development contributions** – A total monetary contribution of \$95,343.59 is to be paid to Council, pursuant to Section 7.12 of the *Environmental Planning and Assessment Act 1979*, prior to the issue of any Construction Certificate.
  - (i) This condition is imposed in accordance with the provisions of Bland Shire Council Section 94A Development Contribution Plan 2011. A copy of the document is available on Council's website at [www.blandshire.nsw.gov.au](http://www.blandshire.nsw.gov.au) or may be inspected at Council's Administration Building.
  - (ii) The amount of contribution payable under this condition has been calculated at the date of consent. In accordance with the provisions of the

Contributions Plan, this amount shall be indexed at time of actual payment in accordance with the Consumer Price Index. Indexation of contributions for payment occurs quarterly. Any party intending to act on this consent should contact Council prior to the date of payment to determine the indexed amount payable.

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

#### **B4 Construction Site Management Plan**

Prior to the issue of a Construction Certificate, the applicant must submit a Construction Site Management Plan to Council for approval.

Reason: To require details of measures that will protect the public and the surrounding environment during site works and construction.

#### **B6 Other Approvals**

The following approvals are required where relevant:

- (a) **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, waste management or installation of a moveable dwelling. 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.

#### **B7 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 Certifying Authority (PCA) 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.

#### **B9 Stormwater Management**

Stormwater management shall be undertaken in accordance with the approved stormwater plan prepared by Golder Associates dated 5 August 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.

## **B19 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. The access is to be constructed and maintained to an all-weather standard to the satisfaction of Council. Details must be provided on the Construction Certificate plans.

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

## **B20 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 25 August 2021;
- (b) Planting and maintenance of a vegetation screen along the southern and western boundaries of the site 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.

## **B21 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.

## **B24 Dilapidation report**

Before the issue of a Construction Certificate, a suitably qualified engineer must prepare a dilapidation report detailing the structural condition of roads and public land, to the satisfaction of the certifier.

Any damage caused to other properties during construction shall be rectified by the

applicant. A copy of the dilapidation survey and an insurance policy that covers the cost of any rectification works shall be submitted to Council prior to the commencement of the demolition works. The insurance cover shall be a minimum of \$10 million.

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

## **PART C: PRIOR TO WORKS COMMENCING**

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### **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 Tree Protection Measures**

Before the commencement of any site or building work, the principal certifier must ensure the measures for tree protection detailed in the Landscape Plan and the Construction Site Management Plan are in place.

Reason: To protect trees which are to be retained prior to work commencing on the site.

## **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.

## **C7 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.

## **C8 Implementation of the Construction Site Management Plan and Waste Management Plan**

The approved Construction Site Management Plan (incorporating the Sediment and Erosion Control Plan and Construction Traffic Management Plan) and the Waste Management Plan must be implemented and maintained prior to, and during, the construction works on the site until works are completed and all exposed surfaces are landscaped/sealed.

Reason: To ensure measures that will protect the public, and the surrounding environment, during site works and construction are implemented prior to works commencing on the site.

## **PART D: DURING WORKS**

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### **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 within the 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 Site Management Plan**

The requirements of the approved Construction Site Management Plan must be complied with and maintained for the duration of the construction works. This includes, but is not limited to, the following:

- (a) All practicable measures shall be undertaken to prevent and minimise harm to the environment and the amenity of the area as a result of the construction and operation of the development, particularly from wind-blown dust, debris, noise, erosion and soil management and the like.
- (b) All building materials and equipment must be stored wholly within the site unless an approval to store them elsewhere has been granted.
- (c) During construction, care must be taken to protect Council's infrastructure, including street signs, footpath, kerb, gutter and drainage pits etc.
- (d) Protection measures shall be maintained in a state of good and safe condition throughout the course of demolition.
- (e) The area fronting the site and in the vicinity of the development shall also be made safe for pedestrian and vehicular traffic at all times.

The applicant must ensure a copy of these approved plans is kept on site at all times and made available to Council officers upon request.

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

## **D3 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 management plan. 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.

#### **D4 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.

#### **D5 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.

#### **D6 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.

#### **D7 Construction Noise**

While building work is being carried out, and where a noise and vibration management plan is approved under this consent as part of the Construction Site Management Plan, the applicant must ensure that any noise generated from the site is controlled in accordance with the requirements of that plan.

Reason: To protect the amenity of the neighbourhood.

#### **D8 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.

#### **D9 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.

#### **D10 Tree Protection**

While site or building work is being carried out, the applicant must maintain all required tree protection measures in good condition in accordance with the Construction Site Management Plan required under this consent, the relevant requirements of AS 4970-2009 *Protection of Trees on Development Sites* and any Arborist's report approved under this consent.

This includes maintaining adequate soil grades and ensuring all machinery, builders refuse, spoil and materials remain outside tree protection zones.

Reason: To protect trees during construction.

#### **D11 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.

#### **D14 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.

### **PART E: PRIOR TO THE ISSUE OF THE OCCUPATION CERTIFICATE**

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#### **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 Completion of all Works**

All works must be completed in accordance with the conditions of this consent prior to the issue of an Occupation Certificate including, but not limited to, the following

- (a) Car parking areas and vehicle access points;
- (b) Fencing;
- (c) Bushfire Protection Measures and standards as outlined in this consent shall be installed and completed;
- (d) 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.

Following any construction or upgrading on site, the applicant must restore the ground cover of the site as soon as practicable, using suitable species and maintain ground cover.

Reason: To ensure adequate arrangements have been made for the development.

#### **E4 Landscaping**

All landscaping required by the approved Landscape Plan, 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.

#### **E5 Post-Construction Dilapidation Report and Repair of Infrastructure**

Before the issue of an Occupation Certificate, a suitably qualified engineer must prepare a post-construction dilapidation report which must include a photographic survey, to the satisfaction of the principal certifier, detailing whether:

- (a) any roads and/or public infrastructure have been damaged as a result of the carrying out of construction works (including damage caused by, but not limited to, delivery vehicles, waste collection, contractors, sub-contractors, concreting vehicles) and if so, it is to be fully repaired to the written satisfaction of Council, and at no cost to Council.

Before the issue of an Occupation Certificate, the Principal Certifier is to provide a copy of the post-construction dilapidation report to Council (where Council is not the principal certifier) and to the relevant adjoining property owner(s).

Reason: To identify damage to adjoining properties resulting from building work on the development site.

#### **E7 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 management plan. Written evidence of the removal must be supplied to the satisfaction of the Principal Certifier.

Before the issue of a partial Occupation Certificate, the applicant must ensure the temporary storage of any waste is carried out in accordance with the approved Waste Management Plan to the Principal Certifier's satisfaction.

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

## **PART G: OPERATIONAL CONDITIONS**

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### **G1 Decommission Management Plan**

A Decommissioning Plan must be provided to Council (or relevant approval authority) generally consistent with the Concept Decommissioning Plan for review and approval no later than 12 months prior to the proposed cessation of operations. The objective of this is to restore the land to its pre-existing state suitable for agricultural use. It must include, but not be limited to, the following:

- (a) Expected timeline for rehabilitation completion;
- (b) Decommissioning of all solar panels, above and below ground infrastructure, inverter stations, fencing and any other structures or infrastructure relating the approved development;
- (c) Programme of site restoration to return the land back to a suitable state for agricultural purposes; and
- (d) Details on waste management and recycling of all materials arising from the development.

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.

### **G2 Emergency Management Plan**

The approved Emergency Management Plan ('EMP') for the development shall be activated when required throughout the operation of the development and shall be updated if required.

During occupation of the development, the applicant must ensure the site is managed, in accordance with *Planning for Bushfire Protection 2019* and the NSW Rural Fire Service's document *Standards for Asset Protection Zones*. Any required bushfire protection measures are to be maintained throughout the operation of the solar farm at the site.

Reason: To ensure the protection of human life, the environment and adjoining property in the event of fire or other emergency generated by the development.

### **G3 Operations Environmental Management Plan**

The approved Operations Environmental Management Plan ('OEMP') for the development shall be complied with throughout the operation of the development.

Reason: To ensure the solar farm is operated in accordance with relevant Australian Standards and best practice.

#### **G4 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) The maximum size truck permitted to access the site is a B-Double vehicle.

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.

#### **G5 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.

#### **G6 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.

#### **G7 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.

#### **G8 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.

#### **G9 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.

#### **G10 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.

#### **G11 Maintenance of Wastewater and Stormwater Treatment Device**

During occupation and ongoing use of the building, the applicant must ensure all wastewater and stormwater treatment devices (including drainage systems, sumps and traps, and on-site detention) are regularly maintained, to remain effective and in accordance with any positive covenant (if applicable).

Reason: To protect sewerage and stormwater systems.

#### **G12 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.

### **G13 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.



ATTACHMENT B – TABLES OF COMPLIANCE

DEVELOPMENT CONTROL PLAN

<b>PART 9 PRIMARY PRODUCTION</b>		
<b>Site Integration</b>		
<b>PPP1</b>	<b><i>Adjoining Uses</i></b> Consideration is given to the nature of adjoining uses so as to obtain optimum amenity and privacy.	Meets Acceptable Solution
<b>PPP2</b>	<b><i>Prevailing Winds</i></b> Developments are located and designed to address prevailing winds.	Not Relevant
<b>PPP3</b>	<b><i>Existing Opportunities</i></b> Developments are located in order to make best use of existing infrastructure and resources.	Meets Acceptable Solution
<b>PPP4</b>	<b><i>Natural Hazards</i></b> The impacts of natural hazards, such as fire, flood and wind storms are reduced.	Not Relevant
<b>Comment</b> The development is proposed to be located in an existing rural area. Adjoining land uses are agricultural and it is not anticipated that the operation of a solar farm in the locality will impact the ability to carry out these activities.		
<b>Servicing</b>		
<b>PPP5</b>	<b><i>Water</i></b> Water supply capable of servicing the needs of the proposed development in terms of domestic, stock, fire fighting and other needs is available.	Not Relevant
<b>PPP6</b>	<b><i>Electricity</i></b> Access to an electricity supply capable of servicing the proposed development.	Meets Acceptable Solution
<b>PPP7</b>	<b><i>Telecommunications</i></b> Access to telecommunications capable of servicing the proposed development is available.	Not Relevant
<b>PPP8</b>	<b><i>Service Corridors</i></b> The location of proposed service corridors are chosen to minimise the impact on the environment and the agricultural use of the land.	Not Relevant
<b>Comment</b> The proposed development does not require additional services.		
<b>Access</b>		
<b>PPP9</b>	<b><i>Sight Distance</i></b> There is adequate sight distance to allow safe manoeuvring to and from the property.	Meets Acceptable Solution
<b>PPP10</b>	<b><i>All Weather Access</i></b> There is all weather access provided from the development to the public road.	Meets Acceptable Solution
<b>PPP11</b>	<b><i>Access in times of flood</i></b> Access is flood free where possible to allow safe transit during and after periods of heavy rain.	Meets Acceptable Solution

<b>PPP12</b>	<b>Emergency Vehicles</b> Access for emergency vehicles is available in times of fire, flood and other emergencies.	Meets Acceptable Solution
<b>PPP13</b>	<b>Property Identification</b> Property access must clearly identify the property address	Meets Acceptable Solution
<b>Comment</b> It is considered that the proposed access to the site will provide adequate site distance (>250 metres) to allow vehicles to safely enter and exit the site. The development proposes the construction of an access road to the site of the solar farm. It is considered that this road will provide suitable access for emergency vehicles. A condition will be applied requiring a rural address post to be installed at the access to the property.		

<b>PART 11 CAR PARKING AND VEHICLE ACCESS</b>		
<b>PCP1</b>	Parking operations are logical and the circulation pattern clearly defined through the use of appropriate traffic management measures.	Meets Acceptable Solution
<b>PCP2</b>	Parking areas are designed to operate in a safe manner for drivers and pedestrians.	Meets Acceptable Solution
<b>PCP3</b>	Finished surface of the car park, driveway, turning circle and loading areas is of a suitable material for the proposed activity.	Meets Acceptable Solution
<b>PCP4</b>	Pedestrians are separated from vehicular traffic as much as physically possible.	Not Relevant
<b>PCP5</b>	For one way traffic, circulation is in the clockwise direction.	Meets Acceptable Solution
<b>PCP6</b>	Solid walls or other obstructions to visibility are avoided on the inside of tight turns.	Not Relevant
<b>PCP7</b>	Entry/Exit points are clearly marked to avoid any confusion. Within the car park, signs are provided where necessary so that drivers wishing to leave the car park may do so by the most efficient route. Signposting is easily seen and understood.	Not Relevant
<b>PCP8</b>	Directional markings are clearly set out on the pavement in such a manner as to be easily readable and understandable to the users of the car park.	Not Relevant
<b>PCP9</b>	All parking bay delineations, arrows and other information for drivers painted on the pavement are marked using white (or high contrast) paint or approved markers. Delineations are not less than 75 mm or greater than 100 mm wide.  <i>Note: In certain situations, the installation of signs to Council's satisfaction may be required over and above the normal requirements. Signposting and marking for parking areas are to be submitted with the development application for Council's consideration.</i>	Not Relevant
<b>PCP10</b>	Where the development generates a reasonable volume of traffic, separate entry and exit locations are provided with suitable separation between the access points.	Not Relevant
<b>PCP11</b>	Good sight distance is provided onto footpath areas from vehicles leaving car parking areas.	Not Relevant
<b>PCP12</b>	Garages in residential development are capable of easy entry and exit.	Not Relevant
<b>PCP13</b>	Grades of parking areas are minimised, consistent with achieving adequate drainage	Meets Acceptable Solution
<b>PCP14</b>	Turning circles are to cater for the range of vehicle sizes anticipated to utilise the site.	Meets Acceptable Solution

<b>PCP15</b>	Delivery areas are separated (either physically or through timed deliveries) from customer parking areas.	Not Relevant
<b>PCP16</b>	Provisions are made in the design of loading docks so that delivery vehicles do not conflict with customer traffic.	Not Relevant
<b>Comment</b> Wargin Road is an approved B-Double route which can accommodate delivery vehicles. It is considered that the proposed car parking and delivery arrangements are adequate for the development.		
<b>11.3 Number of Carparking Spaces Required</b>		
<b>PNC1</b>	New car parks are sufficient in number and design to provide appropriately for the needs of new development.	Meets Acceptable Solution
<b>Comment</b> During operation of the solar farm one car parking space is required. During construction ten car parking spaces will be provided. There will be overflow parking areas provided during the construction phase.		

