

COUNCIL ASSESSMENT REPORT

WESTERN REGIONAL PLANNING PANEL

PANEL REFERENCE & DA NUMBER	PPSWES-99 – DA2022/0004
PROPOSAL	Electricity Generating Works (5MW Solar Farm)
ADDRESS	Lots 209, 219, 270, 284 & 285 DP750615 Cartwrights Lane, Wyalong
APPLICANT	Rachel Pettit (SLR Consulting)
OWNER	Harold & Carolyn McMahon
DA LODGEMENT DATE	10 August 2021
APPLICATION TYPE	Development Application
REGIONALLY SIGNIFICANT CRITERIA	Clause 5, Schedule 7 of the SRD SEPP: Private Infrastructure and community facilities over \$5 million
CIV	\$6,812,696.00 (excluding GST)
CLAUSE 4.6 REQUESTS	Not applicable
KEY SEPP/LEP	SEPP (Infrastructure) 2007
TOTAL & UNIQUE SUBMISSIONS ISSUES SUBMISSIONS	One – Construction of access over Crown Road
DOCUMENTS SUBMITTED FOR CONSIDERATION	Civil Plans Statement of Environmental Effects Stormwater Management Plan Flora and Fauna Assessment Traffic Impact Assessment Visual Analysis and Reflectivity Statement Aboriginal Archaeological Assessment Noise Assessment Waste Management Plan
SPECIAL INFRASTRUCTURE CONTRIBUTIONS (\$7.24)	Not applicable
RECOMMENDATION	Approval

DRAFT CONDITIONS TO APPLICANT	Yes
SCHEDULED MEETING DATE	16 November 2021
DATE OF REPORT	5 November 2021

EXECUTIVE SUMMARY

The development application (DA2022/0004) seeks consent for the construction of a new Electricity Generating Works (5MW Solar Farm) ('the proposal').

The subject site is known as Cartwrights Lane Wyalong ('the site') and comprises of Lots 209, 219, 270, 284 & 285 DP750615. It is proposed to construct a vehicle access point and road on Wargin Road, Wyalong.

The site is currently used for agriculture, including grazing and cropping. There are no existing buildings on the site. The site is located in an existing agricultural area with a hard rock quarry located approximately 2.4 kilometres south of the site. Located to the west of the site is Large Lot Residential Development.

The site is located in the RU1 Primary Production Zone pursuant to the Bland Local Environmental Plan 2011. Development for the purposes of electricity generating works is permissible with development consent.

There were no concurrence requirements from agencies for the proposal and the application is not integrated development pursuant to Section 4.46 of the *Environmental Planning and Assessment Act 1979* ('EP&A Act').

The application was placed on public exhibition from 13 August 2021 to 27 August 2021, with no public submissions being received. Two (2) submissions were received from State government agencies as adjoining land owners, Crown Lands and Local Land Services. Crown Land raised an objection in relation to the construction of the access road over a parcel of Crown road. This matter is considered further in this report.

The key issues associated with the proposal included:

1. **Crown Road** - The proposed access to the site required the construction of part of the access road over a parcel of unused Crown road reserve. Crown Lands could not grant consent for construction of the road over this parcel and provided two options to resolve the matter. The adjoining property owner could apply to close and purchase the Crown Road or the road could be transferred to Council as the roads authority. Council applied on 14 October 2021 to transfer the road which was approved by Crown Lands and gazetted on 5 November 2021.

Following a detailed assessment of the proposal, pursuant to Section 4.16(1)(b) of the *EP&A Act*, DA2022/0004 is recommended approved subject to the conditions outlined in Attachment A of this report.

1. THE SITE AND LOCALITY

1.1 The Site

The site has an area of approximately 15 hectares and is generally flat. The development site is rectangular in shape with an irregular shaped deviation to avoid existing vegetation on the site. The land is cleared of significant vegetation, with small stand of trees located on Lot 219 that has been excluded from the development site. Land Use in the vicinity of the site is predominantly agricultural in nature with some rural residential development. There is an existing hard rock quarry located approximately 2 kilometres to the south. Lot 7001 DP1030846 to the north of the site is Crown land and forms part of the TSR.

The site is located approximately 1 kilometre from the town centre of the village of Wyalong and 3 kilometres from West Wyalong.

The land is not mapped as bushfire prone land and is not known to be subject to flooding.



Figure 1: Subject Property

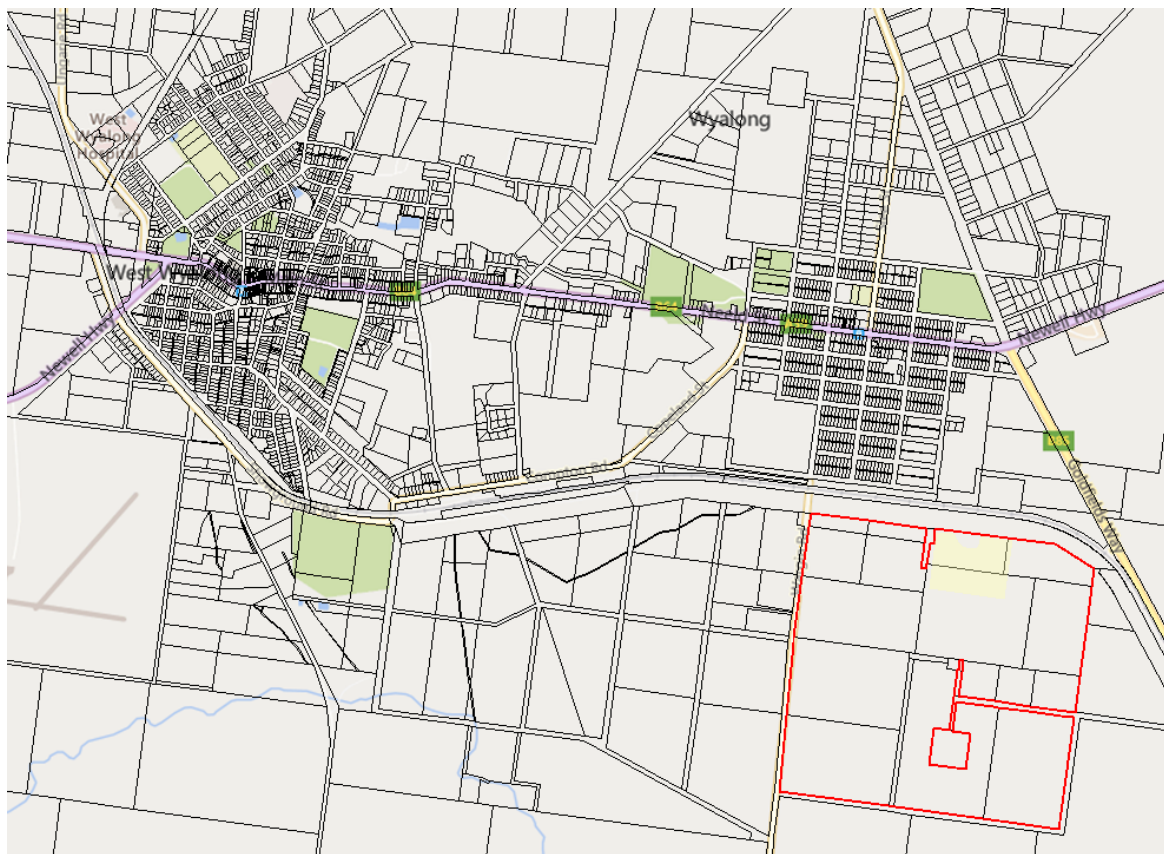


Figure 2: Locality Map



Figure 3: Proposed Location of Access off Wargin Road



Figure 4: Remnant Vegetation to be Retained



Figure 5: Development site looking towards Wargin Road

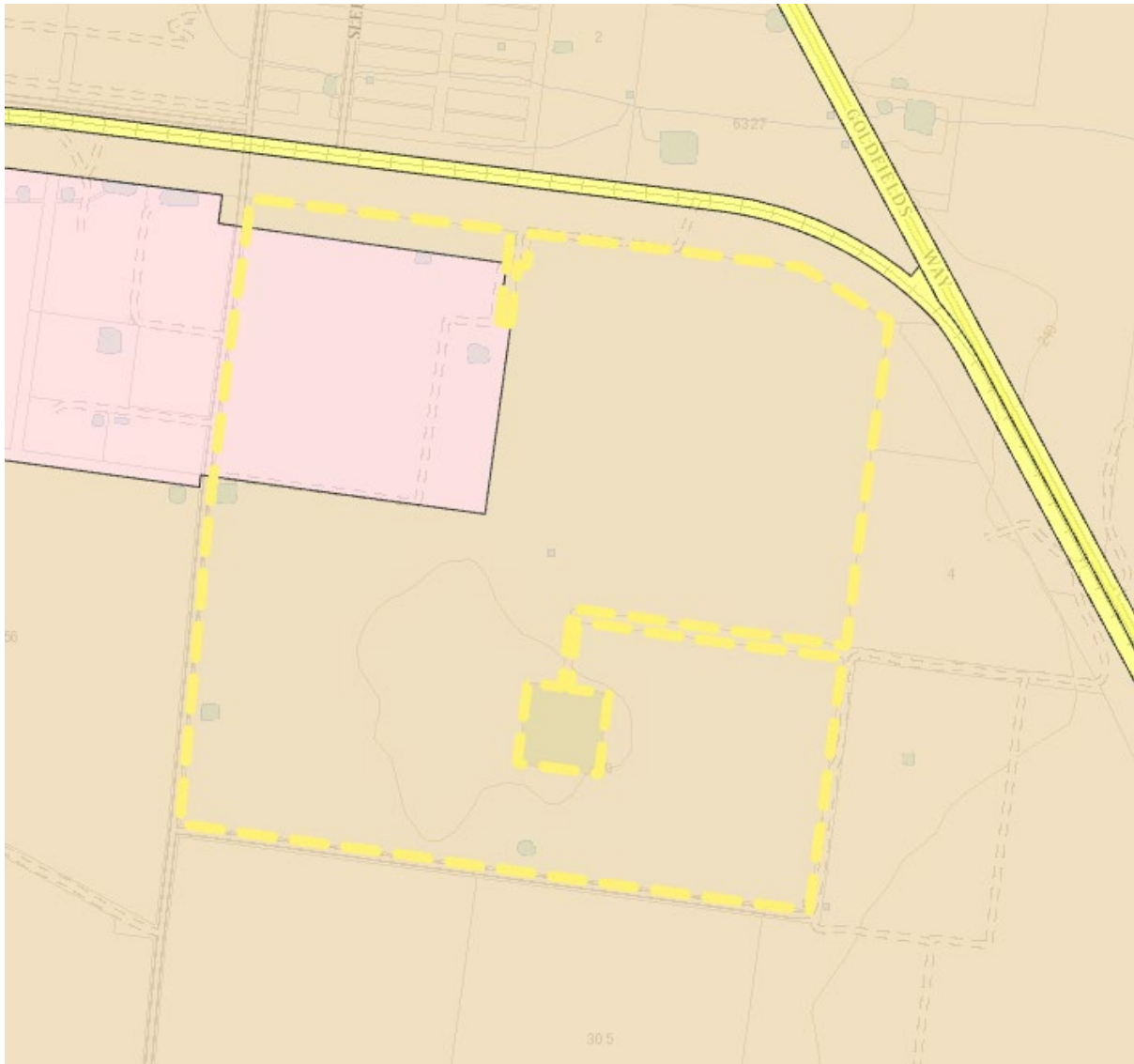


Figure 6: Zoning Map

The Locality

Land uses in the locality is generally agricultural, with cropping and grazing being the predominant activities. To the west of the site is Large Lot Residential development. To the south of the site (approx. 2.4 kilometres) is a hard rock quarry

A development application has been lodged with Council for a similar development approximately 2 kilometres south of the site.

2. THE PROPOSAL AND BACKGROUND

2.1 The Proposal

The proposal seeks consent for Electricity Generating Works.

Specifically, the proposal involves:

- Establishment of grid-connected solar photovoltaic (PV) plant including associated electrical generation, supplying no greater than 5 megawatts (MW);
- New 4 metre wide access road from the north-west boundary of the site off Wargin Road
- Earthworks for construction lay-down area, hardstand areas and internal roads;
- High chain link security fencing 2.3 metres high
- Onsite storm water detention
- Temporary construction facilities

Table 1: Development Data

Control	Proposal
Site area	Approximately 21 hectares including access
GFA	Not applicable
FSR (retail/residential)	Not applicable
Clause 4.6 Requests	No
No of apartments	Not applicable
Max Height	Not applicable
Landscaped area	Not applicable
Car Parking spaces	Not applicable
Setbacks	750 metres from Wargin Road

2.2 Background

A pre-lodgement meeting was held prior to the lodgement of the applicant on 23 March 2021 where various issues were discussed. A summary of the key issues and how they have been addressed by the proposal is outlined below:

- Documentation to be submitted to Council
- Determination by Regional Planning Panel

The development application was lodged on 10 August 2021. A chronology of the development application since lodgement is outlined below including the Panel's involvement (briefings, deferrals etc) with the application:

Table 2: Chronology of the DA

Date	Event
10 August 2021	DA lodged
13 August 2021	Exhibition of the application
Not applicable	DA referred to external agencies
Not applicable	Request for Information from Council to applicant
28 September 2021	Panel briefing

2.3 Site History

A previous application for the demolition and construction for a new dwelling was lodged in 2013 on the holding. The land subject to the 2013 development application is not part of the land subject to the current application.

A development application has been received for a similar solar farm development in the locality.

3. STATUTORY CONSIDERATIONS

When determining a development application, the consent authority must take into consideration the matters outlined in Section 4.15(1) of the *Environmental Planning and Assessment Act 1979* ('EP&A Act'). These matters as are of relevance to the development application include the following:

- the provisions of any environmental planning instrument, proposed instrument, development control plan, planning agreement and the regulations*
- the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,*
- the suitability of the site for the development,*
- any submissions made in accordance with this Act or the regulations,*
- the public interest.*

These matters are further considered below.

It is noted that the proposal is not considered to be:

- Integrated Development (s4.46)
- Designated Development (s4.10)
- Requiring concurrence/referral (s4.13)
- Crown DA (s4.33)

3.1 Section 4.15(1)(a)(i) - Provisions of Environmental Planning Instruments

The following Environmental Planning Instruments are relevant to this application:

- *State Environmental Planning Policy No. 55 – Remediation of Land*;
- *State Environmental Planning Policy (State and Regional Development) 2011*
- *State Environmental Planning Policy (Infrastructure) 2007*;
- *Bland Local Environmental Plan 2011*;

A summary of the key matters for consideration arising from these State Environmental Planning Policies are outlined in **Table 3** and considered in more detail below.

Table 3: Summary of Applicable State Environmental Planning Policies

EPI	Matters for Consideration	Comply (Y/N)
SRD SEPP	Clause 20(1) - declares the proposal as regionally significant development pursuant to Clause 5 of Schedule 7.	Yes
SEPP 55	<ul style="list-style-type: none">• Clause 7 - Contamination and remediation has been considered in the Contamination Report and the proposal is satisfactory subject to conditions.	Yes
Infrastructure SEPP	<ul style="list-style-type: none">• Clause 45 - (Determination of development applications—other development) – electricity transmission - the proposal is satisfactory subject to conditions.	Yes

State Environmental Planning Policy (State and Regional Development) 2011

State Environmental Planning Policy (State and Regional Development) 2011 ('SRD SEPP') applies to the proposal as it identifies if development is regionally significant development. In this case, pursuant to Clause 20(1) of SRD SEPP, the proposal is a regionally significant development as it satisfies the criteria in Clause 5(a) of Schedule 7 of the SRD SEPP as the proposal is development for *electricity generating works* with a CIV over \$5 million. Accordingly, the Western Regional Planning Panel is the consent authority for the application. The proposal is consistent with this Policy.

