

ATTACHMENT A – CONDITIONS OF THE CERTIFICATE
This consent is subject to the following conditions:

PART A – GENERAL CONDITIONS

CONDITION					REASON
Approved plans and supporting documentation 1. Development must be carried out in accordance with the following approved plans and supporting documentation (stamped by Council), except where the conditions of this consent expressly require otherwise.					To ensure all parties are aware of the approved plans and supporting documentation that applies to the development
Plan No.	Revision No.	Plan Title	Drawn By	Dated	
G-0100		Title	ITP Renewables	Undated	
22020-G-0400	5	Location Plan	ITP Renewables	18.03.25	
22020-G-2100	8	General Arrangement Plan	ITP Renewables	18.03.25	
22020-G-2110	2	Site Plan	ITP Renewables	14.03.25	
22020-G-2200	1	Site Elevations	ITP Renewables	20.06.23	
22020-C-4300	1	Inverter Footing Details	ITP Renewables	20.06.23	
22020-C-4310	1	BESS Footing Details	ITP Renewables	20.06.23	
22020-C-5300	1	Fencing Details	ITP Renewables	20.06.23	
22020-C-5301	1	Gate Details	ITP Renewables	20.06.23	
22020-C-6300	2	Access Path Details	ITP Renewables	14.03.25	
22020-E-3400	1	Nextracker Array Details	ITP Renewables	20.06.23	
22020-E-4300	1	Inverter Station Details	ITP Renewables	20.06.23	
22020-E-5300	1	BESS Station Details	ITP Renewables	20.06.23	
22020-E-5310	1	DC-DC Converter Skid Details	ITP Renewables	20.06.23	

Document Title	Version No.	Prepared By	Dated	
Statement of Environmental Effects	Final Rev E.01	Zenith Town Planning	22.04.25	
Biodiversity Inspection Report		Red-Gum Environmental Consulting	02.06.22	
Visual Impact Assessment	Final Rev B.01	Zenith Town Planning	22.04.25	
Fire and Hazard Assessment	3	ITP Development Pty Ltd	05.06.23	
Water Assessment	2	ITP Development Pty Ltd	15.05.23	
Glint and Glare Assessment	4	ITP Development Pty Ltd	16.09.24	
Noise Assessment		Muller Acoustic Consulting	15.04.25	
Traffic Impact Assessment		McLaren Traffic Engineering	10.04.25	
Waste and Decommissioning Assessment	3	ITP Development Pty Ltd	10.11.23	
<p>In the event of any inconsistency between the approved plans and the supporting documentation, the approved plan prevail. In the event of any inconsistency between the approved plans and a condition of this consent, the condition prevails.</p> <p>Note: an inconsistency occurs between an approved plan and supporting documentation or between an approved plan and a condition when it is no possible to comply with both at the relevant time.</p>				
<p>Plans on site</p> <p>2. A copy of all stamped approved plans, specifications and documents (including the Construction Certificate if required for the work incorporating certification of conditions of approval) must be kept on site at all times so as to be readily available for perusal by any officer of Council or the Principal Certifying Authority.</p>				To ensure development is undertaken in accordance with the determination of Council
<p>National Construction Code</p> <p>3. All building work must be carried out in accordance with the provisions of the National Construction Code (BCA 2019 Volume Two Class 1 and Class 10 Buildings) and any Australian Standards adopted there under.</p>				To ensure that all building work is carried out in accordance with the relevant construction standards.
<p>Utility Services</p> <p>4. All existing utility services must be appropriately located prior to the start of construction. Any necessary</p>				To ensure costs associated with the development are not

alterations to, or relocations of, utility services must be carried out at no cost to the relevant public authority.	transferred to the public.
External Cladding 5. All external wall and roof sheeting to comprise a pre-painted finish that is non-reflective and not visually intrusive.	To ensure the external cladding of the building is non intrusive to the surrounding locality.
Period of Consent 6. This development consent is granted for a period of 35 years from the date of issue of an Occupation Certificate. Further development consent is required to extend the life of the development.	To clarify the terms of the approval.

