

1. DEVELOPMENT CONSENT: RECOMMENDED DRAFT CONDITIONS

Development:	Daisy Hill Solar Farm
Address	Lot 3, DP 755189, Kidman Way, Hillston
Applicant	ITP (Development) Pty Ltd
Determining Authority	Western Regional Planning Panel
	(Planning Panel Ref No PPSWES-26) DA 2020/017; Carrathool Shire Council

The Development Application for the Daisy Hill Solar Farm is approved, subject to the conditions herein.

SCHEDULE 1: ADMINISTRATIVE CONDITIONS

Obligation to Minimise Harm to the Environment

1. In meeting the specific environmental performance criteria established under this consent, the Applicant must implement effective measures to prevent any material harm to the environment that may result from the construction, operation, upgrading/refurbishment or decommissioning of the development.

Terms of Consent

2. The Applicant must carry out the development:
 - (a) generally in accordance with the Statement of Environmental Effects and related documentation, including amended plans, commitments and undertakings given in writing by the Applicant during the assessment and determination process; and
 - (b) in accordance with the conditions of this consent.
3. Development consent is granted for use of the site as an **electricity generating works** as defined by the Carrathool Local Environmental Plan 2012 including the following works/components:
 - (a) AC capacity of 10.0 MW;
 - (b) Capital Investment Value of \$13.2 Mil;
 - (c) To be sited on the south-western quarter of Lot 103 DP 755189, Norwood Lane, Hillston;
 - (d) The site is to be subdivided into two lots, with construction to occur in two stages, with one stage accommodated on each lot. Lot 1 of **12.53** hectares (stage 1) comprising the installation of **12,180** solar panels generating 5 MW and Lot 2 of **55.34** hectares (stage 2) comprising the installation of **12,180** solar panels generating 5 MW;
 - (e) Junction boxes and substation;
 - (f) Above and underground electrical conduits and cabling;
 - (g) Internal access driveway;

- (h) A temporary car parking area for 40 vehicles during the construction phase;
 - (i) Security fencing;
 - (j) Vegetative amenity screening;
 - (k) The upgrading of Norwood Lane to the standard of gravel pavement required by Council and agreed to by the Proponent prior to project construction and making good any road dilapidation post construction, after any upgrading/refurbishment and after decommissioning;
 - (l) A restriction is to be placed on the title of the proposed Lot 1 with an area of **12.53** ha prohibiting the construction of a dwelling on this allotment; and
 - (m) Decommissioning of the solar energy system at the end of the consent and removal of all components to an approved facility located outside the Carrathool Shire.
4. If there is any inconsistency between the various assessment documents and related correspondence, the most recent document must prevail to the extent of the inconsistency. However, the conditions of this consent must prevail to the extent of any inconsistency.
 5. The Applicant must at all times comply with any requirements of the Council arising from the Council's assessment of:
 - (a) any plans or correspondence that are submitted in accordance with this consent;
 - (b) any reports or reviews commissioned by the Council regarding compliance with this consent; and
 - (c) the implementation of any actions or measures contained in these documents.

Limits of Consent

6. This consent will lapse five years from the date of consent unless the works associated with the development have substantially and materially commenced.
7. The duration of the consent is 35 years from the date of approval.

Structural Adequacy

8. The Applicant must ensure that all new buildings and structures, and any alterations or additions to existing buildings and structures, are constructed in accordance with the relevant requirements of the *Building Code of Australia*.
9. Prior to commencement of any works, a Construction Certificate must be obtained from Council or a Private Accredited Certifier. Plans submitted with the Construction Certificate must incorporate all the conditions of the development consent. A Construction Certificate issued by a Private Accredited Certifier is to be deposited with Council at least five (5) Business Days prior to the commencement of any works.
10. Before release of a Construction Certificate by Council or a Private Accredited Certifier the Applicant must prepare and receive Council approval for the following Plans for the development:
 - (a) Construction Management Plan;
 - (b) Construction Noise and Vibration Management Plan;

- (c) Construction Environmental Management Plan;
- (d) Operational Environmental Management Plan;
- (e) Bushfire Management Plan;
- (f) Traffic Management Plan;
- (g) Waste Management Plan; and
- (h) Vegetation Screening Plan.

11. The Applicant is to obtain an Occupation Certificate pursuant to Section 6.3 of the Environmental Planning and Assessment Act 1979, from the Principal Certifying Authority.

