

Attachment C – Conditions of Consent

Administrative Conditions

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

(1) Approved Development

Development consent has been granted for the Construction of a 7.1 MW solar farm and 5 MW distribution battery energy storage system at Lot 1985 DP 44576 - 170 Hanwood Avenue HANWOOD.

It is advised that the proposed development has been assessed in regards to the provision of the State Environmental Planning Policy (Transport & Infrastructure) 2021 and is considered to be an electricity generating works, which is defined as:

electricity generating works means a building or place used for the following purposes, but does not include a solar energy system—

- (a) making or generating electricity,
- (b) electricity storage.

The development must be implemented in accordance with Development Application No. 213/2025(1) accepted by Council on 10 December 2025 and the below mentioned plans and/or documents, except where amended in red on the attached plans or modified by the conditions of this consent.

Drawing / Plan	Date Accepted by Council	Prepared or Drawn By
Proposed Site Plan P003703-01 TP03	10 December 2025	Premise
Proposed BESS 5MW Site P003707-01 TP04 & TP 05	10 December 2025	Premise
Proposed BESS Elevations P003707-01 TP06	10 December 2025	Premise
Typical Solar Panel Array Details P003707-01 TP07	10 December 2025	Premise

Document	Date Accepted by Council	Prepared or Drawn By
Statement of Environmental Effects	18 March 2026	Premise
Updated Noise & Vibration Impact Assessment dated 13 March 2026	17 March 2026	Assured Environmental
Visual Impact Assessment	10 December 2025	Premise
Transport Impact Assessment	10 December 2025	Premise

If there is any inconsistency between the approved plans and documents referred to above, the conditions shall prevail.

(2) Construction Certificate (Building Works)

In accordance with the provisions of Part 6, Divisions 6.2 and 6.3 of the Environmental Planning and Assessment Act, 1979 a person must not carry out building works, including associated excavation works (as applicable) until such time as:

- (a) A *Construction Certificate* has been obtained from either Griffith City Council or an *Accredited Certifier* holding the appropriate accreditation under the Building Professions Act, 2005;
- (b) A *Principal Certifier* has been appointed; and
- (c) The person with the benefit of the development consent has given at least two (2) days notice to Griffith City Council and the *Principal Certifier* of the person's intention to commence the erection of the building.

Note 1: Griffith City Council can issue your *Construction Certificate* and be appointed as your *Principal Certifier* for the development to undertake inspections and ensure compliance with development consent and relevant building regulations. For further details contact Council on 1300 176 077.

Note 2: Should the plans submitted with the Construction Certificate differ substantially from the plans approved as part of the development consent then a Section 4.55 modification of consent will be required to be made to Council.

(3) Construction Approval (Civil Works)

Prior to construction of the approved development, it is necessary to obtain a Construction Approval (Civil Works). This approval can only be issued by Council. An Application for Construction Approval (Civil Works) form, complete with detailed plans and specifications, shall be submitted to Council for the Construction Approval (Civil Works).

(4) Provision of Services

The applicant is to be responsible for all amplification, extension and adequate provision for connection to services at their own expense. The work is to be in accordance with Council's *Engineering Guidelines – Subdivisions and Development Standards* and relevant authorities' specifications.

(5) Lapsing of Consent

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

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.

(6) Damage to Council property

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.

(7) Existing Services

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

(8) Tree Preservation

The applicant is advised that the land is subject to Council's Tree Policy and the requirements of that policy are to be strictly adhered to. Should the applicant/owner require advice in this regard they are to contact Council's Parks and Gardens Department.

(9) Aboriginal Heritage

No Aboriginal objects may be harmed without an approval from Heritage NSW under the National Parks and Wildlife Act 1974.

If any Aboriginal object is discovered and/or harmed in, or under the land, while undertaking the proposed development activities, the proponent must:

- (a) Not further harm the object(s).
- (b) Immediately cease all work at the particular location.
- (c) Secure the area so as to avoid further harm to the Aboriginal object(s).
- (d) Notify the NSW Environment Line as soon as practical by calling 131 555 or emailing: info@environment.nsw.gov.au, providing any details of the Aboriginal object and its location.
- (e) Not recommence any work at the particular location unless authorised in writing by Heritage NSW.

