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| **RECOMMENDED CONDITIONS OF CONSENT**  WESTERN REGIONAL PLANNING PANEL | |

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| PANEL REFERENCE & DA NUMBER | PPSWES-190 – DA21/2023 |
| PROPOSAL | Construction and use of a 5MW micro solar farm, BESS and associated infrastructure |
| ADDRESS | Lot 27 DP750904, part 415 Macleay Road, Coleambally |
| APPLICANT | Green Gold Energy Pty Ltd |
| APPLICATION TYPE | Development Application |

## PART A – GENERAL CONDITIONS

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|  | **CONDITIONS** | **REASON** |
|  | **Approved plans and supporting documentation**  Development consent has been granted for an electricity generating development (private infrastructure) comprising of the installation of solar panels with a capacity of 4.95MW, BESS and associated infrastructure at Lot 27 DP750904, part 415 Macleay Road, Coleambally, Coleambally  Development must be carried out in accordance with the following approved plans and supporting documentation (stamped by Murrumbidgee Council), except where the conditions of this consent expressly require otherwise.   |  |  |  |  | | --- | --- | --- | --- | | **Plan Reference** | **Plan Title** | **Prepared by** | **Date uploaded** | | Unnumbered drawing Revision D | Site plan | Green Gold Energy | 28.09.2023 | | M-101,  M-102 &  M-201 | Solar panel details | Nextracker Inc | 20.06.2023 | | Unnumbered | Electrical equipment details | Green Gold Energy | 20.11.2020 | | Drawing No.  GG21-10-003-1  Rev B. | Fence and gate details | ACE Microgrid | 16.09.2022 | | Drawing No. 23050/01  Sheets 1-2  Revision 1 | Landscape Plan | Chris Smith & Associates | 26.10.2023  (uploaded to Portal) |  |  |  |  |  | | --- | --- | --- | --- | | **Document** | **Reference No** | **Prepared by** | **Date** | | Statement of Environmental Effects (SEE) | 22248 | Chris Smith & Associates | June 2023 | 05.12.2022 | | Biodiversity Assessment Report |  | Red-Gum Environmental Consulting | 26.05.2023 | | Aboriginal Cultural Heritage Due Diligence Assessment Report |  | Red-Gum Environmental Consulting | 28.05.2023 | | Glint & Glare Assessment | 23006 | Environmental Ethos | 19.05.2023 | | Traffic Impact Assessment | 220690 | Traffic Works | 17.05.2023 | | Agricultural Impact Assessment | C336 | Cadeema Environmental & Agricultural Assessments | 26.05.2023 | | Construction Environmental Management Plan | GG-CEMP | Green Gold Energy | 09.06.2023 |   In the event of any inconsistency between the approved plans and the supporting documentation, the approved plans prevail. In the event of any inconsistency between the approved plans and a condition of this consent, the condition prevails.  **Note 1**: An inconsistency occurs between an approved plan and supporting documentation or between an approved plan and a condition when it is not possible to comply with both at the relevant time. | To ensure that all parties with an interest in the application are aware of the approved plans and supporting documentation that has been approved as part of the development. |
|  | **Environmental Planning & Assessment Act, 1979**  All building works and subdivision works shall be carried out in conformity with the provisions of the Environmental Planning and Assessment Act, 1979, and the Regulations made thereunder, in accordance with the plans and specifications approved by Council.  Any alteration to the approved building, or expansion of the business, changes to the operating hours or variation of operation conditions and the like will require the submission of a further development application or a modification application under Section 4.55 of the *Environmental Planning and Assessment Act 1979*, to amend the consent. | To ensure that the requirements of the EP&A Act, 1979 are met. |
|  | **Lapsing of Consent**  In accordance with Section 4.53 of the Environmental Planning and Assessment Act, 1979 this consent is valid for a period of five (5) years from the date of consent. | To ensure that the requirements of the EP&A Act, 1979 are met. |
|  | **National Construction Code**  All works must comply with the National Construction Code, including:   1. All building work must comply with and be carried out in accordance with the requirements of the Building Code of Australia. 2. All plumbing and drainage works must comply with and be carried out in accordance with the requirements of the Plumbing Code of Australia. | Prescribed by clause 69(1) of the EP&A Regulation, 2021. |
|  | **Construction Certificate**    A Construction Certificate is required for the development (solar panel arrays) in accordance with Section 6.7(1) of the *Environmental Planning and Assessment Act 1979*. | To ensure that the requirements of the EP&A Act, 1979 are met. |
|  | **Exempt development, Temporary Structures and Equipment**  Where exempt development, temporary structures or equipment do not require a Construction Certificate to be issued prior to their footings being constructed, their founding or tie down must be designed and certified by a Professional Engineer as meeting the requirements of AS1170:1, 2, 3 Structural Design Actions and structurally adequate to withstand the most critical loads and forces that they might be exposed to. | To ensure that the requirements of the EP&A Act, 1979 are met. |
|  | **Aboriginal or Cultural artefacts**  Should any Aboriginal artefacts, other cultural artefacts, archaeological relics, or any object having interest due to its age or association with the past be located during the course of works, all works are to cease immediately, and notification shall be provided to the Office of Environment and Heritage in accordance with the National Parks and Wildlife Act 1974. Work shall not recommence in the area until this is authorised by the Office of Environment and Heritage. Specifically,   1. If any Aboriginal object is discovered and/or harmed in, or under the land, while undertaking the proposed development activities, the proponent must: 2. Not further harm the object. 3. Immediately cease all work at the particular location. 4. Secure the area so as to avoid further harm to the Aboriginal object. 5. Notify the Department of Planning, Industry and Environment as soon as practical on 131555, providing any details of the Aboriginal object and its location. 6. Not recommence any work at the particular location unless authorised in writing by the Department of Planning, Industry and Environment. 7. In the event that skeletal remains are unexpectedly encountered during the activity, work must stop immediately, the area secured to prevent unauthorised access and NSW Police and the Department of Planning, Industry and Environment contacted. | To ensure that the requirements of the NP&W Act, 1974 are met. |

