

Attachment A – Draft Conditions of Consent

The development must be carried out in accordance with the following conditions of consent.

Approved Plans and Supporting Documentation

1.The development must be implemented in accordance with the approved plans, specifications and supporting documentation listed below, which have been endorsed by Council's approved stamp, except where amended by conditions of this consent:

Plan/Report Title	Reference No	Revision	Prepared by	Date
Cover Page	G-0100		edp Renewables	
Location/Site Plan	G-0200	11	edp Renewables	17/07/2025
General Arrangement (GA)	G-0300	11	edp Renewables	17/07/2025
Site Elevations	G-2200	04	edp Renewables	17/07/2025
Inverter Footings Station	C-4300	01	edp Renewables	21/02/2025
BESS Footing Station	C-4310	01	edp Renewables	21/02/2025
Fencing Details	C-5300	02	edp Renewables	25/02/2025
Fencing & Gate Detail	C-5301	02	edp Renewables	25/02/2025
Access Path Details	C-6300	01	edp Renewables	21/02/2025
Landscape Details	C-6301	02	edp Renewables	17/07/2025
Nextracker Array Details	E-3400	01	edp Renewables	21/02/2025
Inverter Station Details	E-4300	01	edp Renewables	21/02/2025
BESS Station Details	E-5300	01	edp Renewables	21/02/2025
DC-DC Converter Skid Details	E-5310	01	edp Renewables	21/02/2025
Subdivision Plan	25022			Undated
Statement of Environmental Effects			Zenith Town Planning	18/07/2025
Noise Assessment	MAC180781-28RP1V2		MAC Muller Acoustic Consulting	18/07/2025
Biodiversity Inspection Report		2	Red-Gum Environmental Consulting Pty Ltd	10/2/2025
Traffic Impact Assessment	241054.01FB		McLaren Traffic Engineering	18/07/2025
Glint and Glare Study	24136	2	ITP Renewables	12/05/2025

Waste and Decommissioning Assessment			EDP Renewables	2/07/2025
Fire and Hazard Assessment			EDP Renewables	2/07/2025
Water Assessment		3	EDP Renewables	11/06/2025
Visual Impact Assessment			Zenith Town Planning	11/02/2025

In the event of any inconsistency between conditions of this approval and the drawings/documents referred to above, the conditions prevail. In the event of any inconsistency between the approved plans and the supporting documentation, the approved plans prevail.

Signage

2. A separate application shall be submitted to Council prior to the erection of any signage unless the proposed signage is 'exempt development' under *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* or any other applicable environmental planning instrument.

Compliance with the Building Code of Australia

3. All building work must be carried out in accordance with the provisions of the Building Code of Australia. A reference to the *Building Code of Australia* is a reference to that Code as in force on the date the application is made for the relevant construction certificate.

Existing Services

4. The applicant must check that the proposed works do not affect any Council, electricity, telecommunications, gas, water or other services. Any required alterations to services will be at the developer's expense.

Lapsing of consent

5. In accordance with Section 4.53 of the *Environmental Planning and Assessment Act 1979*, this consent is valid for a period of five (5) years from the date of the Notice of Determination.

Note 1: Development consent for the purpose of the erection of a building or the subdivision of land or the carrying out of a work does not lapse if building, engineering or construction work relating to the development is lawfully and physically commenced on the land to which the consent applies before the date on which the consent would otherwise lapse.

Note 2: Development consent for the purpose of the use of the land, building or work the subject of the consent does not lapse if it is actually commenced the date on which the consent would otherwise lapse.

Damage to Council property

6. If any damage is occasioned to Council property during construction and associated works, the cost of repairs will be recoverable. It is therefore requested that any damage which is obvious before works commence be immediately notified to Council to avoid later conflict.

Duration and Commencement of Operation

7. The Solar Farm and associated infrastructure (maximum, capacity of 4.99MW for both PV01 and PV02) is to operate for a maximum period of 35 years.

The Applicant is required to provide written confirmation to Council within 7 days of the commencement of the solar Farm operation, advising of the date on which the Solar Farm operation has commenced.