If harm to Aboriginal objects cannot be avoided, an application for an Aboriginal Heritage Impact Permit must be prepared and submitted to heritage NSW before work may continue.

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

(10) Other Cultural Heritage

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.

(11) Damage to Council Property

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.

(12) Existing Services

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

(13) Provision of Services

The applicant is to be responsible for all amplification, extension and adequate provision for connection to services at their own expense. The work is to be in accordance with Council's *Engineering Guidelines – Subdivisions and Development Standards* and relevant authorities' specifications.

(14) Traffic Impact

The mitigation measures recommended in the Traffic Impact Assessment by Premise (dated 10 September 2025) are to be employed and maintained for the duration of the project.

(15) Noise Impact

The recommendations / conclusions of Section 7 of the Noise and Vibration Assessment by Assured Environmental are to be implemented for the lifetime of the development with the operational phase of the development demonstrating compliance with the noise criteria of 40dB(A) for daytime and 35dB(A) for evening and night time outside the boundaries of the lease area.

(16) Construction Certificate (Building Works)

Prior to construction of the approved development, it is necessary to obtain a Construction Certificate for the building works. The Construction Certificate can be issued either by Council or a private certifier

(17) National Construction Code

All building work must comply with and be carried out in accordance with the requirements of the Building Code of Australia.

All plumbing and drainage works must comply with and be carried out in accordance with the requirements of the Plumbing Code of Australia.

Prior to the issue of a Construction Certificate

Prior to commencing construction work, you will need a Construction Certificate for building works issued by Griffith City Council or an Accredited Certifier. Before a Construction Certificate can be issued, compliance with the following conditions is to be demonstrated.

(18) Payment of Building and Construction Industry Long Service Levy

Prior to the issue of a Construction Certificate, the applicant is to ensure that the person liable pays the long service levy as calculated at the date of this consent to the Long Service Corporation or Council under section 34 of the Building and Construction Industry Long Service Payments Act 1986 and provides proof of this payment to the certifier.

(19) Section 7.12 Development Contributions

In accordance with Section 7.12 of the *Environmental Planning and Assessment Act 1979* (former S94A) and Council's Development Contribution Plan 2010, this development requires the payment of a 7.12 contribution. The Section 7.12 Contribution is required towards the provision of public amenities and services in accordance with Councils adopted *Section 94A Contributions Plan 2010 (Amendment 2013)*. A copy of this policy is publicly available from Council's website www.griffith.nsw.gov.au.

Total payment shall be **\$96,938.44** (1% of the proposed cost of carrying out the development). In accordance with Council's Section 94A Contributions Plan 2010 (Amended 2013) the total payment amount will be indexed by the Consumer Price Index (All Groups Index for Sydney as published by the Australian Bureau of Statistics), applicable at the date of payment.

The contribution is to be paid **prior to the issue of the Construction Certificate**. Payment is to be in the form of cash or bank cheque. Where bonding is accepted a bank guarantee is required.

(20) S138 Roads Act

Prior to the issue of a Construction Certificate, a Section 138 Roads Act application, including payment of fees, shall be lodged with Griffith City Council, as the Roads Authority for any works required within a public road. These works may include but are not limited to:

- a) Vehicular crossings (including kerb reinstatement of redundant vehicular crossings)
- b) Road opening for utilities and stormwater (including stormwater connection to Council Infrastructure).
- c) Road Occupancy or road closures

All works shall be carried out with the Roads Act approval, the development consent including the stamped plans and Griffith City Council specifications.

Note 1: Approvals may also be required from the Transport for NSW for classified roads.

Note 2: The application is to be made prior to the issue of the Construction Certificate but does not have to be approved by the Roads Authority prior to the issue of that certificate.

(21) Stormwater Drainage

Adequate arrangements are to be made for the disposal of stormwater. Stormwater runoff shall not be permitted to flow over the property boundaries onto the adjoining properties unless legally created easements in accordance with Section 88B of the Conveyancing Act are created.

Detailed drawings for the proposed stormwater drainage system are to be submitted to Council for approval in accordance with Council's *Engineering Guidelines – Subdivision and Development Standards* **prior to the issue of a Construction Certificate**.