State Environmental Planning Policy No. 55 – Remediation of Land

The planning policy is required to be considered in the processing and determination of development applications.

The purpose of this policy is to provide a state wide planning approach to the remediation of land. In particular, this policy aims to promote the remediation of contaminated land for the purposes of reducing the risk of harm to human health or other aspects of the environment.

In accordance with Clause 7 of SEPP 55 it has been considered that the land is not likely to be contaminated and that the land is suitable for the intended use. The requirements of the SEPP are therefore satisfied.

State Environmental Planning Policy (Infrastructure) 2007

In accordance with Clause 34(7) development for the purpose of solar energy systems are permissible with consent on the subject land.

Bland Local Environmental Plan 2011

The relevant local environmental plan applying to the site is the *Bland Local Environmental Plan 2011* ('the LEP'). The aims of the LEP include are:

- aa) to protect and promote the use and development of land for arts and cultural activity, including music and other performance arts,
- a) to protect, enhance and conserve agricultural land through the proper management, development and conservation of natural and man-made resources,
- b) To encourage a range of housing, employment, recreation and facilities to meet the needs of existing and future residents,
- c) To promote the efficient and equitable provision of public services, infrastructure and amenities,
- d) To conserve, protect and enhance the environmental and cultural heritage of Bland,
- e) To promote the twin townships of West Wyalong and Wyalong as the major commercial and community service centres for Bland,
- f) To encourage the sustainable growth of the villages of Bland.

The proposal is consistent with these aims as the proposal provides a renewable source of electricity generation without detrimentally impacting agricultural land.

Zoning and Permissibility (Part 2)

The site is located within the RU1 Primary Production Zone pursuant to Clause 2.2 of the LEP.

According to the definitions in Clause 4 (contained in the Dictionary), the proposal satisfies the definition of electricity generating works which is a permissible use with consent in the Land Use Table in Clause 2.3.

The zone objectives include the following (pursuant to the Land Use Table in Clause 2.3):

- *To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.*
- *To encourage diversity in primary industry enterprises and systems appropriate for the area.*
- *To minimise the fragmentation and alienation of resource lands.*
- *To minimise conflict between land uses within this zone and land uses within adjoining zones.*
- *To ensure that development on land within this zone does not unreasonably increase the demand for public services or public facilities.*

The proposal is considered to be consistent with these zone objectives for the following reasons:

- The proposal provides an opportunity for electricity generation from a renewable source that will not have a significant negative impact on the existing natural resource base.
- The proposal reduces fragmentation by utilising rural land on the urban fringe.

General Controls and Development Standards (Part 2, 4, 5 and 6)

The LEP also contains controls relating to development standards, miscellaneous provisions and local provisions. The controls relevant to the proposal are considered in **Table 4** below.

Table 4: Consideration of the LEP Controls

Control	Requirement	Proposal	Comply
Essential services (CI 6.1)	Development consent must not be granted to development unless consideration has been given to the provision of essential services.	It is considered that the required essential services for the development are available on the site.	Yes
Earthworks (CI 6.2)	Development for which development consent is required must not have a detrimental effect on land, surrounding land or the environment. The clause seeks to provide consistency to the assessment of earthworks and the	The development proposes earthworks for the onsite storm water detention basin. It is considered that these works are minor in nature and separate development consent is not warranted.	Yes

	impact of earthworks on adjoining properties.		
Terrestrial biodiversity (CI 6.3)	This clause applies to land identified on the Terrestrial Biodiversity Map as a Sensitive Area. Consideration must be given to the ecological value and significance, potential for fragmentation and adverse impact on habitat.	The land has been identified being a 'sensitive area' on the Terrestrial Biodiversity Map. A comprehensive fauna and flora assessment report has been submitted with the application which concludes that the proposed development will not impact Areas of Outstanding Biodiversity or areas mapped on the NSW Biodiversity Map as having high biodiversity value.	Yes

The proposal is considered to be generally consistent with the LEP.

3.2 Section 4.15 (1)(a)(ii) - Provisions of any Proposed Instruments

There are no proposed instruments that are relevant to the proposal.

3.3 Section 4.15(1)(a)(iii) - Provisions of any Development Control Plan

The following Development Control Plan is relevant to this application:

- *Bland Development Control Plan 2012* ('the DCP')

A detailed summary outlining the relevant provisions are included in Attachment B

The following contributions plans are relevant pursuant to Section 7.18 of the EP&A Act and have been considered in the recommended conditions (notwithstanding Contributions plans are not DCPs they are required to be considered):

- *Bland Section 94A Development Contributions Plan 2011*

This Contributions Plan has been considered and included the recommended draft consent conditions. The plan provides the following exemptions: where the development is less than \$100,000, for disabled access, affordable housing, reducing a buildings potable water or energy use, adaptive reuse of a heritage item, or the development has previously been subject to a development contribution under section 7.11 or 7.12 of the EP&A Act. It is not considered that there are exemptions that are applicable to the proposed development.

3.4 Section 4.15(1)(a)(iiia) – Planning agreements under Section 7.4 of the EP&A Act

There have been no planning agreements entered into and there are no draft planning agreements being proposed for the site.

3.5 Section 4.15(1)(a)(iv) - Provisions of Regulations

Clause 92(1) of the Regulation contains matters that must be taken into consideration by a consent authority in determining a development application, comprising the following:

- If demolition of a building proposed - provisions of AS 2601;
- If on land subject to subdivision order under Schedule 7, provisions of that order and any development plan;
- Dark Sky Planning Guideline if applicable;
- *Low Rise Housing Diversity Design Guide for Development Applications* (July 2020) if for manor house or multi dwelling housing (terraces).

These provisions have been considered and addressed in the draft conditions (where necessary).

3.6 Section 4.15(1)(b) - Likely Impacts of Development

The likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality must be considered. In this regard, potential impacts related to the proposal have been considered in response to SEPPs, LEP and DCP controls outlined above and the Key Issues section below.

The consideration of impacts on the natural and built environments includes the following:

- Context and setting – The proposal is considered to be generally consistent with the context of the site, in that the proposed solar farm is appropriate as a result of rural character and amenity of the locality. Surrounding development includes extensive agriculture and extractive industries. The nearest non-project related dwellings to the development are 540 metres and 750 metres potential impacts and are not considered to be significantly impacted. The proposed development is located approximately 750 metres from the nearest public road and would not be visually prominent in the locality.
- Access and traffic – The proposed solar farm is anticipated to generate 18 vehicle trips per hour (vtp/h) during the AM & PM peaks during the 6 month construction phase. Construction employees (up to 30) will be transported to and from the site via up to 10 light vehicles. Deliveries will generally be undertaken using heavy rigid vehicles and articulated vehicles. Earth moving plant will also be onsite to carry out road works and stormwater drainage works.
- Public Domain – There are no public spaces located in the vicinity of the development site. Accordingly, the proposal will have minimal impact on the communities access to recreational activities.
- Utilities – not applicable to this proposal.
- Heritage – There have been no heritage items identified on the site and the site is not located within a heritage conservation area.
- Other land resources – the proposal is located on agricultural land, however, it is considered to be a compatible land use that will not lead to soil degradation or land use conflict.

- Water quality and stormwater – The submitted Stormwater Management Plan concludes that the proposed stormwater drainage works will maintain the natural flow regime, by constructing a roadside swale and above ground onsite stormwater retention basin. The discharge from the basin is expected to be equal to pre-development flow rates.
- Flora and fauna impacts – the site is highly disturbed as a result of agricultural activities taking place on the site over many years. The land has been identified being a 'sensitive area' on the Terrestrial Biodiversity Map. A comprehensive fauna and flora assessment report has been submitted with the application which concludes that the proposed development will not impact Areas of Outstanding Biodiversity or areas mapped on the NSW Biodiversity Map as having high biodiversity value.
- Natural environment – The proposed development will not significantly impact on the existing contour of the land.
- Noise and vibration – A Noise Assessment has been submitted with the application that states the noise generated during construction and the ongoing operation of the solar farm will satisfy the relevant Project Noise Trigger Levels at all identified receivers.
- Natural hazards – the site of the solar farm has not been identified as being bushfire prone land or flood prone land.
- Safety, security and crime prevention – a security fence will be erected along the perimeter of the site. The nature of the proposed development does not warrant any additional crime prevention measures.
- Social impact – solar farm projects provide a positive social impact on communities by the provision of cleaner energy generation. The proposal supports State and Federal climate change commitments. It is expected that the proposal can provide renewable energy for approximately 2,000 homes.
- Economic impact – The proposal will require the employment of 30 staff over a six month period during construction which will provide an economic benefit to the business community.
- Site design and internal design – it is considered that the layout of the site is suitable for the development.
- Construction – construction hours will be limited to the standard hours outlined in the EPA Draft Construction Noise Guideline – Monday to Friday 7.00am to 6.00pm, Saturday 8.00am to 1.00pm, Sundays and Public Holidays – no work.
- Cumulative impacts – there have been no adverse cumulative impacts identified as a result of this development. It is considered that the proposal is of low environmental impact.

Accordingly, it is considered that the proposal will not result in any significant adverse impacts in the locality as outlined above.

3.7 Section 4.15(1)(c) - Suitability of the site

- It is considered that the proposal is suitable for the locality in terms of character and scale. The proposal is compatible with the RU1 Primary Production zone and agricultural activities such as grazing will be able to continue on the site.
- The solar farm proposal requires access to the electrical network which is available to the site.
- There have been no natural hazards identified on the site.

3.8 Section 4.15(1)(d) - Public Submissions

These submissions are considered in Section 5 of this report.

3.9 Section 4.15(1)(e) - Public interest

The proposal provides an opportunity for the generation of clean, renewable energy for about 2000 homes and is unlikely to have a significant negative social impacts in the locality.

The proposal aligns with Goal 1 of the Riverina-Murray Regional Plan 2036 as it provides an opportunity for renewable energy which has been identified as a priority growth sector. The proposal is also consistent with Direction 11 of the Regional Plan by promoting the diversification of energy supplies through renewable energy generation.

The submitted Statement of Environmental Effects considers the environmental impacts of the development and applies environmental management principles to the proposal. Accordingly, it is considered that the proposal is consistent with the principles of ecologically sustainable development.

The public interest is a broad consideration relating to many issues and is not limited to the issues discussed in this report. Taking into account the full range of matters for consideration under Section 4.15 of the Environmental Planning and Assessment Act 1979 (as discussed in this report) it is considered approval of the application is in the public interest.

4. REFERRALS AND SUBMISSIONS

4.1 Agency Referrals and Concurrence

The development application has been referred to various agencies for comment/concurrence/referral as required by the EP&A Act and outlined below in Table 5.

There are no outstanding issues arising from these concurrence and referral requirements subject to the imposition of the recommended conditions of consent being imposed.

Table 5: Concurrence and Referrals to agencies

Agency	Concurrence/ referral trigger	Comments (Issue, resolution, conditions)	Resolved
Concurrence Requirements (s4.13 of EP&A Act)			
N/A			
Referral/Consultation Agencies			
Crown Lands	Adjoining Owner	Access over crown road reserve.	Y
LLS	Adjoining Owner	No issues	Y
Integrated Development (S 4.46 of the EP&A Act)			
N/A			

4.2 Council Referrals

The development application has been referred to various Council officers for technical review as outlined **Table 6**.

Table 6: Consideration of Council Referrals

Officer	Comments	Resolved
Engineering	Conditions can be applied request design specification of proposed access road. Storm water to discharge from site at pre-development flows. Crown road has been transferred to Council.	Yes
Traffic	No objections	Yes
Building	No objections	Yes
Health	No objections	Yes
Waste	Waste management plan satisfactory	Yes

Public Domain/ Assets	No objections	Yes
Heritage	No issues identified. Conditions can be applied in relation to discovery of artefacts.	Yes (conditions)

The outstanding issues raised by Council officers are considered in the Key Issues section of this report.

4.3 Community Consultation

The proposal was notified in accordance with the Council's Community Participation Plan from 13 August 2021 until 27 August 2021. The notification included the following:

- An advertisement in the West Wyalong Advocate;
- Notification on the NSW Planning Portal;
- Eleven (11) notification letters sent to adjoining and adjacent properties;
- Notification on the Council's website.

The Council received no public submissions in relation to the proposal.

Table 7: Community Submissions

Issue	No of submissions	Council Comments
N/A		

5. KEY ISSUES

The following key issues are relevant to the assessment of this application having considered the relevant planning controls and the proposal in detail:

5.1 Crown Road

The proposed access to the site required the construction of part of the access road over a parcel of unused Crown road reserve. Crown Lands could not grant consent for construction of the road over this parcel and provided two options to resolve the matter. The adjoining property owner could apply to close and purchase the Crown Road or the road could be transferred to Council as the roads authority.

Resolution: The Crown Road has been transferred to Council and was gazetted on 5 November 2021. The objection to the proposal has now been withdrawn.

6. CONCLUSION

This development application has been considered in accordance with the requirements of the EP&A Act and the Regulations as outlined in this report. Following a thorough assessment of the relevant planning controls, issues raised in submissions and the key issues identified in this report, it is considered that the application can be supported.

It is considered that the key issue as outlined in Section 5 has been resolved satisfactorily through amendments to the proposal and/or in the recommended draft conditions at **Attachment A**.

7. RECOMMENDATION

That the Development Application DA No 2022/0004 for Electricity Generating Works (5MW Solar Farm) at Cartwrights Lane, Wyalong be APPROVED pursuant to Section 4.16(1)(a) of the *Environmental Planning and Assessment Act 1979* subject to the draft conditions of consent attached to this report at Attachment A.

The following attachments are provided:

- Attachment A: Draft Conditions of consent
- Attachment B: Tables of Compliance
- Attachment C: Architectural Plans

ATTACHMENT A – DRAFT CONDITIONS OF CONSENT

CONSENT CONDITIONS – SOLAR FARMS

WESTERN REGIONAL PLANNING PANEL

PANEL REFERENCE & DA NUMBER	PPSWES-99 – DA2022/0004
PROPOSAL	Electricity Generating Works (5MW Solar Farm)
ADDRESS	Lots 209, 219, 270, 284 & 285 DP750615 Cartwrights Lane Wyalong
APPLICANT	Rachel Pettit (SLR Consulting)
APPLICATION TYPE	Development Application

PART A: GENERAL

A1 Approved Plans and Supporting 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	Revision	Prepared by	Date
Location Detail	10190-G-GAD-01-1	A	Providence Asset Group	8/4/2021
General Arrangement Overview	10190-G-GAD-02-1	B	Providence Asset Group	11/5/2021
General Arrange System Detail	10190-G-GAD-03-1	B	Providence Asset Group	11/5/2021
Civil Detail	10190-G-GAD-04-1	A	Providence Asset Group	11/5/2021
Security Fence Detail Typical	10190-C-DET-02-1	A	Providence Asset Group	15/2/2021
Shed Detail Typical	10190-C-DET-05-1	A	Providence Asset Group	15/2/2021
Road Section Detail	10190-C-DET-06-1	A	Providence Asset Group	15/02/2021
Site Elevation Detail	10190-G-DET-01-1	A	Providence Asset Group	15/02/2021
PV Mounting System Detail	10190-E-DET-01-1	A	Providence Asset Group	15/02/2021
Power Conversion Station Detail Sheet 1	10190-E-DET-02-1	A	Providence Asset Group	15/02/2021
Power Conversion Station Detail Sheet 2	10190-G-DET-02-2	A	Providence Asset Group	15/2/2021
Overall Plan	CIV01	B	DRB Consulting Engineers	10/5/2021
Stormwater Management Plan – Sheet 1	CIV02	B	DRB Consulting Engineers	10/5/2021

Stormwater Management Plan – Sheet 2	CIV02	B	DRB Consulting Engineers	10/5/2021
Stormwater Management Plan – Sheet 3	CIV03	B	DRB Consulting Engineers	10/5/2021
Statement of Environmental Effects	631.20527.R01	V2.0	SLR Consulting	July 2021
Stormwater Management Report	210750	A	DRB Consulting Engineers	10/5/2021
Flora and Fauna Assessment Report	20214237	2.0	Kleinfelder	4/6/2021
Traffic Impact Assessment		F	Intersect Traffic	31/5/2021
Visual Analysis and Reflectivity Statement	631.20527.00000	V1.0	SLR Consulting	June 2021
Due Diligence Aboriginal Archaeological Assessment		3	Virtus Heritage	19/5/2021
Noise Assessment	MAC201186-11RP1V1			8/7/2021
Waste Management Plan			SLR Consulting	9/7/2021

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.