Notes:

- *Under Part 6 of the EP&A Act, the Applicant is required to obtain construction and occupation certificates for the proposed building works.*
- *Part 8 of the EP&A Regulation sets out the requirements for the certification of the development.*

Monetary Contributions

12. The monetary contributions set out in the following table are to be paid to Council prior to the issue of a Construction Certificate. The contribution rate is set as at the date of this consent and is levied in accordance with the Carrathool Shire Council Section 94A Development Contributions Plan 2014. The contribution payable will be calculated in accordance with the contributions plan current at the time of payment.

Contribution Type	Estimated Cost of Development	Levy Percentage	Total Contribution
s 94A Contribution	\$13.2 Million		\$100,000

13. For work greater than \$25,000, a Long Service Levy shall be paid to the Council. The current levy rate is 0.35 % of the value of building and construction works costing \$25,000 or more (inclusive of GST). Evidence of payment is to be provided to Council or an Accredited Certifier prior to the issue of a Construction Certificate.

Contribution Type	Estimated Cost of Development	Levy Percentage	Total Contribution
Long Service Levy	\$13.2 Million		\$46,200

Register of Easement and Restriction as to User on Title of the property

14. (a) The Applicant shall register on title an easement over proposed Lot 2 to enable ongoing access to proposed Lot 1 and shall submit documentary evidence of same to Council. The right of carriageway shall be a minimum of eight (8) metres in width for its entire length.
 (b) A Restriction as to User under S88B of the Conveyancing Act is to be placed on the title of the 12 hectare allotment preventing the construction of a dwelling.

Final Layout Plans

15. Prior to commencing construction, the Applicant must submit detailed plans of the final layout of the development to the Council for approval, including details on the

siting of solar panels and ancillary infrastructure.

Note: If the construction of the development is to be staged, then the provision of these plans may also be staged.

Work-As-Executed Plans

16. Prior to commencing operations, or following the upgrades of any existing solar panels or ancillary infrastructure, the Applicant must submit work-as-executed plans of the development to the Council.

Note: If the construction of the development is to be staged, then the provisions of these plans may also be staged.

Notification of Council

17. Prior to commencing construction, operations, upgrading/refurbishment or decommissioning of the development or the cessation of operations, the Applicant must notify the Council in writing of the commencement date of each of those phases at least 10 Business Days beforehand.

If any of these phases of the development are to be staged, then the Applicant must notify the Council in writing at least 10 Business Days prior to the commencement of the relevant stage, and clearly identify the development that would be carried out during that relevant stage.

Staging of the Development

18. The Applicant may construct, operate and decommission the development in stages. Where staging of the development is proposed, the conditions of this consent are required to be complied with at the relevant time and to the extent that they are relevant to the specific stage(s).

Upgrading or Refurbishment of Solar Panels and Ancillary Infrastructure

19. Over time, the Applicant may upgrade or refurbish the solar panels and ancillary infrastructure on site provided these upgrades remain within the approved development footprint of the site, are in accordance with the approved scope and magnitude of the existing development and in accordance with the consent conditions herein. Prior to carrying out any such upgrades or refurbishments, the Applicant must provide revised layout plans and details of the development incorporating the proposed upgrades to the Council, for its prior written approval.

Demolition

20. The Applicant must ensure that all demolition work on site is carried out in accordance with *Australian Standard AS 2601-2001: The Demolition of Structures*, or its latest version.

Protection of Public Infrastructure

21. Unless the Applicant and the applicable authority agree otherwise, the Applicant must:
 - (a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by the development; and

- (b) relocate, or pay the full costs associated with relocating, any public infrastructure that needs to be relocated as a result of the development.

This condition does not apply to the planned upgrade of Norwood Lane, which is expressly provided for in the conditions of this consent.

Operation of Plant and Equipment

- 22. The Applicant must at all times ensure that all plant and equipment used on site, or in connection with the development, is:
 - (a) maintained in a proper and efficient condition; and
 - (b) operated in a proper and efficient manner.

Schedule 2: Environmental Conditions - General

Roads, Traffic and Transport

Over-Dimensional and Heavy Vehicle Restrictions

- 1. The Applicant must ensure at all times that 6-8 light vehicle movements and an average of 10-15 truck and trailer movements per day
 - a) development does not generate, on the public road network, more than:
 - i. Five (5) heavy and/or over-dimensional vehicle movements (defined as one vehicle entering and leaving the site) a day during each of the construction, upgrading and decommissioning phases; and
 - ii. Two (2) heavy vehicle movements a day during operations;
 - b) length of any vehicles (excluding over-dimensional vehicles) used for the development does not exceed 19 metres, unless the Council agrees otherwise.
- 2. The Applicant must keep at all times accurate records of the number of over-dimensional and heavy vehicles entering and leaving the site each day.

