

## CONSENT CONDITIONS – SOLAR FARMS

### WESTERN REGIONAL PLANNING PANEL

<b>PANEL REFERENCE &amp; DA NUMBER</b>	PPSWES-70 DA2021/21
<b>PROPOSAL</b>	Construction of a grid-connected solar PV installation no larger than 5MW.
<b>ADDRESS</b>	Lot 2221 DP 1101864; 1570 Dandaloo Road NARROMINE
<b>APPLICANT</b>	NSW Community Renewables (Narromine) Pty Ltd c/SLR Consulting
<b>APPLICATION TYPE</b>	Development Application

#### 1. GENERAL

##### 1.1 Approved Plans and Documentation

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	Rev	Prepared by	Date
Statement of Environmental Effects - Establishment of Solar PV Power Generation Plant - 1570 Dandaloo Road Narromine West	19310.14_SE E_Narromine_February2021	-	SLR Consulting Australia Pty Ltd	February 2021
Acoustic Assessment – Narromine West Solar Farm	MAC201186-06RP1		Muller Acoustic Consulting Pty Ltd	28 January 2021
Flood Impact Assessment for Proposed Narromine West Solar Farm, Narromine, NSW	D:\Projects\T2103_Narromine_FIA\Docs\L.T2103.002.docx	-	Torrent Consulting Pty Ltd	5 February 2020
Narromine West Solar Farm Reflective Glare Analysis - 1570 Dandaloo Road Narromine West	620.30234-R01-v1.0		SLR Consulting Australia Pty Ltd	25 February 2021
Narromine West Solar Farm Reflective Glare Assessment – Narromine	620.30234-R01-v2.0	V2.0	SLR Consulting Australia Pty Ltd	20 April 2021

Plan/Report Title	Reference No	Rev	Prepared by	Date
Narromine West Solar Farm Visual Analysis, and Landscape Concept	SLR Ref: 620.30234	V2.0	SLR Consulting Australia Pty Ltd	February 2021
Desktop Due Diligence Assessment (Biodiversity and Cultural Heritage) for the Narromine Solar Farm Development	Doc. Ref: NCA20L110655	-	Kleinfelder Australia Pty Ltd	28 April 2020
Traffic Impact Assessment - SOLAR Photovoltaic (PV) Power Generating Farm & Associated Supportive Infrastructure Part Lot 2221 DP 1101864, 1570 Dandaloo Road Narromine West	21/002	D	Intersect Traffic Pty Ltd	31 January 2021
Waste Management Plan - Establishment of a Solar PV Power Generation Plant, 1570 Dandaloo Road Narromine West	19310.14_WM P_Narromine West_February2021		SLR Consulting Australia Pty Ltd	February 2021
Stormwater Management Report Narromine West Solar Farm - 1570 Dandaloo Road Narromine	Project Number: 200639	Rev B	DRB Consulting Engineers Pty Limited	3 February 2021
<b>Development Plans - 1570 Dandaloo Road Narromine West</b>				
Providence Asset Group Narromine West Solar Farm Location Detail	10080-G-GAD-01-1	C	Providence Asset Group	29.01.21
Providence Asset Group Narromine West Solar Farm General Arrangement Overview	10080-G-GAD-02-1	C	Providence Asset Group	29.01.21
Providence Asset Group Narromine West Solar Farm General Arrangement System Detail	10080-G-GAD-02-2	C	Providence Asset Group	29.01.21
Providence Asset Group Narromine West Solar Farm Civil Detail Sheet 1	10080-C-DET-01-1	A	Providence Asset Group	04.02.21
Providence Asset Group Narromine West Solar Farm Civil Detail Sheet 2	10080-C-DET-01-2	A	Providence Asset Group	04.01.21
Providence Asset Group Narromine West Solar Farm Road Section Detail Typical	10080-C-DET-06-1	B	Providence Asset Group	29.01.21
Providence Asset Group Narromine West Solar Farm Site Elevation Detail	10080-G-DET-01-1	B	Providence Asset Group	29.01.21
Providence Asset Group Narromine West Solar Farm Security Fence Detail Typical	10080-C-DET-02-1	B	Providence Asset Group	29.01.21
Providence Asset Group Narromine West Solar Farm PV Mounting System Detail	10080-E-DET-01-1	B	Providence Asset Group	29.01.21
Providence Asset Group Narromine West Solar Farm Power Conversion Station Detail Sheet 1	10080-E-DET-02-1	B	Providence Asset Group	29.01.21