PART B – BEFORE THE ISSUE OF A CONSTRUCTION CERTIFICATE

CONDITION	REASON
Construction Certificate Requirements 7. No new works shall commence on site until such time as a Construction Certificate has been issued for either part or all of the works.	To ensure work is undertaken in accordance with this consent & relevant construction standards
Structural Details 8. Structurally engineered plans will be required for the installation of the solar units	To ensure structural integrity of the building
Payment of building and construction industry long service levy 9. Before the issue of a Construction Certificate, the applicant is to ensure that the person liable pays the long service levy of \$23,835.90 as calculated at the date of this consent to the Long Service Corporation or Council under section 34 of the <i>Building Construction Industry Long Service Payments Act 1986</i> and provides proof of this payment to the certifier.	To ensure the long service levy is paid.
Payment of section 7.12 contributions 10. Before the issue of a construction certificate, the applicant must pay a total contribution of \$95,343.59 as calculated at the date of this consent to Council under section 7.12 of the EP&A Act in accordance with <i>Warrumbungle Section 7.12 Contributions Plan</i> . The total amount payable may be adjusted at the time the payment is made, in accordance with the provisions of the <i>Warrumbungle Section 7.12 Contributions Plan</i> . A copy of the development contributions plan is available for inspection at www.warrumbungle.nsw.gov.au	To address the increased demand for regional infrastructure resulting from the approved development

<p>Erosion and sediment control plan</p> <p>11. Before the issue of a construction certificate, the applicant is to ensure that an erosion and sediment control plan is prepared by a suitably qualified professional in accordance with the following documents before it is provided to and approved by the certifier:</p> <ul style="list-style-type: none"> • the guidelines set out in the NSW Department of Housing manual 'Managing Urban Stormwater: Soils and Construction Certificate' (the Blue Book), and • the 'Do it Right On-Site, Soil and Water Management for the Construction Industry' (Southern Sydney Regional Organisation of Councils and the Natural Heritage Trust). <p>The applicant must ensure the erosion and sediment control plan is kept on- site at all times during site works and construction.</p>	<p>To ensure no substance other than rainwater enters the stormwater system and waterways.</p>
<p>Revised Water Assessment Report</p> <p>12. The Developer must provide a revised Water Assessment Report that includes an analysis of catchment hydrology to confirm stormwater discharge flowrates and stormwater runoff direction during minor and major flood events. To ensure that stormwater runoff from the site during both construction and operation phases does not exceed pre-development flowrates, the Developer must submit designs for stormwater retention structures for both minor and major flood events.</p>	<p>To ensure the development is undertaken in a manner that protects the environment.</p>
<p>Construction Environmental Management Plan</p> <p>13. Prior to issue of a Construction Certificate, a Construction Environmental Management Plan (CEMP) must be provided to Council for approval. The CEMP must address all environmental aspects of the development's construction phases, and include where relevant, but not be limited to, the following:</p> <ol style="list-style-type: none"> a. Project Contact Information b. Site Security Details c. Timing and Sequencing Information d. Workforce Accommodation Management Plan e. Site Soil and Water Management Plan f. Groundwater Management Plan g. Landscape Management Plan h. Traffic Management Plan i. Noise and Vibration Control Plan j. Dust Control Plan k. Air Monitoring l. Odour Control Plan m. Health and Safety Plan n. Waste Management Plan o. Bushfire Risk Management Plan p. Incident and Complaints Management Plan 	<p>To ensure the development is undertaken in a manner that protects the environment and human health.</p>

q. Unexpected Finds Protocol	
<p>Revised Waste Management Plan</p> <p>14. A revised Waste Management Plan is to be provided to Council prior to the issue of a Construction Certificate addressing all potential waste products generated during construction and operation phases. Including the location at which all waste will be transported to.</p> <p>Note: No waste will be accepted at any Warrumbungle Shire Council Waste Facilities.</p>	<p>To ensure waste is appropriately managed and disposed.</p>
<p>Construction Traffic Management Plan</p> <p>15. The applicant must prepare and submit to Council for approval a Construction Traffic Management Plan (CTMP). The CTMP must minimise delays and temporary traffic impacts along WSC-managed roads so far as is reasonably practicable, through the use of a combination of measures such as (but not limited to):</p> <ol style="list-style-type: none"> Public notification along affected roads, with advance notice given in the local media and by signage posted along the route, in particular with regard to the Edward Street / Newell Highway intersection; Use of night or off-peak transport periods; A commitment to encouraging carpooling to align with the assumptions of light vehicles having a two person occupancy rate; A commitment to mitigation measures to stagger traffic volumes at the Edwards Street/Newell Highway intersection in consideration of the provided AM/PM peak hour traffic volumes; Other measures identified in consultation with Council. The draft CTMP must be submitted to Council for review at least three months prior to the planned movement of heavy and oversized vehicles. The CTMP must be approved by Council before any movement of heavy vehicles. As part of the CTMP measures, the consent holder shall maximise the use of buses and minibuses between accommodation centres, the project site and towns, and shall encourage car-pooling quotas be developed and enforced, to ensure that project private vehicle-kilometres are minimised. Project bus planning shall also provide for regular workforce access to town services and amenities while minimising negative social impacts on surrounding communities. The Plans must also mitigate and minimise the impacts of development traffic on school bus routes during their operating times, and on stock and crop haul routes during high-traffic seasons. 	<p>To ensure the development has minimal impacts on the road network.</p>
<p>Vegetation Management Plan</p> <p>16. A Vegetation Management Plan shall be provided to Council for approval prior to the issue of a Construction Certificate detailing how existing and additional tree</p>	<p>To ensure vegetation on site is appropriately managed.</p>