Designated Over-Dimensional and Heavy Vehicle Access Route

- 3. All over-dimensional and heavy vehicles associated with the development must at all times travel to and from the site via the Kidman Highway, The Springs Road and Norwood Lane and use the designated site access point on Norwood Lane.

Note: The Applicant is required to obtain relevant permits under the Heavy Vehicle National Law (NSW) for the use of over-dimensional vehicles on the public road network.

Road Upgrades and Site Access

- 4. Prior to commencing construction, the Applicant must upgrade Norwood Lane in accordance with the prior agreement reached with Council in August 2020, as follows:
 - a) apply a gravel re-sheet 100mm thick, 6 m wide and 1.95 kms long and also modify the intersection of The Springs Road and Norwood Lane to a 'swept path' design. The Applicant shall pay Council \$50,230 towards the upgrade works;
 - b) manage traffic during the road upgrade works via an approved plan and the necessary traffic control measures. The Applicant shall pay Council \$17,214 for the

- provision of that service;
- c) apply dust suppression methods to Norwood Lane and internal roads during construction, as deemed necessary. Any water cart hire costs incurred by Council will be charged at \$160/hour and shall be paid by the Applicant; and
- d) the road access entrance to the Project site shall be located at the north-east corner of the Development site;
- e) provide a safe egress and ingress access point to the site off Norwood Lane;
- f) provide Dilapidation Reports on The Springs Road and Norwood Lane post construction and pre and post any upgrades/refurbishments and decommissioning and make good the road condition;
- g) design road, intersection and site access widths to accommodate turning circles for the largest vehicle expected; and
- h) provide a standard gravel internal access road off Norwood Lane;

These upgrades must comply with the *Austroads Guide to Road Design* (as amended by RMS supplements), and be carried out to the satisfaction and written approval of the Council.

Operating Conditions

5. The Applicant must at all times ensure:
 - a) the internal roads are constructed as all-weather roads;
 - b) there is sufficient parking on site for all vehicles, and no parking occurs on the public road network in the vicinity of the site;
 - c) all vehicles are loaded and unloaded on site, and enter and leave the site in a forward direction; and
 - d) development-related vehicles leaving the site are in a clean condition to minimise debris being tracked onto the public road network.

Traffic Management Plan

6. Prior to commencing construction, the Applicant must prepare a Traffic Management Plan for the development that is subject to the written approval of Council. This plan must include:
 - a) nominated heavy vehicle access routes for construction and operational stages and any upgrades/refurbishment and decommissioning, including details on volumes and nature of heavy, over size and/or over mass vehicles;
 - b) input from Council and any relevant school bus service providers;
 - c) a protocol for undertaking independent road dilapidation surveys to assess the:
 - i. existing condition of local roads on the transport route prior to construction, upgrading/refurbishment or decommissioning activities; and
 - ii. condition of local roads on the transport route following construction, upgrading/refurbishment or decommissioning activities;
 - d) a protocol for the repair of any local roads identified in the dilapidation surveys to have been damaged during construction, upgrading/refurbishment or decommissioning works;
 - e) details of the road upgrade works required by conditions 4 and 5 of Schedule 2;

- f) details of the measures that would be implemented to minimise traffic impacts during construction, upgrading/refurbishment or decommissioning works, including:
 - i. temporary traffic controls, including detours and signage;
 - ii. informing the local community in advance about project-related traffic impacts;
 - iii. a traffic management system for managing over-dimensional vehicles;
 - iv. procedures for receiving and satisfactorily addressing complaints from the community about development- related traffic;
 - v. devising operational plans to avoid impacting the safety of school bus traffic and school bus stops and other motorists;
 - vi. car-pooling and shuttle buses to transport the construction workforce to and from the site;
 - vii. water cart activity to suppress dust generated by traffic on Norwood Lane;
 - viii. scheduling of haulage vehicle movements to minimise convoy length;
 - ix. responding to local climate conditions that may affect road safety such as wet weather, dust and fog; and
 - x. responding to any emergency road repair or maintenance requirements.