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## PART A1 – REQUIREMENTS OF EXTERNAL AGENCIES

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|  | **Essential Energy**  The following comments have been provided by Essential Energy forming both conditions and advisory information:   1. All structures associated with the development must be setback a minimum distance of 9m from the nearest part of the development to Essential Energy’s infrastructure (measured horizontally) is required to ensure that there is no safety risk from the overhead 33KV high voltage power lines located in the road reserve. 2. All structures associated with the development must be setback a minimum distance of 12.5m from the nearest part of the development to Essential Energy’s infrastructure (measured horizontally) is required to ensure that there is no safety risk from the overhead 33KV high voltage power lines. 3. All works are to comply with SafeWork clearance requirements. In this regard it is the responsibility of the person/s completing any works to understand their safety responsibilities. The applicant will need to submit a Request for Safety Advice if works cannot maintain the safe working clearances set out in the Working Near Overhead Power lines Code of Practice, or CEOP8041 - Work Near Essential Energy's Underground Assets. 4. If the proposed development changes, there may be potential safety risks and it is recommended that Essential Energy is consulted for further comment. 5. Any existing encumbrances in favour of Essential Energy (or its predecessors) noted on the title of the above property should be complied with. 6. Any activities within this location must be undertaken in accordance with the latest industry guideline currently known as ISSC 20 Guideline for the Management of Activities within Electricity Easements and Close to Infrastructure. 7. Prior to carrying out any works, a “Dial Before You Dig” enquiry should be undertaken in accordance with the requirements of Part 5E (Protection of Underground Electricity Power Lines) of the Electricity Supply Act 1995 (NSW). The location of overhead and underground power lines are also shown in the Look Up and Live app essentialenergy.com.au/lookupandlive. | The requirements of Essential Energy are based on existing high voltage overhead power lines (and easement) are located on the properties which are impacted by the proposal |

## PART B – PRIOR TO THE ISSUE OF A CONSTRUCTION CERTIFICATE

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|  | **CONDITIONS** | **REASON** |
|  | **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.   1. **Payment of building and construction industry long service levy - T**he applicant must pay the long service levy as calculated at the date of this consent to the Long Service Corporation or Council under Section 34 of the Building and Construction Industry *Long Service Payments Act 1986* and provides proof of this payment to the certifier. 2. **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. 3. In accordance with Section 7.12 of the Environmental Planning and Assessment Act 1979 (former S94A) and Council’s Development Contribution Plan this development requires the payment of a 7.12 contribution. The Section 7.12 Contribution is required towards the provision of public amenities and services in accordance with Councils adopted Section 94A Contributions Plan). A copy of this policy is publicly available from Council’s website [www.murrumbidgee.nsw.gov.au](http://www.murrumbidgee.nsw.gov.au).   Total payment shall be $80,725.00 (1% of the proposed cost of carrying out the development).  The contribution is to be paid prior to the issue of the Construction Certificate, unless other arrangements acceptable to Council are made. Payment is to be in the form of cash or bank cheque. Where bonding is accepted a bank guarantee is required.  **Note 3:** Council at its meeting on 24 October 2023 resolved not to enter into a voluntary planning agreement with the applicant. (Minute number 177/10/23). | To ensure that the requirements of the EP&A Act, 1979 and associated regulations are met. |