Reason: To ensure the development proceeds in the manner assessed by Council and all parties are aware of the approved plans and supporting documentation that applies to the development.

A2 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.

Reason: To ensure any signage is assessed in accordance with the planning controls.

A3 Compliance with the Building Code of Australia

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.

Reason: To ensure the building work complies with the Building Code of Australia.

A4 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.

Reason: To ensure compliance with Section 4.53 of the *Environmental Planning and Assessment Act 1979*

PART B: PRIOR TO THE ISSUE OF ANY CONSTRUCTION CERTIFICATE

B1 Construction Certificate

A Construction Certificate is required for the development in accordance with Section 6.7(1) of the *Environmental Planning and Assessment Act 1979*.

Reason: To ensure compliance with the *Environmental Planning and Assessment Act 1979*.

B2 Payment of Security Deposits, Levies 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).

- (a) **Payment of building and construction industry long service levy** - The applicant must pay the long service levy of \$26,228.00 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.
- (b) **Public liability insurance** - Prior to the commencement of any works on Council land including a public road, the applicant is to obtain 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 a Compliance Certificate/Occupation Certificate for the works. Documentary evidence of the Certificate of Currency is to be provided to Council prior to the issuing of any Construction Certificate for access.
- (c) **Payment of development contributions** – A total monetary contribution of \$74,939.66 is to be paid to Council, pursuant to Section 7.11 of the *Environmental Planning and Assessment Act 1979*, prior to the issue of any Construction Certificate.
 - (i) This condition is imposed in accordance with the provisions of Bland Section 94A Development Contribution Plan. A copy of the document is available on Council's website at www.blandshire.nsw.gov.au or may be inspected at Council's Administration Building.
 - (ii) The amount of contribution payable under this condition has been calculated at the date of consent. In accordance with the provisions of the Contributions Plan, this amount shall be indexed at time of actual payment in accordance with the Consumer Price Index. Indexation of contributions for payment occurs quarterly. Any party intending to act on this consent should contact Council prior to the date of payment to determine the indexed amount payable.

Reason: To ensure payments are made in accordance with legislative requirements.

B3 Construction Site Management Plan

Prior to the issue of a Construction Certificate, the applicant must submit a Construction Site Management Plan to Council for approval.

Reason: To require details of measures that will protect the public and the surrounding environment during site works and construction.

B4 Other Approvals

The following approvals are required where relevant:

- (a) **Section 68 of the Local Government Act 1993** – Any approvals required under Section 68, Parts A to F, including (but not limited to), any use of public property for crane operation, waste management or installation of a moveable dwelling. Applications are to be made to Council a minimum of six (6) weeks prior to the proposed activity being undertaken.

Reason: To ensure all work complies with relevant legislation.

B5 Servicing

In relation to services, the following must be undertaken by the applicant where relevant:

- (a) **Dial before your dig** - the applicant shall contact “Dial Before You Dig on 1100” to obtain a Service Diagram. The sequence number obtained from “Dial Before You Dig” shall be forwarded to the Principal Certifying Authority (PCA) and Council for their records.

Details shall be provided with the Construction Certificate application.

Reason: To ensure work is carried out having regard to existing services and underground infrastructure for safety and efficiency.

B6 Stormwater Management

Stormwater management shall be undertaken in accordance with the approved stormwater plan prepared by DRB Consulting dated 10 May 2021.

The development must not result in the diversion of overland surface waters onto adjoining properties and where necessary shall construct appropriate surface drainage systems that connect to Council’s stormwater system.

Reason: To ensure stormwater is appropriately managed on the site.

B7 Vehicle Access Requirements

Entry and exit points are to be clearly signposted and visible from Wargin Road. All required works are to be completed in accordance with Council standards prior to the commencement of construction works on the site. The access is to be constructed to an all-weather standard. Details must be provided on the Construction Certificate plans.

Reason: To ensure safe, practical and legal vehicle access is provided to the site.

B8 Reflection Mitigation Measures

To ensure reflection and glare from the solar panels is minimised, the following shall be implemented:

- (a) Installation of the measures outlined in the Visual Analysis and Reflectivity Statement report prepared by SLR Consulting dated June 2021;
- (b) Installation of an anti-reflective coating on the solar panels. Evidence shall be provided to the Certifying Authority.

Details are to be shown on the Construction Certificate plans.

Reason: To ensure the solar panels do not cause a nuisance, disturbance or hazard to adjoining properties, nearby aircraft and the public using nearby public roads from glint and glare.

B9 Car Parking

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 2890.1-2004: *Parking Facilities – Off-street Car Parking* and AS 2890.2:2018 - *Parking facilities Off-street commercial vehicle facilities*. All car parking for the operation of the solar farm is to be provided on an all-weather surface and line marked. Ten (10) car parking spaces are required to be maintained during construction. Once construction is completed one (1) car parking space is to be retained to meet the operational needs of the development. Details are to be provided with the Construction Certificate application.

Reason: To ensure driveways, access ramps, vehicular crossings and car parking complies with the relevant Australian Standards.

B10 Emergency Management Plan

An Emergency Management Plan ('EMP') for the development shall be submitted and approved by Council prior to the issue of a construction certificate.

Reason: To ensure the protection of human life, the environment and adjoining property in the event of fire or other emergency generated by the development.

B11 Operations Environmental Management Plan

An Operations Environmental Management Plan ('OEMP') for the development shall be submitted to and approved by Council prior the issue of a construction certificate.

Reason: To ensure the solar farm is operated in accordance with relevant Australian Standards and best practice.

PART C: PRIOR TO WORKS COMMENCING

C1 Appointment of Principal Certifying Authority

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 of their intention to commence building work (at least 2 days' notice is required).

Reason: To ensure compliance with the *Environmental Planning and Assessment Act 1979*.

C2 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.

Reason: Prescribed Condition under Clause 98A(2) and (3) of the Regulation.

C3 Implementation of Management Plan Recommendations

The requirements and recommendations of the following approved management plans must be implemented prior to the commencement of works and maintained at all times during the work:

- (a) *Due Diligence Aboriginal Archaeological Assessment*, prepared by Virtus Heritage dated May 2021;

Reason: To ensure the development does not adversely impact on Aboriginal cultural heritage.

C4 Toilet Facilities during Construction

Toilet facilities must be provided on the work site during construction at the rate of one toilet for every 20 persons or part of 20 persons employed at the work site. Each toilet provided must:

- (a) Be a standard flushing toilet, connected to a public sewer, or
- (b) If connection to a public sewer is not available, to an on-site effluent disposal system approved by the council, or
- (c) A portable toilet.

Reason: To provide appropriate on-site amenities during demolition and construction work.

PART D: DURING WORKS

D1 Construction Hours

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

- (a) Monday to Friday: 7.00 am to 6.00 pm;
- (b) Saturday: 8.00 am to 1.00 pm;
- (c) No Construction on Sundays or Public Holidays.

Unless otherwise approved within the 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.

Reason: To ensure the amenity of the area is maintained during construction.

D2 Compliance with Construction Site Management Plan

The requirements of the approved Construction Site Management Plan must be complied with and maintained for the duration of the construction works. This includes, but is not limited to, the following:

- (a) All practicable measures shall be undertaken to prevent and minimise harm to the environment and the amenity of the area as a result of the construction and operation of the development, particularly from wind-blown dust, debris, noise, erosion and soil management and the like.
- (b) All building materials and equipment must be stored wholly within the site unless an approval to store them elsewhere has been granted.

- (c) During construction, care must be taken to protect Council's infrastructure, including street signs, footpath, kerb, gutter and drainage pits etc.
- (d) Protection measures shall be maintained in a state of good and safe condition throughout the course of demolition.
- (e) The area fronting the site and in the vicinity of the development shall also be made safe for pedestrian and vehicular traffic at all times.

The applicant must ensure a copy of these approved plans is kept on site at all times and made available to Council officers upon request.

Reason: To ensure the required site management measures are implemented during construction.

D3 Waste Management

While building work, demolition or vegetation removal is being carried out, the principal certifier must be satisfied all waste management is undertaken in accordance with the approved waste management plan. Upon disposal of waste, the applicant is to compile and provide records of the disposal to the Principal Certifier, detailing the following:

- (a) The contact details of the person(s) who removed the waste
- (b) The waste carrier vehicle registration
- (c) The date and time of waste collection
- (d) A description of the waste (type of waste and estimated quantity) and whether the waste is expected to be reused, recycled or go to landfill
- (e) The address of the disposal location(s) where the waste was taken
- (f) The corresponding tip docket/receipt from the site(s) to which the waste is transferred, noting date and time of delivery, description (type and quantity) of waste.

Note: If waste has been removed from the site under an EPA Resource Recovery Order or Exemption, the applicant is to maintain all records in relation to that Order or Exemption and provide the records to the principal certifier and Council.

Reason: To require records to be provided, during construction, documenting that waste is appropriately handled.

D4 Responsibility for Changes to Public Infrastructure

While building work is being carried out, the applicant must pay any costs incurred as a result of the approved removal, relocation or reconstruction of infrastructure or services affected by the required construction works. Council and other service authorities should be contacted for specific requirements prior to commencement of any works.

Reason: To ensure payment of approved changes to public infrastructure.

D5 Discovery of Aboriginal Objects

While excavation, demolition or building work is being carried out, all such works must cease immediately if a relic or Aboriginal object is unexpectedly discovered. The applicant must notify the Heritage Council of NSW in respect of a relic and notify the Secretary of the Department of Planning, Industry and Environment and the Heritage Council of NSW in respect of an Aboriginal object. Building work may recommence at a time confirmed by either the Heritage Council of NSW or the Secretary of the Department of Planning, Industry and Environment.

In this condition:

- “relic” means any deposit, artefact, object or material evidence that:
 - (a) relates to the settlement of the area that comprises New South Wales, not being Aboriginal settlement, and
 - (b) is of State or local heritage significance; and
- “Aboriginal object” means any deposit, object or material evidence (not being a handicraft made for sale) relating to the Aboriginal habitation of the area that comprises New South Wales, being habitation before or concurrent with (or both) the occupation of that area by persons of non-Aboriginal extraction and includes Aboriginal remains.

Reason: To ensure the protection of objects of potential significance during works.

D6 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.

Reason: To ensure contamination discovered during construction is dealt with as quickly as possible and to protect the health of the community and the environment.

D7 Construction Noise

While building work is being carried out and where no noise and vibration management plan is approved under this consent, the applicant is to ensure that any noise caused by demolition, vegetation removal or construction does not exceed an LAeq (15 min) of 5dB(A) above background noise, when measured at any lot boundary of the property where the construction is being carried out.

Reason: To protect the amenity of the neighbourhood.

D8 Imported Fill

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,
- (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.

Reason: To ensure soil removed from the site is appropriately disposed of and soil imported to the site is safe for future occupants.

D9 Critical Stage Inspections

Building work must be inspected on the occasions set out in clause 162A (Critical stage inspections for building work) under the *Environmental Planning and Assessment Regulation 2000*.

Reason: To require approval to proceed with building work following each critical stage inspection and comply with the Regulation.

D10 Tree Protection

While site or building work is being carried out, the applicant must maintain all required tree protection measures in good condition in accordance with the Construction Site Management Plan required under this consent, the relevant requirements of AS 4970-2009 *Protection of Trees on Development Sites* and any Arborist's report approved under this consent.

This includes maintaining adequate soil grades and ensuring all machinery, builders refuse, spoil and materials remain outside tree protection zones.

Reason: To protect trees during construction.

D11 Native Vegetation

There must be no removal or disturbance of native vegetation except as authorised by this consent, including canopy trees, understorey and ground cover vegetation without the prior written consent of Council.

Reason: To ensure vegetation is maintained on the site.

D12 Water Pollution

The applicant must ensure that the development does not cause any water pollution, as defined under Section 120 of the *Protection of the Environment Operations Act 1997*.

Reason: To ensure the development does not cause any water pollution during construction.

PART E: PRIOR TO THE ISSUE OF THE OCCUPATION CERTIFICATE

E1 Occupation Certificate

Occupation and operation of the solar farm is not to occur until all work has been completed, all of the conditions of consent have been satisfied and an Occupation Certificate has been issued by the Principal Certifying Authority pursuant to Section 6.10 of the *Environmental Planning and Assessment Act 1979*.

Reason: To ensure compliance with the *Environmental Planning and Assessment Act 1979*.

E2 Completion of Public Utility Services

Before the issue of the relevant Occupation Certificate, the principal certifier must ensure any adjustment or augmentation of any public utility services including gas, water, sewer, electricity, street lighting and telecommunications, required as a result of the development, and is completed to the satisfaction of the relevant authority. Before the issue of the Occupation Certificate, the certifier must request written confirmation from the relevant authority that the relevant services have been completed.

Reason: To ensure required changes to public utility services are completed, in accordance with the relevant agency requirements, before occupation.

E3 Completion of all Works

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) Car parking areas and vehicle access points;
- (b) Fencing;
- (c) Bushfire Protection Measures and standards as outlined in this consent shall be installed and completed;
- (d) All drainage works required to be undertaken in accordance with this consent shall be completed prior to the issue of an Occupation Certificate for the development.

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 ground cover.

Reason: To ensure adequate arrangements have been made for the development.

E4 Post-Construction Dilapidation Report and Repair of Infrastructure

Before the issue of an Occupation Certificate, a suitably qualified engineer must prepare a post-construction dilapidation report which must include a photographic survey, to the satisfaction of the principal certifier, detailing whether:

- (a) any roads and/or public infrastructure have been damaged as a result of the

carrying out of construction works (including damage caused by, but not limited to, delivery vehicles, waste collection, contractors, sub-contractors, concreting vehicles) and if so, it is to be fully repaired to the written satisfaction of Council, and at no cost to Council.

Before the issue of an Occupation Certificate, the Principal Certifier is to provide a copy of the post-construction dilapidation report to Council (where Council is not the principal certifier).

Reason: To identify damage to public infrastructure resulting from building work on the development site.

E5 Removal of Waste upon Completion

Before the issue of an Occupation Certificate, the Principal Certifier must ensure all refuse, spoil and material unsuitable for use on-site is removed from the site and disposed of in accordance with the approved waste management plan. Written evidence of the removal must be supplied to the satisfaction of the Principal Certifier. Before the issue of a partial Occupation Certificate, the applicant must ensure the temporary storage of any waste is carried out in accordance with the approved Waste Management Plan to the Principal Certifier's satisfaction.