Prior to the Issue of Subdivision Works Certificate

Engineering Plans

8. The applicant is to submit engineering plans, specifications and calculations in relation to Conditions 10, 12, 13 and 42 in an appropriate digital format. Further, the works are to comply with *WBC Guidelines for Engineering Works*.

Section 138 Permit

9. Prior to the issue of a construction certificate, the applicant is to obtain a Section 138 permit for the works associated with conditions 27 and 42.

Erosion and Sediment Control Plan

10. The developer is to submit an erosion and sediment control plan for the site in accordance with *WBC Guidelines for Engineering Work*. No building, engineering, or excavation work, or topsoil stripping or vegetation removal, is to be carried out in relation to this development until such time as council approves said erosion and sediment control plan. Upon approval, the measures in the erosion and sediment control plan are to be implemented during the course of the development.

Public Liability Insurance

11. Prior to the commencement of any works on a Council road, the applicant is to affect Public Liability Insurance to the minimum amount of \$20 million. This insurance is to note Council's interest and is to remain current for at least the period from the issue of the Construction Certificate until the issue of a Compliance Certificate or final inspection report for the works. Documentary evidence of the currency of the cover is to be provided to Council prior to the commencement of works within the road reserve.

Dust Management Plan

12. Prior to the issue of a Subdivision Works Certificate or Construction Certificate for Building Works, a Dust Management Plan prepared by suitably qualified professional and be submitted to and approved by the Blayney Shire Council.

The Dust Management Plan must detail methods of dust suppression during construction of the solar farm; a consultation strategy to reasonably engage and inform adjoining and proximate land owners and tenants prior to construction commencing and during construction; and contact details for the principal contractor during construction.

The Dust Management Plan must be prepared in accordance with current applicable legislation and best practice industry guidelines.

Construction Traffic and Access Management Plan

13. The developer is to submit a Construction Traffic and Access Management Plan to manage construction traffic and access impacts of the Project. The plan shall be prepared by a suitably qualified professional and be submitted to and approved by the Blayney Shire Council. The plan shall include but, but not necessarily be limited to:

- i. identification of construction traffic routes and construction traffic volumes (including heavy vehicle / spoil haulage / material haulage) on these routes;
- ii. details of vehicle movements for construction sites and site compounds including parking, dedicated vehicle turning areas, and ingress and egress points;
- iii. identification of construction impacts that could result in disruption of traffic, public transport (inclusive of school buses), pedestrian and cycle access, property access, including details of oversize load movements;
- iv. details of management measures to minimise traffic impacts, including temporary road work traffic control measures, onsite vehicle queuing and parking areas and management measures to minimise peak time congestion (including on school buses), and measures to ensure safe pedestrian and cycle access;
- v. a response plan which sets out a proposed response to any traffic, construction or other incident; and
- vi. mechanisms for the monitoring, review and amendment of this Plan.

Dilapidation report

14. Before the issue of a Subdivision Works Certificate, a suitably qualified engineer must prepare a dilapidation report detailing the structural condition of roads and public land, to the satisfaction of Council. This shall be done for that length of the unnamed road from the intersection with Marshalls Lane to the proposed access point.

Any damage caused to the roadway fronting and accessing the site and other properties during construction shall be rectified by the applicant within 3 months of completion of construction works. A copy of the dilapidation survey and an insurance policy that covers the cost of any rectification works shall be submitted to Council prior to the commencement of the demolition works. The insurance cover shall be a minimum of \$10 million.

Prior to the issue of a Construction Certificate for Building Works

Payment of building and construction industry long service levy

15. The applicant is to ensure that the person liable pays the long service levy to the Long Service Corporation or Council under Section 34 of the Building and Construction Industry *Long Service Payments Act 1986*, and provide proof of this payment to the certifier.

Payment of Development Contributions

16. Development Contributions are to be paid in accordance with the Blayney Shire Council Local Infrastructure Contributions Plan 2022 (see Council's web site). The contributions to be paid are currently 1% of the cost of development. The amount payable would be recalculated on the basis of the contribution rates that are applicable at the time of payment and updated by a new estimated cost of development report reflecting any change in estimated cost at the time of lodgement of the Construction Certificate Application. Evidence of payment of the contributions is to be provided to the Principal Certifying Authority prior to the issue of the Construction Certificate for Building Works.

