

NOTICE OF DETERMINATION OF A DEVELOPMENT APPLICATION

issued under the *Environmental Planning and Assessment Act 1979*
Section 4.18

Development Application

Applicant Name: ITP Development Pty Ltd
Applicant Address: PO Box 6127
O'CONNOR ACT 2602
Owner's Name: Mr A and Mrs EB Ruggiero
Land to Be Developed: Lot 200 DP 1194585 - 643 Mitchell Highway, Orange
Proposed Development: Electricity Generating Works (solar farm)

**Building Code of Australia
building classification:**

To be determined by the PC

**Determination made under
Section 4.16**

Made On: TBC
Determination: **CONSENT GRANTED SUBJECT TO CONDITIONS DESCRIBED BELOW:**

Consent to Operate From: TBC
Consent to Lapse On: TBC

Terms of Approval

The reasons for the imposition of conditions are:

- (1) To ensure a quality urban design for the development which complements the surrounding environment.
- (2) To maintain neighbourhood amenity and character.
- (3) To ensure compliance with relevant statutory requirements.
- (4) To provide adequate public health and safety measures.
- (5) To ensure the utility services are available to the site and adequate for the development.
- (6) To prevent the proposed development having a detrimental effect on adjoining land uses.
- (7) To minimise the impact of development on the environment.

Conditions

- (1) The development must be carried out in accordance with:
 - (a) **Plans by ITP Renewables - drawings numbered:**
ORA2B-G-040 Rev 1; ORA2B-G-210 Rev 2; ORA2B-G-211 Rev 2; ORA2B-C-120 Rev 1;
ORA2B-G-210 Rev 2; ORA2B-C-430 Rev 1; ORA2B-C-530 Rev 1; ORA2B-C-610 Rev 2;
ORA2B-C-620 Rev 1; ORA2B-C-710 Rev 2; ORA2B-E-341 Rev 1; ORA2B-E-411 Rev 2;
ORA2B-E-430 Rev 1; ORA2B-E-530 Rev 1; (14 sheets)
 - (b) statements of environmental effects or other similar associated documents that form part of the approval
- as amended in accordance with any conditions of this consent.**

Conditions (cont)

- (2) The development shall be carried out in accordance with the General Terms of Approval issued by the Natural Resources Access Regulator annotated Annexure "A"; along with the requirements of Essential Energy and TfNSW as listed in this document.

PRESCRIBED CONDITIONS

- (3) All building work must be carried out in accordance with the provisions of the Building Code of Australia.
- (4) A sign is to be erected in a prominent position on any site on which building work, subdivision work or demolition work is being carried out:
- (a) showing the name, address and telephone number of the principal certifying authority 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 site is prohibited.

Any such sign is to be maintained while the building work, subdivision work or demolition work is being carried out.

PRIOR TO THE ISSUE OF A CONSTRUCTION CERTIFICATE

- (5) The security fence (including; posts, strainer posts, strainer wire and wire netting) (the barb wire does not need to be black) around the entire perimeter of the development shall be black in colour. The plans submitted with an application for a construction certificate shall be amended to clearly show that the fence is to comprise a black finish.
- (6) Prior to the issue of a construction certificate the plans shall be amended to show that the setback of the security fence to the northern boundary (common boundary with the Mitchell Highway) is a minimum of 5m.
- (7) A revised landscape plan shall be submitted to and approved by Council's Manager Development Assessments prior to the issue of a construction certificate. The amended landscape plan shall provide a mix of shrubs and eucalypt trees comprising a 75%:25% (shrubs (75%):trees(25%)) mix. Selected shrubs must have a mature height of at least 3m. All plants must be endemic to the Orange area. Eucalypt species must be a combination of the following; White Box *Eucalyptus albens*, Yellow Box *E. melliodora* and Blakely's Red Gum *E. blakelyi*. The planting arrangement must be irregular to emulate a natural setting, shrubs must be planted at maximum 2.5m centres. Trees can be planted at a greater distance, but not more than 7m centres.
- Shrub plants along the northern, southern and western boundaries must be advanced species with a 15L pot size or greater. Trees can be tube stock.
- The amended landscape plan shall be prepared by a suitably qualified and registered landscape architect.
- The plan shall also show the stock proof perimeter farm fence on the outside of the landscape corridors.
- (8) The applicant is to submit a waste management plan that describes the nature of wastes to be removed, the wastes to be recycled and the destination of all wastes. All wastes from the demolition and construction phases of this project are to be deposited at a licensed or approved waste disposal site.

Conditions (cont)

Prior to the issue of a construction certificate (cont)
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- (9) Engineering plans, showing details of all proposed work and adhering to any Orange City Council and TfNSW conditions of development consent, are to be submitted to, and approved by, Orange City Council prior to the issuing of a Construction Certificate.
- (10) A Road Opening Permit in accordance with Section 138 of the *Roads Act 1993* must be approved by Council prior to **a Construction Certificate being issued or any intrusive works** being carried out within the public road or footpath reserve.