Plan/Report Title	Reference No	Rev	Prepared by	Date
Providence Asset Group Narromine West Solar Farm Power Conversion Station Detail Sheet 2	10080-E-DET-02-2	B	Providence Asset Group	29.01.21
Providence Asset Group Narromine West Solar Farm Shed Detail Typical	10080-C-DET-05-1	B	Providence Asset Group	29.01.21
<b>Civil Plans - 1570 Dandaloo Road Narromine West</b>				
Stormwater Management Plan Narromine Solar Farm, Narromine Providence Asset Group	200639	CIV01 Rev B	DRB Consulting Engineers Pty Limited	29.01.21
Civil Details Plan - Sheet 1 Narromine Solar Farm, Narromine Providence Asset Group	200639	CIV02 Rev B	DRB Consulting Engineers Pty Limited	29.01.21
Construction Civil Details Plan - Sheet 2 Narromine Solar Farm, Narromine Providence Asset Group	200639	CIV03 Rev B	DRB Consulting Engineers Pty Limited	29.01.21

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

## 1.2 Signage

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.

## 1.3 Building Code of Australia (Prescribed Condition under CI 98 of the Regulation)

All building work shall 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.

## 1.4 Lapsing of consent

This consent is limited to a period of 5 years from the date of the Notice of Determination unless the works associated with the development have physically commenced.

## 1.5 Decommission Management Plan

A Decommission Management Plan is required to be submitted to Council twelve (12) months before decommissioning is proposed to occur.

## 1.6 Tree Retention and Removal

Existing trees on the site are to be retained and protected from damage during work. Approved tree maintenance or removal shall be carried out by an appropriately qualified person to avoid any risk to life or damage to property and must have with adequate public liability insurance.

## **2. PRIOR TO THE ISSUE OF ANY CONSTRUCTION CERTIFICATE**

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### **2.1 Construction Certificate Required**

Prior to commencement of any works, it is necessary to obtain a Construction Certificate. A Construction Certificate may be issued by Council or an Accredited Certifier. Plans submitted with the Construction Certificate are to be amended to incorporate the conditions of the development consent. A Construction Certificate issued by a Private Accredited Certifier is to be deposited with Council at least 48 hours prior to the commencement of any works.

### **2.2 Emergency Management Plan**

An Emergency Management Plan ('EMP') for the development shall be submitted to and approved by Council. This EMP shall address emergency management procedures associated with fire risk as a consequence of the built features of the development (i.e. solar panels, electrical wiring, substations etc), including containment of any contaminants on-site. this Plan ensure the protection of human life, the environment and adjoining property in the event of fire or other emergency generated by the development.

### **2.3 Construction Management Plan**

A Construction Management Plan (CMP) is to be prepared and submitted for approval by Council/Accredited Certifier. The Plan must be implemented during the construction of the solar electricity system and must include the range of measures as outlined in the approval documents which include but are not limited to:

- Noise Management (including Construction Noise Management Protocol that addresses neighbour notification procedures);
- Landscaping;
- Aboriginal Heritage Management;
- Construction Traffic Management;
- Bushfire Management;
- Waste Management;
- Erosion and Sediment Control;
- Dust Management;
- Site Restoration;
- Operation Hours;
- Emergency, safety and security;
- Weed Management and Biosecurity; and
- Essential Energy approval requirements.