## ATTACHMENT C

# WEST WYALONG 5MW SOLAR FARM

## DEVELOPMENT APPLICATION

ADDRESS:  
WARGIN RD  
WEST WYALONG  
NSW 2671



DEVELOPED BY:  
ITP DEVELOPMENT


Sheet List Table	
SHEET NUMBER	SHEET TITLE
G-0100	TITLE
G-0400	LOCATION PLAN
G-2100	GENERAL ARRANGEMENT PLAN
G-2200	SITE ELEVATIONS
C-4300	INVERTER FOOTING DETAILS
C-4310	BESS FOOTINGS DETAILS
C-5300	FENCING DETAILS
C-5301	GATE DETAILS
C-6300	ACCESS PATH DETAILS
C-7300	LANDSCAPE DETAILS
E-3400	NEXTRACKER ARRAY DETAILS
E-4300	INVERTER STATION DETAILS
E-5300	BESS STATION DETAILS
E-5310	DC-DC SKID DETAILS



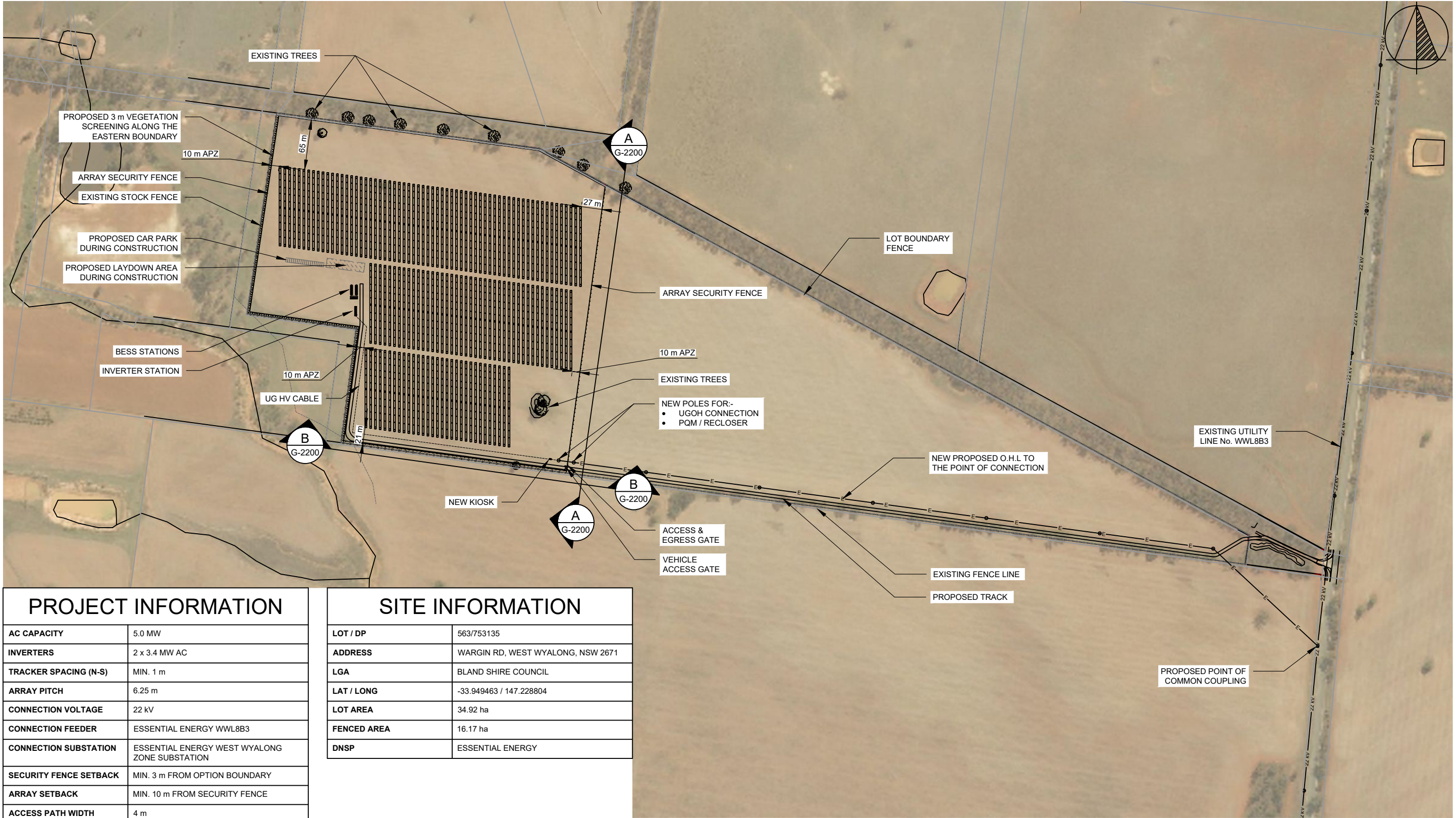
info@itpau.com.au  
+61 (0) 2 6257 3511  
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NO.		STAGE	DATE	NOTES	PARTNERS	<div><div></div><div>P: +61 2 6257 3511 info@itp.com.au www.itpau.com.au</div><div>PO BOX 6217 O'CONNOR, ACT 2602 AUSTRALIA</div></div>	DRAWN	MJB	DRAWING	LOCATION PLAN			
1		FOR SPECIALIST STUDIES	01/07/2021				CHECKED	MOR		----			
2		FOR SPECIALIST STUDIES	20/07/2021				APPROVED	SD					
3		DEVELOPMENT APPLICATION	24/08/2021						DO NOT SCALE. ALL MEASUREMENTS IN MM UNLESS OTHERWISE STATED.	PROJECT	WEST WYALONG 5MW SOLAR FARM	SCALE	AS NOTED
4		----	----						THIS DOCUMENT MAY ONLY BE USED BY CLIENTS OF ITP OR THOSE WHO HAVE RECEIVED EXPRESS PERMISSION FROM ITP. THE USE OF THIS DRAWING SHALL NOT EXTEND BEYOND THE PURPOSE FOR WHICH IT WAS ORIGINALLY PREPARED.	CLIENT ADDRESS	ITP DEVELOPMENT WARGIN RD WEST WYALONG, NSW 2671	SHEET SIZE	A3
5		----	----									ORIG. DATE	7/1/21
6		----	----									REV. DATE	24/8/21
							DRAWING NO.	WWL1C-G-0400	REV NO.	3			





PROJECT INFORMATION	
AC CAPACITY	5.0 MW
INVERTERS	2 x 3.4 MW AC
TRACKER SPACING (N-S)	MIN. 1 m
ARRAY PITCH	6.25 m
CONNECTION VOLTAGE	22 kV
CONNECTION FEEDER	ESSENTIAL ENERGY WWL8B3
CONNECTION SUBSTATION	ESSENTIAL ENERGY WEST WYALONG ZONE SUBSTATION
SECURITY FENCE SETBACK	MIN. 3 m FROM OPTION BOUNDARY
ARRAY SETBACK	MIN. 10 m FROM SECURITY FENCE
ACCESS PATH WIDTH	4 m

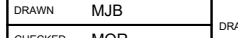
SITE INFORMATION	
LOT / DP	563/753135
ADDRESS	WARGIN RD, WEST WYALONG, NSW 2671
LGA	BLAND SHIRE COUNCIL
LAT / LONG	-33.949463 / 147.228804
LOT AREA	34.92 ha
FENCED AREA	16.17 ha
DNSP	ESSENTIAL ENERGY

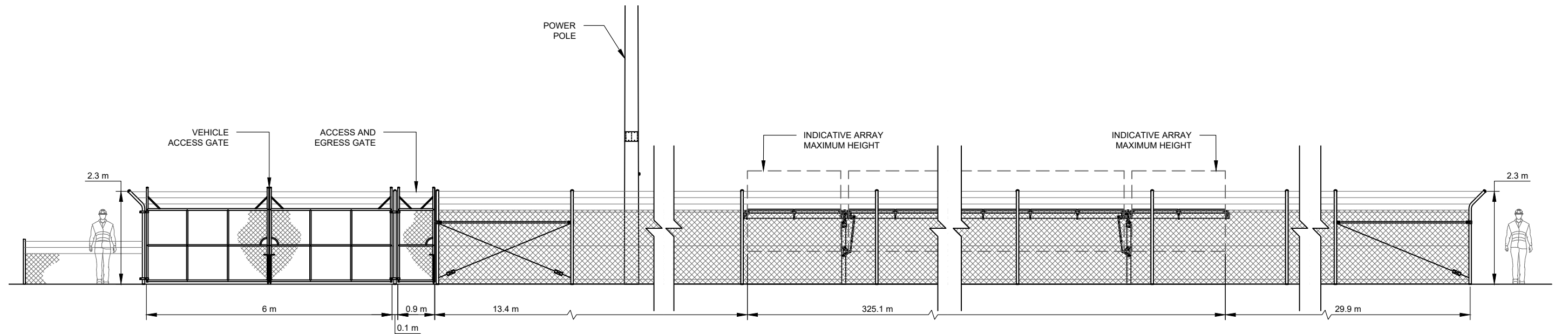
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GENERAL ARRANGEMENT PLAN

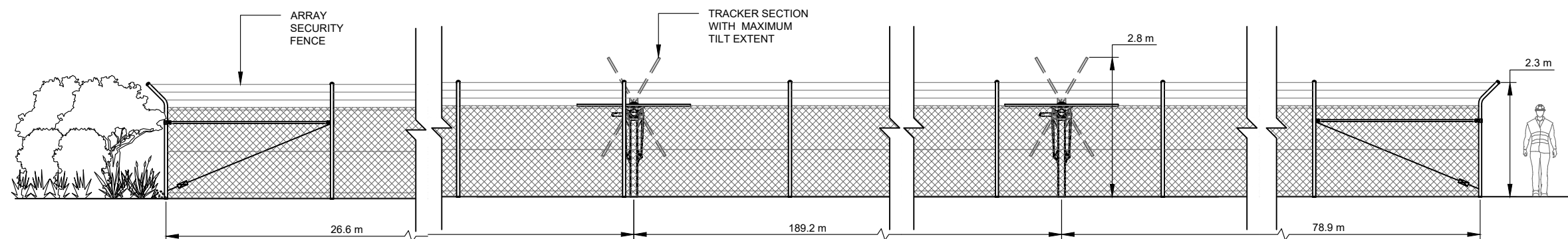
SCALE: 1:5000

DEVELOPMENT APPLICATION

NO.	STAGE	DATE	NOTES	PARTNERS	<div><p>P: +61 2 6257 3511 info@itp.com.au www.itpau.com.au</p><p>PO BOX 6217 O'CONNOR, ACT 2602 AUSTRALIA</p></div>	<table><tr><td>DRAWN</td><td>MJB</td></tr><tr><td>CHECKED</td><td>MOR</td></tr><tr><td>APPROVED</td><td>SD</td></tr><tr><td colspan="2">DO NOT SCALE. ALL MEASUREMENTS IN MM UNLESS OTHERWISE STATED.</td></tr><tr><td colspan="2">THIS DOCUMENT MAY ONLY BE USED BY CLIENTS OF ITP OR THOSE WHO HAVE RECEIVED EXPRESS PERMISSION FROM ITP. THE USE OF THIS DRAWING SHALL NOT EXTEND BEYOND THE PURPOSE FOR WHICH IT WAS ORIGINALLY PREPARED.</td></tr></table>	DRAWN	MJB	CHECKED	MOR	APPROVED	SD	DO NOT SCALE. ALL MEASUREMENTS IN MM UNLESS OTHERWISE STATED.		THIS DOCUMENT MAY ONLY BE USED BY CLIENTS OF ITP OR THOSE WHO HAVE RECEIVED EXPRESS PERMISSION FROM ITP. THE USE OF THIS DRAWING SHALL NOT EXTEND BEYOND THE PURPOSE FOR WHICH IT WAS ORIGINALLY PREPARED.		<table><tr><td>DRAWING</td><td colspan="2">GENERAL ARRANGEMENT PLAN</td></tr><tr><td colspan="3">----</td></tr><tr><td>PROJECT</td><td>WEST WYALONG 5MW SOLAR FARM</td><td>SCALE AS NOTED</td></tr><tr><td>CLIENT</td><td rowspan="3">ITP DEVELOPMENT WARGIN RD WEST WYALONG, NSW 2671</td><td>SHEET SIZE A3</td></tr><tr><td>ADDRESS</td><td>ORIG. DATE 13/1/21</td></tr><tr><td></td><td>REV. DATE 27/8/21</td></tr><tr><td>DRAWING NO.</td><td>WWL1C-G-2100</td><td>REV NO. 3</td></tr></table>	DRAWING	GENERAL ARRANGEMENT PLAN		----			PROJECT	WEST WYALONG 5MW SOLAR FARM	SCALE AS NOTED	CLIENT	ITP DEVELOPMENT WARGIN RD WEST WYALONG, NSW 2671	SHEET SIZE A3	ADDRESS	ORIG. DATE 13/1/21		REV. DATE 27/8/21	DRAWING NO.	WWL1C-G-2100	REV NO. 3
DRAWN	MJB																																			
CHECKED	MOR																																			
APPROVED	SD																																			
DO NOT SCALE. ALL MEASUREMENTS IN MM UNLESS OTHERWISE STATED.																																				
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ADDRESS		ORIG. DATE 13/1/21																																		
		REV. DATE 27/8/21																																		
DRAWING NO.	WWL1C-G-2100	REV NO. 3																																		
1	FOR SPECIALIST STUDIES	01/07/2021	1. CCTV SECURITY SYSTEM WILL BE USED, AND SECURITY CAMERAS WILL BE INSTALLED AROUND THE SITE.																																	
2	FOR SPECIALIST STUDIES	20/07/2021																																		
3	DEVELOPMENT APPLICATION	24/08/2021																																		
4	----	----																																		
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6	----	----																																		