PRIOR TO WORKS COMMENCING

- (11) A Construction Environmental Management Plan (CEMP) shall be prepared for the development and implemented prior to works commencing on-site. The plan shall be adhered to for the entire life of the solar farm.

The CEMP must, as a minimum, address the following; dust suppression, noise mitigation, construction activities and scheduling, working hours, stakeholder/community engagement, complaints register, etc.
- (12) A Construction Certificate application is required to be submitted to, and issued by Council/Accredited Certifier prior to any excavation or building works being carried out onsite.
- (13) A temporary onsite toilet is to be provided and must remain throughout the project or until an alternative facility meeting Council's requirements is available onsite.
- (14) Soil erosion control measures shall be implemented on the site.

DURING CONSTRUCTION/SITEWORKS

- (15) The eucalypt tree required to be removed from the site as shown on the approved plans shall be removed in the following way:
 - The tree is to be inspected to identify any hollows or any other nesting or habitat that may contain fauna,
 - If any fauna be identified, it shall be appropriately relocated within the site,
 - All branches and trunk with a diameter of 300mm or greater shall be cut into 6m or greater lengths.
 - The 6m or greater sections of branches and trunk shall be placed on the ground amongst the stand of native trees within the subject land located to the immediate west of the solar farm footprint.
- (16) If Aboriginal objects, relics, or other historical items or the like are located during development works, all works in the area of the identified object, relic or item shall cease, and the NSW Office of Environment and Heritage (OEH), and representatives from the Orange Local Aboriginal Land Council shall be notified. Where required, further archaeological investigation shall be undertaken. Development works in the area of the find(s) may recommence if and when outlined by the management strategy, developed in consultation with and approved by the OEH.
- (17) In the event of an unexpected find during works such as (but not limited to) the presence of undocumented waste, odorous or stained soil, asbestos, structures such as underground storage tanks, slabs, or any contaminated or suspect material, all work on site must cease immediately. The beneficiary of the consent must discuss with Council the appropriate process that should be followed therein. Works on site must not resume unless the express permission of the Director Development Services is obtained in writing.
- (18) Only clean and verified VENM fill shall be imported onto the site and excess excavated material shall be used onsite or disposed at an appropriate location.

Conditions (cont)

During construction/siteworks (cont)

- (19) The required landscaping must occur as the first works to occur on the land following the issue of a construction certificate. This is to ensure the plants can begin to establish as early as possible. During this period construction personnel must monitor, maintain and water the landscaping on a weekly basis. Replacement plantings must be undertaken if plants die in the first 3 months (construction period).
- (20) A construction noise management protocol is to be in place to minimise noise emissions, manage out of hours minor works, and to respond to potential concerns raised by the community. The use of project related community consultation forums to notify residential receivers of project progress, proposed/upcoming potentially noise generating works, including the duration and nature, are to be conducted as required.
- (21) Localised mobile screens or construction hoarding is to be in place around plant to act as a barrier between construction works and residential receivers. Screens or hoarding is also to be in place where equipment is being operated near to site boundaries and/or residential receivers. This includes screening of areas in constant or regular use, including unloading and laydown areas.
- (22) Plant is to be operated in a conservative manner, with no over revving of motors/engines, and is to be shut down when not in use. Only plant with quiet operation performance is to be used on the project.
- (23) Multiple noisy plant/equipment working simultaneously is to be avoided, and impact noise is to be minimised.
- (24) A broadband reversing alarm is to be fitted on vehicles in lieu of high frequency reversing alarm.
- (25) Signage is to be placed in a prominent position at the front entrance to the site, advising truck drivers of their requirement to minimise noise when entering and exiting the site.
- (26) Training and education is to be provided to all drivers and contractors accessing the site during the construction period, to ensure they are aware of the location of noise sensitive receivers, and their obligation to generally minimise noise generating activities which may impact on those receivers.
- (27) All construction/demolition work on the site is to be carried out between the hours of 7.00 am and 6.00 pm Monday to Friday inclusive. No work (including deliveries) is authorised on weekends or public holidays. Written approval must be obtained from the General Manager of Orange City Council to vary these hours.
- (28) All materials onsite or being delivered to the site are to be contained within the site. The requirements of the *Protection of the Environment Operations Act 1997* are to be complied with when placing/stockpiling loose material or when disposing of waste products or during any other activities likely to pollute drains or watercourses.
- (29) Building demolition is to be carried out in accordance with *Australian Standard 2601:2001 - The Demolition of Structures* and the requirements of Safe Work NSW.
- (30) Asbestos containing building materials must be removed in accordance with the provisions of the *Work Health and Safety Act 2011* and any guidelines or Codes of Practice published by Safe Work NSW, and disposed of at a licenced landfill in accordance with the requirements of the NSW EPA.
- (31) Any adjustments to existing utility services that are made necessary by this development proceeding are to be at the full cost of the developer.