### **2.4 Construction Traffic Management Plan**

A Construction Traffic Management Plan detailing the following prior to the issue of the Construction Certificate:

- (a) construction vehicle routes;
- (b) anticipated number of trucks per day;
- (c) hours of construction;
- (d) access arrangements; and
- (e) proposed traffic measures to minimise impacts of construction vehicles.

## **2.5 Landscape Plan**

Prior to issue of a Construction Certificate, a Landscape Plan must be prepared in consultation with Council. The plan is to include:

- Softening landscaping treatments are to include a mix of tall and shrub species on three sides of the site, with additional plantings in the front setback from Dandaloo Road and landscaping to the eastern and western sides of the development to be included.
- Plantings are to be located on the outside of the security fence.
- Landscaping concept to use with use of a black wire security fence with the height of the fence to be reduced as far as practical.
- The landscape plan is to include a watering system and maintenance schedule for plants.
- The Plan shall be implemented as part of the Construction Management Plan.

## **2.6 Utility Services**

Prior to the commencement of work the Applicant is to negotiate with the utility authorities in connection with the relocation and/or adjustment of the services affected by the development. Any necessary alterations to, or relocations of, utility services must be carried out at no cost to the council.

## **2.7 Roads Act 1993 approval**

The applicant is to submit an application to Council for any work within the road reserve (e.g. vehicular footpath crossings, utilities including stormwater, footpath paving, kerb and gutter etc) for local and regional roads or Transport for NSW for state roads, pursuant to Section 138 of the *Roads Act 1993*. Details must be provided with the Construction Certificate application.

## **2.8 Upgrade to McNamaras Lane**

Prior to issue of a construction certificate, a yellow cross-hatch markings on the roadway on McNamara's Lane and additional signage on approach to the crossing must be provided to alert road users and to prevent short stacking of heavy vehicles.

(Reason for condition:

Considering the increased traffic using the level crossing (during construction and operation phases), there is likely to be a short stacking issue for the proposed development traffic exiting McNamaras Lane and turning right onto Mitchell Highway (and only if) two or more heavy vehicles form a queue across the railway. No alteration

to the protection level of McNamaras Lane level crossing (passive to active) is required).

## **2.9 Power Conversion Station to be bunded**

The Power Conversion Station shall be provided with appropriate bunding or similar containment systems with a capacity that will exceed the oil storage volume of the transformers. This is required to prevent water or land contamination from potential spills or leaks from the transformers within the substation.

## **2.10 Anti-Reflective Coating**

Evidence shall be provided to the Certifying Authority demonstrating that the solar panels have an anti-reflective coating.

## **2.11 Car Parking**

On-site car parking comprising 10 spaces shall be provided in accordance with AS 2890.1-2004: *Parking Facilities – Off-street Car Parking*. Details are to be provided with the Construction Certificate application. Overflow spaces are to be provided for the construction period as required.

## **2.12 Fees and Contributions**

The fees listed in the table below must be paid in accordance with the conditions of this consent and Council's adopted Fees and Charges applicable at the time of payment. Payments must be made prior to the issue of the Construction Certificate or prior to the commencement of work (if there is no associated Construction Certificate).

The contribution as current at the date of this report is itemised below.

The contribution payable will be calculated in accordance with the contributions plan current at the time of payment, and will be adjusted at the time of payment in accordance with the Consumer Price Index (CPI) (All Groups Index for Sydney) published by the Australian Bureau of Statistic (ABS). Contribution amounts will be adjusted by Council each quarter.

<b>Contribution Type</b>	<b>Proposed Cost of Development</b>	<b>Levy Payable (%)</b>	<b>Total Payable</b>
Section 7.12 Contribution	\$6,438,964	1%	\$64,389.64

## **2.13 Long Service Levy**

Evidence the Long Service Levy has been paid is required prior to the issue of a Construction Certificate. In accordance with Section 34 of the *Building and Construction Industry Long Service Payments Act 1986*, the current levy payable is **\$22,536**.