**A** ELEVATION A  
G-2100 SCALE: 1:100

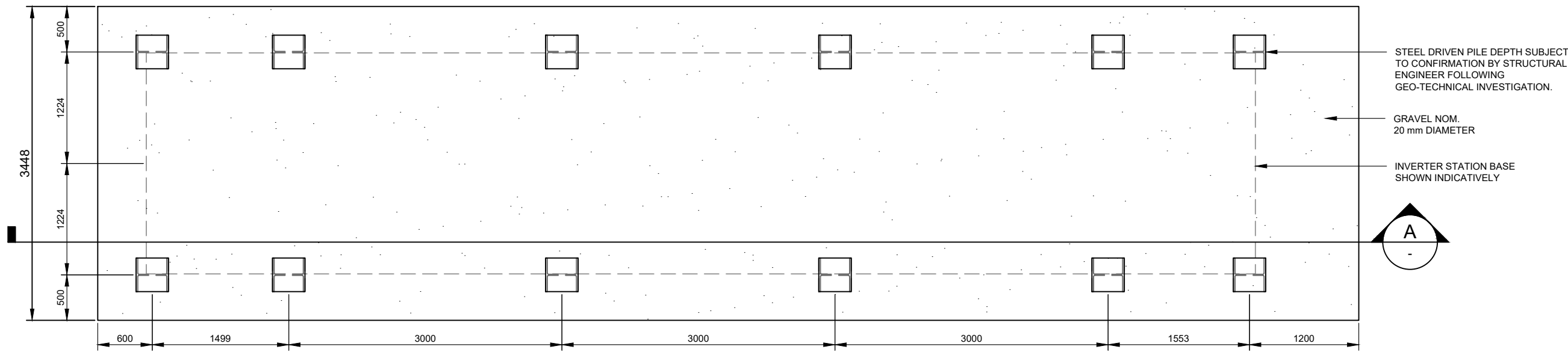


**B** ELEVATION B  
G-2100 SCALE: 1:100

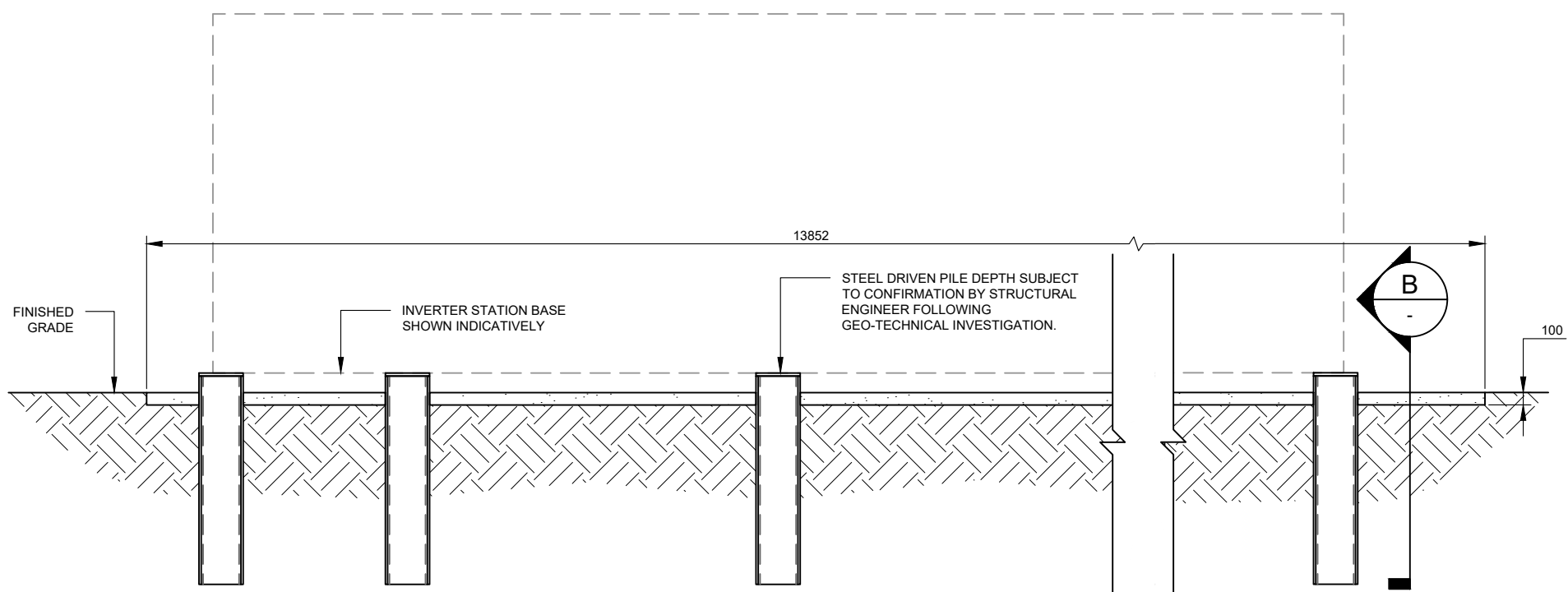
## DEVELOPMENT APPLICATION

NO.	STAGE	DATE	NOTES	PARTNERS	itp RENEWABLES	DRAWN MJB CHECKED MOR APPROVED SD	DRAWING SITE ELEVATIONS	SCALE AS NOTED
1	DEVELOPMENT APPLICATION	24/08/2021	1. TRACKER AND MODULE DIMENSIONS ARE INDICATIVE AND SUBJECT TO CHANGE BY THE MANUFACTURER WITHOUT NOTICE.		P: +61 2 6257 3511 info@itp.com.au www.itpau.com.au	DO NOT SCALE. ALL MEASUREMENTS IN MM UNLESS OTHERWISE STATED.	PROJECT WEST WYALONG 5MW SOLAR FARM	SHEET SIZE A3
2	----	----			PO BOX 6217 O'CONNOR, ACT 2602 AUSTRALIA	THIS DOCUMENT MAY ONLY BE USED BY CLIENTS OF ITP OR THOSE WHO HAVE RECEIVED EXPRESS PERMISSION FROM ITP. THE USE OF THIS DRAWING SHALL NOT EXTEND BEYOND THE PURPOSE FOR WHICH IT WAS ORIGINALLY PREPARED.	CLIENT ADDRESS ITP DEVELOPMENT WARGIN RD WEST WYALONG, NSW 2671	ORIG. DATE 2/12/20
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4	----	----						REV NO. 1
5	----	----						
6	----	----						

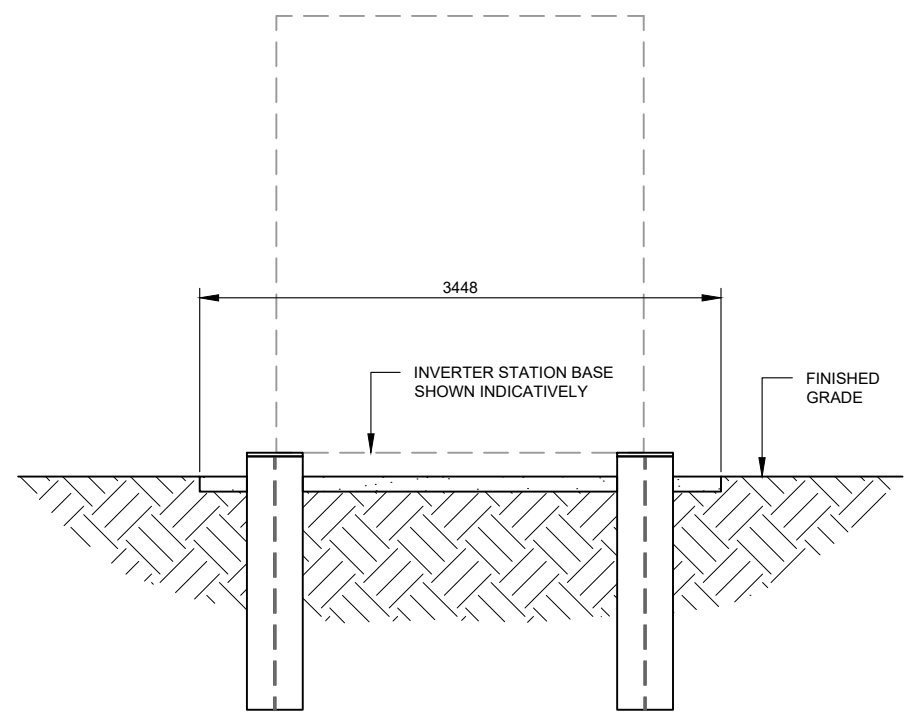




1 INVERTER FOOTING PLAN  
SCALE: 1:50




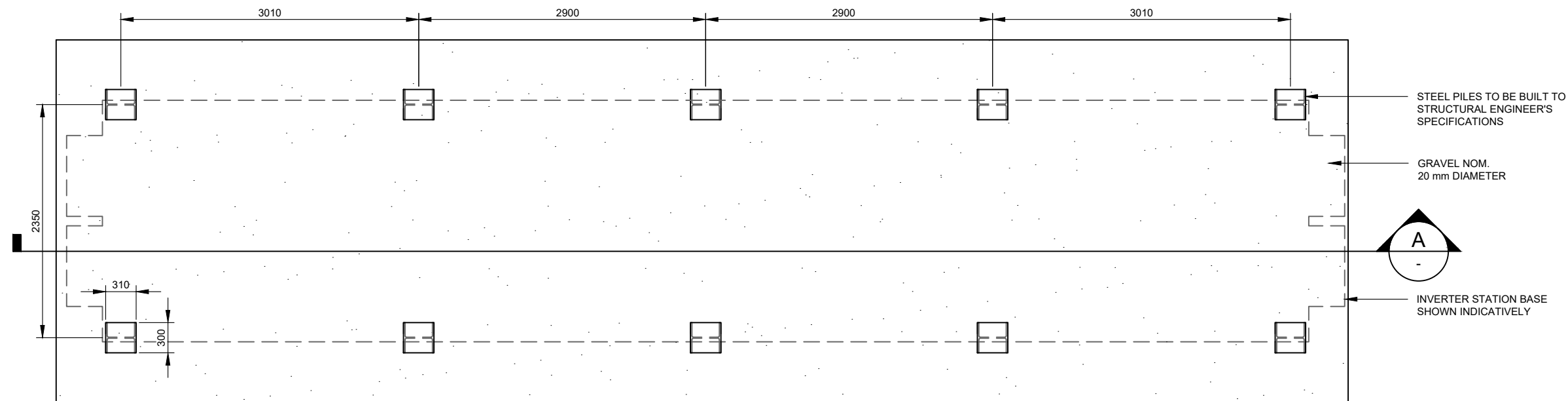
A SIDE SECTION  
SCALE: 1:50



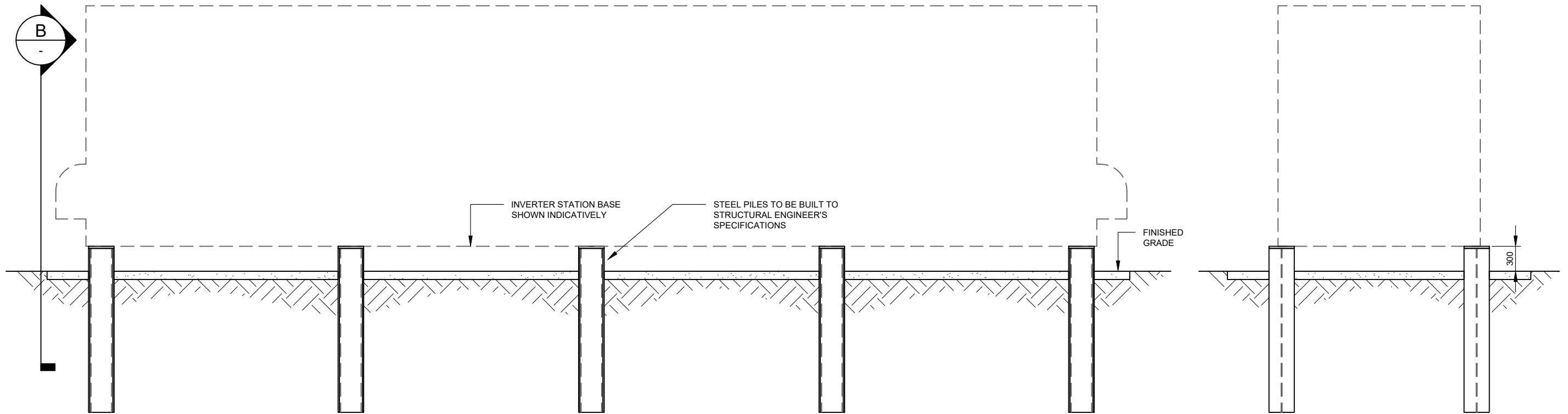
B END SECTION  
SCALE: 1:50

## DEVELOPMENT APPLICATION

NO.	STAGE	DATE	NOTES	PARTNERS	 P: +61 2 6257 3511 info@itp.com.au www.itpau.com.au PO BOX 6217 O'CONNOR, ACT 2602 AUSTRALIA	DRAWN MJB CHECKED MOR APPROVED SD DO NOT SCALE. ALL MEASUREMENTS IN MM UNLESS OTHERWISE STATED. THIS DOCUMENT MAY ONLY BE USED BY CLIENTS OF ITP OR THOSE WHO HAVE RECEIVED EXPRESS PERMISSION FROM ITP. THE USE OF THIS DRAWING SHALL NOT EXTEND BEYOND THE PURPOSE FOR WHICH IT WAS ORIGINALLY PREPARED.	DRAWING INVERTER FOOTING DETAILS ---- PROJECT WEST WYALONG 5MW SOLAR FARM CLIENT ITP DEVELOPMENT ADDRESS WARGIN RD WEST WYALONG, NSW 2671 DRAWING NO. WWL1C-C-4300	SCALE AS NOTED SHEET SIZE A3 ORIG. DATE 27/11/18 REV. DATE 23/8/21 REV NO. 1
1	DEVELOPMENT APPLICATION	24/08/2021						
2	----	----						
3	----	----						
4	----	----						
5	----	----						
6	----	----						