planting required by condition 17 will be maintained for the life of the development, including replacement planting should any trees fail.	
Tree Planting 17. Additional matured trees are to be planted on the subject land to the north of the solar arrays to fill gaps between existing trees to reduce the visual impact on the neighbouring properties in accordance with the approved Vegetation Management Plan.	To reduce the visual impact to neighbouring properties.

PART C – BEFORE THE COMMENCEMENT OF BUILDING WORK

CONDITION	REASON
Erosion and sediment controls in place 18. Before the commencement of any site or building work, the principal certifier must be satisfied the erosion and sediment controls in the erosion and sediment control plan, (as approved by the principal certifier) are in place until the site is rectified (at least 70% ground cover achieved over any bare ground on site).	To ensure runoff and site debris do not impact local stormwater systems and waterways
Right of Carriageway 19. Before the commencement of work, a right of carriageway shall be provided on title over the proposed access track on Lot 1 in DP 1291149 at 528 Purlewaugh Road, Coonabarabran.	To ensure legal access is provided to the site.
Easement for Transmission Lines 20. Before the commencement of work, as easement for transmission lines shall be provided on title over Lot 1 in DP 1291149 at 528 Purlewaugh Road, Coonabarabran.	To ensure ongoing access to the proposed power line for maintenance purposes.
Signs on site 21. A sign must be erected in a prominent position on any site on which building work or demolition work is being carried out: <ol style="list-style-type: none"> showing the name, address and telephone number of the principal certifier for the work, and 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 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. <p>Note: This does not apply in relation to building work or demolition work that is carried out inside an existing building that does not affect the external walls of the building.</p>	To provide for safe management of the site.

<p>Management of Waste</p> <p>22. A garbage receptacle must be provided at the work site before works begin and must be maintained until the works are completed. Building materials and equipment must be stored wholly within the work site unless an approval to store them elsewhere is held.</p> <p>Demolition materials and waste materials must be disposed of at suitably licensed waste management facility as per the approved Waste Management Plan</p> <p>All putrescible waste and recycling produced from the site is to be disposed of at an approved waste facility, via direct delivery to the site during opening hours.</p> <p>Warrumbungle Shire Council Waste facilities will not be accepting any waste associated with the development.</p>	<p>To ensure responsible disposal of waste material</p>
<p>Site Facilities</p> <p>23. Toilet facilities must be provided on the work site at the rate of one toilet for every 20 persons or part of 20 persons employed at the work site.</p> <p>Each toilet provided must:</p> <ul style="list-style-type: none"> • be a standard flushing toilet, connected to a public sewer, or • if connection to a public sewer is not available, to an on-site effluent disposal system approved by the council, or • a portable toilet. <p>The provision of toilet facilities must be completed before any other work is commenced.</p>	<p>For the health and safety of the community and workers on the site.</p>
<p>Access Upgrade</p> <p>24. The geometrical layout of the access off Purlewaugh Road at 528 Purlewaugh Road must be upgraded in accordance with Figure 7.4 in Part 4 of the <i>Austrroads Guide to Road Design Part 4</i> or an alternative design subject to Council agreement.</p> <p>The existing 600mm diameter culvert is replaced with 600mm diameter reinforced concrete pipe, Class 3 or Class 4. The length of pipe must extend beyond the turning radius shown in Figure 7.4. The pipe culvert must be fitted with concrete headwalls and wingwalls.</p> <p>The access pavement between edge of bitumen and the property boundary, including approach and departure tapers, must be constructed with at least 200mm compacted road base.</p> <p>The surface of the access to be bitumen sealed with a double coat of bitumen and stone for a distance of 10m towards the property from the edge of existing bitumen, and extending to the end of both the approach and departure tapers.</p>	<p>To comply with the requirements of the Roads Act 1993.</p>