Reason: To ensure waste material is appropriately disposed or satisfactorily stored

PART F: OPERATIONAL CONDITIONS

F1 Decommission Management Plan

A Decommissioning Plan must be provided to Council (or relevant approval authority) generally consistent with the Concept Decommissioning Plan for review and approval no later than 12 months prior to the proposed cessation of operations. The objective of this is to restore the land to its pre-existing state suitable for agricultural use. It must include, but not be limited to, the following:

- (a) Expected timeline for rehabilitation completion;
- (b) Decommissioning of all solar panels, above and below ground infrastructure, inverter stations, fencing and any other structures or infrastructure relating the approved development;
- (c) Programme of site restoration to return the land back to a suitable state for agricultural purposes; and
- (d) Details on waste management and recycling of all materials arising from the development.

Reason: To ensure the decommissioning of the solar farm occurs in an orderly and sustainable manner, that the amenity of the area is maintained while the solar farm is being decommissioned and to ensure the site can be returned to its original condition.

F2 Emergency Management Plan

The approved Emergency Management Plan ('EMP') for the development shall be activated when required throughout the operation of the development and shall be updated if required.

Reason: To ensure the protection of human life, the environment and adjoining property in the event of fire or other emergency generated by the development.

F3 Operations Environmental Management Plan

The approved Operations Environmental Management Plan ('OEMP') for the development shall be complied with throughout the operation of the development.

Reason: To ensure the solar farm is operated in accordance with relevant Australian Standards and best practice.

F4 Vehicle Management

The premises shall be operated in accordance with the following vehicle management requirements:

- (a) 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.
- (b) 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.
- (c) The vehicle entry and exit points are to be clearly signposted and visible from both the street and the site at all times and must be maintained in good condition for the life of the development.
- (d) The maximum size truck permitted to access the site is a B-Double vehicle.

Reason: To ensure the operation of the solar farm does not adversely affect the surrounding road network and has adequate car parking provided on the site.

F5 Operation of Plant and Equipment

The Applicant must ensure that all plant and equipment used on the site or in connection with the development is maintained in a proper and efficient condition and operated in a proper and efficient manner.

Reason: To ensure all plant and machinery on the site is in good working order and is operated in a safe manner.

F6 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*. 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.

Reason: To protect the amenity of the surrounding area.

F7 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.

Reason: To minimise harm to the environment.

F8 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) Not mount any advertising signs or logos on site, except where this is required for safety purposes.

Reason: To minimise the visual impact of the development.

F9 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 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.

Reason: To minimise harm to the environment.

F10 Maintenance of Wastewater and Stormwater Treatment Device

During occupation and ongoing use of the building, the applicant must ensure all wastewater and stormwater treatment devices (including drainage systems, sumps and traps, and on-site detention) are regularly maintained, to remain effective and in accordance with any positive covenant (if applicable).

Reason: To protect sewerage and stormwater systems.

F11 Noise Control During Operation

Any noise generated from the operation of the solar farm, 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, operation of the solar farm shall immediately be modified, including suspension of operations if necessary, to ensure compliance.

Reason: To protect the amenity of the area while the solar farm is in operation.

F12 Waste Materials

The Applicant must:

- (a) minimise the waste generated by the development;
- (b) classify all waste generated on site in accordance with the NSW EPA *Waste Classification Guidelines, Part 1: Classifying Waste*, November 2014 (or its latest version);
- (c) store and handle all waste on site in accordance with its classification;
- (d) not receive or dispose of any waste on site; and
- (e) remove all waste from the site as soon as practicable, and ensure it is sent to an appropriately licensed waste facility for disposal.

Reason: To protect the environment.

F13 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 the approved development footprint of the site. Prior to carrying out any such upgrades, the Applicant must provide revised layout plans of the development to the Council incorporating the proposed upgrades.

F14 Incident Reporting

The Applicant must immediately notify the Secretary and any other relevant agencies of any incident on site. Within 7 days of the date of the incident, the Applicant must provide the Secretary and any relevant agencies with a detailed report on the incident, and such further reports as may be requested.

ATTACHMENT B – TABLES OF COMPLIANCE – DEVELOPMENT CONTROL PLAN

PART 9 PRIMARY PRODUCTION		
Site Integration		
PPP1	Adjoining Uses Consideration is given to the nature of adjoining uses so as to obtain optimum amenity and privacy.	Meets Acceptable Solution
PPP2	Prevailing Winds Developments are located and designed to address prevailing winds.	Not Relevant
PPP3	Existing Opportunities Developments are located in order to make best use of existing infrastructure and resources.	Meets Acceptable Solution
PPP4	Natural Hazards The impacts of natural hazards, such as fire, flood and wind storms are reduced.	Not Relevant
Comment The development is proposed to be located in an existing rural area. Adjoining land uses are agricultural and it is not anticipated that the operation of a solar farm in the locality will impact the ability to carry out these activities.		
Servicing		
PPP5	Water Water supply capable of servicing the needs of the proposed development in terms of domestic, stock, fire fighting and other needs is available.	Not Relevant
PPP6	Electricity Access to an electricity supply capable of servicing the proposed development.	Meets Acceptable Solution
PPP7	Telecommunications Access to telecommunications capable of servicing the proposed development is available.	Not Relevant
PPP8	Service Corridors The location of proposed service corridors are chosen to minimise the impact on the environment and the agricultural use of the land.	Not Relevant
Comment The proposed development does not require additional services.		
Access		
PPP9	Sight Distance There is adequate sight distance to allow safe manoeuvring to and from the property.	Meets Acceptable Solution
PPP10	All Weather Access There is all weather access provided from the development to the public road.	Meets Acceptable Solution
PPP11	Access in times of flood Access is flood free where possible to allow safe transit during and after periods of heavy rain.	Meets Acceptable Solution
PPP12	Emergency Vehicles Access for emergency vehicles is available in times of fire, flood and other emergencies.	Meets Acceptable Solution
PPP13	Property Identification Property access must clearly identify the property address	Meets Acceptable Solution

Comment

It is considered that the proposed access to the site will provide adequate site distance (>250 metres) to allow vehicles to safely enter and exit the site. The development proposes the construction of an access road to the site of the solar farm. It is considered that this road will provide suitable access for emergency vehicles. A condition will be applied requiring a rural address post to be installed at the access to the property.

ATTACHMENT C - ARCHITECTURAL PLANS

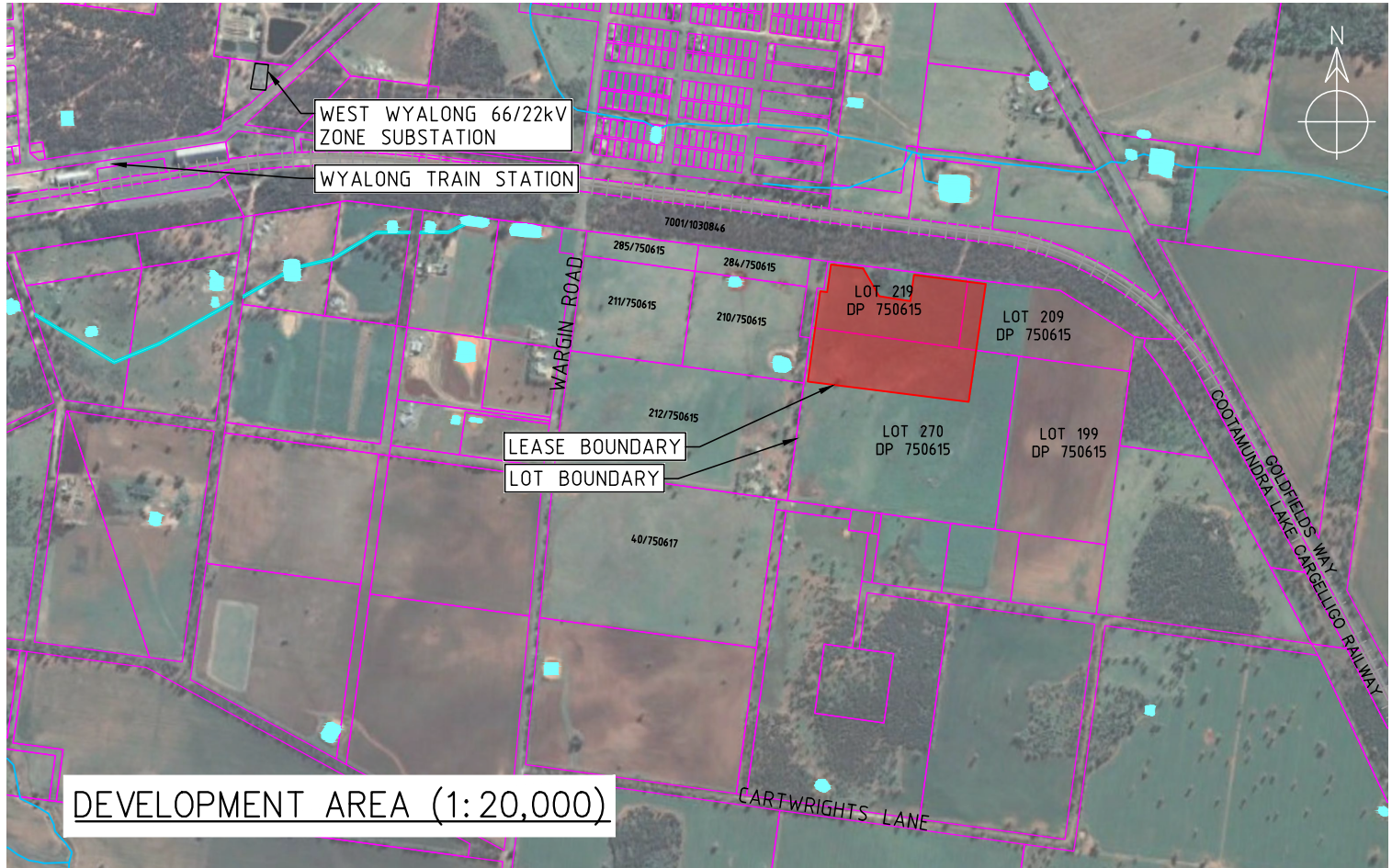


ADDRESS
LOT 209, 219 & 270, DP750615
CARTWRIGHTS LANE
WYALONG
NSW 2671

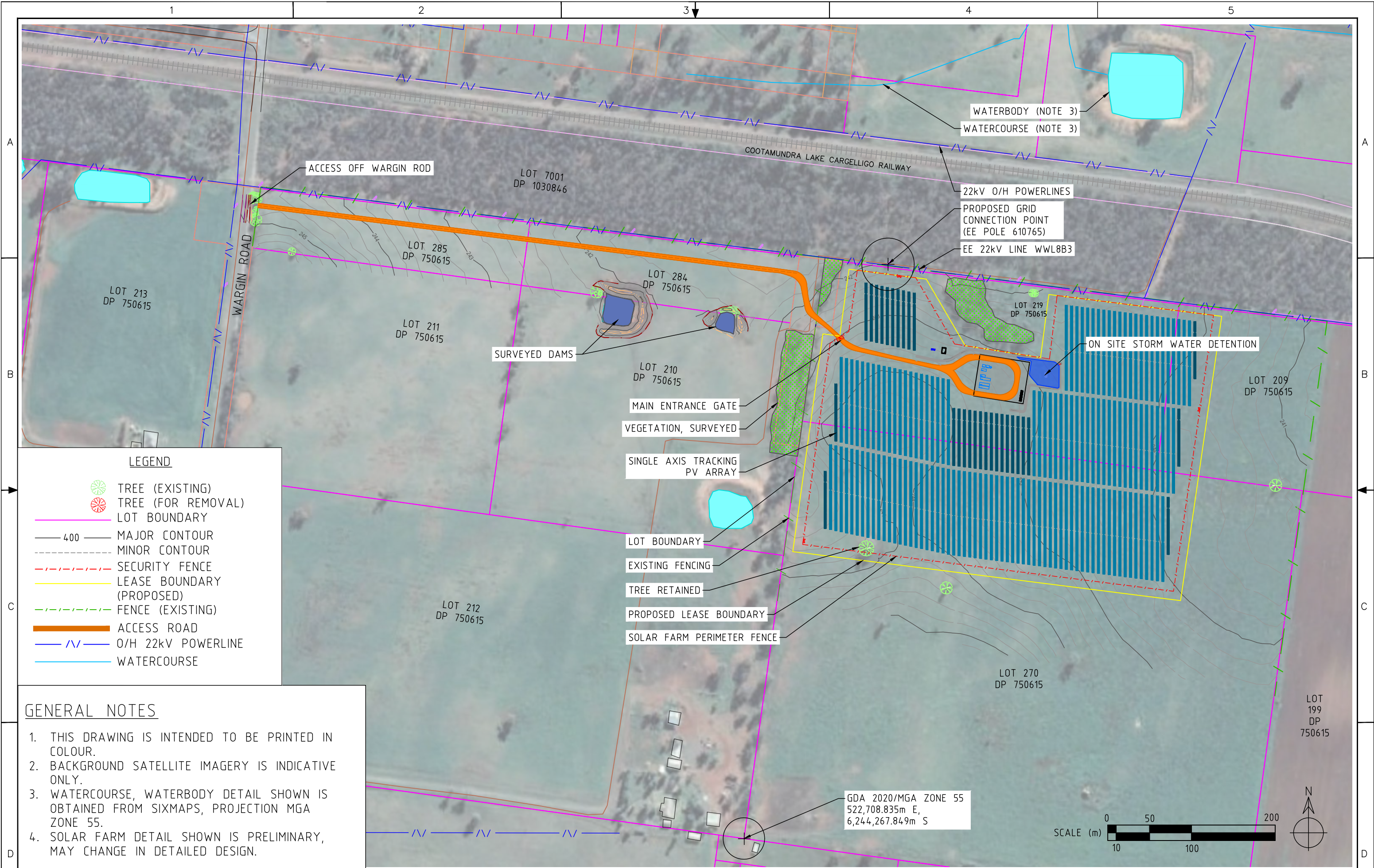
COORDINATES
-33.937054°, 147.247793°



NSW STATE MAP



REFERENCES	REVISIONS								
			A	2021.04.08	FIRST ISSUE	JM	JM	SS	JM
			REV.	DATE	DESCRIPTION	DRWN.	DESIGNED	CHKD.	APPR.



GENERAL NOTES

- 1. THIS DRAWING IS INTENDED TO BE PRINTED IN COLOUR.
- 2. BACKGROUND SATELLITE IMAGERY IS INDICATIVE ONLY.
- 3. WATERCOURSE, WATERBODY DETAIL SHOWN IS OBTAINED FROM SIXMAPS, PROJECTION MGA ZONE 55.
- 4. SOLAR FARM DETAIL SHOWN IS PRELIMINARY, MAY CHANGE IN DETAILED DESIGN.