## PART C – PRIOR TO THE COMMENCEMENT OF WORKS

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|  | **CONDITIONS** | **REASON** |
|  | **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:   1. Appoint a Principal Certifying Authority and notify the Council of the appointment (if Council is not appointed); and 2. Notify Council of their intention to commence building work (at least 2 days’ notice is required). | To ensure that the requirements of the EP&A Act, 1979 and associated regulations are met. |
|  | **Other Approvals**  The following approvals are required where relevant:   1. Roads Act 1993 approval - The applicant is to submit an application to Murrumbidgee Council for any work within the road reserve (e.g. vehicle crossings, access, road improvement and pavement works for local roads, pursuant to Section 138 of the *Roads Act 1993*. Details must be provided with the Construction Certificate application. 2. Section 68 of the Local Government Act 1993 – Any approvals required under Section 68, Parts A to F, including (but not limited to) waste management. Applications are to be made to Council a minimum of six (6) weeks prior to the proposed activity being undertaken | To ensure that the legislative and regulatory requirements of the Roads Act, 1993 and the LG, Act, 1993 are met. |
|  | **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:   1. showing the name, address and telephone number of the principal certifier for the work, and 2. 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 3. 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. | To ensure that the requirements of the EP&A Act, 1979 and associated regulations are met. |
| 12A. | **Dilapidation Report**  A dilapidation report is undertaken by a qualified professional to determine the suitability of Macleay Road and Ercildoune Road to accommodate the heavy vehicle volumes generated during the construction phase of the development.  A copy of this report, noting the existing road conditions, is to be provided to Murrumbidgee Council prior to the commencement of works onsite. | To ensure the local road network is capable of handling the additional demands from the proposed development and what repairs may be required following the completion of works. |

## PART D – DURING CONSTRUCTION

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|  | **CONDITIONS** | **REASON** |
|  | **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*. | To require approval to proceed with building work following each critical stage inspection and comply with the Regulation. |
|  | **Construction Site Management Plan**  During construction the applicant must implement and follow the Construction Environmental Management Plan prepared by Green Gold Energy (reference GG-CEMP) uploaded to the NSW Planning Portal on 19 June 2023. | To ensure the management of the site during the construction phase of the development is carried out in accordance with the approved documents. |
|  | **Traffic Management Plan**  During construction the applicant must comply with the recommendations set out in the Traffic Impact Assessment Report prepared by Traffic Works (reference 220690) dated 17 May 2023 and any requirements of Transport for NSW. | To ensure proper management of construction traffic is maintained during that phase of the development. |
|  | **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:   1. The contact details of the person(s) who removed the waste 2. The waste carrier vehicle registration 3. The date and time of waste collection 4. 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 5. The address of the disposal location(s) where the waste was taken. 6. Waste will not be accepted at any waste management facility operated by Murrumbidgee Council. 7. 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 4**: 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. | To require records to be provided, during construction, documenting that waste is appropriately handled |
|  | **Hours of work**  The principal certifier must ensure that building work, demolition or vegetation removal is only carried out between:   * 7.00am to 6.00pm on Monday to Fridays * 8.00am to 1.00pm on Saturdays * No work on Sundays or Public Holidays   The principal certifier must ensure building work, demolition or vegetation removal is not carried out on Sundays and public holidays, except where there is an emergency.  Unless otherwise approved within a construction site management plan, construction vehicles, machinery, goods or materials must not be delivered to the site outside the approved hours of site works.  **Note 5:** Any variation to the hours of work requires Council’s approval. | To protect the amenity of the surrounding area in accordance with the provisions of the *NSW EPA draft Construction Noise Guideline, 2020.* |
|  | **Construction noise**  The applicant is to ensure that any noise caused by demolition, vegetation removal or construction does not exceed a LAeq (15 min) of 5dB (A) above background noise, when measured at any lot boundary of the property where the construction is being carried out. | To protect the amenity of the surrounding area in accordance with the provisions of the *NSW EPA draft Construction Noise Guideline, 2020.* |
|  | **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. | To ensure any contamination found during construction or demolition is dealt with as quickly as possible and to protect the health of the community and the environment. |
|  | **Uncovering relics or Aboriginal objects**  While demolition or building work is being carried out, all such works must cease immediately if a relic or Aboriginal object is unexpectedly discovered. The applicant must notify the Heritage Council of NSW in respect of a relic and notify the Secretary of the Department of Planning, Industry and Environment and the Heritage Council of NSW in respect of an Aboriginal object. Building work may recommence at a time confirmed by either the Heritage Council of NSW or the Secretary of the Department of Planning, Industry and Environment.    In this condition:  ***“relic”*** *means any deposit, artefact, object or material evidence that:*   1. *relates to the settlement of the area that comprises New South Wales, not being Aboriginal settlement, and* 2. *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.* | To ensure the protection of objects of potential significance during works. |
|  | **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:   1. 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, 2. 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. | To ensure soil removed from the site is appropriately disposed of and soil imported to the site is safe for future occupants. |
|  | **SafeWork NSW**  The applicant is to comply with all the requirements of SafeWork NSW. | To ensure the construction site is maintained in accordance with legislative requirements. |
|  | **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:   1. Be a standard flushing toilet, connected to a public sewer, or 2. If connection to a public sewer is not available, to an on-site effluent disposal system approved by the council, or 3. A portable toilet. | Reason: To provide appropriate on-site amenities during demolition and construction work. |