- (22) Turning path diagrams to justify suitable access tapers

Prior to the issue of a Construction Certificate, an amended accessway plan detailing the accessway width by way of turning path diagrams is to be submitted to Council to justify suitable tapers connecting to the road carriageway to accommodate 19m semi-trailers for the proposed accessway off Hanwood Avenue. The diagrams shall also show the simultaneous two way movement of a 19m semi-trailer and passenger vehicle through the accessway without conflict. This is to justify the width of the proposed access and the tapers at the connection point of the access to the Hanwood Avenue carriageway is satisfactory to achieve simultaneous movements as described. Turning path diagrams are to be in accordance with Austroads Design Vehicles and Turning Path Templates Guide 2013.

- (23) As an accessway over a water drainage channel being proposed, the location, design and construction shall be to Murrumbidgee Irrigation's specifications and approval. Documentary evidence from Murrumbidgee Irrigation shall be submitted to Council **prior to the issue of a Construction Certificate**.
- (24) **Prior to the issue of a Construction Certificate**, a bitumen sealed access is to be provided between the property boundary and the road carriageway off Hanwood Avenue. The accessway shall include a concrete culvert with concrete headwalls and guideposts. The accessway is to be constructed in accordance with Council's Engineering Guidelines – Subdivisions and Development Standards.
- (25) Carparking Dimensions

Prior to the issue of a Construction Certificate, amended dimensioned geometric plans of the proposed carparking spaces are to be submitted showing widths and lengths of parking spaces and aisle widths.

Detailed design drawings for the carparking areas are to comply with *Council's Engineering Guidelines - Subdivisions and Development Standards*, Austroads Guidelines and Council's *Development Control Plan No. 20 Off-street Parking Policy*.

- (26) Landscape Plan

Prior to the issue of the Construction Certificate a detailed landscaping plan shall be designed for the proposed development. The landscape plan is to be submitted to and approved by Council or the Principal Certifier.

- (a) The landscaping plan shall be drawn to scale (minimum 1:200) by a suitably qualified person and include: Identification of all trees to be retained, removed or transplanted
- (b) The location of all existing and proposed tree and shrub species
- (c) Height and spread of selected species at maturity
- (d) Elevation of landscaped areas
- (e) Irrigation measures

Landscaping to be provided within the site and along the boundary with the adjoining road reserve (including laneways) is to be designed and maintained to provide safe sight distance for pedestrians and motorists entering and exiting the site.

The purpose of the landscaping shall be to screen and soften the visual impact of the proposed development and to screen any security or acoustic fencing. The nature strip and the footpath areas of the development are to be incorporated into the overall landscaped area of the development.

Prior to Commencement of Works

The following conditions need to be met prior to the commencement of works. The necessary documentation and information must be provided to the Principal Certifying Authority (PCA), as applicable.

(27) Protection of adjoining areas

A temporary hoarding or temporary construction site fence must be erected between the work site and adjoining lands before the works begin and must be kept in place until after the completion of the works if the works:

- (a) could cause a danger, obstruction or inconvenience to pedestrian or vehicular traffic, or
- (b) could cause damage to adjoining lands by falling objects, or
- (c) involve the enclosure of a public place or part of a public place.

(28) Notification of Commencement

Prior to commencing work the person having the benefit of the consent has:

- (a) given at least 2 days notice to the council, and the principal certifier if not the council, of the person's intention to commence the erection of the building, and
- (b) if not carrying out the work as an owner-builder, has:
 - i appointed a principal contractor for the building work who must be the holder of a contractor licence if any residential building work is involved, and
 - ii notified the principal certifying authority of any such appointment, and
 - iii unless that person is the principal contractor, notified the principal contractor of any critical stage inspections and other inspections that are to be carried out in respect of the building work.

(29) Signs on site

A sign must be erected in a prominent position on any site on which building work or demolition work is being carried out:

- (a) showing the name, address and telephone number of the principal certifier for the work, and
- (b) showing the name of the principal contractor (if any) for any building work and a telephone number on which that person may be contacted outside working hours, and
- (c) stating that unauthorised entry to the 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.

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.