Conditions (cont)

PRIOR TO THE ISSUE OF AN OCCUPATION CERTIFICATE
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- (32) Prior to the issue of an occupation certificate the following shall be implemented in relation to the BESS:
- A reliable, automated monitoring and control systems, with alarm and shutdown response capability shall be installed.
 - BESS-specific fire response plan, in conjunction with the NSW Rural Fire Service shall be prepared. The plan shall incorporate safe measures to prevent the risks of external heat effects in the event of a bushfire.
 - Demonstration of compliance with all applicable Australian codes and standards.
 - The design shall demonstrate appropriate separation and isolation between battery cubicles, and between the BESS and other infrastructure, in accordance with the manufacturers' recommendations, and including gravel set-off areas around the facility.
 - Adequate supply of firefighting water within close proximity to the BESS facility if required by the BESS-specific fire response plan.
- (33) A stock proof farm fence shall be installed on the outside of the 5m wide landscaping corridors on the western, southern and eastern sides of the development footprint. The farm fence shall butt up to the northern boundary fence. The fence shall be design and installed to prevent livestock from damaging the permitter landscape screening.
- (34) Suitable sheep and cattle yards shall be installed within the subject land. The location of the stock yards shall allow suitable heavy vehicle access. The stock yards shall be installed prior to the issue of an occupation certificate.
- (35) Prior to the issue of an occupation certificate, evidence shall be provided to the principle certifying authority that an anti-reflective coating has been applied to all solar panels.
- (36) Prior to the issue of an occupation certificate a rainwater tank with a minimum capacity of 50KL equipped for firefighting shall be installed within the fenced area of the solar farm. The tank shall also be filled to capacity with water prior to the issue of an occupation certificate. The tank shall be permanently maintained with a water level not less than 90% of the capacity. A static water supply notice shall be attached to the front gate of the development site.
- (37) A Decommissioning Plan for the solar farm shall be submitted to Council's Manager Development Assessments for approval prior to the issue of an occupation certificate. The decommissioning plan shall, as a minimum, detail the process for removing the infrastructure from the site including timeframes, the expected means of disposal of the waste; and proposed remediation and rehabilitation of the site as part of retuning the site to the owners of the land.
- This plan shall form part of the terms of the lease of the land. Evidence shall be provided to Council to demonstrate that the decommissioning plan is a binding condition on the lease of the land for the purposes of the solar farm.
- (38) No person is to use or occupy the building or alteration that is the subject of this approval without the prior issuing of an Occupation Certificate.
- (39) Certification from Orange City Council is required to be submitted to the Principal Certifying Authority prior to the issue of an Occupation Certificate stating that all works relating to connection of the development to Council assets, works on public land, works on public roads, stormwater, sewer and water reticulation mains and footpaths have been carried out in accordance with the Orange City Council Development and Subdivision Code and the foregoing conditions.
- (40) A Road Opening Permit Certificate of Compliance is to be issued for the works by Council prior to any Occupation/Final Certificate being issued for the development.

Conditions (cont)

Prior to the issue of an occupation certificate (cont)

- (41) All of the foregoing conditions are to be at the full cost of the developer and to the requirements and standards of the Orange City Council Development and Subdivision Code, unless specifically stated otherwise. All work required by the foregoing conditions is to be completed prior to the issuing of an Occupation Certificate, unless stated otherwise.

MATTERS FOR THE ONGOING PERFORMANCE AND OPERATION OF THE DEVELOPMENT

- (42) Any outdoor lighting must be in accordance with the *Australian Standard 4282-1997 Control of the obtrusive effects of outdoor lighting*.
- (43) The energy generated by this development shall not exceed of 5MW (AC) at any time.
- (44) The storage of dangerous goods within the site shall be in accordance with Australian Standard AS 1940-2004.
- (45) This consent allows the Electricity Generating Works (solar farm) to operate for a maximum period of 35 years from the date of occupation. After this period the decommission plan shall be enacted.
- (46) Upon the issue of an occupation certificate, a 24 month long landscape monitoring period shall commence. The landscape monitoring period as a minimum shall involve fortnightly watering of all landscaping, bi-annual mulching of all landscaping and quarterly inspections of all landscaping looking for sick or dead plants. Any sick or dead plants identified during the quarterly inspections shall be replaced like for like within 7 days of the respective inspection period.
Council officers, or an officer/s appointed by the Council may inspect the landscaping at any time.
- (47) Upon the issue of an occupation certificate, bi-annual environmental monitoring and auditing shall commence and continue for the life of the development. The bi-annual environmental monitoring and auditing shall comprise an inspection of the solar panels for damaged or deteriorating panels. Should a damaged or deteriorating panel be found, it must be replaced immediately. Depending on the extent of damage, discreet soil testing for heavy metals in the immediate location may be required. A report is required to be submitted to Council within 14 days of each bi-annual environmental monitoring and auditing period detailing the findings and any actions taken for the respective period.
- (48) An assessment of noise emissions from the solar farm is to be provided to Council **within 3 months from the issue of any Occupation Certificate**. This commissioning report is to indicate noise levels through the monitoring of noise emanating from the normal use of the facility and determine, if any, necessary noise mitigation measures. Any identified mitigation works shall be carried out within 1 month of the commissioning report, and the operation of the facility shall be carried out in accordance with any recommendations set out in the report.