**Note:** The levy is paid into a fund administered by the Long Service Corporation, and from this fund, the Corporation makes long service payments to building and

construction workers. The Levy is payable online, direct to the Corporation or through Council. Refer to [www.longservice.nsw.gov.au](http://www.longservice.nsw.gov.au) for further details.

## **2.14 Flooding**

Buildings and critical infrastructure at the site are to be set at the 1% AEP flood level as the FPL, with buildings and critical infrastructure at the Site be set at or above this level. Structures to be constructed above the adopted flood level include:

- Temporary construction buildings;
- Operations & Maintenance building (O & M shed);
- Power conversion unit
- HV RMU & metering
- PV combiner boxes.

This level should be determined in accordance with Council's Flood Policy and the current Narromine Floodplain Risk Management Study & Plan. The building structures are to have flood compatible building components below this level i.e. the 1% AEP flood level. At the time of this consent a FPL of **237.6 metres AHD** is applicable to the land. The FPL at the time of construction should be confirmed in writing by Council prior to any works starting to account for any updates to the Flood Study and apply updated data to determine the relevant FPL.

## **2.15 Structural Engineers Certification**

Certification from an appropriately qualified and practicing structural engineer is to be provided to the Certifying Authority, certifying the structural adequacy of all reinforced concrete work, structural beams, columns & other structural members. The details are to be submitted to the Principal Certifying Authority for approval prior to construction of the specified works.

This report shall also certify the following:

- (a) Any damage to the proposed development sustained in a flood will not generate debris capable of causing damage to downstream buildings or property;
- (b) The building/structure will be able to withstand the force of flood waters (including buoyancy forces) and the impact of debris
- (c) Finishes, plant fittings and equipment subject to inundation will be of materials and functional capability resistant to the effects of flood waters.

## **2.16 Traffic Management - Compliance with AS2890**

All driveways, access ramps, vehicular crossings and car parking spaces shall be designed and constructed in accordance with the current version of Australian Standards, AS 2890.1 (for car parking facilities) and AS 2890.2 (for commercial vehicle facilities).

## **2.17 Waste Management Plan**

A Waste Management Plan incorporating all requirements in respect of the provision of waste storage facilities, removal of all materials from the site that are the result of site clearing, excavation, and, or demolition works and the designated Waste Management Facility shall be submitted to the Certifying Authority prior to the issue of any Construction Certificate.

## **2.18 Dilapidation report**

A dilapidation survey shall be undertaken of all properties and/or Council infrastructure, including but not limited to all footpaths, kerb and gutter, stormwater inlet pits, and road carriageway pavements, in the vicinity which could be potentially affected by the construction of this development. Any damage caused to other properties during construction shall be rectified. 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.

### **3. PRIOR TO WORKS COMMENCING**

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#### **3.1 Waste**

Prior to the commencement of works, a proposed Waste Agreement is to be provided to and approved by Council, outlining the arrangements for the disposal of construction waste if it is to be disposed of at a Council owned facility.

#### **3.2 Erection of signs (Prescribed Condition under CI 98A of the Regulation)**

Prior to work commencing on the site, a sign must be erected in a prominent position on the site on which building work, subdivision work or demolition work is being carried out:

- (a) showing the name, address and telephone number of the principal 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.

This sign must be maintained while the building work, subdivision work or demolition work is being carried out, but must be removed when the work has been completed.

#### **3.3 Shoring and adequacy of adjoining property (Prescribed Condition under CI 98E of the Regulation)**

Prior to work commencing on the site, if the development involves an excavation that extends below the level of the base of the footings of a building, structure or work (including any structure or work within a road or rail corridor) on adjoining land, 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.

This 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.