(30) Traffic Control Plan (TCP)

A traffic control plan is to be submitted to Council satisfying the provisions of Australian Standard 1742.3, for acceptance **prior to the commencement of work within Council's**

road reserve. Strict compliance to the traffic control plan is to be maintained throughout the duration of the construction work.

(31) Sedimentation and Erosion Controls

Effective dust, noise, sedimentation and erosion controls are to be implemented prior to the commencement of site works. This is to include (as a minimum):

- a. The installation of a sediment fence with returned ends across the low side of the works; and
- b. A temporary gravel driveway into the site. All vehicles needing to access the site are to use the temporary driveway.

The control measures are to be installed prior to the commencement of site works and maintained during works in order to ensure that site materials do not leave the site and/or enter the stormwater system and to maintain public safety/amenity.

(32) Traffic Management Plan (TMP)

Prior to the commencement of work, a Traffic Management Plan (TMP) with all supporting documentation, including all relevant Traffic Guidance Schemes (TGS), is to be submitted to Council for approval prior to the commencement of work within Council's road reserve. The TMP must comply with the requirements of Transport for New South Wales' Traffic Control at Work Sites Technical Manual (TCAWS Manual), Standards Australia's Manual of uniform traffic control devices, Part 3: Traffic control for works on roads (AS1742.3), and Austroads' Guide to Temporary Traffic Management (AGTTM).

The TMP must be prepared by a person/s with a 'Prepare a Work Zone Traffic Management Plan' qualification. Strict compliance to the TMP is to be maintained throughout the duration of the works. All inspections of the TMP and collection of records must comply with the requirements of the TCAWS Manual.

(35) Construction Management Plan (CMP)

Prior to the commencement of work, a Construction Management Plan is to be prepared by a suitably qualified professional detailing the proposed traffic control and traffic management arrangements during the construction of the development. The Construction Management Plan is to be submitted to Council for approval and is to address, but not be limited to, the following:

- a. the management of traffic during construction;
 - i. heavy vehicles approaching from the south shall access Hanwood Avenue by way of a right turn from the Kidman Way. Heavy vehicles approaching from the north shall use Kurrajong Avenue/Old Willbriggie Road and left into Hanwood Avenue towards the subject site
 - ii. heavy vehicles accessing the site will be restricted to a left turn in and right turn out via Hanwood Avenue and the approved haulage route only.
 - iii. Deliveries will be scheduled to avoid trucks arriving and departing the construction site simultaneously.
- b. the management of loading and unloading of construction materials on site
- c. material stockpiling/storage;

- d. identify parking for construction worker vehicles;
- e. identify on-site storage for heavy vehicles – separate from construction worker vehicles
- f. dust mitigation measures; and
- g. complaint management and contingency measures.

The construction and traffic management measures specified in the approved Construction Management Plan shall be implemented for duration of construction.

(33) Truck warning signs

Prior to the Commencement of Work truck warning signs is to be installed on Hanwood Avenue on the approach to the accessway of the subject site for the duration of the construction period.

(34) Parking

Prior to the Commencement of Work 34 parking spaces each of dimensions 2.6 metres x 5.5 metres in accordance with Council's *Development Control Plan No. 20 Off-street Parking Policy* are to be provided on site to serve the development during the construction period.

NOTE: This consent does not guarantee compliance with the *Disability Discrimination Act, 1992* and the developer should investigate their liability under the Act. The applicant's attention is drawn to the Australian Standard AS 2890.6:2009 in respect of acceptable standards of design and requirements.

(35) Carpark Linemarking

Delineation of parking bays by way of disc markers or similar are to be implemented in accordance with the approved construction plans and *Australian Standard 2890.1:2004*. Parking bay delineation and directional lines are to be installed **prior to the Commencement of Work**.

During Construction

The following conditions of consent must be complied with at all times during the demolition, excavation and construction of the development.

(36) No obstruction of public way

The public walkway must not be obstructed by any materials, vehicles, refuse, skips or the like, without prior approval of Council.

(37) Shoring and adequacy of adjoining property (if applicable)

If the development involves an excavation that extends below the level of the base of the footings of a building, structure or work on adjoining land (including any structure or work within a road or rail corridor), the person having the benefit of the development consent must, at the person's own expense:

- (a) protect and support the building, structure or work from possible damage from the excavation, and,

(b) where necessary, underpin the building, structure or work to prevent any such damage.