1 TYPICAL BESS FOOTINGS PLAN  
SCALE: 1:50

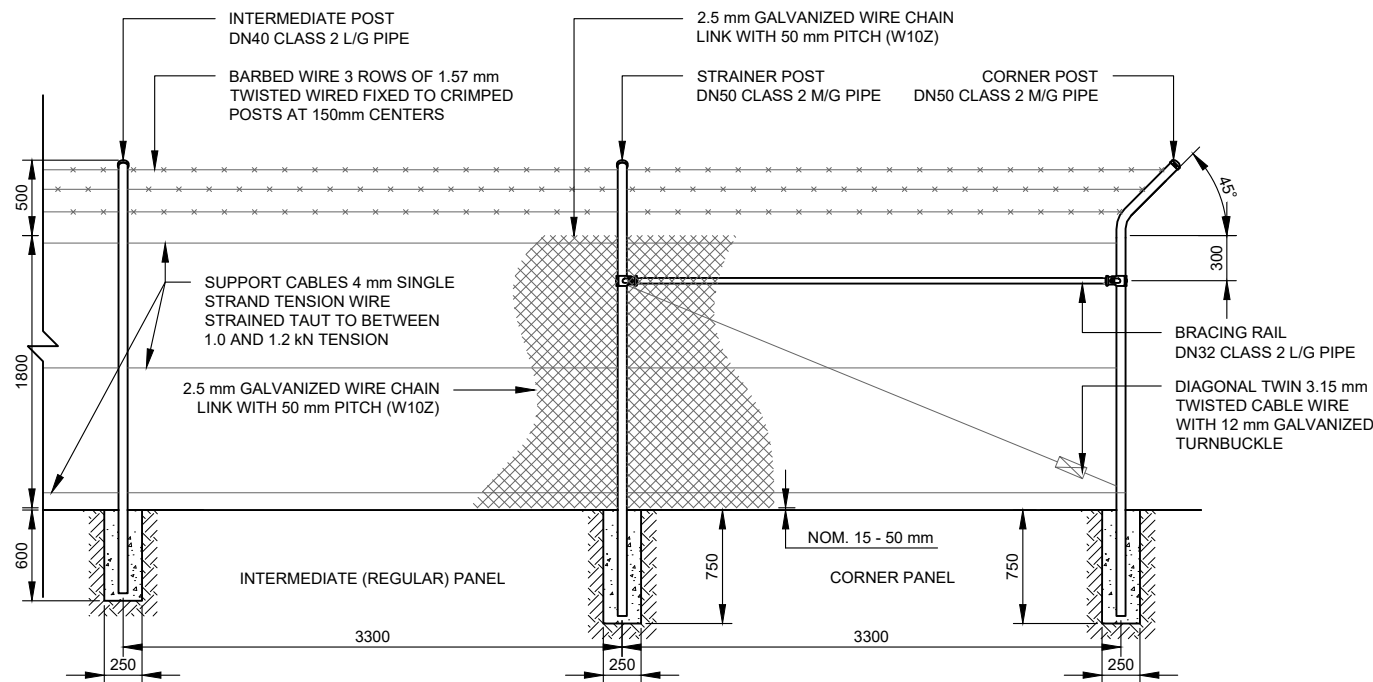


A TYPICAL SIDE SECTION  
SCALE: 1:50

B TYPICAL END SECTION  
SCALE: 1:50

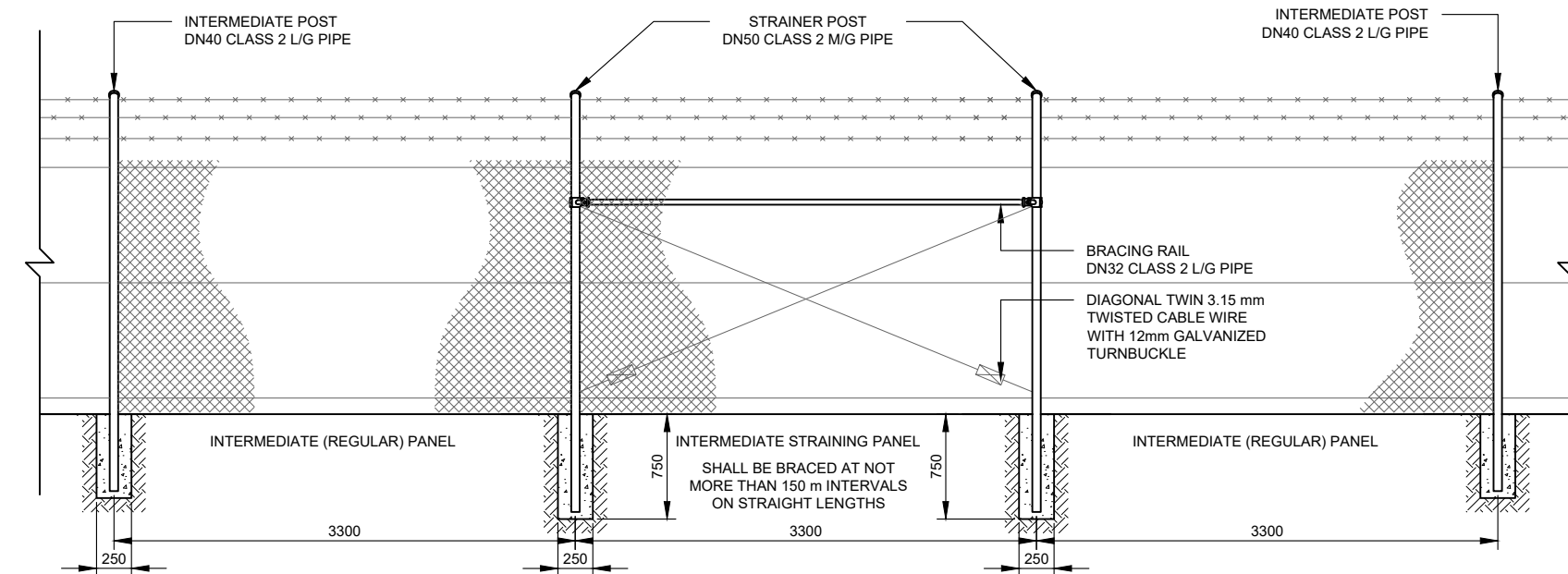
## DEVELOPMENT APPLICATION

NO.	STAGE	DATE	NOTES	PARTNERS	<div>  <p> P: +61 2 6257 3511  info@itp.com.au  www.itpau.com.au </p> <p> PO BOX 6217  O'CONNOR, ACT 2602  AUSTRALIA </p> </div>	DRAWN MJB CHECKED MOR APPROVED SD DO NOT SCALE. ALL MEASUREMENTS IN MM UNLESS OTHERWISE STATED. THIS DOCUMENT MAY ONLY BE USED BY CLIENTS OF ITP OR THOSE WHO HAVE RECEIVED EXPRESS PERMISSION FROM ITP. THE USE OF THIS DRAWING SHALL NOT EXTEND BEYOND THE PURPOSE FOR WHICH IT WAS ORIGINALLY PREPARED.	DRAWING BESS FOOTINGS DETAILS ---	PROJECT WEST WYALONG 5MW SOLAR FARM CLIENT ITP DEVELOPMENT ADDRESS WARGIN RD WEST WYALONG, NSW 2671	SCALE AS NOTED SHEET SIZE A3 ORIG. DATE 18/3/19 REV. DATE 23/8/21
1	DEVELOPMENT APPLICATION	24/08/2021							
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3	----	----							
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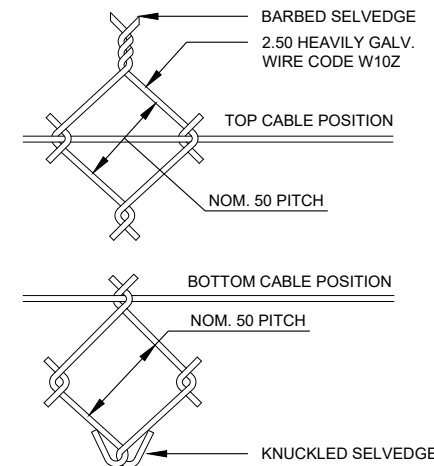
**1 TYPICAL FENCE SECTION**  
SCALE: 1:50

FENCE AND GATES TO BE DESIGNED AND CONSTRUCTED TO AS 1725 PART 1



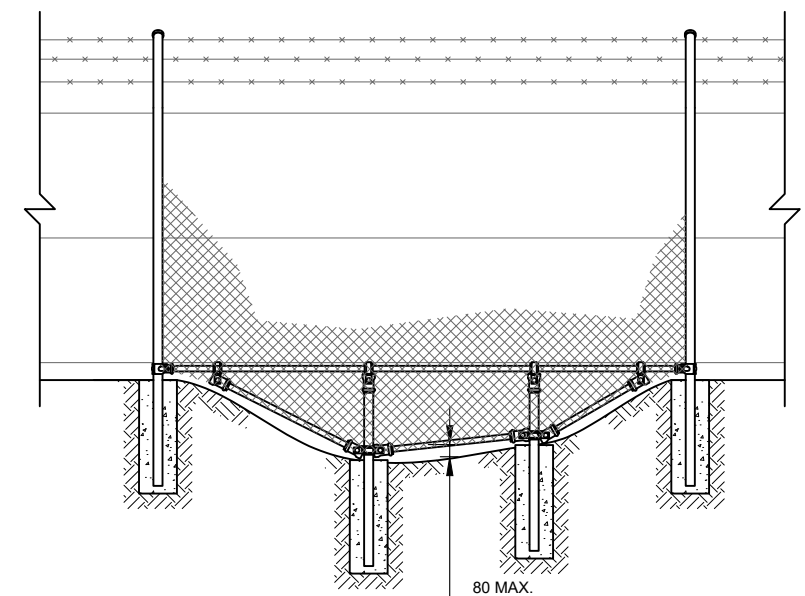
**2 INTERMEDIATE STRAINING PANEL FENCE SECTION**  
SCALE: 1:50

FENCE AND GATES TO BE DESIGNED AND CONSTRUCTED TO AS 1725 PART 1



**3 TYPICAL STORMWATER CROSSING**  
SCALE: 1:50

FENCE AND GATES TO BE DESIGNED AND CONSTRUCTED TO AS 1725 PART 1



**4 TYPICAL GULLY CROSSING**  
SCALE: 1:50

FENCE AND GATES TO BE DESIGNED AND CONSTRUCTED TO AS 1725 PART 1

## DEVELOPMENT APPLICATION

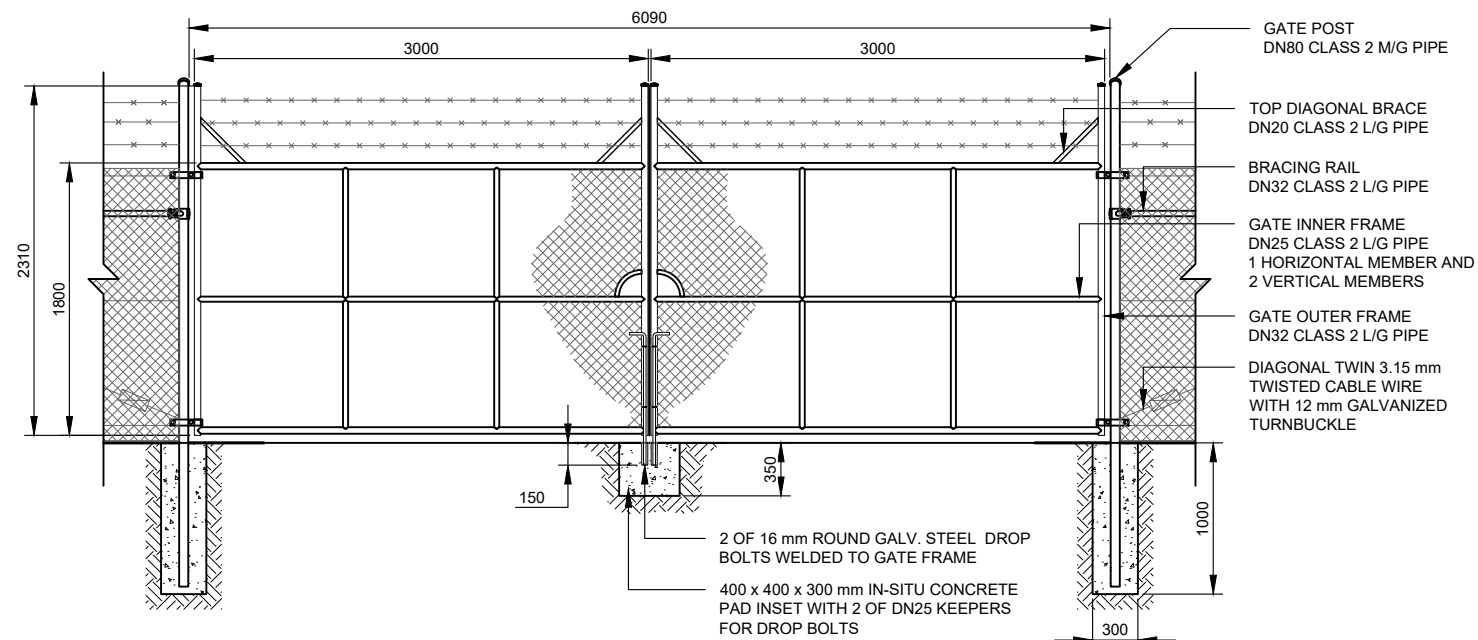
NO.	STAGE	DATE	NOTES	PARTNERS	DRAWN	MJB	CHECKED	MOR	APPROVED	SD	DRAWING	FENCING DETAILS
1	DEVELOPMENT APPLICATION	24/08/2021										
2	----	----										
3	----	----										
4	----	----										
5	----	----										
6	----	----										



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info@itp.com.au  
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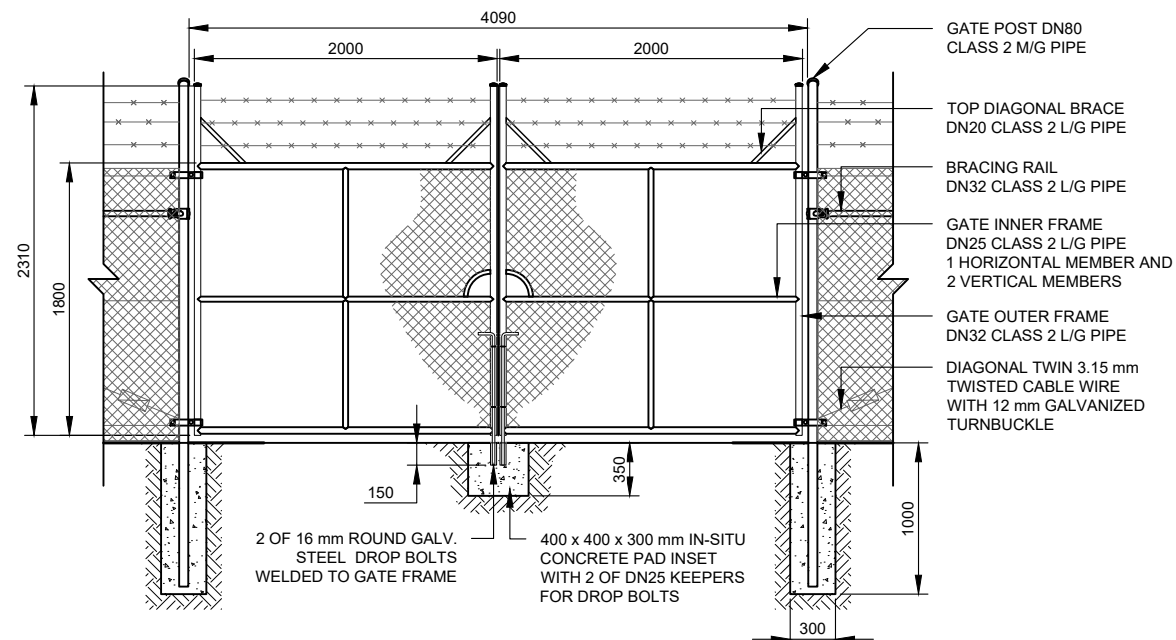
PO BOX 6217  
O'CONNOR, ACT 2602  
AUSTRALIA