### **3.4 Dial before your dig**

The applicant shall contact “Dial Before You Dig on 1100” to obtain a Service Diagram prior to the issuing of the Construction Certificate. The sequence number obtained from “Dial Before You Dig” shall be forwarded to the Principal Certifying Authority (PCA) and Council for their records.

### **3.5 Relocation of Services**

The applicant shall be responsible for all costs incurred in the necessary relocation of any services affected by the required construction works. Council and other services authorities should be contacted prior to the commencement of works.

### **3.6 Works on Council-owned land**

Prior to the commencement of any works on Council controlled land including a public road, the applicant is to affect Public Liability Insurance in 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 the final Occupation Certificate.

### **3.7 Toilet facilities**

Toilet facilities are to be provided at, or in the vicinity of the site, at the rate of one toilet for every 20 persons or part of 20 persons employed at the site. each toilet provided must be connected to an accredited sewage management facility approved by the Council or some other sewage management facility approved by the Council.

### **3.8 Erosion and sediment Control Plan**

An *Erosion and Sediment Control Plan* (‘ESCP’) must be prepared by a suitably qualified/experienced person based on the Landcom manual, “*Managing Urban Stormwater - Soils and Construction (Blue Book)*” dated 2004, prior to works commencing on the site. the ESCP shall be implemented and inspected by a suitably qualified/experienced person prior to the commencement of any site works and maintained for the life of the construction period and until revegetated measures have been established.

The ESCP shall include, but not be limited to:

- Provision for the diversion of run-off around disturbed areas;
- Location and type of proposed erosion and sediment control measures;
- Location of and proposed means of stabilisation of site access;
- Approximate location of site sheds and stockpiles;
- Proposed staging of construction and ESCP measures;
- Clearance of sediment traps on a regular basis and after major storms;

- Proposed site rehabilitation measures, including seeding of all bare un-grassed areas and turfing where erosion or scouring is likely to occur;
- Standard construction drawings for proposed erosion and sediment control measures.

These measures are to be implemented prior to the commencement of work (including demolition and excavation) and must remain until works are completed and all exposed surfaces are landscaped/sealed.

## **4. DURING WORKS**

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### **4.1 Construction hours**

The hours of demolition and/or building work shall be limited to the following hours:

- Monday to Friday: 07:00 am to 05:00 pm;
- Saturday: 08:00 am to 01:00 pm;
- No Construction to take place on Sundays or Public Holidays.

### **4.2 Compliance with Construction Management Plans**

The requirements of the approved Construction Management Plan and the Soil and Water Management Plans must be complied with and maintained for the duration of the approved works.

### **4.3 Discovery of Aboriginal objects**

If Aboriginal object(s) are uncovered during work, excavation or disturbance of the area, all work must stop immediately and Heritage NSW must be contacted on 02 9585 6345 or [ahims@environment.nsw.gov.au](mailto:ahims@environment.nsw.gov.au). Temporary fencing is to be erected around the site and the object is to remain in place until further directed by Heritage NSW.

### **4.4 Discovery of Contamination**

Should any contaminated, scheduled, hazardous or asbestos material be discovered before or during construction works, the applicant and contractor shall ensure the appropriate regulatory authority is notified and that such material is contained, encapsulated, sealed, handled or otherwise disposed of to the requirements of such Authority.

### **4.5 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.

### **4.6 Noise Standards**

Noise management measures are to be implemented to ensure noise generated from the operation of the development must not be intrusive or offensive as defined by the Protection of the Environment Operations Act 1997.

#### **4.7 Imported Fill**

To prevent contaminated soil being used onsite and to ensure that it is suitable for the proposed land use, all imported fill must be appropriately certified material and must be validated in accordance with the:

- a) Office of Environment and Heritage (OEH) approved guidelines;
- b) *Protection of the Environment Operations Act 1997*; and
- c) *Protection of the Environment Operations (Waste) Regulation 2014*.

All imported fill must be accompanied by documentation from the supplier which certifies that the material has been analysed and is suitable for the proposed land use.