Construction Management Plan

17. Prior to the issue of a Construction Certificate for Building Works, a Construction Management Plan is to be prepared by suitably qualified professionals and submitted to Council for approval detailing arrangements during the construction of the development. The CMP is to include but not limited to :

- (i) Construction Traffic and Access Management Plan
- (ii) Waste and Recycling Management Plan (WRMP)
- (iii) Details of earthworks to be carried out
- (iv) Location of site storage areas and sheds
- (v) Equipment the used to carry out onsite works
- (vi) Vegetation and Biosecurity protection measures
- (vii) Construction Noise Management Plan
- (viii) Construction working hours
- (ix) The location of temporary toilet facilities
- (x) Details of chemical storage and management
- (xi) Measures to reduce the risk of bushfire
- (xii) Material stockpiling and onsite storage
- (xiii) Dust Management Plan
- (xiv) Reasonable liaison with the adjacent quarry operator to allow the design of the solar farm and infrastructure to consider the presence of quarry activities, including blasting.
- (xv) Complaint management and contingency measures

The approved CMP is to be implemented and maintained prior to, and during, the construction until all works are completed.

Waste and Recycling Management Plan

18. A Waste and Recycling Management Plan (WRMP) for the Solar Farm is to be submitted to the Director of Planning and Environmental Services for approval prior to the issue a construction certificate for building works.

The WRMP must include, but not be limited to:

- (a) identification and classification of all waste streams likely to be generated during construction, operation, and decommissioning;
- (b) estimates of waste quantities and proposed handling, storage, and disposal methods;
- (c) measures to maximise re-use and recycling of materials in accordance with the *Waste Avoidance and Resource Recovery Act 2001*;
- (d) nominated waste collection and recycling facilities licensed under the *Protection of the Environment Operations Act 1997*, (NB - Blayney Waste Facility will not be able to accept construction and demolition waste for the construction phase of the development. This will be reviewed prior to the decommissioning phase);
- (e) protocols for tracking and recording waste movements in accordance with the EPA Waste Tracking System;
- (f) measures to prevent litter, contamination, and pollution during storage and transport; and
- (g) clear delineation of responsibilities for contractors and site managers.

Bushfire Emergency and Management Operations Plan

19. A Bushfire Emergency and Management Operations Plan is to be prepared by a suitably qualified person and submitted to Council for approval prior to the release of the

Construction Certificate. The Plan is to demonstrate compliance with Section 8.3.5 under the Planning for Bushfire Protection 2019 (issued by the NSW Rural Fire Service).

External Lighting

20. Any lighting used on the site in connection with the development is to comply with AS 4282 – *Control of the obtrusive effects of Outdoor lighting*. The applicant must minimise off-site lighting impacts arising from the development and any external lighting is installed as low intensity lighting except where required for safety or emergency purposes. Details are to be shown on the Construction Certificate plans.

Landscaping Plan

21. A Landscape Plan, prepared by a Landscape Architect, is to be submitted to the Director of Planning and Environmental Services for approval prior to the issue a construction certificate for building works.

The Landscape Plan must address the following:

- (a) The Plan shall be drawn to scale (minimum 1:200) by a suitably qualified person and include the identification of all trees to be retained and/or removed.
- (b) The boundaries of the site are to be fenced with stock proof fencing. Landscaping shall be situated between the security fence and the site boundaries' stock proof fencing, with gates in the security fence as necessary to accommodate access for maintenance of the landscaping.
- (c) All landscape screening shall be a minimum depth of 5 metres.
- (d) Scattered tree planting (minimum of 10 trees) shall be undertaken throughout the expansive undeveloped area existing between the two sets of arrays, with each tree being appropriately protected with tree guards and maintained for the life of the solar farm.
- (e) The landscape screening is to be planted along the entire eastern boundary of the development site, the southern boundary of Lot 74 and along the western site boundary to the length of the proposed PV01 system.
- (f) The width and design of each landscape area is to accommodate ongoing maintenance for the life of the solar farm.
- (g) The height, density and duration to achieve maturity of the landscape screening on those parts of the site that are viewable from residential properties identified as having moderate or high impact ratings on the Visual Impact Assessment prepared by Zenith Town Planning date 11 February 2025 shall have special emphasis.
- (h) The plan shall show the location of all existing and proposed tree and shrub species.
- (i) The plan shall show the height and spread of selected species at maturity.
- (j) The topographic elevation of landscaped areas shall be shown on the plan.
- (k) A detailed irrigation strategy for the proposed landscaping shall be prepared covering the initial planting and the ongoing maintenance of the landscaping for the life of the solar farm.

- (l) The plan shall pay particular attention to the southern boundary landscape tree and shrub screening, detailing the height, density, width of planting area, the duration to achieve maturity, and the ongoing maintenance regime.

Decommissioning and Rehabilitation Plan

22. A Decommissioning and Rehabilitation Plan for the Solar Farm is to be submitted to the Director of Planning and Environmental Services for approval prior to the issue a construction certificate for building works.

The Decommissioning and Rehabilitation Plan must include specific waste management provisions addressing:

- (a) removal and recycling of solar panels, mounting structures, cabling, inverters, and other infrastructure;
- (b) recovery and recycling of metals, glass, and electronic components where feasible;
- (c) disposal of non-recyclable materials at a licensed waste facility; and
- (d) measures to prevent contamination of soil, groundwater, or waterways during removal works.

Prior to Commencement of Works

Construction Certificate

23. Prior to the commencement of any building works, a Construction certificate is to be obtained, and where Council is not the Principal Certifier, a copy is to be submitted to Council

Appointment of Principal Certifier

24. Prior to the commencement of work, the person having the benefit of the development consent and a Construction Certificate shall:

- (a) Appoint a Principal Certifying Authority and notify the Council of the appointment (if Council is not appointed); and
- (b) Notify Council, and the Principal Certifying Authority if not the Council, of their intention to commence building work (at least 2 days prior notice is required).

APA Group Conditions of Approval

25. Prior to the commencement of works the following requirements by the APA Group are to be adhered to:

(a). Prior to the development commencing, and to inform detailed design, the applicant must conduct electrical hazard studies in accordance with (the requirements of) Australian Standard 4853-2012 (for Low Frequency Induction and Earth Potential Rise). The applicant must address any relevant requirements, and any recommendations and/or actions must be implemented to the satisfaction of APA. All costs associated with the study, and implementing its recommendations and/or actions are to be borne by the applicant. The applicant must complete validation testing upon completion of construction.

(b). Buildings, structures, roadway, pavement, pipeline, cable, fence or any other improvement on or under the land within the gas transmission pipeline easement or within three metres of

the gas transmission pipeline must not be constructed without prior consent in writing from the pipeline licensee/operator (APT Petroleum Pipelines Pty Ltd). No structure or vegetation will be permitted on the easement that prohibits maintenance of line of sight along the pipeline easement.

(c). Prior to the commencement of any works within the gas transmission pipeline easement, the proponent must enter a Third Party Works Authorisation agreement with the pipeline licensee/operator (APT Petroleum Pipelines Pty Ltd). Works within the easement must comply with any conditions attached to a third party works approval.

(d). No civil infrastructure providing for water, sewer, electric, telecommunications and other like services will be accepted within the gas pipeline easement, other than service crossings to the satisfaction of the pipeline licensee/operator (APT Petroleum Pipelines Pty Ltd).

(e). The current ground level over the existing high pressure gas pipeline easement is not to be reduced and must be maintained to the satisfaction of the pipeline licensee/operator (APT Petroleum Pipelines Pty Ltd).

(f). Details of any additional fill proposed to be placed on the APA gas transmission pipeline easement must be clearly shown on plans and be to the satisfaction of the pipeline licensee/operator (APT Petroleum Pipelines Pty Ltd).