- g) a driver's code of conduct that stipulates:
 - i. travel speed management;
 - ii. driver fatigue management;
 - iii. compliance procedures to ensure that drivers adhere to the designated transport routes; and
 - iv. compliance procedures to ensure that drivers implement safe driving practices.

- h) a flood response plan detailing procedures and options for safe access to and from the site in the event of significant flooding.

Following receipt of the Council's written approval, the Applicant must at all times implement the Traffic Management Plan.

Construction, Upgrading and Decommissioning Hours

- 7. Unless the Council agrees otherwise, the Applicant may only undertake construction, upgrading or decommissioning activities on site between:
 - a) 7 am to 6 pm Monday to Friday;
 - b) 8 am to 1 pm Saturdays; and
 - c) at no time on Sundays and NSW public holidays.

The following construction, upgrading/refurbishment or decommissioning activities may be undertaken outside these hours without the approval of the Council:

- the delivery of materials as requested by the NSW Police Force or other authorities for safety reasons; or
- emergency work to avoid the loss of life, property and/or material harm to the environment.

Noise

8. The Applicant must not generate intrusive or offensive noise during construction, upgrading or decommissioning activities and must implement best practice safeguards as outlined in the *Interim Construction Noise Guideline* (DECC, 2009), or its latest version.

Dust

9. The Applicant must utilise a water cart during on-site construction activities to first prevent and secondly to minimise the dust generated and to avoid community complaints. The Applicant must also utilise a water cart to first prevent and secondly minimise the dust generated by traffic on Norwood Lane so as to avoid community complaints

Visual

General

- a. The Applicant must liaise with the Council to monitor any off-site visual impacts of the development on residents in Norwood Lane, including the potential for glint or glare from the solar panels.
- b. A vegetative screen of sufficiently advanced endemic Eucalypt species shall be planted in the Norwood Lane road easement.
The trees shall be watered and maintained as required for up to 24 months after planting. Any diseased or dying plants during that time must be replaced. Any plantings must be spaced appropriately so as to create an effective visual screen upon maturity.
- c. The Applicant must ensure the visual appearance of all ancillary infrastructure (including paint colours) blends in with and is sympathetic with the surrounding landscape; and
- d. The Applicant must not mount any advertising signs or logos on site, except where these are required for identification or safety purposes. No signage shall be erected adjacent to or opposite existing residences.

Lighting

10. The Applicant must:
 - a) minimise the off-site lighting impacts of the development; and
 - b) ensure that any external lighting associated with the development:
 - i. is installed as low intensity down lighting (except where required for safety or emergency purposes);
 - ii. does not shine above the horizontal; and
 - iii. complies with *Australian Standard AS4282 (INT) 1997 – Control of Obtrusive Effects of Outdoor Lighting*, or its latest version.

Soil & Water

Water Supply

11. The Applicant must ensure at all times that it has sufficient water for all stages of the development, and if necessary, adjust or curtail development activities to match its available water supply.

Water Pollution

12. The Applicant must ensure at all times that the development does not cause any water pollution, as defined under Section 120 of the POEO Act.
13. The Applicant must minimise any soil erosion associated with the construction, upgrading or decommissioning of the development in accordance with the relevant requirements in the *Managing Urban Stormwater: Soils and Construction* (Landcom, 2004) manual, or its latest version.

Protection of Heritage Items

14. During construction, the development is to proceed with caution. If any Aboriginal heritage items, objects or relics are found, all construction works must cease immediately and the NSW Office of Environment and Heritage and the local Aboriginal Lands Council immediately contacted. All workers on the site must be made aware of this condition. There are penalties for non-compliance with this consent condition.

Hazards

Flooding

15. The development must be designed, constructed and operated so as to be compatible with the flood hazard of the land and any floodwaters traversing the site must not aggravate erosion and siltation downslope.
16. The development, including the project's boundary fence, must not adversely influence or impede the flow of floodwater, resulting in detrimental increases in the potential flood affectation of other, non-project lands.
17. All electrical infrastructure including the solar panels must be built above the 1:100 ARI (average recurrent interval; 1 in 100 year flood event) level plus 0.3 m freeboard.

Bushfire Management

18. The Applicant must at all times :
 - a) minimise the fire risks of the development;
 - b) ensure that the development:
 - i. includes at least a 20 metre defendable space around the perimeter of the solar array area that permits unobstructed vehicle access;
 - ii. manages the defendable space and solar array areas as an Asset Protection Zone;
 - iii. complies with the relevant asset protection requirements in the RFS's *Planning for Bushfire Protection 2019* and *Standards for Asset Protection Zones*;
 - iv. retains on-site suitable equipment to respond to any fires at the facility or in the local area;
 - c) assist the RFS and emergency services as much as practicable if there is a fire in the vicinity of the site; and
 - d) prior to commencement of construction, notify the local RFS of the

development.