REQUIREMENTS OF ESSENTIAL ENERGY

1. If the proposed development changes, there may be potential safety risks and it is recommended that Essential Energy is consulted for further comment.
2. Any existing encumbrances in favour of Essential Energy (or its predecessors) noted on the title of the above property should be complied with.
3. Essential Energy has existing 11kV overhead powerlines located on the Private Road street frontage of the property. Any proposed fencing or landscaping located near the existing overhead powerlines must comply with the latest industry guideline currently known as ISSC 20 Guideline for the Management of Activities within Electricity Easements and Close to Infrastructure.

Conditions (cont)

Requirements of Essential Energy (cont)

4. Prior to demolition of the existing shed, any service line must be disconnected. Refer to Essential Energy's Contestable Works team for requirements via email contestableworks@essentialenergy.com.au.
5. Satisfactory arrangements are to be made with Essential Energy for the provision of power with respect to all improvements that will form part of the development. It is the Applicant's responsibility to make the appropriate application with Essential Energy for the supply of electricity to the development, which may include the payment of fees and contributions. Refer to Essential Energy's Contestable Works team for requirements via email contestableworks@essentialenergy.com.au.
6. Satisfactory arrangements are to be made with Essential Energy with respect to the proposed solar farm, which will form part of the development. It is the Applicant's responsibility to enter into the required Connection Agreement/s and any other requirements with Essential Energy for the development, which may include the payment of fees and contributions. Refer Essential Energy's Network Connections team for requirements via email networkconnections@essentialenergy.com.au.
7. In addition, Essential Energy's records indicate there is electricity infrastructure located within the property and within close proximity to the property. Any activities within these locations must be undertaken in accordance with ISSC 20 Guideline for the Management of Activities within Electricity Easements and Close to Infrastructure. Approval may be required from Essential Energy should activities within the property encroach on the electricity infrastructure.
8. 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).
9. Given there is electricity infrastructure in the area, it is the responsibility of the person/s completing any works around powerlines to understand their safety responsibilities. SafeWork NSW (www.safework.nsw.gov.au) has publications that provide guidance when working close to electricity infrastructure. These include the Code of Practice – Work near Overhead Power Lines and Code of Practice – Work near Underground Assets.

REQUIREMENTS OF TRANSPORT FOR NSW

- Prior to the commencement of any onsite construction work, the following site access improvements are to be constructed at the proposed intersection with the Mitchell Highway (State HW7) to the satisfaction of Council as the roads authority and TfNSW:
 - a bitumen-sealed rural Basic Left turn treatment (BAL) in accordance with Figure 8.2 of Austroads Guide to Road Design Part 4A,
 - a bitumen-sealed rural Basic Right turn treatment (BAR) in accordance with Figure A28 of Austroads Guide to Road Design Part 4, AND
 - upgrade of the site access driveway in conformance with Figure 7.4 of Austroads Guide to Road Design Part 4, but with the gate or grid set back at least 30m from the edge of the highway, and a bitumen seal extending from the road edge to the gate,(Copies of those diagrams are enclosed at Annexure "B") with all works also to be in accordance with relevant TfNSW Supplements to Austroads.
- The intersection works are to be designed and constructed for the posted speed limit at this location and be able to accommodate up to 26m B-Doubles and Performance Based Standards (PBS) Level 2B truck combinations nominally 30m in length.
- Truck warning signs (W5-22 Size B) with distance plates (W8-5 Size B) under are to be installed 300m in advance of the site access in both directions on the Mitchell Highway, and are to be removed after completion of construction. Provide details of proposed signage and locations for TfNSW concurrence as part of the road works design review.

Conditions (cont)

Requirements of Transport for NSW (cont)