The condition does not apply if the person having the benefit of the development consent owns the adjoining land or the owner of the adjoining land has given consent in writing to that condition not applying.

(38) Maintenance of site

All materials and equipment must be stored wholly within the work site unless an approval to store them elsewhere is held.

Waste materials (including excavation, demolition and construction waste materials) must be managed on the site and then disposed of at a waste management facility.

Copies of receipts stating the following must be provided to the consent authority on request:

- (a) the place to which waste materials were transported,
- (b) the name of the contractor transporting the materials,
- (c) the quantity of materials transported off-site and recycled or disposed of.

Any run-off and erosion control measures required must be maintained within their operating capacity until the completion of the works to prevent debris escaping from the site into drainage systems, waterways, adjoining properties and roads.

During construction:

- (a) all vehicles entering or leaving the site must have their loads covered, and
- (b) all vehicles, before leaving the site, must be cleaned of dirt, sand and other materials, to avoid tracking these materials onto public roads.

At the completion of the works, the work site must be left clear of waste and debris.

(39) Toilet Facilities

Adequate toilet facilities are to be provided on the site throughout the demolition/construction phase of the development. Such toilet facilities are to be provided, at the ratio of one (1) toilet for every twenty (20) persons (or part thereof) employed/working on the site. Each toilet provided must be a standard flushing toilet and must be connected to a public sewer, or an accredited sewage management facility approved by council. If connection to either a public sewer or an accredited sewage management facility is not practicable, it shall be connected to some other sewage management facility approved by council. Toilet facilities must be provided and functioning **prior to the commencement of work**. In this clause:

accredited sewage management facility means a sewage management facility to which Part 2 of the Local Government (General) Regulation 2005 applies, being a sewage management facility that is installed or constructed to a design or plan the subject of a certificate of accreditation referred to in clause 41 of the Regulation.

public sewer has the same meaning as it has in the Local Government (General) Regulation 2005.

sewage management facility has the same meaning as it has in the Local Government (General) Regulation 2005.

(40) SafeWork NSW

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

(41) Required documentation

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.

(42) Access location

The new driveway access to the lot is to be located a minimum of one (1) metre away from all services (e.g.: electricity poles).

(43) Hours of Work

The principal certifier must ensure that building work, demolition or vegetation removal is only carried out between:

7.00am to 6.00pm on Monday to Saturday.

The principal certifier must ensure building work, demolition or vegetation removal is not carried out on Sundays and public holidays, except where there is an emergency.

Unless otherwise approved within a construction site management plan, construction vehicles, machinery, goods or materials must not be delivered to the site outside the approved hours of site works.

Note: Any variation to the hours of work requires Council's approval.

(44) Sedimentation and Erosion Controls

The approved erosion and sediment control measures shall be implemented and maintained during works.

(45) Noise Control

The mitigation measures recommended in the Noise & Vibration Impact Assessment (13 March 2026) are to be employed and maintained for the duration of the project.

The following additional noise mitigation measures must be employed during the construction phase to reduce emissions to the surrounding community:

- a) a construction noise management protocol to minimise noise emissions, manage out of hours (minor) works to be inaudible, and to respond to potential concerns from the community;
- b) a construction noise and vibration management plan shall include an addendum that identifies specific additional measures to ensure that the construction noise levels do not exceed the Noise Management Levels at each receptor. In this regard, localised mobile screens or construction hoarding around piling rig/plant are to be used to act as barriers between construction works and receivers, particularly where equipment is near the site boundary and/or a residential receiver including areas in constant or regular use (e.g., unloading and laydown areas);

- c) operating plant in a conservative manner (no over-revving), shutdown when not in use, and parking/starting at farthest point from relevant assessment locations;
- d) selection of the quietest suitable machinery available for each activity;
- e) minimise noisy plant/machinery working simultaneously where practicable;
- f) minimise impact noise wherever possible;
- g) utilise a broadband reverse alarm in lieu of the traditional high frequency type reverse alarm;
- h) provide toolbox meetings, training and education to drivers and contractors visiting the site during construction so they are aware of the location of noise sensitive receivers and to be cognisant of any noise generating activities;
- i) signage is to be placed at the front entrance advising truck drivers of their requirement to minimise noise both on and off-site;
- j) utilise project related community consultation forums to notify residences within proximity of the site with project progress, proposed/upcoming potentially noise generating works, its duration; and
- k) implement the complaint procedure as part of the community consultation forum process.