Storage and Handling of Dangerous Goods

19. The Applicant must at all times store and handle all chemicals, fuels and oils used on-site in accordance with:
- a) the requirements of all relevant Australian Standards; and
 - b) the NSW EPA's *Storing and Handling of Liquids: Environmental Protection – Participants Handbook* if the chemicals are liquids.
 - c) Ensure that there are no off site impacts resulting from the storage and handling of all chemicals, fuels and oils used on site.

In the event of an inconsistency between the requirements listed from (a) to (c) above, the most stringent requirement must prevail to the extent of the inconsistency.

Emergency Management Plan

20. Prior to commissioning the development, the Applicant must prepare an Emergency Management Plan and detailed emergency procedures for the development, to the satisfaction of the NSW Rural Fire Service and State Emergency Services. The Applicant must retain a copy of the plan on-site in a prominent position adjacent to the site entry points at all times. The plan must:
- a) be consistent with the Department's *Hazardous Industry Planning Advisory Paper No. 1, 'Emergency Planning'*;
 - b) identify the fire and flood risks and controls of the development; and
 - c) include procedures that would be implemented if there is a fire or flood on-site or in the vicinity of the site.

Following approval, the Applicant must at all times implement the Emergency Management Plan.

Waste

21. The Applicant must at all times:
- a) minimise the waste generated by the development;
 - b) classify all waste generated on-site in accordance with the EPA's *Waste Classification Guidelines 2014* (or its latest version);
 - c) store and handle all waste on site in accordance with its classification;
 - d) not receive or dispose of any waste on the site or surrounding land or water;
 - e) remove all waste from the site as soon as practicable, and ensure it is sent to an appropriately licensed waste facility preferably for recycling or, if necessary, disposal;
 - f) provide on-site portable toilet facilities are required to meet Council's waste management requirements and be suitable for operation on flood prone land;
 - g) Ensure windblown litter must be prevented and weekly litter collection pickups must be undertaken; and
 - h) Portable toilet facilities are to be provided at a rate of at least one (1) toilet for every ten (10) persons working at the site.

Land Management

22. Prior to any activity or construction taking place on the land, Applicant must prepare a baseline soil report. This is intended to inform performance measures and rehabilitation plans to assist in the decommissioning. A copy of this report is to be provided to the Council.
23. Following any construction, upgrading/refurbishment or decommissioning on the site, the Applicant must:
 - a) restore the ground cover of the site as soon as practicable;
 - b) at all times maintain the ground cover with appropriate perennial herb or grass species; and
 - c) at all times proactively control and eliminate weeds within this ground cover.

Accommodation of Employees

24. Prior to commencing construction, the Applicant must prepare an Accommodation and Employment Plan for the development to the prior written satisfaction of Council. The Plan must:
 - a) prioritise the employment of local workers for the construction and operation of the development; and
 - b) provide the accommodation plans for the transient workforce associated with the development.

Following Council's approval, the Applicant must implement the Plan.

Decommissioning and Rehabilitation

25. Within 12 months of the site being decommissioned, the site must be returned, as far as practicable, to its condition prior to the commencement of construction, in consultation with the relevant landowner.
26. All solar panels and associated above ground structures including but not necessarily limited to, the substation, the control and facilities building and electrical infrastructure, including underground infrastructure to a depth of 300 millimetres, must be removed from the site unless otherwise agreed by the Council and the Landholder.
27. All other elements associated with the project, including the internal site access road, shall be removed unless otherwise agreed to by the Council.
28. All materials are to be disposed of in an approved waste/recycling facility at the cost of ITP Pty Ltd and its assignees.
29. Decommissioning shall be undertaken in accordance with the revised Decommissioning Report dated 8th December 2020 and prepared by ITP Pty Ltd.