REFERENCES		REV		DATE		DESCRIPTION		DRWN.	DESIGNED	CHKD.	APPR.
		B		2020.05.11		ISSUED WITH OSD DETAIL		JM	JM	SS	JM
		A		2020.04.08		FIRST ISSUE		JM	JM	SS	JM

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TITLE		SCALE
PROVIDENCE ASSET GROUP		1:4000
PINE RIDGE SOLAR FARM		REVISION
GENERAL ARRANGEMENT		B
OVERVIEW		PAPER SIZE
DWG No. 10190-G-GAD-02-1		A3

LEGEND

- TREE (EXISTING)
- TREE (FOR REMOVAL)
- LOT BOUNDARY
- 400 MAJOR CONTOUR
- MINOR CONTOUR
- SECURITY FENCE
- FENCE (EXISTING)
- LEASE BOUNDARY (PROPOSED)
- PV TABLE
- O/H 22kV POWERLINE
- WATERCOURSE

SYSTEM SUMMARY

ELECTRICAL CONFIGURATION:
TOTAL PV PLANT CAPACITY (DC): 7.031 Mwp
TOTAL INVERTER CAPACITY (AC): 4.95MVA
PV PLANT MAXIMUM EXPORT CAPACITY (AC): 4.95MW
DC:AC RATIO: 1.420
STRINGS OF 28 PV MODULES.
232/233 PV STRINGS PER INVERTER.
465 PV STRINGS TOTAL.

PV MODULES:
MFR: LONGI SOLAR
MODEL: LR5-72HPH-540M
NAMEPLATE: 540Wp
QUANTITY: 13,020 MODULES

INVERTERS:
MFR: SUNGROW
MODEL: SG2475HV-MV
NAMEPLATE: 2475kVA
QUANTITY: 2

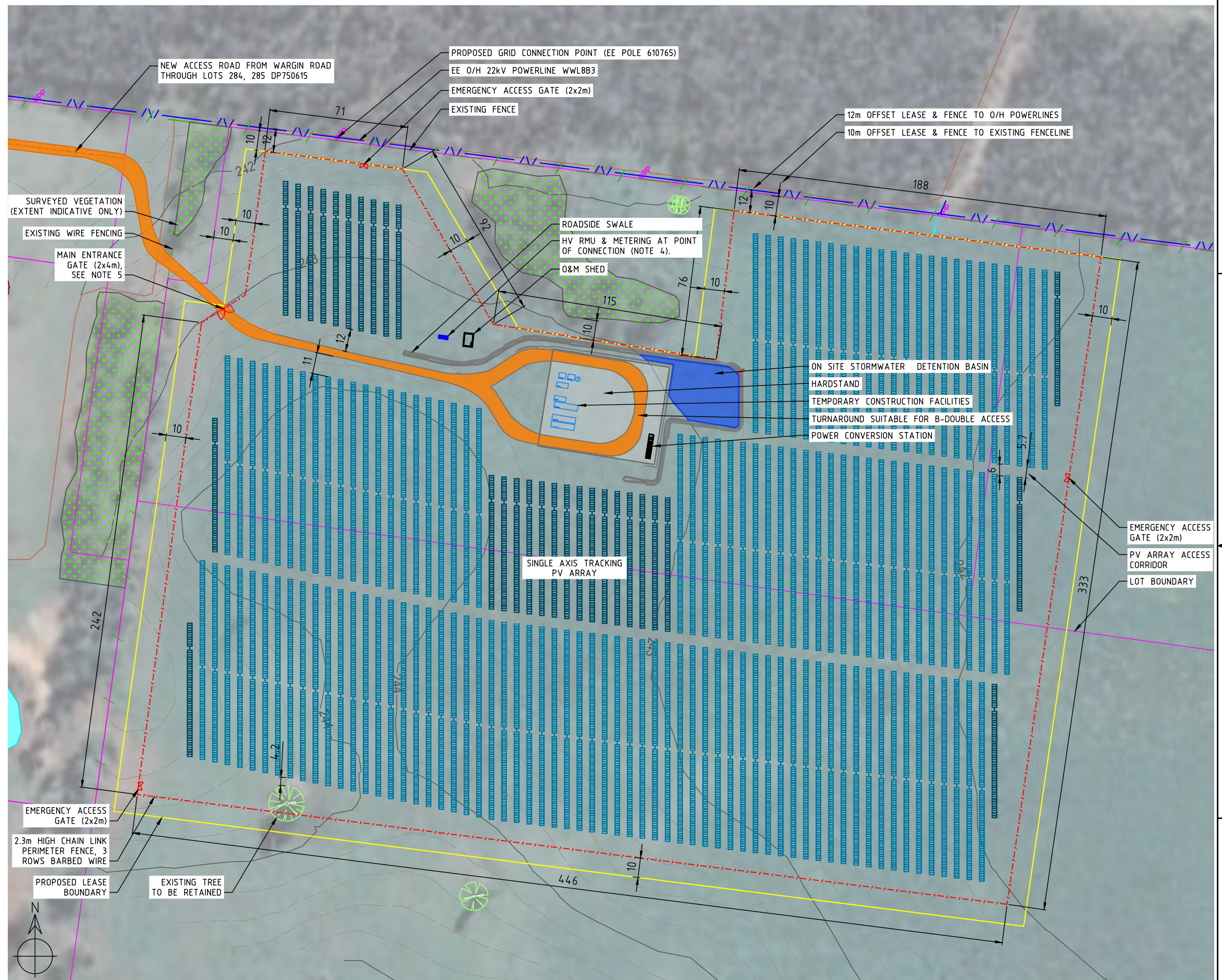
MV POWER STATION:
MFR: SUNGROW
MODEL: SG4950HV-MV
QUANTITY: 1

TRACKER ARRAY:
TYPE: GROUND MOUNT SINGLE AXIS TRACKING
CONFIGURATION: INDEPENDENT TYPE
RANGE OF MOTION: $\pm 60^\circ$
PITCH: 6.4m
GCR: 35.25%
QUANTITY: 165 TABLES (135 LONG, 30 SHORT)

FENCED AREA: 136,794 m²
LEASE AREA: 149,941 m²

GENERAL NOTES:

- SITE ACCESS VIA NEW ACCESS ROAD FROM WARGIN ROAD.
- DETAIL SHOWN IS PRELIMINARY, MAY CHANGE IN DETAILED DESIGN.
- CLEARANCE BETWEEN SOLAR TRACKER ARRAY & SITE SECURITY FENCE TYPICALLY 10m.
- HV RMU & METERING (LOCATION AND TYPE TO BE DETERMINED, IS SUBJECT TO ESSENTIAL ENERGY FEEDBACK).
- FOR SECURITY GATE DETAILS REFER TO DRAWING 10190-C-DET-02-1.
- WATERCOURSE, WATERBODY DETAIL FROM SIXMAPS, MGA ZONE 55 PROJECTION.
- REFER TO CIVIL DETAIL DRAWING 10190-C-DET-01-1.



REFERENCES

REVISIONS

REV	DATE	DESCRIPTION	DRWN.	DESIGNED	CHKD.	APPR.
B	2021.05.11	ISSUED WITH OSD DETAIL	JM	JM	SS	JM
A	2021.04.08	FIRST ISSUE	JM	JM	SS	JM

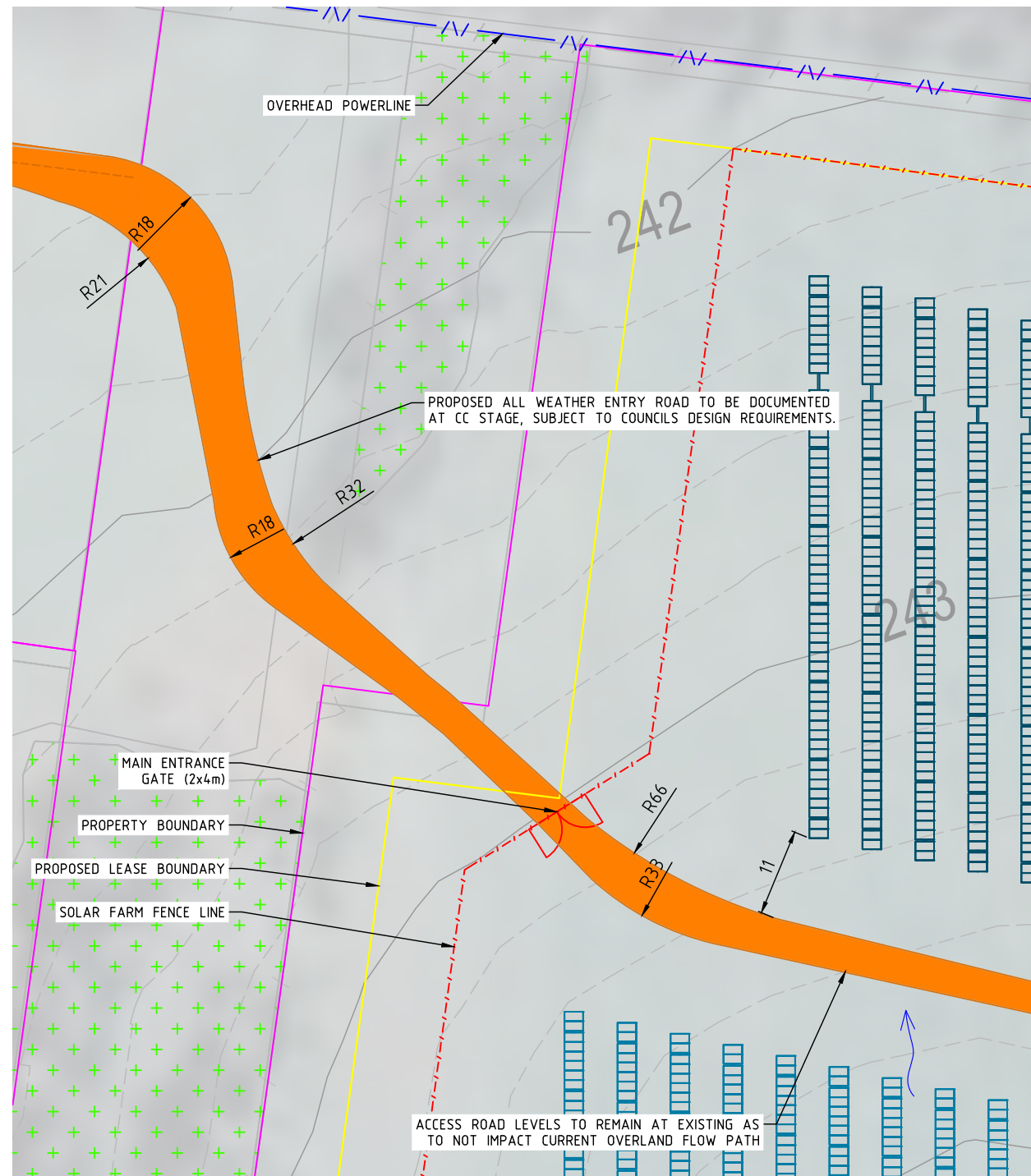
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TITLE
PROVIDENCE ASSET GROUP
PINE RIDGE SOLAR FARM
GENERAL ARRANGEMENT
SYSTEM DETAIL
DWG No. 10190-G-GAD-03-1

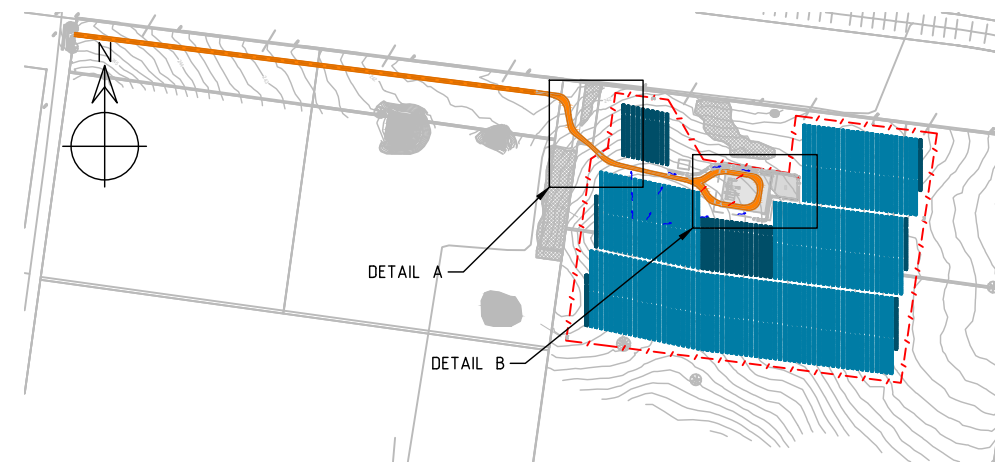
SCALE
1:2000
REVISION
B
PAPER SIZE
A3

LEGEND

- DIRECTION OF SURFACE FLOW
- OVERLAND FLOW PATH
- 400 MAJOR CONTOUR
- MINOR CONTOUR



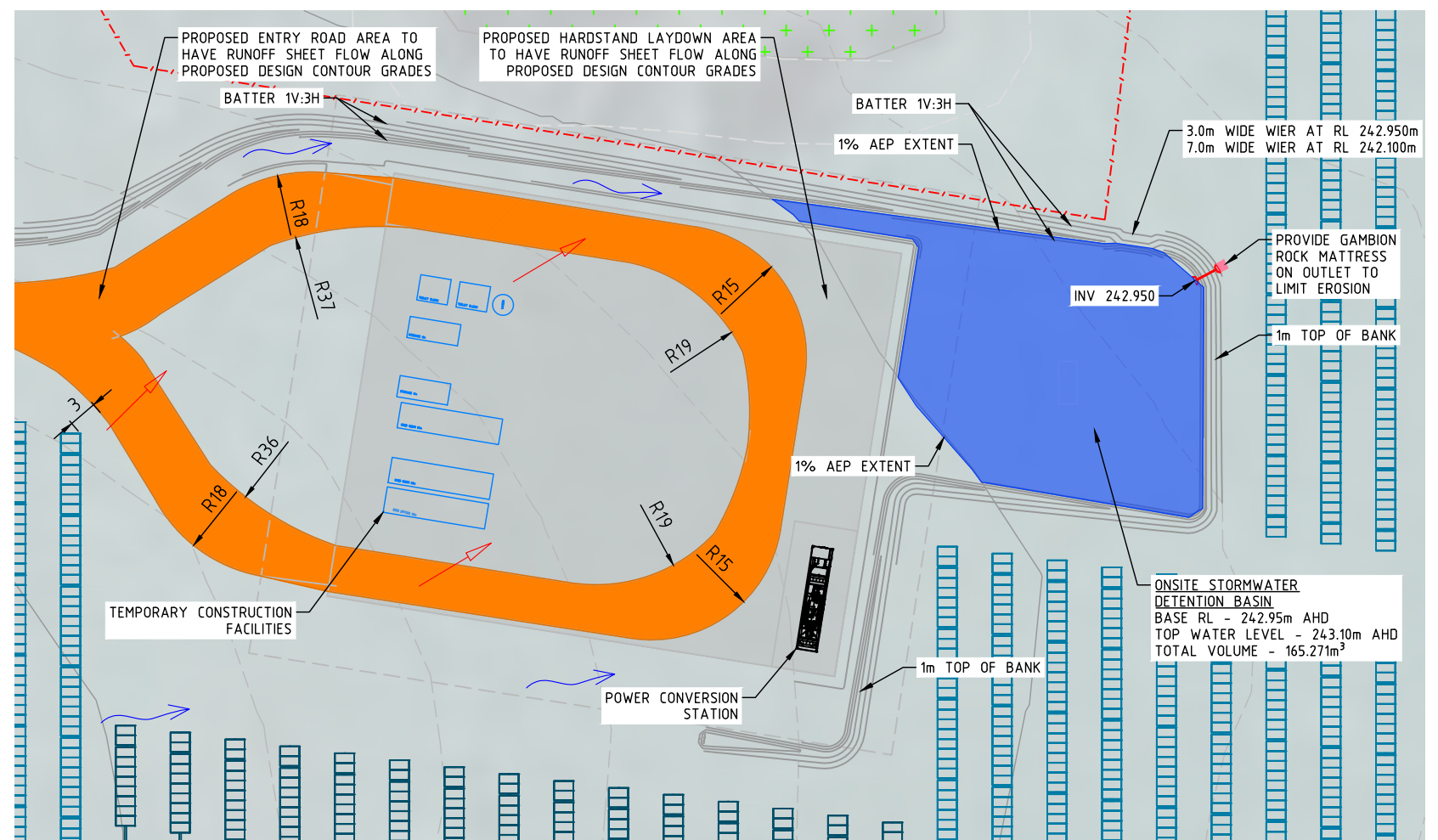
DETAIL A: SITE ENTRY (1:750)