<p>An environmental assessment must be undertaken on any trees or shrubs within the road reserve proposed for removal. The environmental assessment report must be presented to Council prior to removal of any tree or shrub. Trees or shrubs within the road reserve that are removed must not be disposed of within the road reserve.</p> <p>The Developer is required to prepare and submit a Traffic Management Plan including a Traffic Guidance Scheme for works undertaken within the road reserve. The TGS must be prepared in accordance with <i>TfNSW Technical Manual, Traffic Control at Work Sites (TCAWS) issue 6.1</i>.</p> <p>A Section 138 application must be submitted to Council via the NSW Planning Portal prior to commencement of any works on the road reserve. Concurrence of Transport for NSW will be required.</p>	
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PART D – WHILE BUILDING WORK IS BEING CARRIED OUT

CONDITION	REASON
<p>Construction Hours</p> <p>25. The principal certifier must ensure that building work, demolition or vegetation removal is only carried out between:</p> <ul style="list-style-type: none"> Monday to Friday (inclusive) - 7.00am to 6.00pm Saturday – 7.00am to 1.00pm No works are to be carried out on a Sunday or Public Holiday <p>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.</p> <p>Unless otherwise approved within a construction site management plan, construction vehicles, machinery, goods or material must not be delivered to the site outside the approved hours of site works.</p> <p>Any variation to the hours of work required Council's approval.</p>	<p>To protect the amenity of the surrounding area</p>
<p>Construction noise</p> <p>26. While building work is being carried out and where no noise and vibration management plan is approved under this consent, the applicant is to ensure that any noise caused by demolition, vegetation removal or construction does not exceed an Laeq (15 min) of 5dB(A) above background noise, when measured at</p>	<p>To protect the amenity of the neighbourhood</p>

<p>any lot boundary of the property where the construction is being carried out.</p> <p>Prior to the commencement of work, the applicant shall provide Council with certification from a qualified acoustic consultant that the measures proposed to ensure noise levels at the nearest sensitive receptors do not exceed 50dB(A).</p>	
<p>Construction Access and Traffic</p> <p>27. During construction, the number of vehicle trips shall not exceed 24 inbound and 24 outbound vehicle trips in the AM and PM peak hour periods.</p> <p>Construction access shall only be via the approved access from Purlewaugh Road. No construction access is permitted from the Newell Highway.</p> <p>No high-risk oversize overmass (OSOM) vehicles are to be used for the project.</p>	<p>To ensure the development does not negatively impact on traffic volumes in the local area.</p>
<p>Uncovering relics or Aboriginal objects</p> <p>28. 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 Climate Change, Energy, the Environment and Water 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 Climate Change, Energy, the Environment and Water. In this condition:</p> <ul style="list-style-type: none"> • “relic” means any deposit, artefact, object or material evidence that: <ul style="list-style-type: none"> 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. 	<p>To ensure the protection of objects of potential significance during works</p>
<p>Applicant's Cost of Work on Council Property</p> <p>29. The applicant shall bear the cost of all works associated with the development that occurs on Council's property.</p>	<p>To ensure proper management of public funds.</p>
<p>Bushfire Safety</p> <p>30. The following bushfire prevention measures shall be provided to the development:-</p>	<p>To provide for development in accordance with</p>

<p>Asset Protection Zones and Landscaping From the start of building works and for the life of the development, the property around the proposed development must be managed as an inner protection area (IPA) for 10m in all directions.</p> <p>Essential Equipment Essential equipment should be designed and housed in such a way as to minimise the impact of bush fires on the capabilities of the infrastructure during bush fire emergencies. It should also be designed and maintained so that it will not serve as a bush fire risk to surrounding bush.</p> <p>Bush Fire Emergency Management and Operations Plan A Bush Fire Emergency Management and Operations Plan shall be prepared in consultation with the NSW RFS to identify all relevant risks and mitigation measures associated with the construction and operation of the solar farm. This should include:</p> <ul style="list-style-type: none"> • detailed measures to prevent or mitigate fires igniting; • work that should not be carried out during total fire bans; • availability of fire-suppression equipment, access and water; • storage and maintenance of fuels and other flammable materials; • notification of the local NSW RFS Fire Control Centre for any works that have the potential to ignite surrounding vegetation, proposed to be carried out during a bush-fire fire danger period to ensure weather conditions are appropriate; and • appropriate bush fire emergency management planning. 	<p><i>Planning for Bushfire Protection 2019.</i></p>
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PART E – BEFORE THE ISSUE OF AN OCCUPATION CERTIFICATE