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## PART E – PRIOR TO ISSUE OF OCCUPATION CERTIFICATE

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|  | **CONDITIONS** | **REASON** | |
|  | **Occupation Certificate**  Occupation and operation of the electricity generating facility 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*. | To ensure that the requirements of the EP&A Act, 1979 and associated regulations are met. | |
|  | **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 removalmust 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. | To ensure that waste is properly disposed of at a licensed waste management facility. | |
| 25A. | **Driveway Construction**  The access to the site be constructed per AS/NZS 2890.2 to the satisfaction of the Council to accommodate the largest vehicle accessing the site during construction. | To ensure that adequate access is provided to the site. |
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|  | **Repair of infrastructure**    Before the issue of an occupation certificate, the applicant must ensure any public infrastructure damaged as a result of the carrying out of building works (including damage caused by, but not limited to, delivery vehicles, waste collection, contractors, sub-contractors, concreting vehicles) is fully repaired to the satisfaction of Council and Transport for NSW. | To ensure that infrastructure that is damaged caused by the developer is repaired | |
| . 26A. | **Dilapidation Report**  A further dilapidation report is undertaken by a qualified professional to determine the damage (in any) to Macleay Road and Ercildoune Road as a consequence of the construction phase of the development.  A copy of this report, is to be provided to Murrumbidgee Council prior to the commencement of works onsite. | To ensure the local road network is capable of handling the additional demands from the proposed development and what repairs may be required following the completion of works. | |
|  | **Operations Environmental Management Plan**  Prior to the issue of an Occupation Certificate, the applicant shall prepare an Operational Environment Management Plan that must be implemented during the construction and operation phases of the development. The plan shall include provisions for the planning, control and/or management of, the following   1. Pasture, stock, vegetation and weeds 2. Emergencies 3. Bush Fire Emergency Management and Operations Plan 4. Access and security 5. Complaints and communications 6. Site monitoring, servicing and maintenance 7. Fire safety measures including annual certification | To ensure the development is operated in accordance with relevant Australian Standards and best practice. | |
|  | **Decommission Management Plan**  A Decommission Management Plan must be provided to Murrumbidgee Council for approval prior to the issue of the occupation certificate. The Plan shall identify the rehabilitation measures that will be implemented post development to enable the continuation of productive agriculture at a level that is at least commensurate with the land’s current condition. The Plan must include, but not be limited to, the following:   1. A rapid assessment method to enable the rapid assessment of land agricultural condition that is based on scientific principles. The method shall identify a suite of indicators including those recommended by the Department of Primary Industries to identify the current condition of the development site. The indicators should be measurable to enable a rapid assessment and comparison of pre and post development site conditions to quantify and determine the sites suitability and productivity for agriculture. The indicators selected should include measures that are commonly used to assess the condition and productivity of land and water resources for agricultural production and include both chemical and physical properties. Measures could include hydraulic conductivity, compaction rates, cation exchange capacity, exchangeable sodium percentage, salinity, permeability and surface and ground water quality as an example. The pre development condition of the site for productive agriculture should be identified using the selected rapid appraisal method. 2. Expected timeline and program for rehabilitation works;      1. Decommissioning of all solar panels, above and below ground infrastructure, inverter stations, fencing and any other structures or infrastructure relating the approved development; and 2. Details on waste management and recycling of all materials arising from the development. | To ensure the decommissioning of the development 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. | |