PLAN VIEW: (1:10,000)

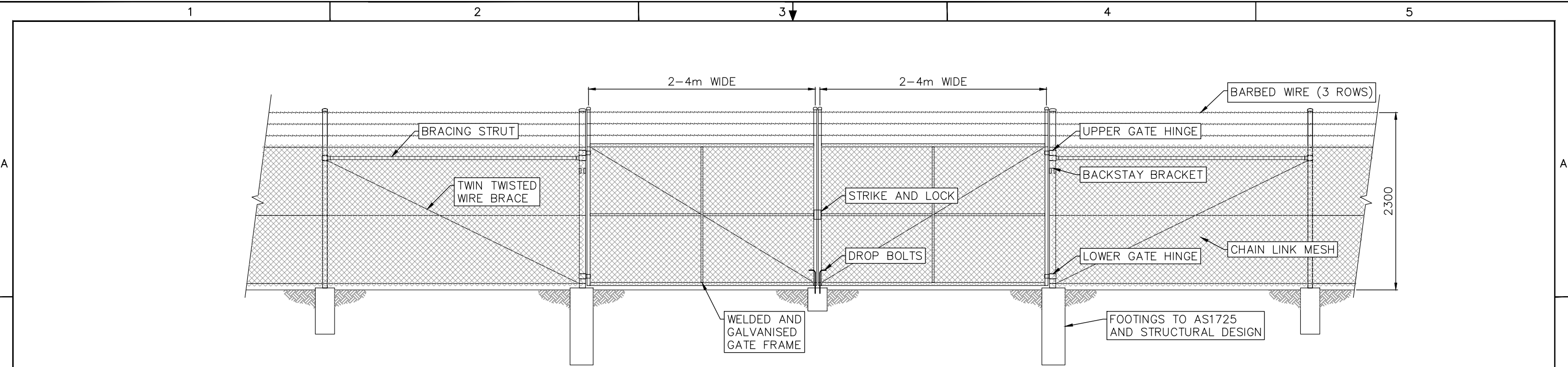
GENERAL NOTES

- PRELIMINARY DETAIL SHOWN, MAY CHANGE IN DETAILED DESIGN.
- EXISTING ACCESS TRACK TO BE UPGRADED INTO TRAFFICABLE ROAD FOR B-DOUBLE.
- REFER TO 10190-C-DET-02-1 FOR PRELIMINARY ROAD SECTIONAL DETAIL.
- REFER TO DETAIL VIEWS FOR PRELIMINARY ON SITE STORMWATER DETENTION DETAIL.

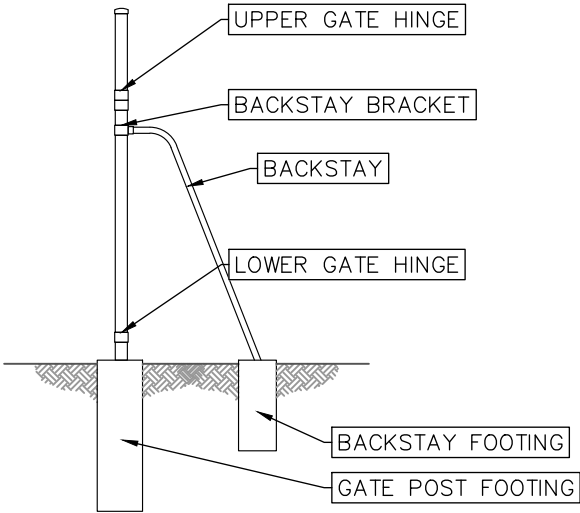


DETAIL B: ON SITE STORMWATER DETENTION (1:750)

REV	DATE	DESCRIPTION	DRWN.	DESIGNED	CHKD.	APPR.
A	2021.05.11	FIRST ISSUE	SS	SS	JM	JM



TYPICAL FENCE & GATE ELEVATION



TYPICAL BACKSTAY ELEVATION

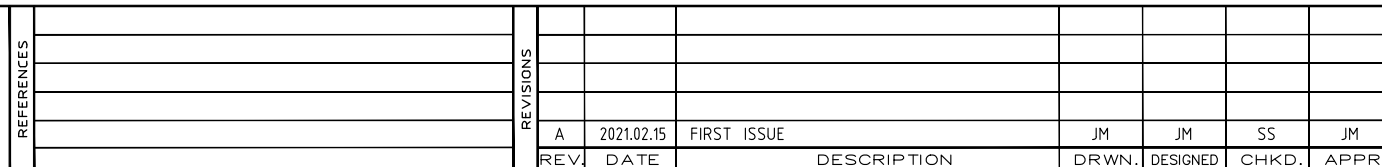
GENERAL NOTES

1. SOLAR FARM PERIMETER FENCE TO BE GALVANISED CHAIN LINK MESH FENCE WITH 3 ROWS BARBED WIRE.
2. NOMINAL MESH HEIGHT TO BE 1800mm.
3. NOMINAL OVERALL HEIGHT TO BE 2300mm +/- 100mm.
4. ALL FENCING COMPONENTS AND FOOTINGS TO COMPLY WITH AS 1725.
5. GATE WIDTH AS PER GA LAYOUT DRAWINGS.
6. BRACING STRUT AND WIRE BRACE REQUIRED AT ENDS, CORNERS AND GATES. DIAGONAL BRACE STRUT MAY ALSO BE USED IN LIEU OF BRACE & WIRE.
7. INTERMEDIATE BRACED PANEL CONSISTING OF TWIN TWISTED WIRE BRACE ON BOTH DIAGONALS REQUIRED AT MAX. 150m INTERVALS.
8. PERSONNEL ACCESS GATES REQUIRE BRACING STRUTS ON BOTH SIDES.
9. FOOTING DESIGN TO BE CONFIRMED DURING DETAILED DESIGN.
10. FENCE GENERALLY NOT REQUIRED TO BE EARTHED UNLESS IN CLOSE IS PROXIMITY TO ELECTRICAL COMPONENTS OR AS REQUIRED WITHIN UTILITY EASEMENTS OR SIMILAR. TO BE DETERMINED DURING DETAILED DESIGN.

REV. DATE		DESCRIPTION		DRWN.	DESIGNED	CHKD.	APPR.
A	2021.02.15	FIRST ISSUE		JM	JM	SS	JM

TITLE		SCALE
PROVIDENCE ASSET GROUP		DNS
PINE RIDGE SOLAR FARM		REVISION
SECURITY FENCE DETAIL		A
TYPICAL		PAPER SIZE
DWG No.	10190-C-DET-02-1	A3

1. DIMENSIONS ARE SHOWN IN MILLIMETERS (mm)
2. SHED DESIGNED AND SUPPLIED BY (TBC).
3. WIND REGION A1, IMPORTANCE LEVEL 2
4. COMPLIES WITH PART B1 OF BUILDING CODE OF AUSTRALIA



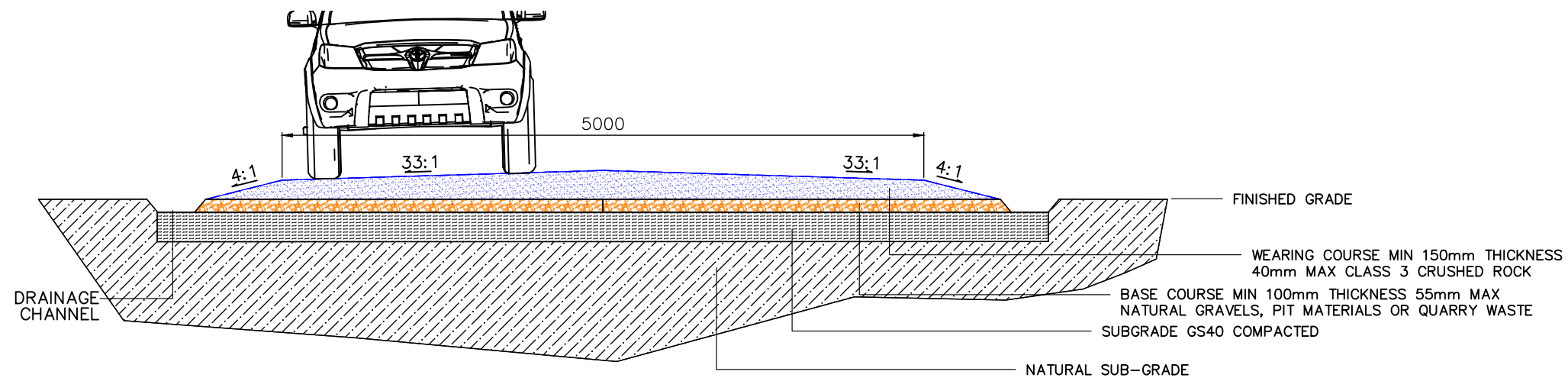
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TITLE
PROVIDENCE ASSET GROUP
PINE RIDGE SOLAR FARM
SHED DETAIL
TYPICAL

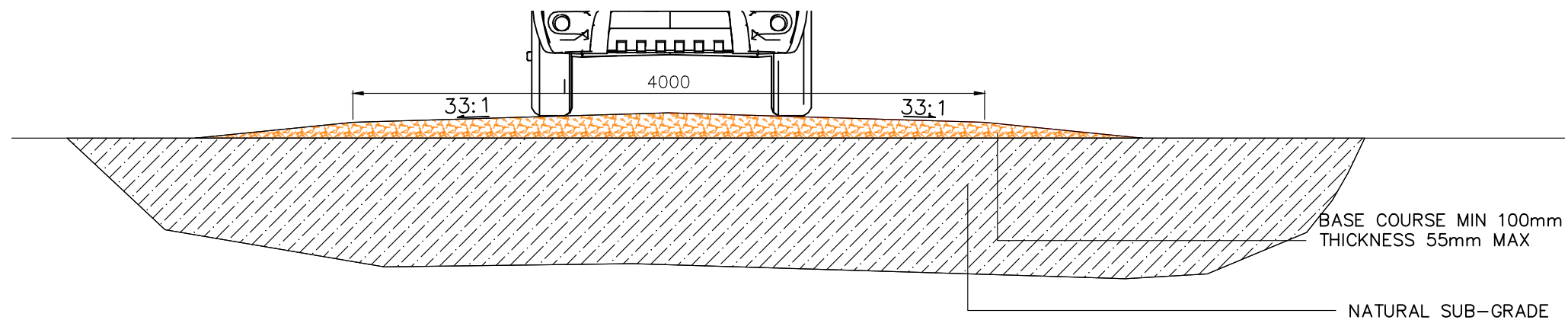
SCALE
AS SHOWN
REVISION
A
PAPER SIZE
A3

GENERAL NOTES

1. DETAILS SHOWN ARE PRELIMINARY, PAVEMENT DESIGN SUBJECT TO FINAL TRAFFICABILITY ASSESSMENT.
2. TRAFFIC LANE TYPICAL WIDTHS OF 4m TO 5m AS SHOWN. SECTIONS MAY BE WIDER THAN SHOWN TO ACCOMMODATE REQUIRED VEHICLE TURNING CIRCLES.
3. ALL ROADS TO HAVE ADEQUATE CROSS FALL FROM CENTER AND SHALL MAINTAIN MINIMUM LAYER THICKNESSES PER THE PAVEMENT DESIGNS.
4. ACCESS ROAD SHALL BE RAISED MINIMUM 150mm ABOVE EXISTING GROUND LEVEL.



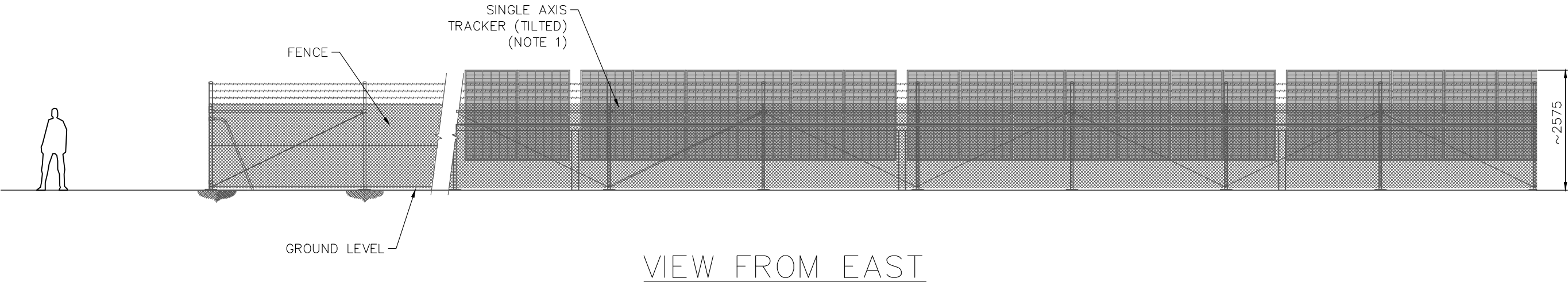
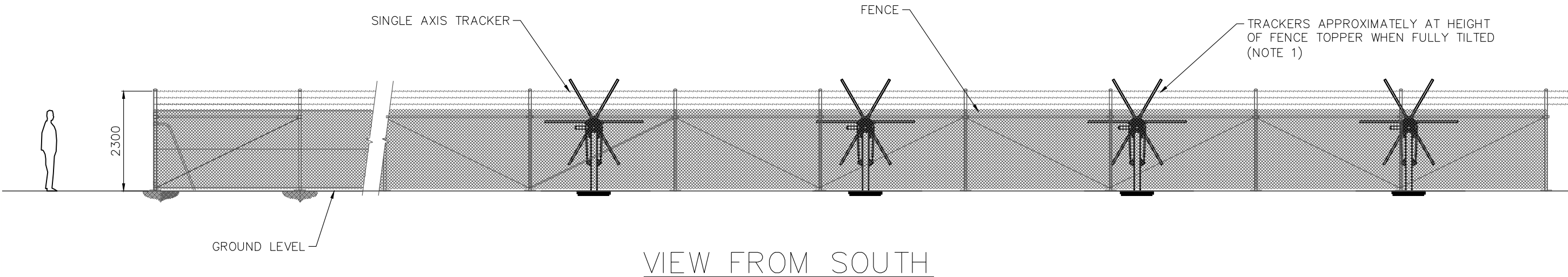
1 SITE ACCESS ROAD SECTION