Prior to the issue of the Occupation Certificate

Prior to the commencement of the new use of the building / the issue of a Compliance Certificate, compliance with the following conditions is to be demonstrated.

(46) Installation of Landscaping

The approved landscaping areas shall be installed to the satisfaction of Council **prior to the issue of an Occupation Certificate**. The maintenance of the landscaping areas within site shall be the responsibility of the person with the benefit of the development consent and to the satisfaction of Council. Any automatic irrigation system for the approved landscape buffer is to be maintained to the satisfaction of Council.

(47) Acoustic Fencing

Prior to the issue of an Occupation Certificate, acoustic fencing is to be erected as identified under Section 6.3.3 Proposed Noise Mitigation of the Noise and Vibration Impact Assessment prepared by Assured Environmental dated 13 March 2026. The acoustic fencing should be located between the BESS units and the landscape buffer to screen it from the dwelling on site.

(48) S138 Roads Act Approval

Prior to the issue of an Occupation Certificate, the Principle Certifying Authority shall ensure that all works associated with a S138 Roads Act approval have been inspected and signed off by Griffith City Council for each of the new road crossings.

(49) Installation of stormwater infrastructure

Prior to the issue of an Occupation Certificate, the stormwater drainage system for the proposed solar farm is to be constructed in accordance with an approved plan, Council's *Engineering Guidelines – Subdivisions and Development Standards*, and Council's *Stormwater Drainage & Disposal Policy (CS-CP- 310)*.

(50) Accessway construction

Prior to the issue of an Occupation Certificate, an all-weather access is to be provided between the property boundary and the road carriageway off Hanwood 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 Council's Engineering Guidelines – Subdivisions and Development Standards.

(51) Sealing of parking and manoeuvring areas

Prior to the issue of an Occupation Certificate all car parking and vehicular manoeuvring areas are to be constructed of compacted road building gravel in accordance with Council's Sealing of Parking and Manoeuvring Areas Policy (CS-CP-405).

(52) Internal driveway

Prior to the issue of an Occupation Certificate the internal driveway from the property boundary to the proposed solar farm site is to be constructed of gravel to an all-weather standard in accordance with Council's *Engineering Guidelines – Subdivisions and Development Standards*

On-Going Requirements

The following conditions or requirements must be complied with at all times, throughout the use and operation of the development.

(53) Amenity

The premises and 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 any other matter.

(54) Management of Glint and Glare from Solar Panels

Glint and glare from the solar panels shall not cause a nuisance, disturbance or hazard to the travelling public on the public road network. In the event of glint or glare from the solar plant being evident from a public road, the proponent shall immediately implement glare mitigation measures such as construction of a barrier (e.g. fence) or other approved device to remove any nuisance, distraction and/or hazard caused as a result of glare from the solar panels.

(55) Potential Contamination

Any dielectric fluid used must be managed to prevent contamination. Any spillage of this fluid must be recorded and notified to Council. In the event of a major spillage, the NSW Environmental Protection Agency must also be notified in regards to a pollution event.

(56) Upgrading of solar panels and ancillary infrastructure

Over time, the applicant may upgrade the solar panels and ancillary infrastructure on site provided these upgrades remain within approved development footprint of the site. Prior to

carrying out any such upgrades, the Applicant shall provide revised layout plans of the development to the secretary incorporating the proposed upgrades.

(57) Ongoing Noise Control

Post installation noise validation monitoring assessment (e.g. in relation to the BESS units) is to be completed to quantify operational noise emissions from site and to confirm emissions meet relevant criteria of 40dB(A) during the day and 35dB(A) during the evening and night. The monitoring assessment would consist of operator attended noise measurements during normal operation to determine the noise contribution from the project.

Noise monitoring validation assessment should be made available to Council upon request.