(g). No buildings are to be constructed on the APA gas transmission pipeline easement.

(h). No stockpiles or storage of material is to be stored on the gas pipeline easement at anytime.

(i). All plans which include the area of the gas pipeline must have the pipeline easement clearly identified with hatching. The area must also be clearly labelled as 'high pressure gas pipeline right of way – no works to occur without the prior *authorisation of the pipeline operator*'.

Toilet Facilities

26. Toilet facilities must be available or provided at the work site before works begin and must be maintained until the works are completed at a ratio of one toilet, plus one additional toilet for every 20 persons employed at the site.

Each toilet must:

- i. be a standard flushing toilet connected to a public sewer, or
- ii. have an on-site effluent disposal system approved under the Local Government Act 1993, or
- iii. be a temporary chemical closet approved under the Local Government Act 1993.

Vehicle Access, internal driveway and car parking construction

27. Prior to the commencement of work:

- (a) Entry and exit points are to be clearly signposted prior to the commencement of construction works on the site and must be visible from street and the site at all times.
- (b) An all-weather access is to be provided between the property boundary and the road carriageway off the Unnamed road. The accessway is to be constructed with 200mm

of compacted road building gravel and shall include a concrete culvert with concrete headwalls and guideposts. The accessway is to be constructed in accordance with the *WBC Guidelines for Engineering Works*.

- (c) A minimum 3m wide internal driveway within the site is to be provided, ending in a turning area sized for movement of the largest vehicle to access the development for the continued operation and maintenance of the proposed solar farm. The internal driveway is to be constructed of 200mm of compacted road building gravel to an all-weather standard in accordance with *WBC Guidelines for Engineering Works*.
- (d) All driveways, vehicular crossings and car parking spaces shall be constructed in accordance with the current version of *Australian Standards AS 2890.1-2004: Parking Facilities – Off street Car Parking* and *AS 2890.2:2018- Parking facilities Off street commercial vehicles facilities*.
- (e) Twenty-four (24) parking spaces each of dimensions 2.6 metres x 5.5 metres are to be provided on site using an all-weather surface, to serve the development during the construction period. Delineation of parking bays and directional lines are to be implemented in accordance with approved construction plans and *Australian Standard 2890.1:2004*

During construction

Construction Hours

28. All excavation, construction, upgrading and decommissioning activities/works shall be limited to the following hours:

- (a) Monday to Friday: 7:00am to 6:00pm;
- (b) Saturday: 8:00am to 1:00pm;
- (c) No work is to be undertaken on Sundays or Public Holidays.

Unless otherwise approved within the Construction Management Plan, construction vehicles, machinery, goods or materials must not be delivered to the site outside the approved hours of site works. Note: Any variation to the hours of work requires Council's approval. It is also recommended that you liaise with occupants of any surrounding dwellings prior to carrying out work outside these hours. The principal contractor shall be responsible to instruct and control their sub-contractors regarding the hours of work.

Discovery of Aboriginal Objects

29. If any Aboriginal object is discovered and/or harmed in, or under the land, while undertaking excavation, demolition or building work, the proponent must:

- (a) Not further harm the object.
- (b) Immediately cease all work at the particular location.
- (c) Secure the area so as to avoid further harm to the Aboriginal object.
- (d) Notify the Department of Planning, Housing and Infrastructure as soon as practical on ph. 131555, providing any details of the Aboriginal object and its location.
- (e) Not recommence any work at the particular location unless authorised in writing by the Department of Planning, Industry and Environment.

In the event that skeletal remains are unexpectedly encountered during the activity, work must stop immediately, the area secured to prevent unauthorised access and contact the NSW Police and the Department of Planning, Housing and Infrastructure.

Discovery of other Cultural Heritage

30. Should any cultural artefacts, archaeological relics or any object having interest due to its age or association with the past be located during the course of works, all works are to cease immediately, and notification shall be provided to the Office of Environment and Heritage in accordance with the *National Parks and Wildlife Act 1974*. Work shall not recommence in the area until this is authorised by the Office of Environment and Heritage.