- Details of any ancillary works are to be provided including (but not limited to) line marking, intersection and road name signage, drainage transitions, batter slopes, vegetation removal, services relocation, and road reserve widening acquisition.
- Safe Intersection Sight Distance (SISD) requirements as outlined in Austroads Guide to Road Design Part 4A and relevant TfNSW Supplements to Austroads is to be provided and maintained in both directions at the site access intersection.
- The developer will be required to undertake private financing and construction of works on a State classified road in which TfNSW has a statutory interest. A formal agreement in the form of a Works Authorisation Deed (WAD) is required between the developer and TfNSW prior to works commencing.
- A Road Occupancy Licence (ROL) is required prior to any works commencing within three (3) metres of the travel lanes of a State classified road, or work that has potential to impact traffic flow such as the use of traffic control devices or signage to protect workers. Please contact 1300 656 371 for further information regarding a ROL. A Traffic Control Plan prepared by a TfNSW accredited person is to be submitted as part of the ROL application.
- Prior to the commencement of construction works a Traffic Management Plan (TMP) including Driver Code of Conduct is to be submitted to and concurrence obtained from Transport for NSW. The preparation of the TMP will require consultation with Transport for NSW, Orange City Council, principal contractor(s) and relevant stakeholders. The requirements of the TMP and Driver Code of Conduct are to cover the matters referred to within the TMP Annexure "B" (attached).
- The TMP is to include management controls to ensure the specified maximum hourly light vehicle movements (32 to/from east of site and 8 to/from west of site) and maximum 9 daily heavy vehicle arrivals (18 movements), as approved under this consent, are not exceeded.
- The TMP is to be reviewed and updated in response to any changes in operating conditions. A copy of the TMP and Driver Code of Conduct is to be provided to contractors and employees as a part of the site induction and a copy is to be made available to Transport for NSW with each major update.
- At all times during construction and operation of the development, movements between the highway and the site shall be in a forwards-only direction, and all vehicle parking or storage of materials shall be contained within the site boundary unless otherwise agreed to in writing by Council as the roads authority and Transport for NSW.
- The panel tracking hubs and all screening vegetation as approved under this consent shall be maintained in good condition for the life of the development, including prompt repair or replacement of any breakdowns or losses that occur, to ensure the development operates in accordance with the consent.

Other Approvals

- (1) *Local Government Act 1993* approvals granted under section 68.
Nil
- (2) General terms of other approvals integrated as part of this consent.
Nil

Right of Appeal

If you are dissatisfied with this decision, Section 8.7 of the *Environmental Planning and Assessment Act 1979* gives you the right to appeal to the Land and Environment Court. Pursuant to Section 8.10, an applicant may only appeal within 6 months after the date the decision is notified.

Disability Discrimination Act 1992:

This application has been assessed in accordance with the *Environmental Planning and Assessment Act 1979*. No guarantee is given that the proposal complies with the *Disability Discrimination Act 1992*.

The applicant/owner is responsible to ensure compliance with this and other anti-discrimination legislation.

The *Disability Discrimination Act* covers disabilities not catered for in the minimum standards called up in the Building Code of Australia which references AS1428.1 - "Design for Access and Mobility". AS1428 Parts 2, 3 and 4 provides the most comprehensive technical guidance under the *Disability Discrimination Act* currently available in Australia.

Disclaimer - S88B of the Conveyancing Act 1919 - Restrictions on the Use of Land:

The applicant should note that there could be covenants in favour of persons other than Council restricting what may be built or done upon the subject land. The applicant is advised to check the position before commencing any work.

Signed:

On behalf of the consent authority **ORANGE CITY COUNCIL**

Signature:

Name:

PAUL JOHNSTON - MANAGER DEVELOPMENT ASSESSMENTS

Date:

TBC

ANNEXURE "A"



Natural Resources
Access Regulator

General Terms of Approval

for proposed development requiring approval
under s89, 90 or 91 of the Water Management Act 2000

Reference Number: IDAS1122461

Issue date of GTA: 14 May 2020

Type of Approval: Controlled Activity

Description: The development involves the construction of a solar farm consisting of 16,000 solar modules producing 6.05MW (DC) capacity. The development also involves the construction of; an inverter station, BESS (Battery Energy Storage System) station, internal driveway, 2.1m high perimeter chain wire security fence and screening landscaping. . Additionally, it is proposed to remove a single tree and demolish a farm shed. Access is proposed via a new access to the Mitchell Highway.

Location of work/activity: 643 MITCHELL HIGHWAY ORANGE 2800

DA Number: DA423/2019(1)

LGA: The Council Of The City Of Orange

Water Sharing Plan Area: Macquarie Bogan Unregulated and Alluvial Water Sources

The GTA issued by NRAR do not constitute an approval under the *Water Management Act 2000*. The development consent holder must apply to NRAR for the relevant approval **after development consent** has been issued by Council **and before** the commencement of any work or activity.

Condition Number	Details
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Design of works and structures

GT0009-00010	Before commencing any proposed controlled activity on waterfront land, an application must be submitted to Natural Resources Access Regulator, and obtained, for a controlled activity approval under the Water Management Act 2000.
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Erosion and sediment controls

GT0006-00001	The following plan(s): - Erosion and Sediment Controls Plan must be: A. prepared in accordance with Managing Urban Stormwater: Soils and Construction, Volume 1 (Landcom, 2004), as amended or replaced from time to time, and B. submitted with an application for a controlled activity approval.
GT0014-00011	A. The consent holder must ensure that any proposed materials or cleared vegetation, which may: i. obstruct water flow, or ii. wash into the water body, or iii. cause damage to river banks, are not stored on waterfront land, unless in accordance with a plan held by Natural Resources Access Regulator as part of a controlled activity(s) approval. B. When the carrying out of the controlled activity has been completed, surplus materials must be removed from waterfront land.
GT0021-00001	The proposed erosion and sediment control works must be inspected and maintained throughout the carried out; construction or operation period of the controlled activity and must not be removed until the site is fully stabilised.
GT0022-00005	During the time the proposed controlled activity is taking place or being constructed, restrictions must be imposed by Natural Resources Access Regulator, such as: A. machinery must not enter the water course at anytime, B. there must be a minimum flow in the water course.