Schedule 3: Environmental Management and Reporting

Environmental Management

Environmental Management Plan

1. Prior to commencing construction, the Applicant must prepare an Environmental Management Plan for the development to the satisfaction of the Council. This Plan must:
 - (a) identify the statutory approvals that apply to the development;
 - (b) describe the role, responsibility, authority and accountability of all key personnel involved in the environmental management of the development;
 - (c) describe the procedures that will be implemented to:
 - keep the local community and relevant agencies informed about the operation and environmental performance of the development;
 - receive, handle, respond to and record complaints;
 - resolve any disputes that may arise with local stakeholders;
 - respond to any non-compliance;
 - report any non-compliances;
 - respond to emergencies;
 - keep Council informed on a monthly basis of any current or emerging issues, and include references to any plans approved under the conditions of this consent; and
 - Following the Council's approval, the Applicant must implement the Environmental Management Plan.

Revision of Plans and Programs

2. The Applicant must:
 - (a) update the plans required under this consent to the satisfaction of the Council prior to carrying out any upgrading/refurbishment or decommissioning activities on site; and
 - (b) review and, if necessary, revise the plans required under this consent to the satisfaction of the Council within 1 month of the:
 - submission of an incident report under condition 4 of Schedule 3;
 - submission of an audit report under condition 7 of Schedule 3; or
 - any modification to the conditions of this consent.

Updating and Staging of Plans

3. With the approval of the Council, the Applicant may submit any plan required by this consent on a progressive basis.

To ensure the plans under the conditions of this consent are updated on a regular basis, the Applicant may at any time submit revised plans to the Council for approval.

Notes:

- *While any plan may be submitted on a progressive basis, the Applicant must ensure that all development being carried out on site is covered by suitable strategies or*

plans at all times.

- *If the submission of any plan is to be staged, then the relevant strategy, plan or program must clearly describe the specific stage to which the plan applies, the relationship of this stage to any future stages, and the trigger for updating the plan.*

Compliance

Incident Notification

4. The Council must be verbally notified immediately and within 24 hours in writing upon the Applicant becoming aware of an incident relating to the development. The notification must provide full details of the incident.

Non-Compliance Notification

5. The Council must be notified in writing within seven (7) days of the Applicant becoming aware of any non-compliance with the conditions of this consent. The notification must set out the condition of consent for which the development is non-compliant, the manner in which it is or was non-compliant, the reasons for the non-compliance and what actions have been taken to correct the non-compliance and what preventative actions have been taken to avoid a recurrence.

Compliance Reporting

6. The Applicant must provide regular annual compliance performance reports to the Council on the development in accordance with the relevant *Compliance Reporting* requirements (DPE 2018). These reports are to be placed on Council's website and the Applicant's website and publicly accessible.

7. **Independent Environmental Audit**

Within six (6) months of the end of construction, or as directed by the Council, the Applicant must commission and pay the full cost of an Independent Environmental Audit of the development. The audit must, inter alia:

- (a) be prepared in accordance with the *Independent Audit Post Approval Requirements* (DPIE, May 2020);
- (b) be led and conducted by a suitably qualified, experienced and independent expert whose appointment has been endorsed by the Council and DPIE;
- (c) be carried out in consultation with the relevant agencies;
- (d) assess whether the development complies with the relevant requirements in this consent, and any plan required under this consent; and
- (e) recommend appropriate measures or actions to improve the environmental performance of the development and any plan required under this consent.

The recommendations of the Independent Environmental Audit must be implemented to the satisfaction of the Council. Such audits are to be undertaken every five years.

Access to Information

8. The Applicant must at all times make the following information promptly and

publicly available on its website as relevant to the stage of the development:

- the Statement of Environmental Effects;
- the final layout plans for the development;
- the statutory approvals for the development;
- approved plans required under the conditions of this consent;
- the proposed staging plans for the development if the construction, operation or decommissioning of the development is to be staged;
- how complaints about the development can be made;
- a complaints register;
- compliance reports;
- any independent environmental audit, and the Applicant's response to the recommendations in any audit;
- any other matter required by the Council; and
- keep this information current in a timely manner.

REASONS FOR THE CONDITIONS

The conditions stated above have been imposed to ensure the proposed development:

- 1) Is in accord with the objectives of the Environmental Planning and Assessment Act, 1979;
 - 2) Complies with the provisions of all relevant environmental planning instruments;
 - 3) Is in accord with the aims and objectives of relevant Codes and Policies;
 - 4) Meets the increased demand for public amenities and services attributable to the development in accordance with Section 7.12 of the Environmental Planning and Assessment Act, 1979;
 - 5) Does not in any material sense adversely impact on the amenity and character of land adjoining and in the general locality; and
 - 6) Minimises any potential adverse environmental, social or economic impacts.
-