Note. Depending on the significance of the object uncovered, an archaeological assessment and excavation permit under the Heritage Act 1977 may be required before further the work can continue.

Discovery of Contamination

31. Should any unexpected contaminated, scheduled, hazardous or asbestos material be discovered before or during construction works, the applicant and contractor shall ensure the works are to cease immediately, Council is to be notified and a suitably qualified person appointed to further assess the site in order that such material is contained, encapsulated, sealed, handled or otherwise disposed of to the requirements of Council and/or other relevant Authority.

Naturally Occurring Asbestos

32. If Naturally Occurring Asbestos is identified, and it is likely to be affected by the proposed works, Clause 432 of the Work Health and Safety Regulations 2017 (as amended) requires that a site-specific Asbestos Management Plan must be prepared in accordance with the regulations and the Model Asbestos Policy for NSW Councils (2015) (as amended).

If Naturally Occurring Asbestos is identified, no further works may be undertaken until an Asbestos Management Plan is prepared to the satisfaction of the Blayney Shire Council Department of Planning and Environmental Services.

Construction Noise

33. While works are being carried out, the applicant must ensure that any noise generated from the site is controlled in accordance with the requirements of the approved Construction Noise and Vibration Management Plan.

Imported and exported soil

34. While construction work is being carried out, the principal certifier must be satisfied all soil removed from or imported to the site is managed in accordance with the following requirements:

- (a) All excavated material removed from the site must be classified in accordance with the EPA's *Waste Classification Guidelines* before it is disposed of at an approved waste management facility and the classification and the volume of material removed must be reported to the principal certifier, (NB – Blayney

Waste Facility can only take Virgin Excavated Natural Material providing it can be used as daily cover)

- (b) All fill material imported to the site must be Virgin Excavated Natural Material as defined in Schedule 1 of the *Protection of the Environment Operations Act 1997* or a material identified as being subject to a resource recovery exemption by the NSW EPA.

Critical Stage Inspections

35. Building work must be inspected on the occasions set out in clause 61 (Critical stage inspections for building work) under the *Environmental Planning and Assessment (Development Certification & Fire Safety) Regulation 2021*.

Native Vegetation

36. There must be no removal or disturbance of native vegetation, except as authorised by this consent without the prior written consent of Council.

SafeWork NSW

37. The developer is required to comply with any and all requirements of SafeWork NSW.

Required documentation

38. For the duration of any work on site, the builder must maintain a copy of the specification, stamped approved plans, copy of Development Consent (Notice of Determination) and Construction Certificate on site.

Construction Waste Management

39. All waste generated during construction must be managed in accordance with the approved Waste and Recycling Management Plan (WRMP).

Waste must be:

- (a) stored, transported, and disposed of in a lawful manner;
- (b) not stockpiled on site for longer than 30 days unless approved by the consent authority;
- (c) segregated for recycling wherever practicable, including metals, timber pallets, cable reels, and packaging, excluding disposal to the Blayney Waste Facility; and
- (d) not burnt or buried on-site.

The Proponent must maintain records of all waste and recycling disposal receipts and make them available to the consent authority upon request.

Compliance Verification

40. The Proponent must submit a Waste Management Compliance Report to the consent authority:

- (a) upon completion of construction

The report must demonstrate that all waste generated has been lawfully and appropriately managed in accordance with the approved WRMP.

Engineering Inspections

41. The applicant is to arrange an inspection of the development/subdivision works by Council's Engineering Department, at the following stages of the development. This condition applies notwithstanding any private certification of the engineering works.

	COLUMN 1	COLUMN 2
A	Erosion and Sediment Control	* Prior to the installation of erosion measures.
F	New Gate – Rural Crossing	* Prior to commencement of excavation works. * After compaction of base and prior to sealing * Road pavement surfacing
C	All Development & or Subdivision Works	* Practical completion.

New Gate – Rural

42. An all-weather 2WD vehicular access is to be constructed to each proposed allotment. Such access shall include:

- (a) a gate or stock grid set back a minimum distance of twenty five (25) metres from the edge of the public road.
- (b) a minimum 4.0 metre wide gravel footway crossing, extending from the edge of the bitumen seal on the public road to the entrance gate or stock grid.
- (c) a 150 mm thick 3.0 metre wide concrete dish drain or 450 mm minimum diameter reinforced concrete pipe culvert with headwalls, aligned with the table drain in the public road.