#### **4.8 Demolition Work**

All demolition work shall be carried out in accordance with *Australian Standards AS 2601-1991 Demolition of Structures*, other relevant Australian Standards and the requirements of SafeWork NSW.

Demolition work must be carried out in accordance with the following:

- (a) The applicant must give relevant notice to all relevant statutory authorities of the demolition.
- (b) All existing utility services to the building to be demolished are to be terminated and sealed off in a manner that ensures there will be no leaks or odours escaping from their respective points of access to or within the building.
- (c) No demolition material shall be burnt on site.
- (d) Dust suppression should be adopted during demolition when required;
- (e) Prior to the commencement of demolition work a licensed demolisher who is registered with SafeWork NSW must prepare a Safe Work Method Statement ('SWMS') to the satisfaction of Council. A copy of the Statement shall also be submitted to SafeWork NSW and should outline the controls necessary to ensure that the risk of exposure to the hazardous materials is adequately controlled.
- (f) Any material containing asbestos or other hazardous building materials found on site during the demolition process shall be removed and disposed of in accordance with:
  - i) SafeWork NSW requirements. An appropriately licensed asbestos removalist must complete all asbestos works if they consist of the removal of more than 10m<sup>2</sup> of bonded asbestos and/or any friable asbestos;
  - ii) Work Health and Safety Act 2011 and Work Health and Safety Regulation 2011;
  - iii) Protection of the Environment Operations Act 1997;
  - iv) Protection of the Environment Operations (Waste) Regulation 2014;
  - v) NSW Environment Protection Authority Waste Classification Guidelines 2014.
- (g) Identified hazardous building materials within the building to be demolished must be removed in accordance with current legislation and the approved Hazardous Building Materials Survey prior to the general demolition of the building. This hazardous building material removal must be undertaken by the

relevant licensed specialists, as documented in the Hazardous Building Materials Survey.

## **5. PRIOR TO OCCUPATION CERTIFICATE**

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### **5.1 Operation Environment Management Plan**

To ensure environmental protection throughout the operation of the development, an Operational Environment Management Plan (OEMP) is required to be prepared and submitted prior to the issue of any Occupation Certificate.

- (a) This should include consultation with Narromine airport user groups; if safety concerns relating to glare caused by the solar panels are raised by pilots when operating (especially for major gliding events) the configuration of the panels may need to be reviewed and revised for certain periods.

### **5.2 Landscaping**

All landscaping required by the approved Landscape Plan must be completed prior to the issue of an Occupation Certificate.

### **5.3 Structural adequacy**

Certification from an appropriately qualified and practicing structural engineer that the structure(s) have been constructed in accordance with the approved plans and structural certification prior to the issue of an Occupation Certificate.

## **6. OPERATIONAL CONDITIONS**

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### **6.1 Occupation Certificate**

Prior to the commencement of use, 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.

### **6.2 Essential Energy**

All relevant conditions and requirements of Essential Energy (and consideration of notes) attached to this consent shall apply and shall be implemented as part of the Construction Environmental Management Plan.

### **6.3 Glare**

Glint and glare from the solar panels must not cause a nuisance, distraction or hazard to the travelling public. In the event of glint or glare from the solar farm being evident, 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.

#### **6.4 Vehicle management**

All loading and unloading of vehicles must be undertaken wholly within the site and all vehicles must enter and leave the site a forward direction. Sufficient car parking is to be provided on the site, with no car parking to occur on the public road network in the vicinity of the site. The entry and exit points are to be clearly signposted and visible from both the street and the site at all times.

#### **6.5 Landscape Screening**

The planting associated with the landscape screen as outlined on the approved Landscape Plan must be maintained while the solar farm is in operation at the site. On-going monitoring of the health and performance of the visual plant screen during the life operation of the solar farm must be undertaken, including replacement of plant stock whenever necessary to ensure the screen continues to act as an effective visual buffer. Following construction, the applicant must restore the ground cover of the site as soon as practicable using suitable species and maintain ground cover.