DRAWING	FENCING DETAILS
PROJECT	WEST WYALONG 5MW SOLAR FARM
CLIENT	ITP DEVELOPMENT
ADDRESS	WARGIN RD WEST WYALONG, NSW 2671
DRAWING NO.	WWL1C-C-5300
SCALE	AS NOTED
SHEET SIZE	A3
ORIG. DATE	23/11/18
REV. DATE	23/8/21
REV NO.	1



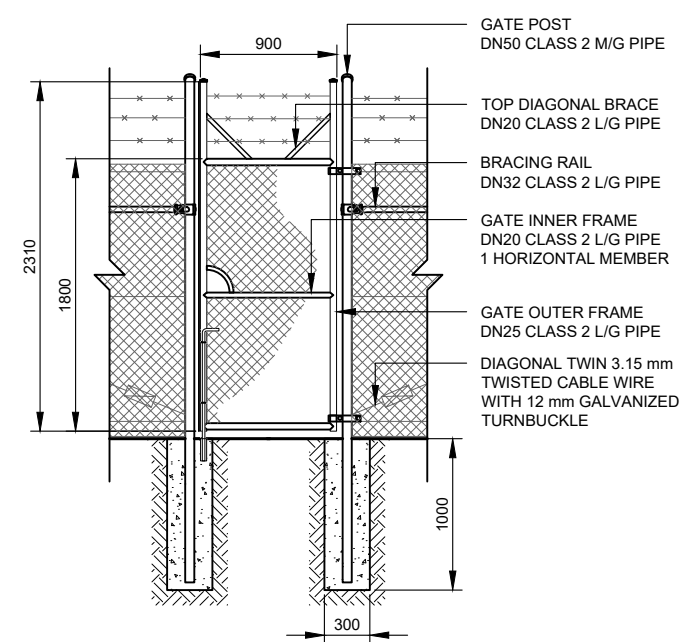
**5 DOUBLE LEAF 6 METRE GATE SECTION**  
SCALE: 1:50

FENCE AND GATES TO BE DESIGNED AND CONSTRUCTED TO AS 1725 PART 1



**6 DOUBLE LEAF 4 METRE GATE SECTION**  
SCALE: 1:50


FENCE AND GATES TO BE DESIGNED AND CONSTRUCTED TO AS 1725 PART 1

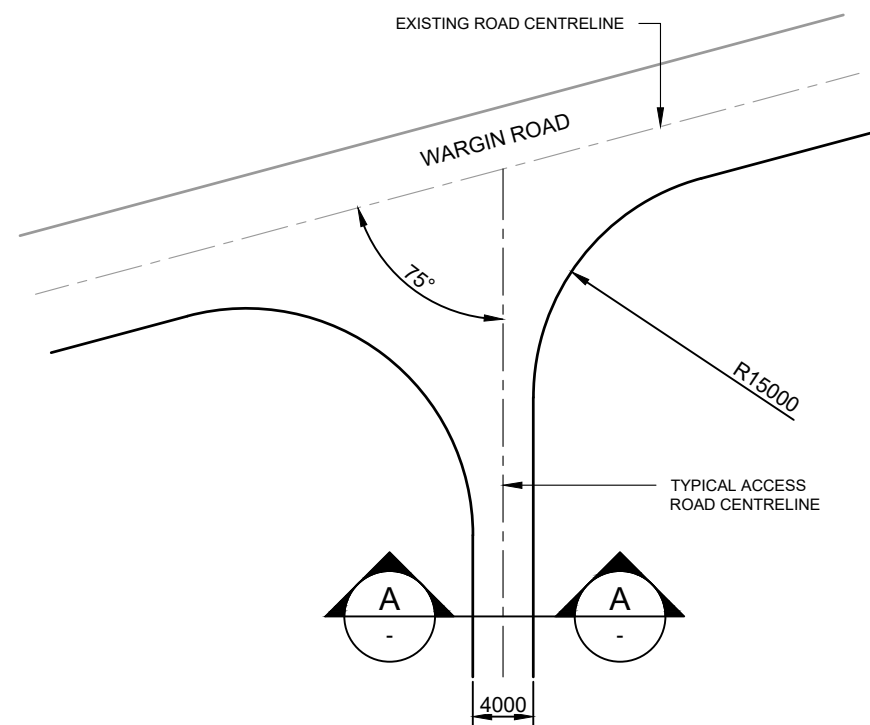


**7 SINGLE LEAF GATE SECTION**  
SCALE: 1:50

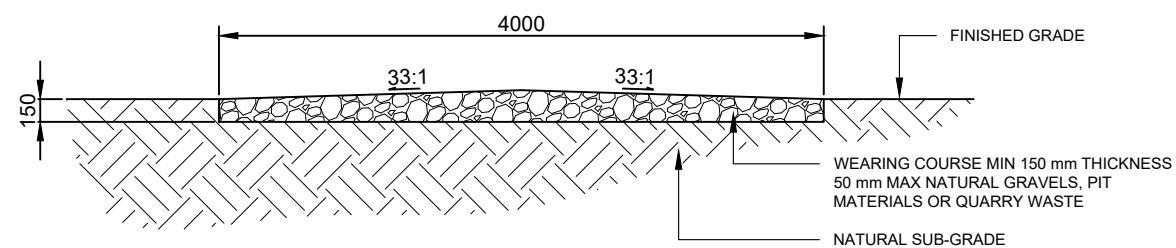
FENCE AND GATES TO BE DESIGNED AND CONSTRUCTED TO AS 1725 PART 1

## DEVELOPMENT APPLICATION

NO.	STAGE	DATE	NOTES	PARTNERS	<div><div><div><div><div></div><div>RENEWABLES</div></div></div><div><div>P: +61 2 6257 3511 info@itp.com.au www.itpau.com.au</div><div>PO BOX 6217 O'CONNOR, ACT 2602 AUSTRALIA</div></div></div></div> <div><div>DRAWN MJB CHECKED MOR APPROVED SD</div><div>DO NOT SCALE. ALL MEASUREMENTS IN MM UNLESS OTHERWISE STATED.  THIS DOCUMENT MAY ONLY BE USED BY CLIENTS OF ITP OR THOSE WHO HAVE RECEIVED EXPRESS PERMISSION FROM ITP. THE USE OF THIS DRAWING SHALL NOT EXTEND BEYOND THE PURPOSE FOR WHICH IT WAS ORIGINALLY PREPARED.</div></div> <div><div>DRAWING GATE DETAILS -----</div><div><div>PROJECT WEST WYALONG 5MW SOLAR FARM</div><div>CLIENT ITP DEVELOPMENT</div><div>ADDRESS WARGIN RD WEST WYALONG, NSW 2671</div></div><div><div>DRAWING NO. WWL1C-C-5301</div><div>SCALE AS NOTED SHEET SIZE A3 ORIG. DATE 23/11/18 REV. DATE 23/8/21 REV NO. 1</div></div></div>
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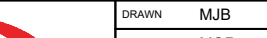