Note: Any new vehicular access points are to be located such that all RMS stopping sight distances are achieved.

Relocate Utility Services

43. The developer is to relocate any utility services if required, at the developer's cost.

Clearance from Power Lines

44. Clearance from power lines is to be provided during and after construction. Minimum distances from powerlines are to be maintained.

Prior to the issue of the Occupation Certificate

Occupation Certificate

45. Occupation and operation of the solar farm is not to occur until all work has been completed, all conditions of consent required to be satisfied prior to occupation and operation have been satisfied, and an Occupation Certificate has been issued by the Principal Certifier pursuant to section 6.10 of the *Environmental Planning and Assessment Act 1979*. Where Council is not the Principal Certifier, a copy is to be submitted to Council.

Completion of all Works

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

- (a) Vehicle access points, the internal access road as well as revegetation of temporary construction car parking spaces and the construction laydown area;
- (b) Security fencing and stock proof fencing;
- (c) Bushfire protection measures and standards as outlined in this consent (i.e. a 10m wide asset protection zone and 20,000Ltr rainwater tank) shall be installed and completed;

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

Landscaping

47. Prior to the issue of the Occupation Certificate all noxious weeds must be removed, and landscaping is to be planted in accordance with the approved Landscape Plan.

S138 Roads Act Approval

48. Prior to the issue of an Occupation Certificate, the Principal Certifying Authority shall ensure that all works associated with a s138 Roads Act approval have been inspected and signed off by Council.

Prior to Issue of Subdivision Certificate

Original Plan of Subdivision

49. The applicant is to submit the original plan of subdivision for Council's endorsement. The applicant is to obtain a Subdivision Certificate from Council pursuant to Section 6.15 of the Environmental Planning and Assessment Act 1979, as amended. Note: Council will only consider issuing a Subdivision Certificate in relation to this subdivision when it is satisfied that all conditions of the development consent have been complied with and the appropriate fee paid.

Final Plan of Survey

50. The final plan of survey is to show an easement for gas supply 20 metres wide within Lot 2 and in favour of the gas supply authority.

Notation on Title

51. A notation (or other legally binding mechanism agreed to by Council) is to be placed on the land title for each lot requiring the Landowner to meet their obligation for the Decommissioning of the Solar Farm infrastructure should the Developer/Operator no longer be in business at the cessation of the Solar Farm.

Operational & Ongoing Conditions

Maximum Electricity Generation Capacity

52. The development comprises two solar farms ,each with a maximum capacity of 4.99 MW (AC) for each system (PV01 and PV02). Each system must not exceed 4.99 MW(AC) at any time. The total BESS power shall not exceed 10 MW at the point of connection.

Duration of Operation

53. This consent permits the electricity Generating Works (Solar Farm) to operate for a maximum period of 35 years from the date of occupation.

Amenity

54. The operation is to be conducted in such a manner so as not to interfere with the amenity of the adjoining lots by way of noise, vibration, smell, fumes, vapour, steam, soot, ash, dust, waste water, waste products, grit, oil or otherwise.

The mitigation measures recommended in the supporting technical studies listed under condition no.1 above, relevant to the operational phase of the development, are to be implemented and maintained for the life of the project.

Landscape Maintenance

55. Landscaping installed as part of the approved Landscape Plan:

- (a) must be maintained in good health for the lifetime of the development. On-going monitoring of the health and performance of landscaping must be undertaken. When necessary, trees and shrubs shall be replaced to ensure landscaping continues to act as an effective visual screen.
- (b) is not to be removed, lopped, trimmed or otherwise damaged.
- (c) must be kept free of long grass and weeds.

External lighting

56. Any lighting used on the site in connection with the development is to comply with AS 4282 – *Control of the obtrusive effects of Outdoor lighting*. The applicant must minimise off-site lighting impacts arising from the development and any external lighting is installed as low intensity lighting except where required for safety or emergency purposes.