| 29. | **Bushfire Management & Mitigation Measures**  In addition to the requirements listed by the NSW Rural Fire Service – Planning For Bush Fire Protection 2019, the Bush Fire Emergency Management and Operations Plan (referred to in Condition 27c) must contain a Risk Report and Plan as set out by the NSW Planning Hazardous Industry Planning Advisory Paper No. 2 - Fire Safety Study Guidelines that addresses the following:   1. Develop and submit to Council a Risk Management Plan that addresses: 2. Identification of fire hazards and risks from the solar energy system and BESS containers. 3. Details of tests conducted on the BESS and a summary of results. 4. On-site and off-site consequence analysis of thermal runaway and possible fire scenarios within BESS containers:  * Radiant heat flux from the BESS container to various distances (e.g. 3m - 10m). * The assumptions on which the radiant heat flux calculations are based, including weather conditions. * Site plan/excerpts that show radiant heat flux contours to site elements, including adjacent BESS containers, PCUs, fire water infrastructure. * Plume analysis for fumes/vapour clouds that show likely spread.  1. Fire prevention and explosion strategies and measures to be implemented, including those within and external to the BESS. 2. Analysis of the requirements for fire detection. Where installed fire safety systems are proposed (e.g. gas suppression), an analysis of the performance of the system. 3. Where proposing to reduce the minimum fire water requirements for solar energy facilities and battery energy storage systems, a calculation of the fire water supply and demand must be provided. 4. The risk assessment is to address directly the impact of any ignitions arising from the infrastructure (solar panels, battery energy storage systems, electrical infrastructure) on nearby communities, infrastructure and assets, the impact of bushfire on the infrastructure (eg., ember attack, radiant heat impact, flame contact), an assessment of whether the proposal will lead to an increase in risk to adjacent land and how the proposal will reduce risks on site to an acceptable level. Modifications to Model Requirements must be in consultation with the NSW RFS. 5. Measures for containment of contaminated firefighting water. 6. First-aid fire protection equipment 7. A fire management plan is to be developed and submitted to Council that addresses the following: 8. A summary of fire hazards and risks to and from the site, specific to its location, infrastructure, activities and occupancy. Fire Management Plan Structure and Content is to be based on sound hazard identification and risk management processes. This must include risks to firefighter safety during emergencies. 9. Description of control measures to prevent and reduce the consequences of external fire impacting the facility, including Fire permits, ignition source controls, hot work permits, job hazard analyses, infrastructure, vehicle, equipment, road, fence, access maintenance, waste management, compliant dangerous goods storage and handling, vegetation/fuel reduction and management. 10. Description of control measures to prevent and reduce the consequences of external fire impacting the facility, including Bushfire monitoring, bushfire preparedness, reduced personnel presence/ activities/travel on days of Severe and above Fire Danger Rating, creation and management of fire breaks at the site perimeter and around infrastructure, vegetation/fuel reduction and management, Emergency Plan. 11. Details of equipment and resources to manage fire at the facility, addressing Performance standards for risk controls, specific activities to verify controls (servicing/maintenance, housekeeping inspections, external audits), review processes for risk control effectiveness 12. Procedures for review of the Fire Management Plan. Review triggers and schedule, organisational accountability for the Plan, allocated responsibilities (to persons or roles) for the ongoing review and development of the Plan. 13. Specific to the development site, the design of the facility must incorporate: 14. Least two access points are to be provided into each section where battery energy storage systems are located. The number and location of vehicle access points must be determined in consultation with the NSW RFS. 15. The fire protection system for solar energy facilities must incorporate at least one (1) x 22,500L static water tank at the primary vehicle entrance to each the part of the facility. 16. A fire protection system suitable for the risks and hazards at the facility must be provided. For battery energy storage systems, the water supply quantity must:  * Enable effective cooling of surrounding infrastructure. * Account for reasonable duration of fire events based on the proposed battery chemistry. Account for local weather conditions and potential fire weather conditions. Provide for the safety of firefighters.  