2 PV ARRAY ACCESS ROAD SECTION

GENERAL NOTES

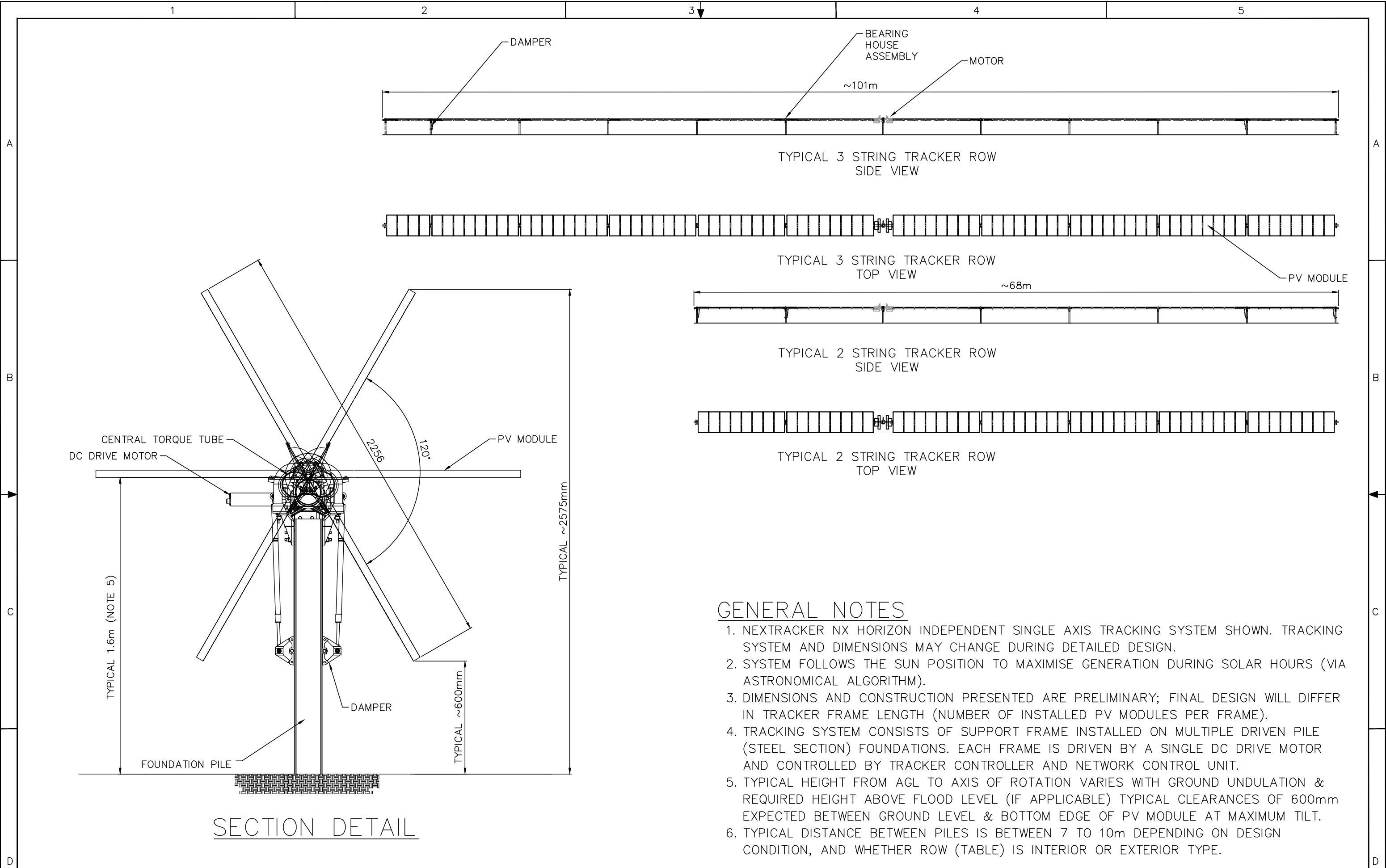
- 1. NB DETAIL PRESENTED IS PARALLEL PROJECTION. PV TRACKERS WILL BE 1-MODULE-IN PORTRAIT SINGLE AXIS TRACKING TYPE, AND WILL BE POSITIONED SUFFICIENTLY FAR FROM THE FENCELINE AS TO APPEAR SMALLER THAN AS SHOWN.
- 2. PRELIMINARY EQUIPMENT SELECTION:
PV MODULE: LONGI LR5-72HPH-540M
TRACKING SYSTEM: NEXTRACKER NX HORIZON
DETAIL PRESENTED IS BASED UPON EQUIPMENT SELECTION, MAY CHANGE DURING DETAILED DESIGN.
- 3. GROUND LEVEL SIMPLIFIED TO CONSTANT ELEVATION, GROUND LEVEL VARIES ACROSS SITE.
- 4. REFER TO 10190-C-DET-02-1 FOR FENCING DETAIL.
- 5. LANDSCAPING EXTERNAL TO FENCE NOT SHOWN.



REFERENCES		REVISIONS					
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REV.	DATE	DESCRIPTION		DRWN.	DESIGNED	CHKD.	APPR.

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TITLE		SCALE
PROVIDENCE ASSET GROUP		DNS
PINE RIDGE SOLAR FARM		REVISION
SITE ELEVATION DETAIL		A
DWG No. 10190-G-DET-01-1		PAPER SIZE
		A3

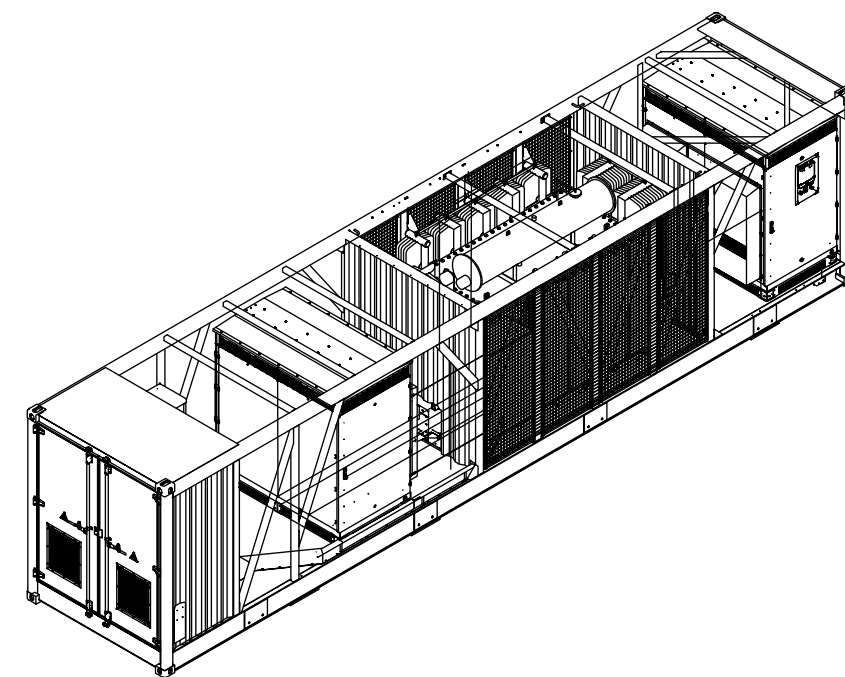
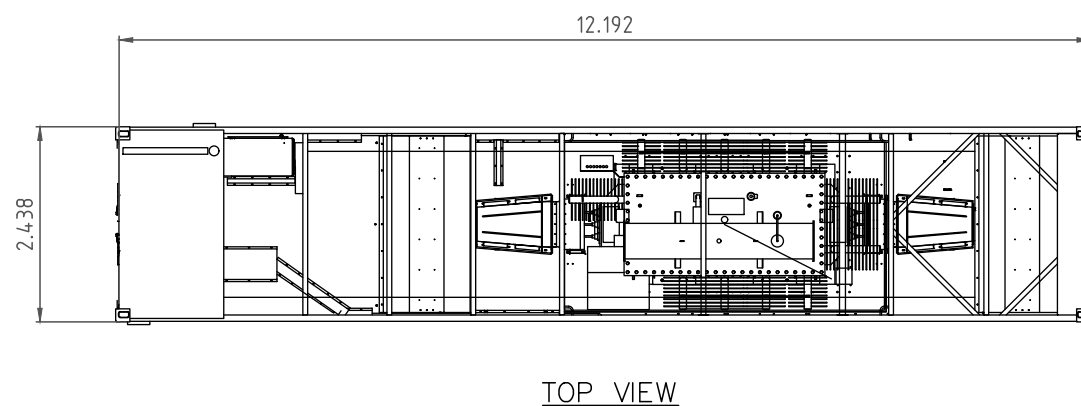
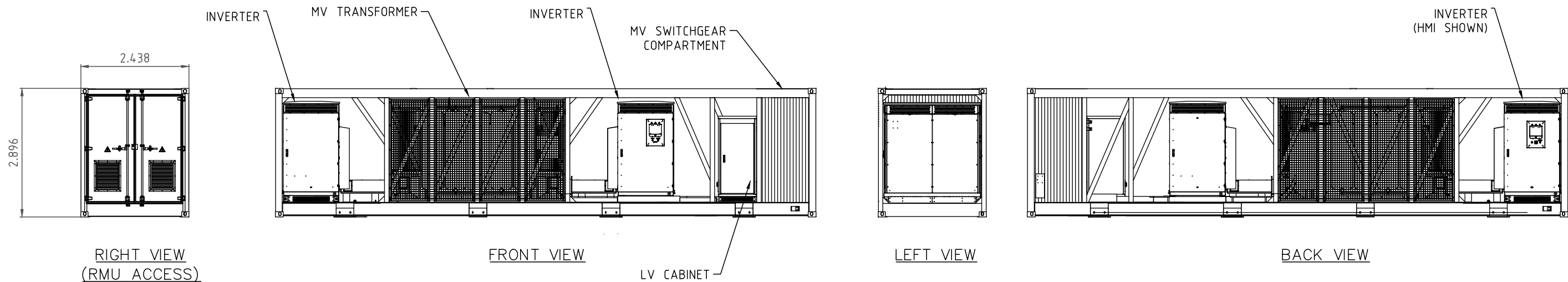


GENERAL NOTES

1. NEXTRACKER NX HORIZON INDEPENDENT SINGLE AXIS TRACKING SYSTEM SHOWN. TRACKING SYSTEM AND DIMENSIONS MAY CHANGE DURING DETAILED DESIGN.
2. SYSTEM FOLLOWS THE SUN POSITION TO MAXIMISE GENERATION DURING SOLAR HOURS (VIA ASTRONOMICAL ALGORITHM).
3. DIMENSIONS AND CONSTRUCTION PRESENTED ARE PRELIMINARY; FINAL DESIGN WILL DIFFER IN TRACKER FRAME LENGTH (NUMBER OF INSTALLED PV MODULES PER FRAME).
4. TRACKING SYSTEM CONSISTS OF SUPPORT FRAME INSTALLED ON MULTIPLE DRIVEN PILE (STEEL SECTION) FOUNDATIONS. EACH FRAME IS DRIVEN BY A SINGLE DC DRIVE MOTOR AND CONTROLLED BY TRACKER CONTROLLER AND NETWORK CONTROL UNIT.
5. TYPICAL HEIGHT FROM AGL TO AXIS OF ROTATION VARIES WITH GROUND UNDULATION & REQUIRED HEIGHT ABOVE FLOOD LEVEL (IF APPLICABLE) TYPICAL CLEARANCES OF 600mm EXPECTED BETWEEN GROUND LEVEL & BOTTOM EDGE OF PV MODULE AT MAXIMUM TILT.
6. TYPICAL DISTANCE BETWEEN PILES IS BETWEEN 7 TO 10m DEPENDING ON DESIGN CONDITION, AND WHETHER ROW (TABLE) IS INTERIOR OR EXTERIOR TYPE.

REFERENCES		REVISIONS					
A	2021.02.15	FIRST ISSUE	JM	JM	SS	JM	
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		PROVIDENCE ASSET GROUP PINE RIDGE SOLAR FARM PV MOUNTING SYSTEM DETAIL		AS SHOWN
		DWG No. 10190-E-DET-01-1		REVISION A PAPER SIZE A3



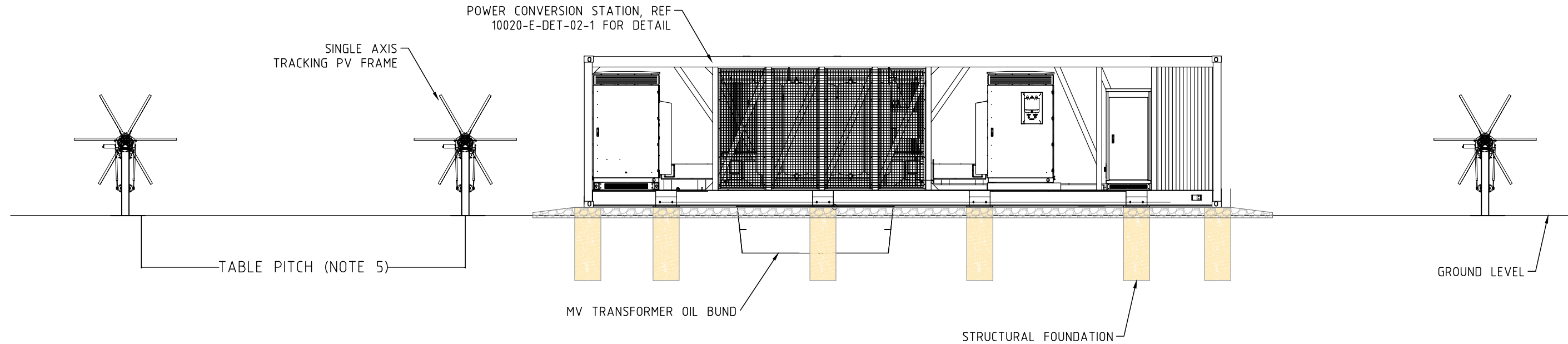
GENERAL NOTES

1. POWER CONVERSION STATION (PCS) CONSISTS OF CENTRAL PV INVERTERS, MV TRANSFORMER, MV SWITCHGEAR AND AUXILIARY PLANT. PCS IS CONTAINERISED AND RAISED ABOVE GROUND LEVEL ON CONCRETE OR DRIVEN STEEL PILE FOOTINGS.
2. TYPICAL PILE FOOTINGS WITH SURROUND OF COMPACTED EARTH WITH ~100MM BLUE METAL TOP LAYER.
3. PCU SHOWN IS THE SUNGROW SG4950HV-MV MEDIUM VOLTAGE POWER STATION SYSTEM. THE PCS MAKE AND MANUFACTURER MAY BE SUBJECT TO CHANGE.

REV		DATE	DESCRIPTION	DRWN.	DESIGNED	CHKD.	APPR.
A	2021.02.15	FIRST ISSUE		JM	JM	SS	JM

GENERAL NOTES

- 1. TYPICAL INSTALLATION DETAIL SHOWN, MAY CHANGE DURING DETAILED DESIGN.
- 2. TYPICAL INSTALLATION SHOWN; PCS RAISED ABOVE GROUND LEVEL ON CONCRETE/STRUCTURAL PILE FOUNDATIONS, WITH BLUE METAL SURROUND. FOR LOW LYING AREAS SKID REQUIRES RAISING ABOVE FLOOD LEVEL BY COMPACTED EARTH MOUND. TYPICAL 1:3 BATTER, WITH ONE SIDE MIN 1:6 FOR PEDESTRIAN ACCESS, SUBJECT TO FINAL DESIGN.
- 3. SINGLE AXIS TRACKER ASSEMBLY – FULL HEIGHT TYPICALLY 2.575m AGL, +/- 0.5m DEPENDING ON GROUND TOPOGRAPHY. TYPICALLY 1.6m AGL, +/- 0.5m WHEN IN FLAT POSITION.
- 4. MINIMUM CLEARANCE OF 600MM BETWEEN GROUND LEVEL AND PV MODULE EDGE AT MAXIMUM ROTATION TO BE MAINTAINED.
- 5. SINGLE AXIS TRACKING FRAME – TYPICAL TABLE PITCH OF 6.0 – 7.0m
- 6. COMBINER BOX TYPICALLY 1.5m +/- 0.5m HIGH.