Storage of Hazardous Materials

57. The applicant must store and handle all dangerous and hazardous materials on site in accordance with AS 1940-2004: *The storage and handling of flammable and combustible liquids*. The storage of any dangerous and hazardous materials must be provided in a suitably bunded and impervious area and in such a way as to minimise spills of hazardous materials or hydrocarbons. Clean up any spills must occur as soon as possible. Any spillage of dangerous or hazardous materials must be recorded and notified to Council. In the event of a major spillage, the NSW Environmental Protection Agency must also be notified in regard to a pollution event.

Noise Control During Operation

58. Any noise generated from the operation of the solar farm during normal operation, repairs or upgrading work, including noise from any substation and associated infrastructure, must not be intrusive or constitute offensive noise as defined by the *Protection of the Environment Operations Act 1997* at any private residential receiver.

The operation of the solar farm must satisfy the EPA maximum noise criteria pursuant to the EPA's *Noise Policy for Industry (2017)*. If, at any time, these levels are exceeded, acoustic investigation works shall be carried out verifying any exceedance and recommended mitigation measures to be applied. Operation of the solar farm shall be modified in accordance with these recommendations including suspension of operations if necessary, to ensure compliance.

Bushfire Management

59. A 20,000 litre water tank is to be kept in working order and filled to capacity with water at all times. The tank must be fitted with an appropriate Storz fitting to allow Rural Fire Service connection and be permanently maintained at not less than 90% capacity. A static water supply notice must be attached to the front gate of the development site.

Bushfire Emergency and Management Operations Plan

60. The development is to comply for the life of the development in accordance with the approved Bushfire Emergency and Management Operations Plan.

Operational Waste Management

61. During the operational phase, all waste, including maintenance-related and staff-generated waste, must be minimised and managed in accordance with waste avoidance, recovery, and recycling principles.

The Proponent must:

- (a) provide appropriately labelled waste and recycling receptacles on-site;
- (b) arrange for regular waste collection by an appropriately licensed contractor (NB the contractor must consult with Blayney Shire Council to determine if any residual waste can be accepted at the Blayney Solid Waste Facility); and
- (c) ensure all waste is transported to a facility lawfully permitted to accept that waste.

Site Decommissioning and Rehabilitation

62. Within 12 months of the site being decommissioned, the site shall be returned, as far as practicable, to its condition prior to the commencement of construction in accordance with the approved Decommissioning and Rehabilitation Plan. Documentary evidence from a suitable qualified person must be provided to Council to confirm that the development site has been successfully decommissioned and rehabilitated to the required standards.

Compliance Verification

63. The Proponent must submit a Waste Management Compliance Report to the consent authority:
- (a) following decommissioning.

The report must demonstrate that all waste generated has been lawfully and appropriately managed in accordance with the approved WRMP.

Essential Energy

64. The following comments have been provided by Essential Energy:

- If the proposed development changes, there may be potential safety risks and it is recommended that Essential Energy is consulted for further comment;
- Any existing encumbrances in favour of Essential Energy (or its predecessors) noted on the title of the above property should be complied with;
- Any activities in proximity to electrical infrastructure must be undertaken in accordance with the latest industry guideline currently known as ISSC 20 Guideline for the Management of Activities within Electricity Easements and Close to Infrastructure. Approval may be required from Essential Energy should activities within the property encroach on the electricity infrastructure;
- 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); and
- 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*.

Inspection Schedule

Inspections

The applicant is to arrange an inspection of the development works by Council at the following stages of the development. This condition applies notwithstanding any private certification of the engineering works.

	COLUMN 1	COLUMN 2
A	Erosion and Sediment Control	* Prior to the installation of erosion measures.
F	New Gate – Rural Crossing	* Prior to commencement of excavation works. * After compaction of base and prior to sealing * Road pavement surfacing
C	All Development & or Subdivision Works	* Practical completion.
	Landscaping Inspection	* Practical completion of all landscaping requirements in accordance with the approved Landscape Plan