(58) Access maintenance

The property owner remains responsible for the upkeep and maintenance of the accessway and associated facilities for the lifetime of the proposed development.

(59) Sight Distance

Any landscaping, fencing or signage to be provided within the site or along the boundary with any adjoining road reserve is to be designed and maintained to provide safe sight distance to pedestrians for motorists entering and exiting the site to minimise conflict in accordance with AS2890.1-2004 "Off-street car parking".

(60) Access maintenance

The property owner remains responsible for the upkeep and maintenance of the accessway and associated facilities for the lifetime of the proposed development.

(61) Ongoing access to site

The following conditions will apply for the lifetime of the subject development:

- a. The turning path of the largest sized vehicle to access the site is to be clear of obstructions at all times.
- b. All vehicles are required to enter and leave the development in a forward direction.
- c. All vehicular loading and unloading is to be carried out within the site.
- d. Vehicles accessing the development are to be limited to 19 metre Semi-trailer Vehicles as specified in Austroads Design Vehicles and Turning Path Templates Guide 2013.

(62) Parking Maintenance

The property owner remains responsible for the upkeep and maintenance of the car parking, vehicle manoeuvring areas and associated facilities for the lifetime of the proposed development.

(63) Entry Gate Setback

Any entry gate installed for the subject development shall be set back a minimum storage length of 40 metres from the edge of the road carriageway. This is to allow for the standing of large vehicles when gates are to be opened.

(64) Landscape maintenance

The approved and installed landscaping shall be maintained and kept free of weeds for the life of the development in accordance with the approved plan.

Demolition Management

Demolition must be carried out in accordance with the following conditions.

63. Decommissioning

Within 18 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 consultation with relevant landowners.

All solar panels and associated above ground structures including but not necessarily limited to, the substation, BESS units, the control and facilities building and electrical infrastructure, including underground infrastructure to a depth of 300 millimetres, shall be removed from the site unless otherwise agreed by the Council, except where the substation, control room or overhead electricity lines are transferred to or in the control of the local electricity network operator.

All other elements associated with the project, including site roads, shall be removed unless otherwise agreed to by the Council.

Attachment D – Advisory Notes

The following information is provided for your assistance to ensure compliance with the *Environmental Planning & Assessment Act 1979*, *Environmental Planning & Assessment Regulation 2021*, or other relevant legislation and Council’s policies. This information does not form part of the conditions of development consent pursuant to Section 4.16 of the Act.

(1) Before You Dig

If excavating, it is recommended you go to Before You Dig Australia at www.byda.com.au and lodge a free enquiry that helps keep people safe and protect underground infrastructure.

(2) Essential Energy

- a) Any existing encumbrances in favour of Essential Energy (or its predecessors) noted on the title of the above property should be complied with;
- b) Essential Energy’s records indicate there is electricity infrastructure located within the property. Any activities within this location must be undertaken in accordance with the latest industry guideline currently known as ISSC 20 Guideline for the Management of Activities within Electricity Easements and Close to Infrastructure. Approval may be required from Essential Energy should activities within the property encroach on the electricity infrastructure. <https://energy.nsw.gov.au/sites/default/files/2018-09/ISSC-20-Electricity-Easements.pdf>
- c) 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).
- d) Given there is electricity infrastructure in the area, it is the responsibility of the person/s completing any works around powerlines to understand their safety responsibilities. SafeWork NSW (www.safework.nsw.gov.au) has publications that provide guidance when working close to electricity infrastructure. These include the Code of Practice – Work near Overhead Power Lines and Code of Practice – Work near Underground Assets.

(3) Civil Aviation Safety Authority provides the following comments:

- Glint and Glare have proven to not be a hazard to aircraft on approach or departing an aerodrome. CASA’s concern lies with potential impact on any air traffic control tower (ATCT) and the ability of the controllers to conduct their work.
- As Griffith Airport does not have any ATCT facility, the solar farm as proposed will not be a hazard to aircraft operations and CASA has no objection to the proposal as presented.

Attachment E – Other Council Approvals and Consents

Section 68 Local Government Act 1993 Approvals

This consent includes the following approvals under Section 4.12 of the *Environmental Planning and Assessment Act 1979* and Section 68 of the *Local Government Act 1993*.

nil