1. For facilities with centralised battery energy storage systems, the fire protection system must include at a minimum:  * As no reticulated water is available a fire water supply in static storage tank is to be provided. The quantity of static fire water storage is not to be less than 288,000 litres or as per the provisions of AS 2419.1-2021: Fire hydrant installations, Table 2.2.5(D). (Eg, for battery installations with an aggregate area of over 27,000m2 , 4 (four) hydrant outlets are required to operate at 10L/s for four hours, which equates to a minimum static fire water supply of 576kL.) * Fire hydrants must be provided and located so that every part of the battery energy storage system is within reach of a 10m hose stream issuing from a nozzle at the end of a 60m length of hose connected to a fire hydrant outlet. * The fire water supply must be located at vehicle entrances to the facility, at least 10m from any infrastructure (electrical substations, inverters, battery energy storage systems, buildings). * The fire water supply must be reasonably adjacent to the battery energy storage system and shall be accessible without undue danger in an emergency. (Eg., Fire water tanks are to be located closer to the site entrance that the battery energy storage system). * The fire water supply must comply with AS 2419.1-2021: Fire hydrant installations, Section 5: Water storage tanks. * Battery management/monitoring systems for monitoring the state of battery systems to be installed to ensure safe operation and to detect smoke, heat (thermal), fire and toxic off-gassing within battery containers. * Detection systems for off-gassing must be single- trigger and provide for both lighter and heavier than air gases. * Systems to prevent heat/fire spread within battery containers (such as thermal barriers, shut- down separators, isolation systems, cooling systems). * Systems to prevent explosion within battery containers (such as ventilation, pressure relief and exhaust systems). * Systems to prevent water ingress to battery containers and appropriate ingress protection (IP) ratings for containers/cabinets and/or battery modules. * Warning and alarm systems within the battery containers, and/or the facility, to enable early warning for faults, operation of the battery energy storage system above 'normal'/safe parameters, smoke, off-gassing, and fire. * A minimum distance of 10m is to be established between the battery storage systems and any vegetation.  1. A 10 m Asset Protection Zone (APZ) must be maintained between the solar arrays and the perimeter fence. Grass in the APZ must be kept to less than 100 millimetres in height. 2. An Emergency Management Plan is to be developed and submitted to Council and the Coleambally Rural Fire Brigade (or relevant local fire brigade) that includes: 3. A facility description, including infrastructure details, operations, number of personnel, and operating hours. 4. A site plan depicting infrastructure (solar panels, inverters, battery energy storage systems, generators, substations, grid connection points, transmission lines, dangerous goods storages, buildings, bunds), site access points and internal roads; fire services (water tanks, pumps, booster systems, fire hydrants, fire hose reels); drainage; and neighbouring properties. 5. An emergency response procedure for each credible emergency event and scenario, based on a comprehensive risk management process. 6. Up-to-date contact details for facility personnel, and any relevant off-site personnel that could provide technical support during an emergency. 7. Evacuation procedures and where appropriate, shelter-in-place procedures for facilities at-risk of bushfire or grassfire, if it is too late to evacuate. 8. Details of emergency resources, including fire detection and suppression systems and equipment; gas detection; emergency eye-wash and shower facilities; spill containment systems and equipment; emergency warning systems; communication systems; personal protective equipment; and first aid. 9. A manifest of dangerous goods (if required under the Dangerous Goods (Storage and Handling) Regulations 2022). | To ensure compliance with the NSW RFS guideline ‘Planning for Bushfire Protection 2019 and ensure appropriate mitigation measures are in place in the case of bushfire |
| 29A. | **Landscaping**  Prior to the issue of the Occupation Certificate the landscaping identified in Condition 1 (Drawing No. 23050/01, Sheets 1-2, Revision 1 prepared by Chris Smith and Associates, October 2023) is to be planted. | To ensure that the development is properly screed from the public realm. |