1 TYPICAL TURNING DETAIL PLAN  
SCALE: 1:500

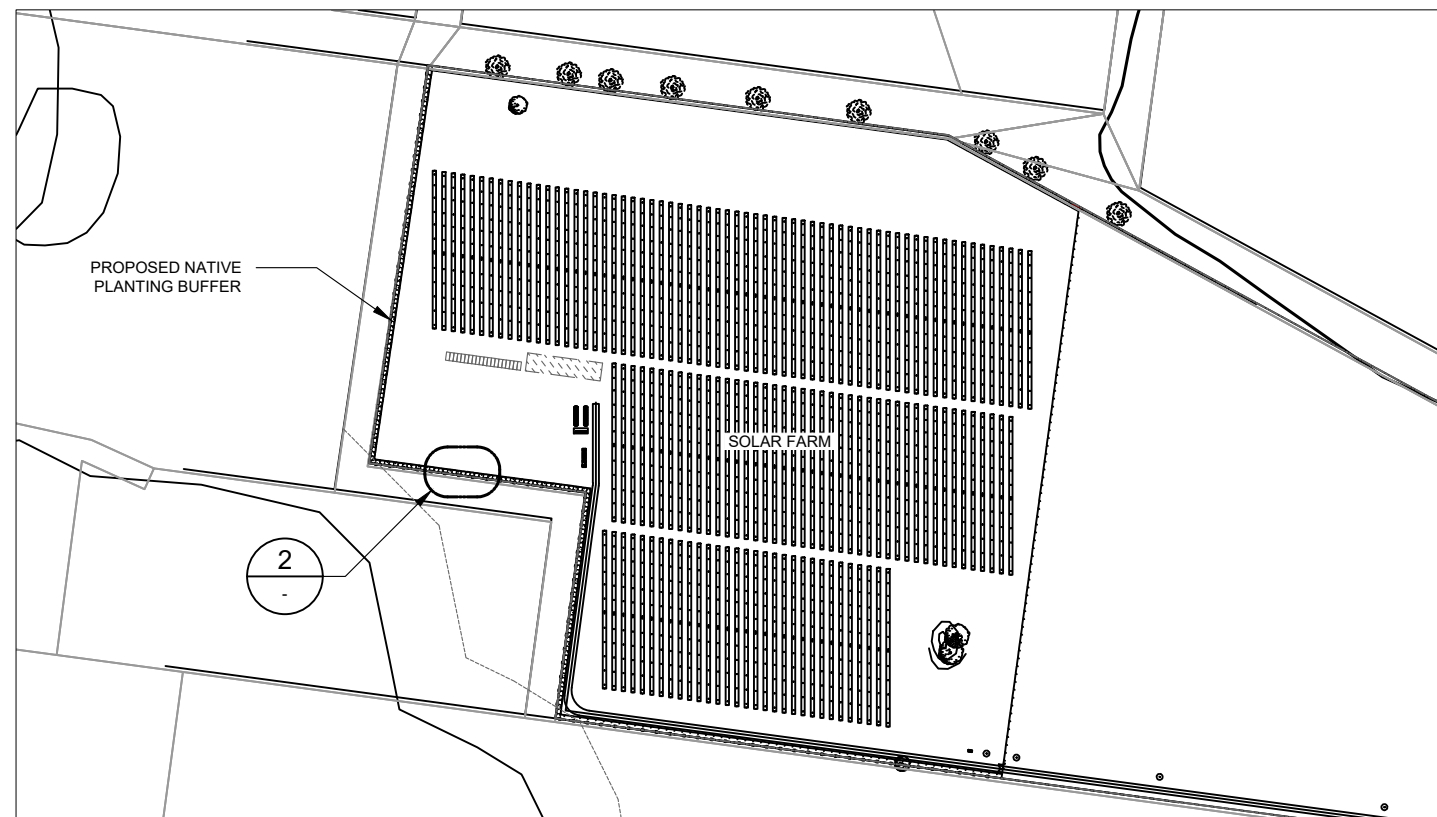


A CROSS SECTION - ACCESS PATH  
SCALE: 1:50

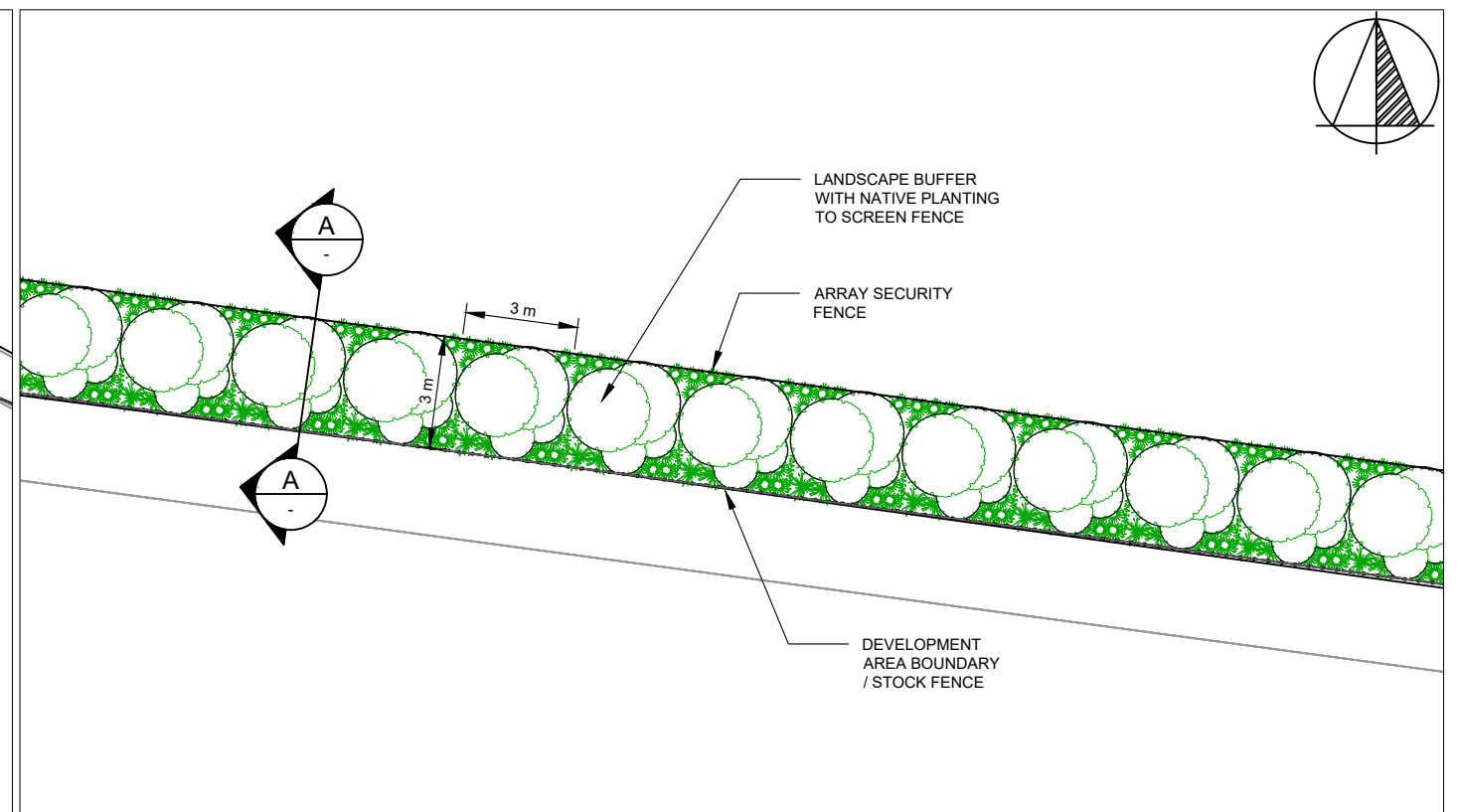
## DEVELOPMENT APPLICATION

NO.	STAGE	DATE	NOTES	PARTNERS	<div><p>P: +61 2 6257 3511 info@itp.com.au www.itpau.com.au</p><p>PO BOX 6217 O'CONNOR, ACT 2602 AUSTRALIA</p></div>	DRAWN MJB	DRAWING ACCESS PATH DETAILS ----		
1	DEVELOPMENT APPLICATION	24/08/2021				CHECKED MOR			
2	----	----				APPROVED SD			
3	----	----				DO NOT SCALE. ALL MEASUREMENTS IN MM UNLESS OTHERWISE STATED.	PROJECT WEST WYALONG 5MW SOLAR FARM	SCALE AS NOTED	
4	----	----						CLIENT ITP DEVELOPMENT ADDRESS WARGIN RD WEST WYALONG, NSW 2671	SHEET SIZE A3
5	----	----							ORIG. DATE 5/9/18
6	----	----							REV. DATE 23/8/21
			DRAWING NO. WWL1C-C-6300	REV NO. 1					

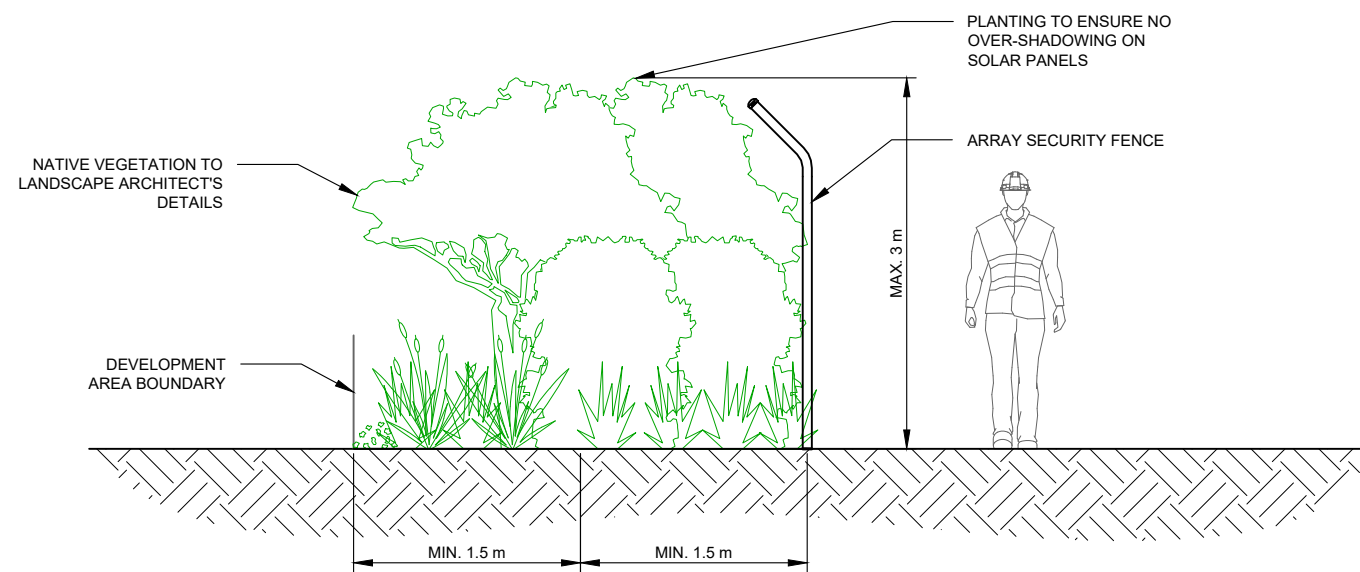




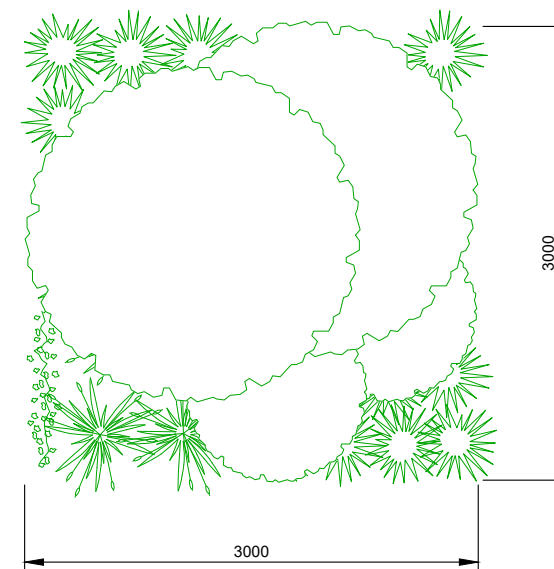
**1 KEY PLAN**  
SCALE: 1:5000



**2 LANDSCAPE DETAIL**  
SCALE: 1:200



**A SECTION A**  
SCALE: 1:50



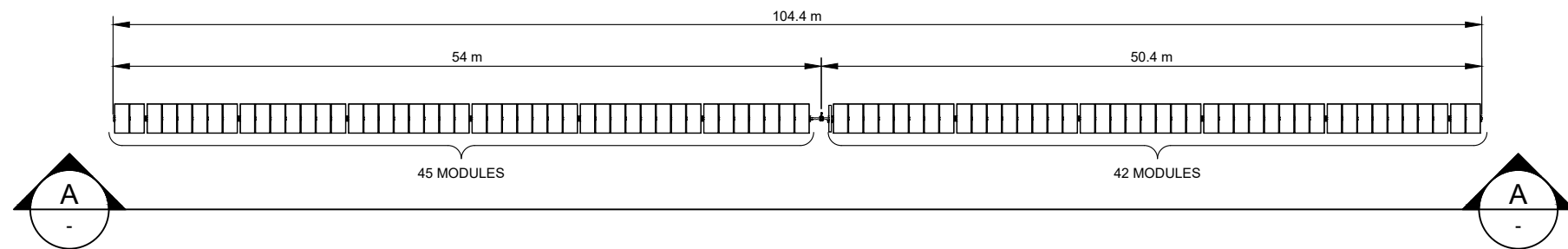
**3 INDICATIVE PLANTING STYLE**  
SCALE: 1:50

## PLANTING SCHEDULE

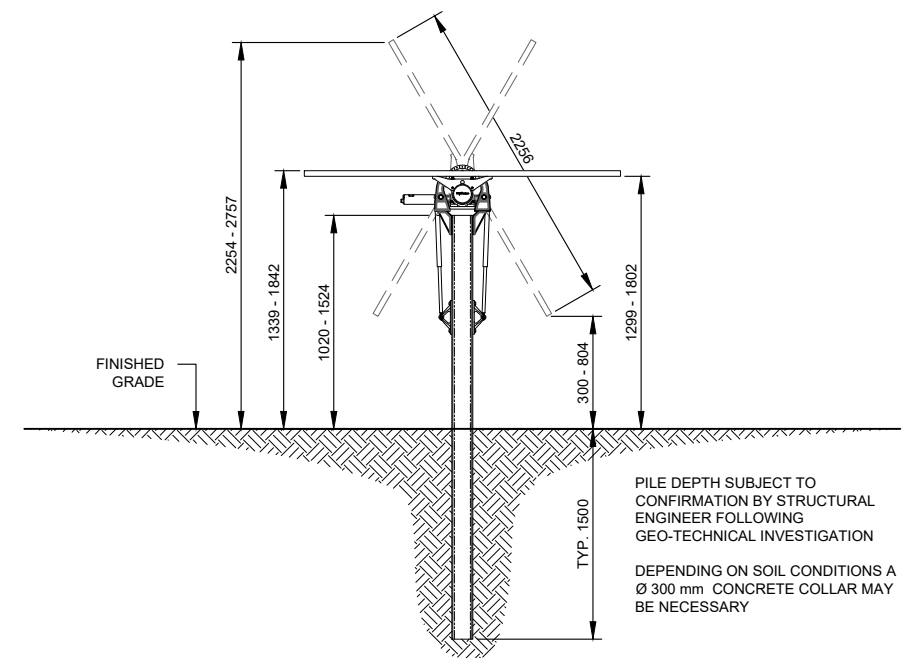
KEY PLAN SYMBOL	
VEGETATION TYPE	NATIVE VEGETATION TO LANDSCAPE ARCHITECT'S DETAILS
SPACING	3.0 m
MAX. HEIGHT	3.0 m

## DEVELOPMENT APPLICATION

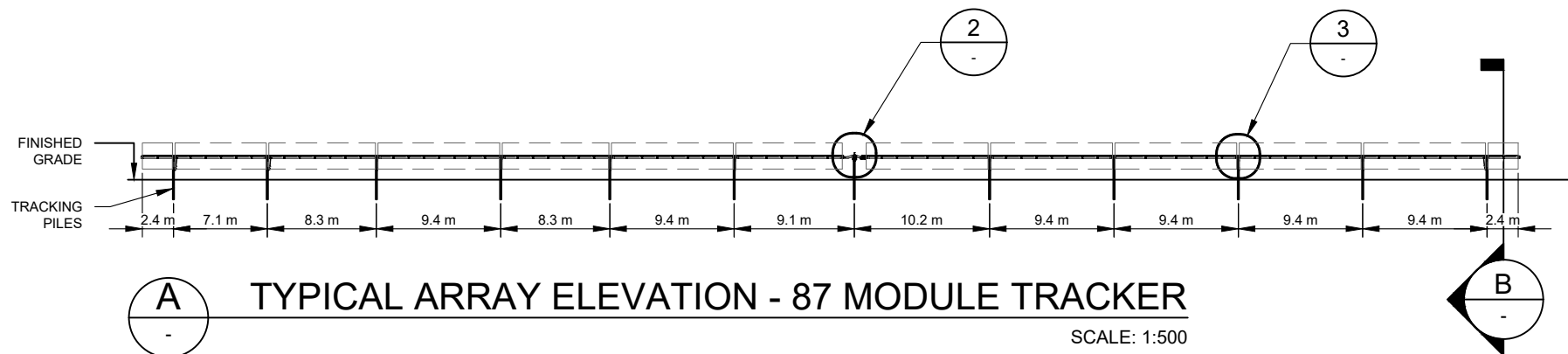
NO.	STAGE	DATE	NOTES	PARTNERS	<div> </div>	<div> <div> DRAWN MJB CHECKED MOR APPROVED SD </div> <div> DO NOT SCALE. ALL MEASUREMENTS IN MM UNLESS OTHERWISE STATED.  THIS DOCUMENT MAY ONLY BE USED BY CLIENTS OF ITP OR THOSE WHO HAVE RECEIVED EXPRESS PERMISSION FROM ITP. THE USE OF THIS DRAWING SHALL NOT EXTEND BEYOND THE PURPOSE FOR WHICH IT WAS ORIGINALLY PREPARED. </div> </div>
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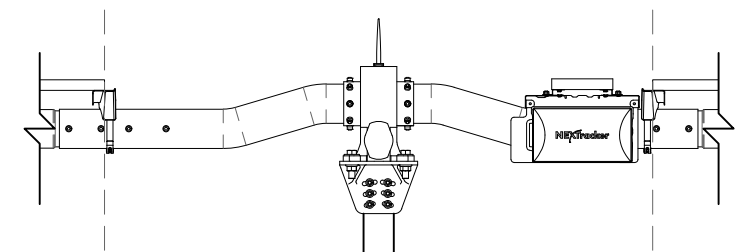
**1 TYPICAL ARRAY PLAN - 87 MODULE TRACKER**  
SCALE: 1:500



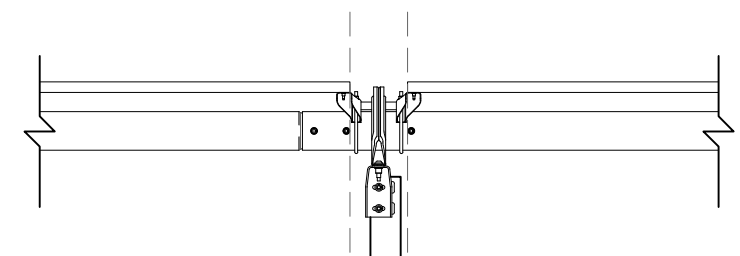
**B TYPICAL ARRAY END ELEVATION**  
SCALE: 1:50