#### **6.6 Decommissioning of the Solar Farm**

In the event that the solar farm is decommissioned, all decommissioning works, including site rehabilitation are to be undertaken in accordance with an approved Decommissioning Plan. Waste from solar panels is to be subject to a separate Waste Agreement approved by Council, outlining the arrangements for the disposal of construction waste if it is to be disposed of at a Council owned facility.

A Decommissioning Plan must be prepared and submitted to Council 12 months prior to decommissioning occurring.

#### **6.7 External lighting**

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. No security lighting is approved as part of this development.

Note: Guidance on lighting near aerodromes is available in *NASF Guideline E: Managing the Risk of Distractions to Pilots from Lighting in the Vicinity of Airports*.

#### **6.8 Minimise harm to the environment**

The applicant must implement all reasonable and feasible measures to prevent and/or minimise any material harm to the environment or to the amenity of the area that may result from the construction, operation or decommissioning of the development, including weed control.

#### **6.9 Visual impacts**

The applicant must:

- a) Minimise the off-site visual impacts of the development, including the potential for any glare or reflection from the solar panels;
- b) Ensure the visual appearance of all ancillary infrastructure (including paint colours) blends in as far as possible with the surrounding landscape; and
- c) The applicant may upgrade/replace the solar panels provided these upgrades remain within approved development footprint of the site. Prior to carrying out any such upgrades, the developer should be carrying out consultation and appropriate assessments taking into consideration any realised impacts on the aerodrome (esp. in relation to potential for glare).

#### **6.10 Safety of aerodromes/airport events**

The operator of the solar farm should assist in providing any requested safety briefing information to aerodrome users.

(Note: Narromine airport user groups; if safety concerns relating to glare caused by the solar panels are raised by pilots when operating (especially for major gliding events) the location/configuration of the panels may need to be reviewed and revised).

#### **6.11 Bushfire Protection Measures**

Any required bushfire protection measures are to be maintained throughout the operation of the solar farm at the site.

#### **6.12 Storage of hazardous materials**

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 minimise spills of hazardous materials or hydrocarbons and clean up any spills as soon as possible after they occur.

#### **6.13 Waste materials**

All solid waste from construction and operation of the development shall be assessed, classified and disposed of in accordance with the NSW EPA *Waste Classification Guidelines, Part 1: Classifying Waste*, November 2014. All hazardous building materials must be disposed of in accordance with the relevant statutory requirements.

#### **6.14 Address**

The developer is to contact Council and confirm the allocated street address for the property. This number shall be reflective and permanently displayed in a prominent position that is clearly visible from the public road at all times.

#### **6.15 Signage**

Appropriate safety signage shall be displayed adjacent to the site entrance on Dandaloo Road, advising of emergency contact details.

## **NOTES: ESSENTIAL ENERGY**

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1. If the proposed development changes, there may be potential safety risks and it is recommended that Essential Energy is consulted for further comment.
2. Any existing encumbrances in favour of Essential Energy (or its predecessors) noted on the title of the above property should be complied with.
3. The Applicant will need to engage the services of an Accredited Service Provider to ensure adequate provision of power is available to the development in accordance with industry standards.
4. Satisfactory arrangements are to be made with Essential Energy with respect to the proposed solar farm which will form part of the development. It is the Applicant's responsibility to enter into the required Connection Agreements and any other requirements with Essential Energy for the development, which may include the payment of fees and contributions. Refer Essential Energy's Network Connections team for requirements via email [networkconnections@essentialenergy.com.au](mailto:networkconnections@essentialenergy.com.au).
5. In addition, Essential Energy's records indicate there is electricity infrastructure located within the property and within close proximity of the property. Any activities within these locations 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.
6. 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).
7. 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](http://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.