## PART F - ONGOING USE

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|  | **CONDITIONS** | **REASON** |
|  | **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. | To ensure that operational aspects of the development cause minimal environmental harm. |
|  | **Amenity**  The use shall not interfere with the amenity of the locality by reason of the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, wastewater, waste products or grit, oil or otherwise. | To ensure that there is no impact on nearby residential receptors as a result of the use of the subject site. |
|  | **Visual Impacts**  The applicant must:   1. Minimise the off-site visual impacts of the development, including the potential for any glare or reflection from the solar panels; 2. Ensure the visual appearance of all ancillary infrastructure (including paint colours) blends in as far as possible with the surrounding landscape; and 3. Not mount any advertising signs or logos on site, except where this is required for safety purposes. | To ensure that there is minimal impact from the proposed development. |
| 32A. | **Landscape Maintenance**  All landscaping installed as part of Condition 29A shall be maintained for the lifetime of the development. Where and when necessary trees and shrubs that have perished shall be replaced and the landscaping buffer re-established. | To ensure that landscaping is maintained for the lifetime of the development. |
|  | **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. | To mitigate nuisance from light on the natural environment and nearby residential receptors. |
|  | **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. | To mitigate nuisance from noise on nearby residential receptors. |
|  | **Access, loading and unloading**  The person or entity with the benefit of the development consent shall ensure the following requirements are adhered to for the lifetime of the development:   1. The turning path of the largest sized vehicle to access the site is to be clear of obstructions at all times. 2. All vehicles are required to enter and leave the development in a forward direction to ensure traffic/pedestrian safety. 3. All vehicular loading and unloading and parking are to be carried out within the site to prevent interference with the use of the public road. | To minimise nuisance from the development as a result of vehicle movement. |
|  | **Storage of hazardous materials**  The applicant must store and handle all dangerous and hazardous materials on site in accordance with A*S 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. | To ensure all chemicals are stored in a safe manner. |
|  | **Bushfire Management**  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, set out in Condition 30c are to be maintained throughout the operation of the solar farm at the site. | To ensure the protection of human life, the environment and adjoining property in the event of fire or other emergency generated by the development. |
|  | **Decommissioning of the Development Site**  The applicant shall contact Council within 12 months of the expected cessation of operations to advise that the decommissioning process will be commenced in accordance with the approved Decommission Management Plan. The development shall be decommissioned and the site rehabilitated in accordance with the timeframes stated in the Decommission Management Plan. | To ensure the decommissioning of the development 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. |
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## APPENDIX A

## Dictionary

The following terms have the following meanings for the purpose of this consent (except where the context clearly indicates otherwise):

**Applicant** means the applicant for development consent or any person having the benefit of the consent (including, but not limited to, the owner of the property from time to time).

**Approved plans** means the plans endorsed by Council and specified in Part A of this consent.

**AS** means Australian Standard published by Standards Australia International Limited and means the current standard which applies at the time the relevant work is undertaken.

**BCA** means the Building Code of Australia published by the Australian Building Codes Board.

**Building work** means any physical activity involved in the erection of a building.

**Certifier** means a council or a person that is registered to carry out certification work under the *Building and Development Certifiers Act 2018* and principal certifier means the certifier appointed as the principal certifier for the building work under section 6.6(1) of the EP&A Act.

**Construction certificate** means a certificate to the effect that building work completed in accordance with specified plans and specifications or standards will comply with the requirements of the EP&A Regulation.

**Council** means Murrumbidgee Council.

**Court** means the NSW Land and Environment Court.

**Emergency** means an actual or imminent occurrence which endangers or threatens to endanger the safety or health of any person(s), property or the environment above the normal state of affairs.

**EPA** means the NSW Environment Protection Authority.

**EP&A Act** means the *Environmental Planning and Assessment Act 1979.*

**EP&A Regulation** means the *Environmental Planning and Assessment* *Regulation* *2000.*

**LG Act** means the *Local Government Act 1993.*

**Occupation certificate** means a certificate that authorises the occupation and use of a new building or a change of building use for an existing building in accordance with this consent.

**Owner-builder** means a person who does ‘owner-builder work’ as defined in section 29(1) of the *Home Building Act 1989* under an owner-builder permit issued to the person for that work.

**Owner** means the registered proprietor of the property from time to time.

**Principal contractor** means the person responsible for the overall co-ordination and control of the carrying out of the building works or the owner where a principal contractor has not been appointed by the owner of the site.

**Property** means the land to which the development application relates, upon which the development is to be carried out, as set out on page 1 of this consent.

**Stormwater drainage system** means all works and facilities relating to: the collection of stormwater, the reuse of stormwater, the detention of stormwater, the controlled release of stormwater, and connections to easements and public stormwater systems.

**Suitably qualified** means a person with at least a degree and 5 years’ experience carrying out the type of work that is the subject of the relevant condition.