**A TYPICAL ARRAY ELEVATION - 87 MODULE TRACKER**  
SCALE: 1:500




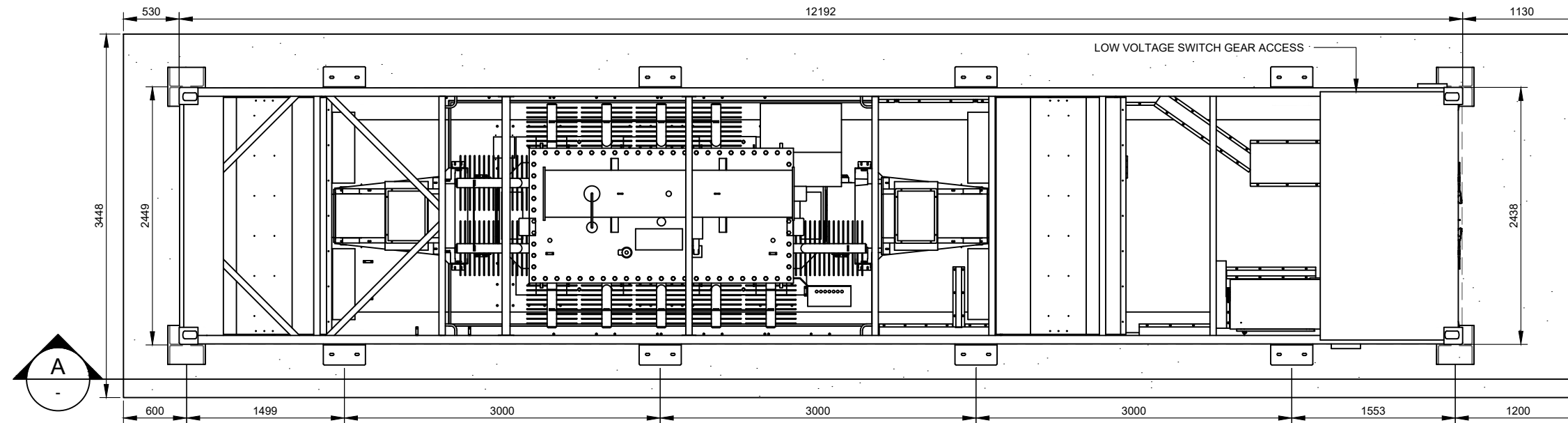
**2 SELF POWERED CONTROLLER DETAIL**  
SCALE: NTS



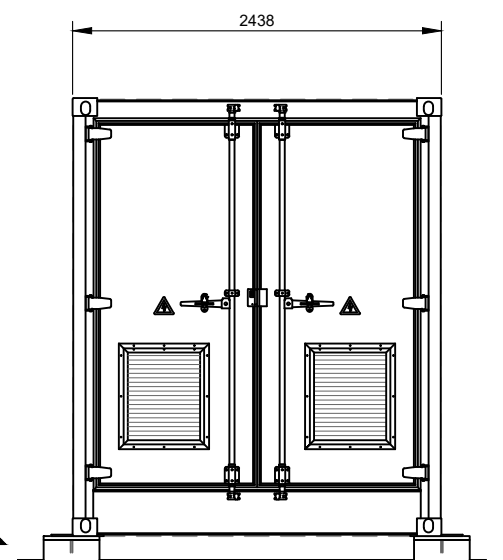
**3 DAMPER DETAIL**  
SCALE: NTS

## DEVELOPMENT APPLICATION

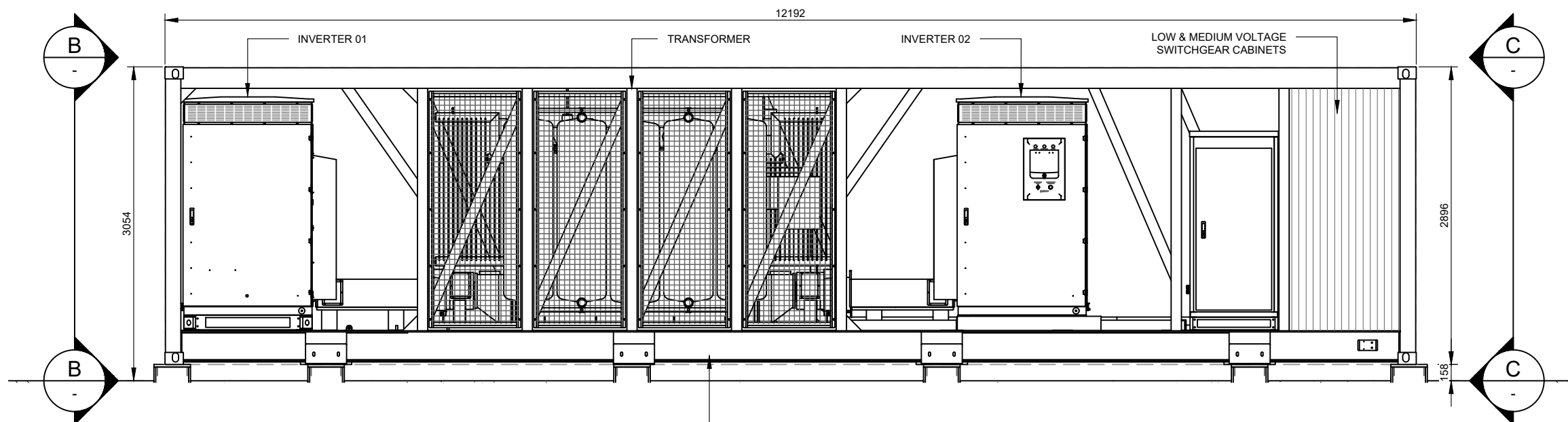
NO.	STAGE	DATE	NOTES	PARTNERS	<div><div><div>P: +61 2 6257 3511 info@itp.com.au www.itpau.com.au</div><div>PO BOX 6217 O'CONNOR, ACT 2602 AUSTRALIA</div></div></div>	<table><tr><td>DRAWN</td><td>MJB</td></tr><tr><td>CHECKED</td><td>MOR</td></tr><tr><td>APPROVED</td><td>SD</td></tr><tr><td colspan="2">DO NOT SCALE. ALL MEASUREMENTS IN MM UNLESS OTHERWISE STATED.</td></tr><tr><td colspan="2">THIS DOCUMENT MAY ONLY BE USED BY CLIENTS OF ITP OR THOSE WHO HAVE RECEIVED EXPRESS PERMISSION FROM ITP. THE USE OF THIS DRAWING SHALL NOT EXTEND BEYOND THE PURPOSE FOR WHICH IT WAS ORIGINALLY PREPARED.</td></tr></table>	DRAWN	MJB	CHECKED	MOR	APPROVED	SD	DO NOT SCALE. ALL MEASUREMENTS IN MM UNLESS OTHERWISE STATED.		THIS DOCUMENT MAY ONLY BE USED BY CLIENTS OF ITP OR THOSE WHO HAVE RECEIVED EXPRESS PERMISSION FROM ITP. THE USE OF THIS DRAWING SHALL NOT EXTEND BEYOND THE PURPOSE FOR WHICH IT WAS ORIGINALLY PREPARED.		<table><tr><td colspan="2">DRAWING</td><td colspan="2">NEXTRACKER ARRAY DETAILS</td></tr><tr><td colspan="2">-----</td><td colspan="2"></td></tr><tr><td>PROJECT</td><td>WEST WYALONG 5MW SOLAR FARM</td><td>SCALE</td><td>AS NOTED</td></tr><tr><td>CLIENT</td><td>ITP DEVELOPMENT</td><td>SHEET SIZE</td><td>A3</td></tr><tr><td>ADDRESS</td><td>WARGIN RD WEST WYALONG, NSW 2671</td><td>ORIG. DATE</td><td>17/1/19</td></tr><tr><td></td><td></td><td>REV. DATE</td><td>23/8/21</td></tr><tr><td>DRAWING NO.</td><td>WWL1C-E-3400</td><td>REV NO.</td><td>1</td></tr></table>	DRAWING		NEXTRACKER ARRAY DETAILS		-----				PROJECT	WEST WYALONG 5MW SOLAR FARM	SCALE	AS NOTED	CLIENT	ITP DEVELOPMENT	SHEET SIZE	A3	ADDRESS	WARGIN RD WEST WYALONG, NSW 2671	ORIG. DATE	17/1/19			REV. DATE	23/8/21	DRAWING NO.	WWL1C-E-3400	REV NO.	1
DRAWN	MJB																																												
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DRAWING		NEXTRACKER ARRAY DETAILS																																											
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PROJECT	WEST WYALONG 5MW SOLAR FARM	SCALE	AS NOTED																																										
CLIENT	ITP DEVELOPMENT	SHEET SIZE	A3																																										
ADDRESS	WARGIN RD WEST WYALONG, NSW 2671	ORIG. DATE	17/1/19																																										
		REV. DATE	23/8/21																																										
DRAWING NO.	WWL1C-E-3400	REV NO.	1																																										
1	DEVELOPMENT APPLICATION	24/08/2021	1. TRACKER AND MODULE DIMENSIONS ARE INDICATIVE AND SUBJECT TO CHANGE BY THE MANUFACTURER WITHOUT NOTICE.																																										
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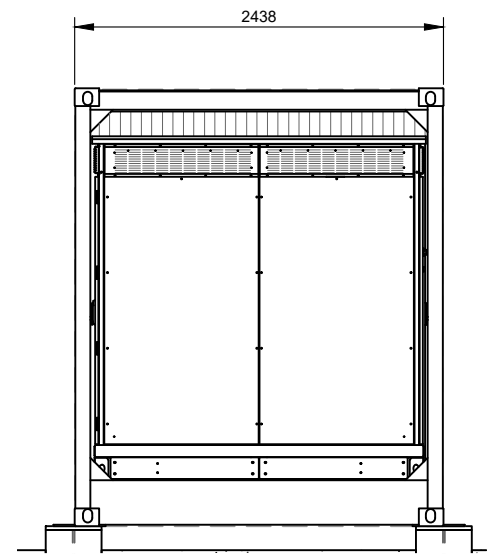
**1 PLAN VIEW**  
SCALE: 1:50



**C END ELEVATION**  
SCALE: 1:50




**A SIDE ELEVATION**  
SCALE: 1:50

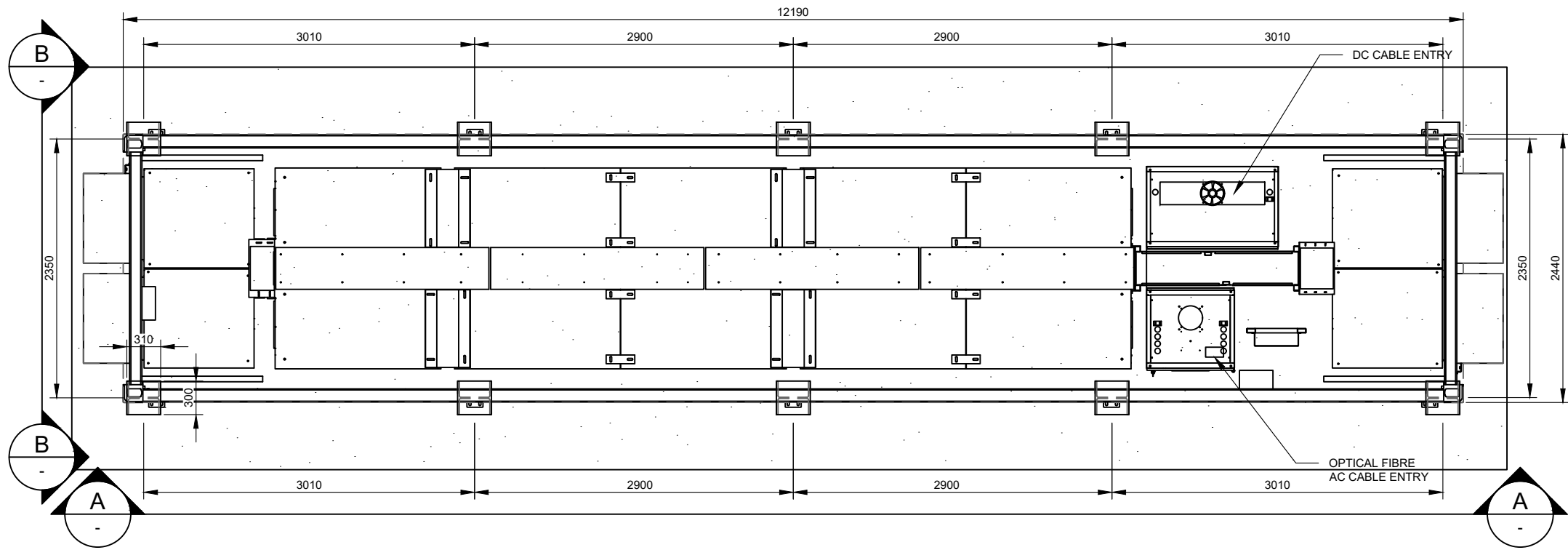


**B END ELEVATION**  
SCALE: 1:50

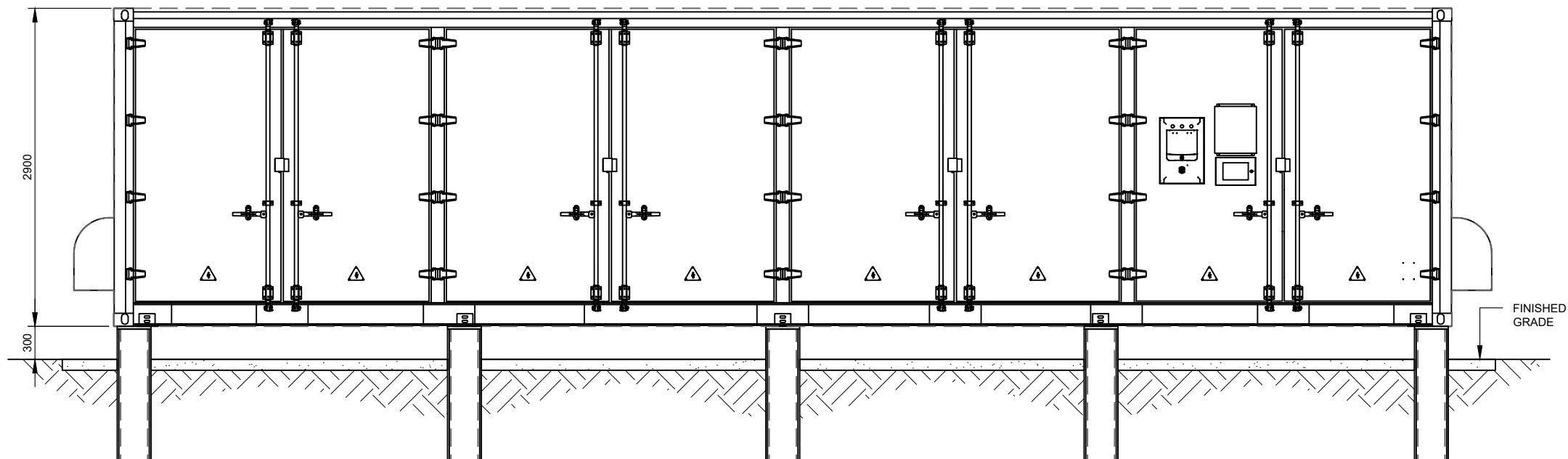
## DEVELOPMENT APPLICATION

NO.	STAGE	DATE	NOTES	PARTNERS	<div>  <p><b>itp</b> RENEWABLES</p> <p>P: +61 2 6257 3511 info@itp.com.au www.itpau.com.au</p> <p>PO BOX 6217 O'CONNOR, ACT 2602 AUSTRALIA</p> </div>	<div> <p>DRAWN: MJB</p> <p>CHECKED: MOR</p> <p>APPROVED: SD</p> <p>DO NOT SCALE. ALL MEASUREMENTS IN MM UNLESS OTHERWISE STATED.</p> <p>THIS DOCUMENT MAY ONLY BE USED BY CLIENTS OF ITP OR THOSE WHO HAVE RECEIVED EXPRESS PERMISSION FROM ITP. THE USE OF THIS DRAWING SHALL NOT EXTEND BEYOND THE PURPOSE FOR WHICH IT WAS ORIGINALLY PREPARED.</p> </div>	<div> <p>DRAWING: <b>INVERTER STATION DETAILS</b></p> <p>PROJECT: WEST WYALONG 5MW SOLAR FARM</p> <p>CLIENT ADDRESS: ITP DEVELOPMENT, WARGIN RD, WEST WYALONG, NSW 2671</p> <p>DRAWING NO.: <b>WWL1C-E-4300</b></p> </div>	<div> <p>SCALE: AS NOTED</p> <p>SHEET SIZE: A3</p> <p>ORIG. DATE: 10/9/18</p> <p>REV. DATE: 23/8/21</p> <p>REV NO.: <b>1</b></p> </div>
1	DEVELOPMENT APPLICATION	24/08/2021						
2	----	----						
3	----	----						
4	----	----						
5	----	----						
6	----	----						