CONDITION	REASON
<p>Occupation Certificate 31. No occupation of the site is to occur until such time as an Occupation Certificate has been issued by the Principal Certifying Authority.</p>	<p>Statutory Requirement</p>
<p>Outdoor Lighting 32. All lighting must be in accordance with the requirements of 'Development on land 18 kilometres or more from the observatory' under Clause 5.14 Siding Spring Observatory – Maintaining Dark Sky of the Warrumbungle Local Environmental Plan 2013.</p>	<p>To comply with Clause 5.14 of the <i>Warrumbungle Local Environmental Plan 2013</i>.</p>

In particular, the development must not emit more than a total of 50,000 lumens.	
Electricity 33. The development shall be connected to electricity supply by a licenced electrician, and in accordance with the relevant Australian Standards. The electricity is to be connected prior to the issue of an Occupation Certificate. Prior to the connection of the electrical services a certificate of compliance must be provided from a licensed electrician certifying that the electrical system complies with the relevant Australian Standard.	To ensure adequate servicing of the development
Stormwater 34. Roof water and water from solar panels shall be directed away from the foundations using appropriate drainage systems, while ensuring it doesn't hinder the natural water flow of the surrounding area. Adequate site drainage should be maintained to reduce moisture changes of underground soil during wet season.	To ensure that disposal of water does not adversely affect buildings or property.
Removal of waste upon completion 35. 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.	To ensure waste material is appropriately disposed or satisfactorily stored

PART F – ONGOING

CONDITION	REASON
Maintenance of the Site 36. For the life of the development, the solar panels, security fencing, surrounding grassed areas and all existing and planted vegetation on the site shall be appropriately managed and maintained to minimise bush fire risk, maintain site security and ensure the site and the development is well maintained. Construction erosion and sediment controls are to be maintained until site stabilisation is achieved as per the requirements of <i>Soils and Construction, Vol 1, 4th Ed, March 2004, Landcom</i> . <i>For the life of the development, erosion control and sediment generations is to be monitored and managed</i>	To ensure the site and development is maintained in an appropriate manner.

<i>to comply with the requirements of Chapter 5 of the NSW POEO Act.</i>	
<p>Decommissioning</p> <p>37. The project shall be decommissioned at the end of the approved timeframe. A decommissioning and rehabilitation plan shall be submitted to Council for approval for the demolition and decommissioning of the development no later than 12 months prior to the commencement of decommissioning.</p> <p>As part of decommissioning the project, all the following shall be completed by the consent holder:</p> <ol style="list-style-type: none"> Remove all structures to ground surface level, and transport all components offsite to approved waste disposal, processing or reuse sites. Remove all private structures and services that cross or traverse along or encroach into WSC-managed public dedicated road reserves, including all subsurface cables and plant (but pits and conduits may be retained with Council approval). Extinguish any easements (if applicable) which burden public land or dedicated roads in favour of the project. Reinstate and make good public land after removal of structures to no worse than its pre-development condition. Repair all defects in public land or infrastructure that arose from the decommissioning activities, within 24 months of completion and prior to refund of bond securities held by Council. Undertake a contamination investigation and any rehabilitation required. 	<p>To ensure the decommissioning of the development is undertaken in accordance with a valid development consent.</p>

ADVICE

Location of Services

Prior to construction work commencing you should ensure that all services have been clearly located and identified by contacting “Dial before you Dig” by telephoning 1100.

Bushfire Information

Information on Bushfire hazard reduction and requirements of Asset Protection Zones can be obtained from the NSW Rural fire service website www.rfs.nsw.gov.au

Inspections

If any of the following inspections are required a minimum of 48 hours notice must be given if Council is chosen as the Principal Certifying Authority:

- Pier holes, pads or bulk piers before concrete is poured.
- Steelwork in place for reinforced slab or footings.
- Wet area water-proofing
- Framework at “lockup” stage. (Roof may be loaded, gutters and downpipes in place, veneer tied off to frame, plumbing installed and electrical wiring installed.)
- Stormwater connections

- f. Final at occupation stage – all conditions of consent and building aspects complete

Outdoor Lighting – Dark Sky Planning Guideline

This document contains information to assist the assessment of development and promote best practice outdoor lighting to protect the observing conditions in the Dark Sky Region for the Siding Spring Observatory. To view an electronic version in PDF format, visit

www.planning.nsw.gov.au

Disposal of Waste

No construction waste will be accepted at Warrumbungle Shire Council Waste facilities. The Waste Management Plan is to include the location which all waste will be transported to.