Plans, standards and guidelines

GT0001-00001	A. The application for a controlled activity approval must include the document(s) listed in Schedule 1. B. The document(s) must be prepared by a suitably qualified person.
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209 Cobra Street, Dubbo, NSW 2830 | PO BOX 717, Dubbo, NSW 2830
water.enquiries@dpi.nsw.gov.au | www.water.nsw.gov.au

**General Terms of Approval**for proposed development requiring approval
under s89, 90 or 91 of the Water Management Act 2000**Reference Number:** IDAS1122461**Issue date of GTA:** 14 May 2020**Type of Approval:** Controlled Activity

Description: The development involves the construction of a solar farm consisting of 16,000 solar modules producing 6.05MW (DC) capacity. The development also involves the construction of; an inverter station, BESS (Battery Energy Storage System) station, internal driveway, 2.1m high perimeter chain wire security fence and screening landscaping. . Additionally, it is proposed to remove a single tree and demolish a farm shed. Access is proposed via a new access to the Mitchell Highway.

Location of work/activity: 643 MITCHELL HIGHWAY ORANGE 2800**DA Number:** DA423/2019(1)**LGA:** The Council Of The City Of Orange**Water Sharing Plan Area:** Macquarie Bogan Unregulated and Alluvial Water Sources**Rehabilitation and maintenance**

GT0023-00001 Vegetation clearance associated with the proposed controlled activity must be limited to where the controlled activity is to be carried out, as shown on the approved plan(s).

Reporting requirements

GT0016-00003 The consent holder must inform Natural Resources Access Regulator in writing when any proposed controlled activity carried out under a controlled activity approval has been completed.

ANNEXURE "A"

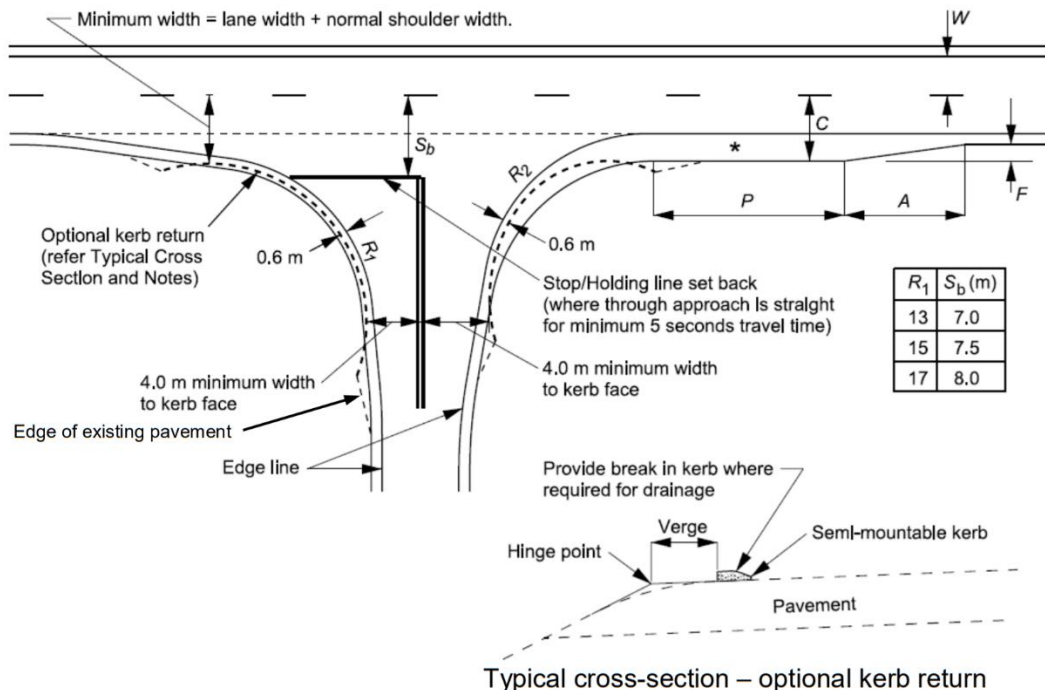
SCHEDULE 1

The plans and associated documentation listed in this schedule are referred to in general terms of approval (GTA) issued by NRAR for integrated development associated with DA423/2019(1) as provided by Council:

- Statement of Environmental Effects, Zenith Town Planning Pty Ltd 2019
- Orange Community Renewable Energy Park - Water Assessment, Golder Associates Pty Ltd 2019
- General Arrangement Plan - ORA2B-G-210, itp Renewables 2019

Figure 8.2: Rural basic left-turn treatment (BAL)

* It is preferred that the widened shoulder is sealed, unless the shoulder can be maintained with a sound and even surface.