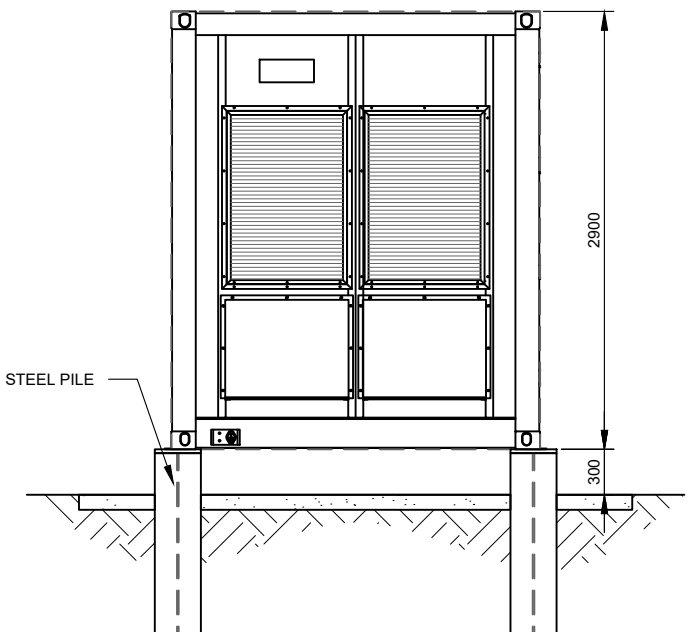




**1 BESS PLAN**  
SCALE: 1:50




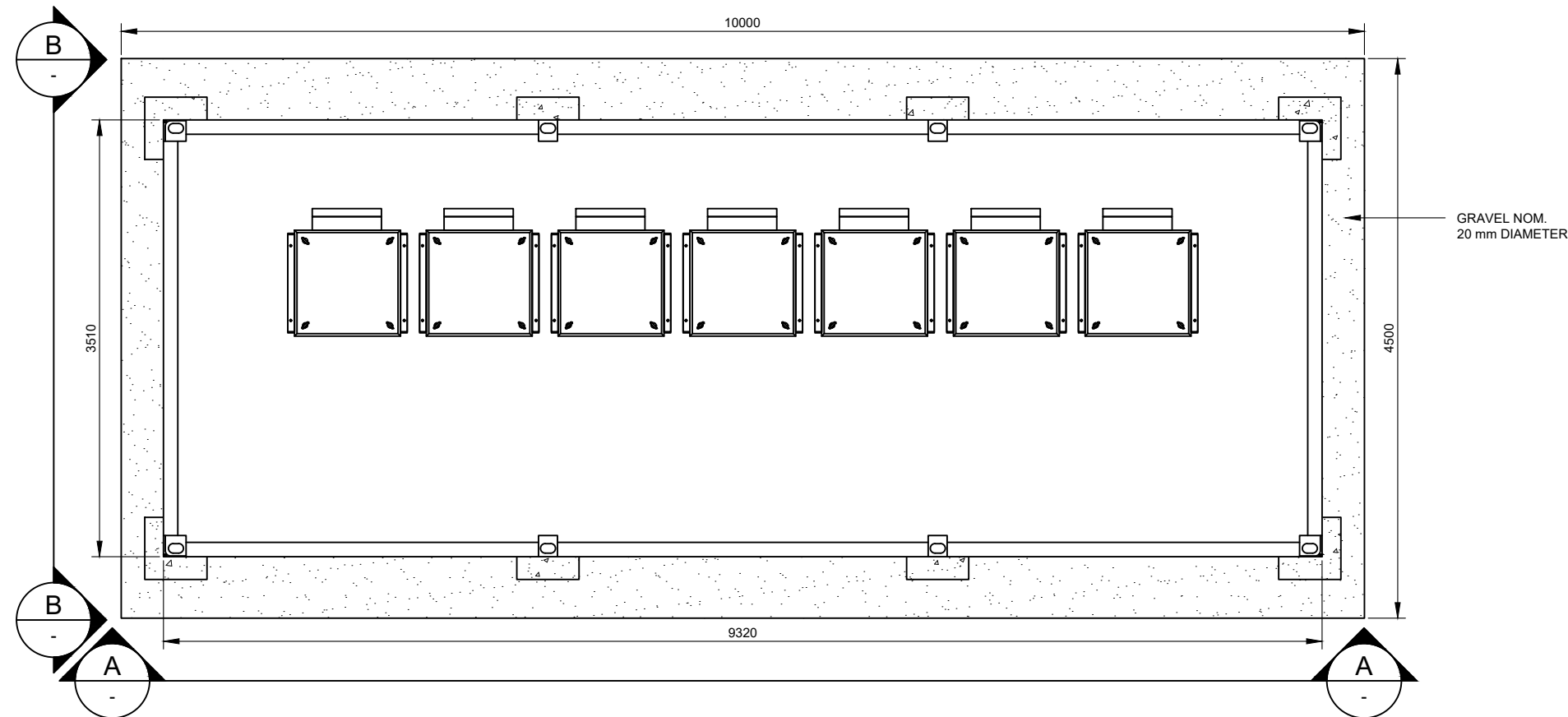
**A SIDE ELEVATION**  
SCALE: 1:50



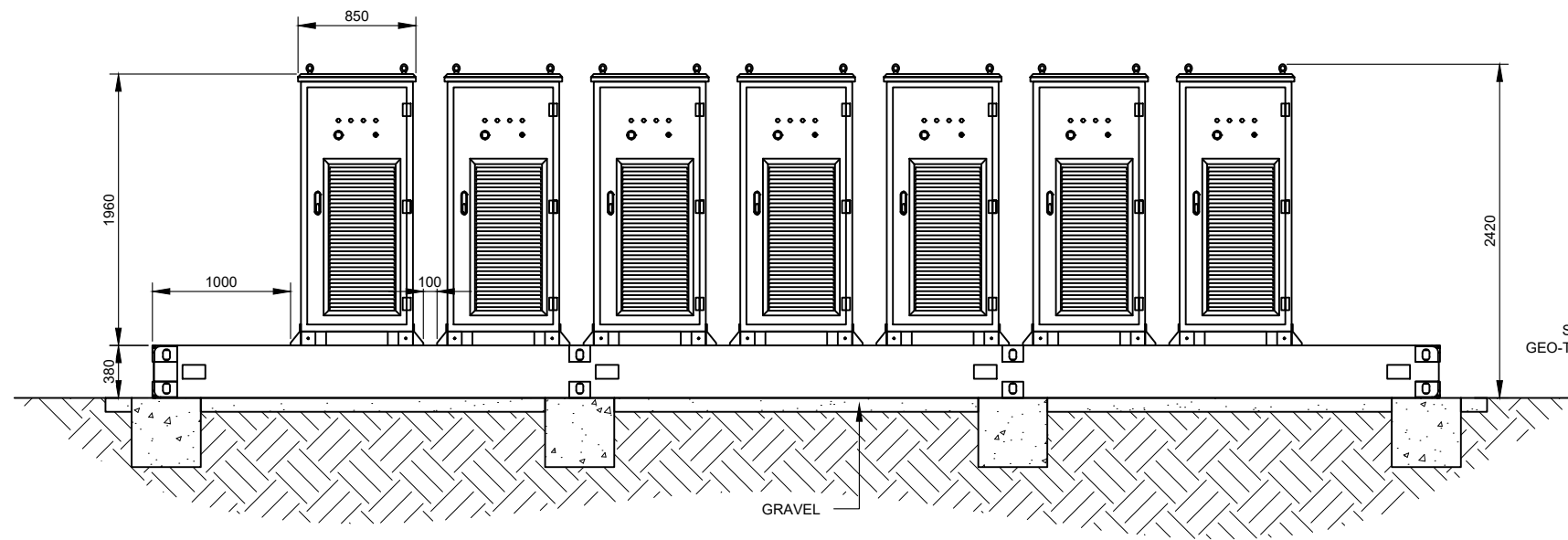
**B END ELEVATION**  
SCALE: 1:50

## DEVELOPMENT APPLICATION

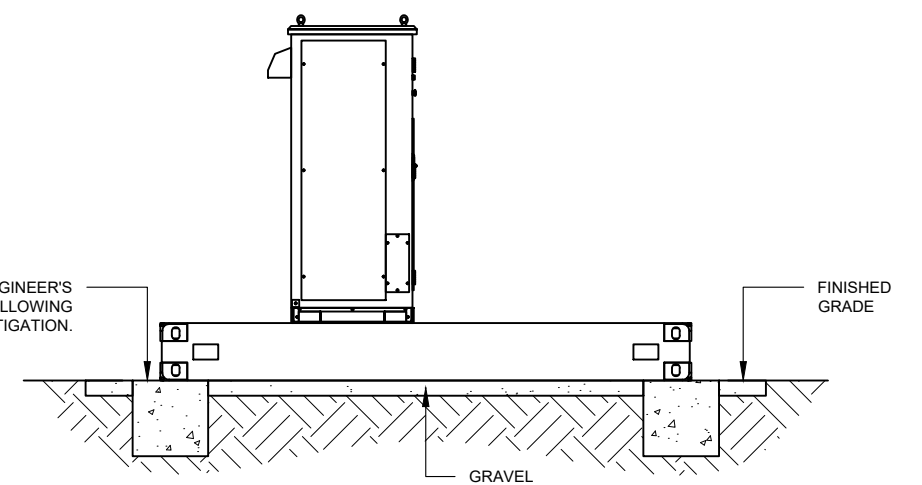
NO.	STAGE	DATE	NOTES	PARTNERS	<div>  <p> P: +61 2 6257 3511  info@itp.com.au  www.itpau.com.au </p> <p> PO BOX 6217  O'CONNOR, ACT 2602  AUSTRALIA </p> </div>	DRAWN: MJB CHECKED: MOR APPROVED: SD DO NOT SCALE. ALL MEASUREMENTS IN MM UNLESS OTHERWISE STATED. THIS DOCUMENT MAY ONLY BE USED BY CLIENTS OF ITP OR THOSE WHO HAVE RECEIVED EXPRESS PERMISSION FROM ITP. THE USE OF THIS DRAWING SHALL NOT EXTEND BEYOND THE PURPOSE FOR WHICH IT WAS ORIGINALLY PREPARED.	DRAWING: <b>BESS STATION DETAILS</b> ---	PROJECT: WEST WYALONG 5MW SOLAR FARM CLIENT: ITP DEVELOPMENT ADDRESS: WARGIN RD WEST WYALONG, NSW 2671	SCALE: AS NOTED SHEET SIZE: A3 ORIG. DATE: 18/3/19 REV. DATE: 23/8/21
1	DEVELOPMENT APPLICATION	24/08/2021							
2	----	----							
3	----	----							
4	----	----							
5	----	----							
6	----	----							




**1** TYPICAL DC-DC SKID PLAN  
SCALE: 1:50



**A** TYPICAL FRONT ELEVATION  
SCALE: 1:50



**B** TYPICAL SIDE ELEVATION  
SCALE: 1:50  
**DEVELOPMENT APPLICATION**

NO.	STAGE	DATE	NOTES	PARTNERS	<div>  <div> <div> <div>DRAWN</div> <div>CHECKED</div> <div>APPROVED</div> </div> <div> <div>MJB</div> <div>MOR</div> <div>SD</div> </div> </div> <div> <div>DO NOT SCALE. ALL MEASUREMENTS IN MM UNLESS OTHERWISE STATED.</div> <div>THIS DOCUMENT MAY ONLY BE USED BY CLIENTS OF ITP OR THOSE WHO HAVE RECEIVED EXPRESS PERMISSION FROM ITP. THE USE OF THIS DRAWING SHALL NOT EXTEND BEYOND THE PURPOSE FOR WHICH IT WAS ORIGINALLY PREPARED.</div> </div> </div>	DRAWING		SCALE	
1	DEVELOPMENT APPLICATION	24/08/2021			<div> <div>DC-DC SKID DETAILS</div> <div>----</div> </div> <div> <div>PROJECT</div> <div>CLIENT ADDRESS</div> <div>DRAWING NO.</div> </div> <div> <div>WEST WYALONG 5MW SOLAR FARM</div> <div>ITP DEVELOPMENT WARGIN RD WEST WYALONG, NSW 2671</div> <div><b>WWL1C-E-5310</b></div> </div>	AS NOTED		A3	
2	----	----				18/3/19		25/8/21	
3	----	----				1			
4	----	----							
5	----	----							
6	----	----							