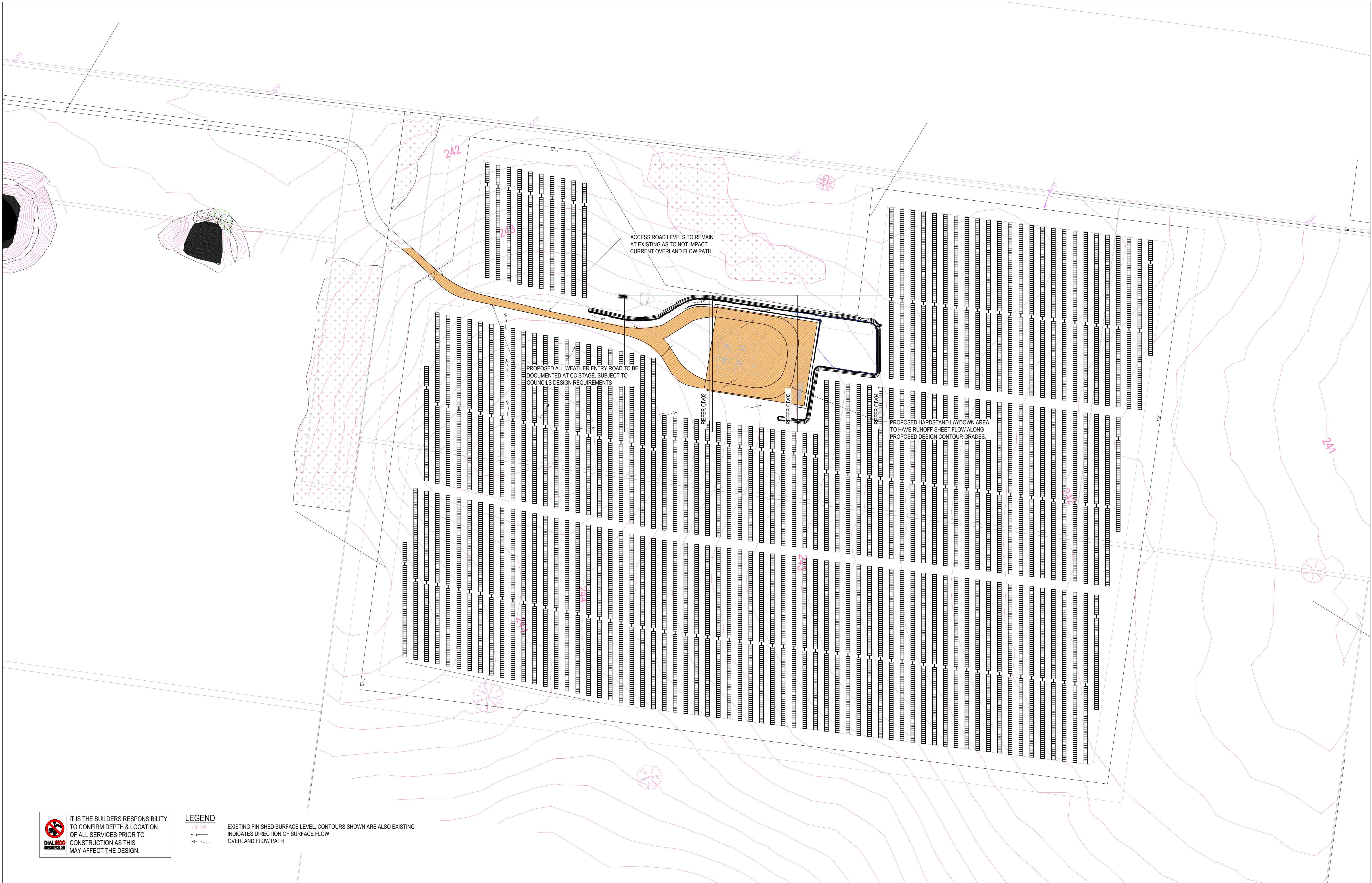
REFERENCES	


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REV	DATE	DESCRIPTION	DRWN.	DESIGNED	CHKD.	APPR.	
A	2021.02.15	FIRST ISSUE	JM	JM	SS	JM	




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TITLE	PROVIDENCE ASSET GROUP
	PINE RIDGE SOLAR FARM
	POWER CONVERSION STATION DETAIL
	SHEET 2
DWG No.	10190-E-DET-02-2

SCALE	DNS
REVISION	A
PAPER SIZE	A3



 IT IS THE BUILDERS RESPONSIBILITY TO CONFIRM DEPTH & LOCATION OF ALL SERVICES PRIOR TO CONSTRUCTION AS THIS MAY AFFECT THE DESIGN.

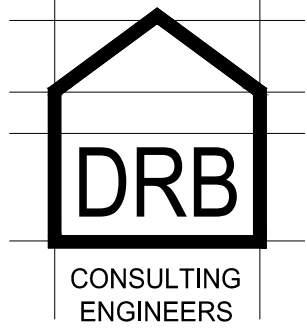
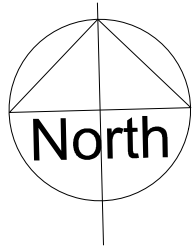
LEGEND
 EXISTING FINISHED SURFACE LEVEL, CONTOURS SHOWN ARE ALSO EXISTING
 INDICATES DIRECTION OF SURFACE FLOW
 OVERLAND FLOW PATH

REV	DATE	DRN	CHK	APP	DRAWING STATUS
B	10.05.21	J.T.	M.M.	M.M.	ISSUED FOR DA
A	26.04.21	J.T.	M.M.	M.M.	ISSUED FOR CLIENT REVIEW

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Mathew McNamara
BEing (Civil) Hons MIE (Aust)

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ABN 64 625 755 482

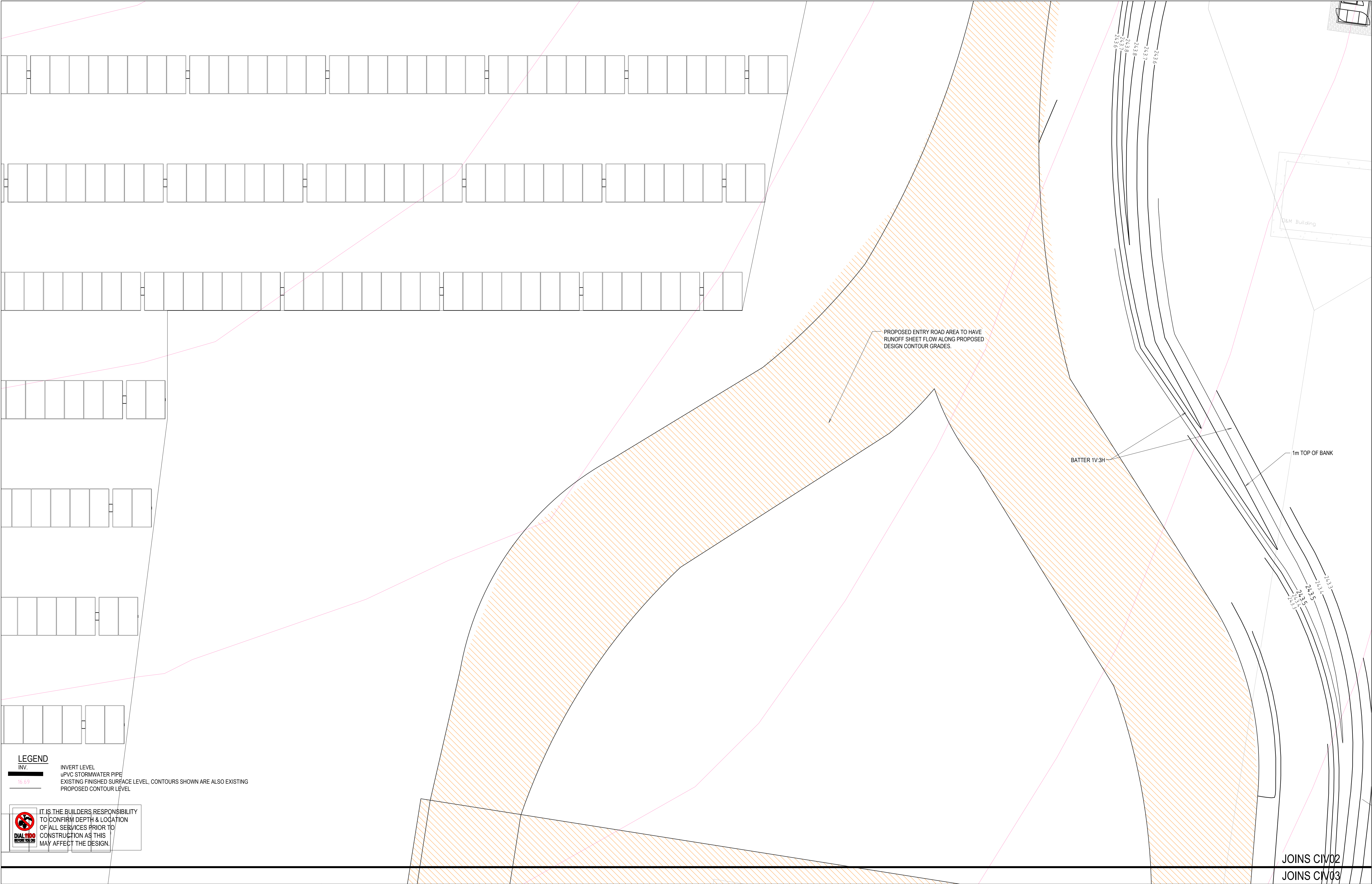
OVERALL PLAN
PINE RIDGE SOLAR FARM,
WYALONG
PROVIDENCE ASSET GROUP


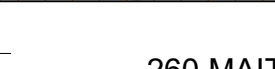
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NOT FOR CONSTRUCTION

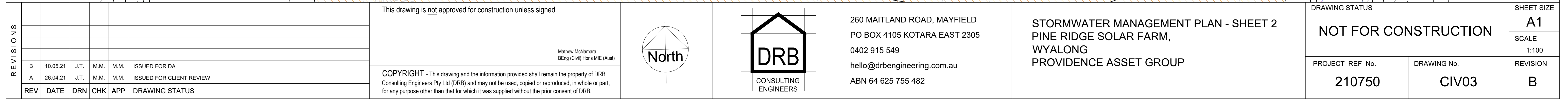
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210750

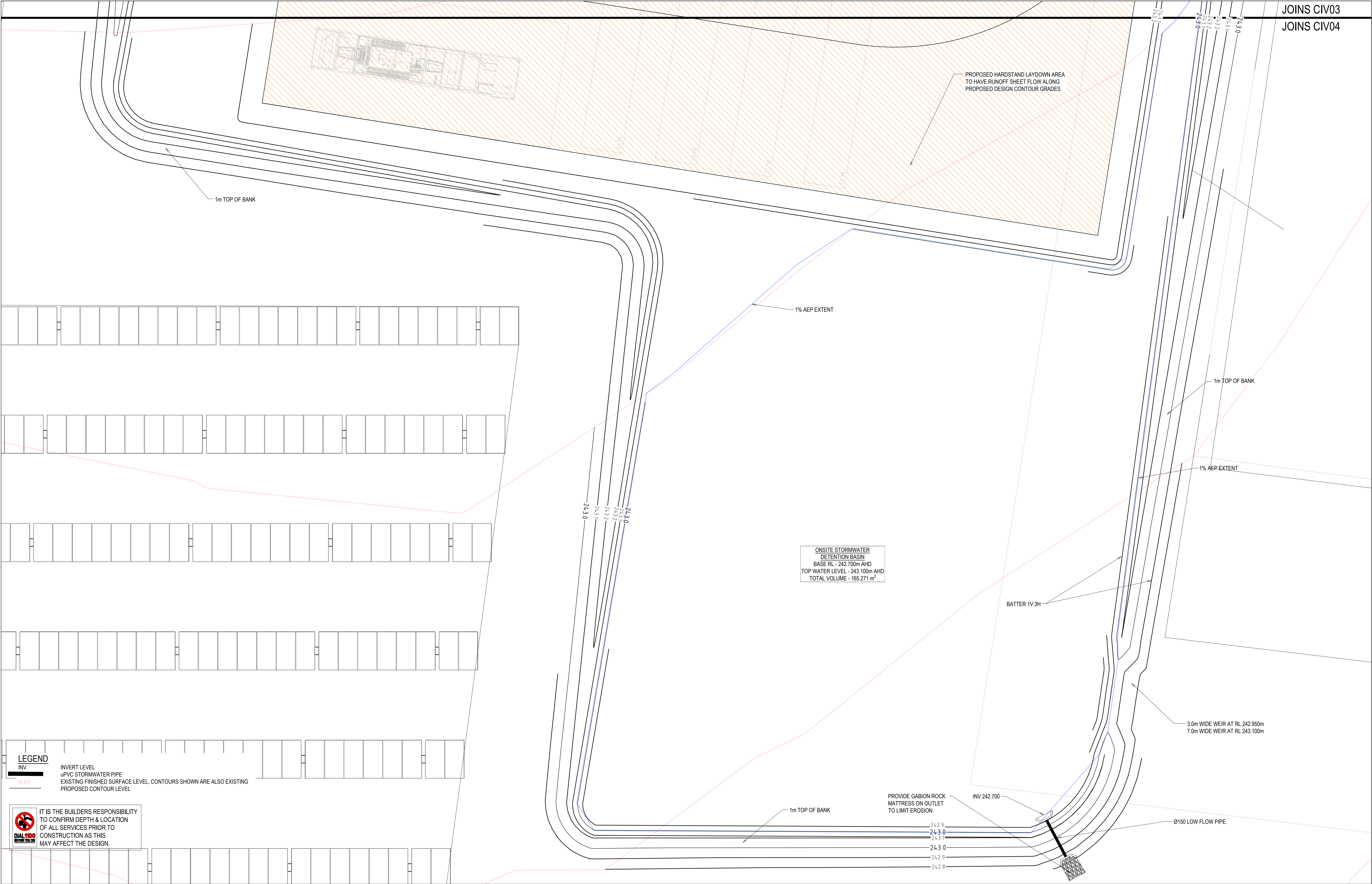
DRAWING No.
CIV01

SHEET SIZE
A1
SCALE
1:1000
REVISION
B



REVISIONS							This drawing is <u>not</u> approved for construction unless signed.						260 MAITLAND ROAD, MAYFIELD PO BOX 4105 KOTARA EAST 2305 0402 915 549 hello@drbengineering.com.au ABN 64 625 755 482	STORMWATER MANAGEMENT PLAN - SHEET 1 PINE RIDGE SOLAR FARM, WYALONG PROVIDENCE ASSET GROUP	DRAWING STATUS		SHEET SIZE
															NOT FOR CONSTRUCTION		A1
															SCALE		1:100
	B	10.05.21	J.T.	M.M.	M.M.	ISSUED FOR DA											
	A	26.04.21	J.T.	M.M.	M.M.	ISSUED FOR CLIENT REVIEW											
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														210750		CIV02	B




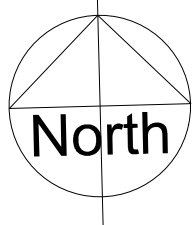


REV	DATE	DRN	CHK	APP	DRAWING STATUS
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STORMWATER MANAGEMENT PLAN - SHEET 3
PINE RIDGE SOLAR FARM,
WYALONG
PROVIDENCE ASSET GROUP

DRAWING STATUS
NOT FOR CONSTRUCTION

PROJECT REF No. 210750	DRAWING No. CIV04
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SHEET SIZE
A1
SCALE
1:100
REVISION
B