Notes:

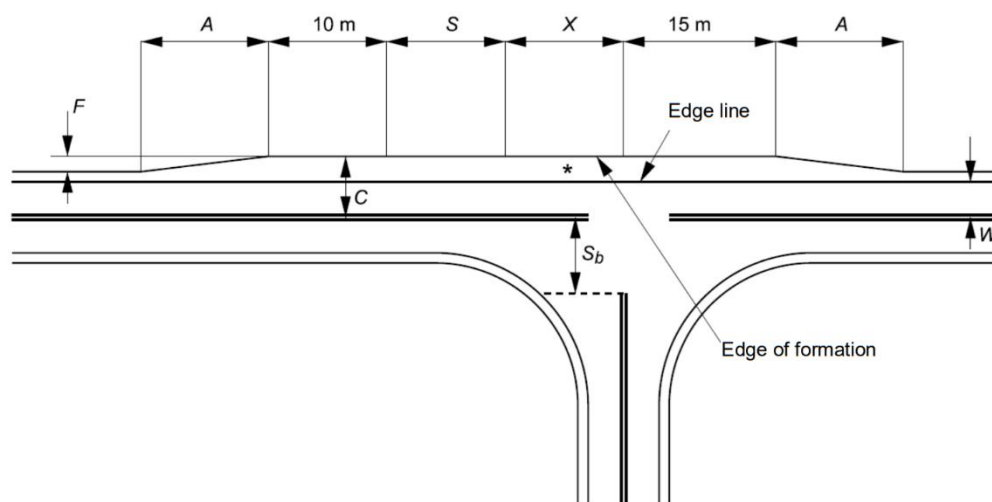
- R_1 and R_2 are determined by the swept path of the design vehicle.
- The dimensions of the treatment are defined thus:
 - W = Nominal through lane width (m) (including widening for curves).
 - C = On straights – 6.0 m minimum.
On curves – 6.0 m plus curve widening (based on widening for the design turning vehicle plus widening for the design through vehicle).
 - $A = \frac{0.5VF}{3.6}$
 - V = Design speed of major road approach (km/h).
 - F = Formation/carriageway widening (m).
 - P = Minimum length of parallel widened shoulder (Table 8.1).
 - S_b = Setback distance between the centre of the major road and the give way or stop line in the minor road.

Source: Department of Main Roads (2006)³⁵.

35 Department of Main Roads (2006) has been superseded and Figure 8.2 has not been carried forward into Queensland Department of Transport and Main Roads (2016).

Figure A 28: Basic right (BAR) turn treatment on a two-lane rural road

* It is preferred that the widened shoulder is sealed, unless the shoulder can be maintained with a sound and even surface



Notes:

This treatment applies to the right turn from a major road to a minor road.

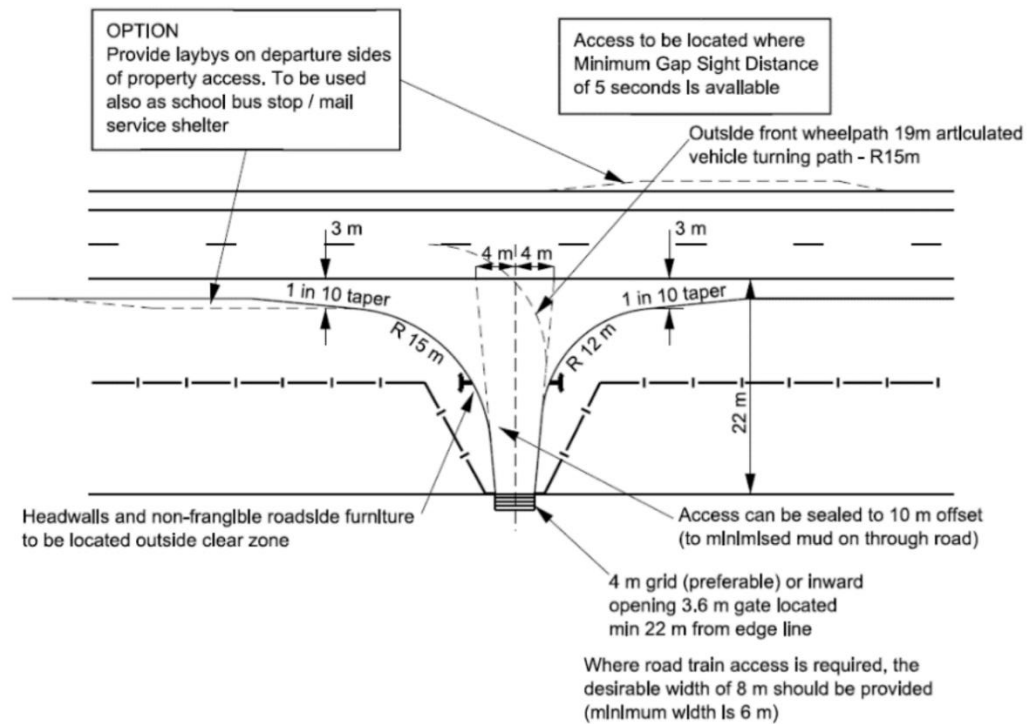
The dimensions of the treatment are:

- W = Nominal through lane width (m) (including widening for curves). Width to be continuous through the intersection.
- C = On straights – 6.5 m minimum
7.0 m minimum for Type 1 & Type 2 road trains
On curves – widths as above + curve widening (based on widening for the design turning vehicle plus widening for the design through vehicle)
- A = $\frac{0.5VF}{3.6}$
Increase length A on tighter curves (e.g. those with a side friction demand greater than the maximum desirable). Where the design through vehicle is larger than or equal to a 19 m semi-trailer the minimum speed used to calculate A is 80 km/h
- V = Design speed of major road approach (km/h)
- F = Formation/carriageway widening (m)
- S = Storage length to cater for one design turning vehicle (m) (minimum length 12.5 m)
- X = Distance based on design vehicle turning path, typically 10–15 m

Source: Department of Main Roads (2006)²⁵.

²⁵ Department of Main Roads (2006) has been superseded and Figure A 28 has not been carried forward into Queensland Department of Transport and Main Roads (2016).

Figure 7.4: Example of a rural property access specifically designed for articulated vehicles



Note: Minimum requirement for a single carriageway with design AADT < 2000 or minimum requirement for dual carriageway left-in-left-out access for single unit truck. Where AADT > 1000 and access is required for a semi-trailer then use the layout.

Source: Department of Main Roads (2006)¹⁰.

¹⁰ Department of Main Roads (2006) has been superseded and Figure 7.4 has not been carried forward into Queensland Department of Transport and Main Roads (2016).

TMP Annexure: Traffic Management Plan and Driver Code of Conduct

The Traffic Management Plan (TMP) and Driver Code of Conduct is to outline measures to manage traffic related issues associated with all phases of the development (e.g. deliveries, construction, operation, maintenance, decommissioning), any construction or excavated materials, machinery and personnel involved. The TMP is to detail the potential impacts associated with the development, the measures to be implemented, and the procedures to monitor and ensure compliance. The TMP is to address (but not be limited to):

- a. Specific commitments for the provision and use of buses and car-pooling during construction to limit peak hourly traffic in accordance with the approved Statement of Environmental Effects (SoEE) and conditions of consent. Plans and measures to manage the impacts of personal vehicle parking at pickup points (e.g. in towns) are to be detailed.
- ~~b. An enforceable policy for staff and contractors to use the designated commuter route in preference to back roads, where the journey is not unreasonably lengthened, as detailed in the approved EIS.~~
- c. Details of origin, destination, quantity, size and frequency of vehicle movements associated with the development including those accessing and egressing the site.
- d. Timings and staging of construction and operation of the development.
- e. Existing and projected background traffic, peak hour volumes and types and their interaction with projected development related traffic.
- f. Loads, weights, lengths and number of movements of haulage and construction related vehicles including Over Size Over Mass (OSOM) loads.
- g. The management and coordination of construction and staff vehicle movements to the site and measures to limit disruption to other motorists, including special OSOM management measures.
- h. Scheduling of haulage vehicle movements to occur outside of daily commuter peak periods, local special event times, school bus (both in rural and town areas) and school zone operating hours.
- ~~i. Active communication procedures for traffic such as school buses or haulage vehicles from other quarries, or near potential safety hazards.~~
- j. Scheduling of heavy vehicle movements to minimise convoy or platoon lengths.
- k. Consideration to minimise the route length for road transport, particularly for OSOM loads.
- l. Any OSOM will be the subject of separate permits through the National Heavy Vehicle Regulator.
- m. Mitigation of local climate conditions that may affect road safety for vehicles used during construction, operation and decommissioning of the facility (e.g. scheduling during daylight hours, or outside of fog, wet weather, ice or snow).
- n. Transport of hazardous materials in accordance with the relevant transport codes.
- o. Specific mitigation measures along the approved transport routes. Road and intersection improvement works are to be completed prior to the commencement of on-site construction unless specifically approved otherwise in the conditions of consent.
- p. Consultation and engagement with affected stakeholders, including regulatory authorities, landowners, businesses, bus operators and so forth.
- q. Policies and procedures for addressing concerns raised by the community on project related matters.
- r. Dust suppression and mitigation measures on public roads and within the site boundaries.
- s. Toolbox meetings to facilitate continuous improvement initiatives and incident awareness.
- t. Truckloads are to be covered at all times when being transported, to minimise dust and loss of material onto roads which may form a traffic hazard.

- u. Measures to ensure responsible fatigue management and discourage driving under the influence of alcohol and/or drugs, dangers of mobile phone use and driving to the conditions, and adherence to posted speed limits.

(End of TMP Annexure)