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22 December 2022

Director Energy Assessment, Planning & Assessment
Department of Planning & Environment Locked Bag 5022
Parramatta, NSW 2124

Attn: Andy Nixey

Subject: SSD – 10387 – Daroobalgie Solar Farm Response to Submissions

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Dear Andy

Council refers to your request for comment on the Daroobalgie Solar Farm response to submissions.

Council is generally satisfied with the response to submissions, though requires significant consultation with Council through the preparation of the management plans and detailed engineering designs for the transmission line and road upgrade in particular.

Council provides the following comments for your consideration in determining the conditions of consent of the development:

Neighbour views

Council notes the submission from the neighbour to the south concerned of impact on views. Council requests that a landscape plan be prepared prior to determination of the application showing the proposed vegetation buffer, and that a “mock-up” of the views from the neighbours entertaining area is provided to Council and the neighbour to ensure that the impact on the resident is not unreasonable.

Worker Accommodation

Council accepts that a worker accommodation plan be conditioned prior to the issue of the Construction Certificate/commencement of works, so long as it is prepared in consultation with Council.

Transmission Line

Council accepts that the 138 Approval for the works within the road reserve relating to the Transmission Line be conditioned as a requirement. Significantly more detailed designs are required for this project and further consultation with Council must be conditioned prior to the commencement of works relating to the Transmission Line.

Waste Management

Council notes that it is requested that a Waste Management Plan be conditioned as a requirement prior to the issue of the Construction Certificate, in consultation with Council. This is accepted. However, Council wishes to advise the applicant that the Forbes Waste and Recycling Depot is reaching the end of its life and is unable to accept large amounts of commercial waste. In this regard, the applicant is to detail in the Waste Management Plan how waste will be diverted from landfill, and where any waste products will be disposed of.

Road upgrades

Council is not yet satisfied that the road upgrades have been satisfactorily designed. The low-speed swept paths of the B-Doubles are encroaching significantly into the opposite lane in all locations. Of particular concern is the intersection of Troubalgie Road with Back Yamma Road where a vehicle may be waiting on the hold line on Troubalgie to turn right and get clipped by a turning B-double. There are little details provided in regards to frequency and daily numbers of B-Doubles to assess the exposure of the abovementioned risk. Council therefore requests that the Department include a condition on the development consent with the following intent:

Prior to the commencement of works, the local roads between the Newell Highway and the construction site are to be upgraded to ensure the largest vehicle associated with the construction of the development can traverse the entire route safely. These upgrades are to be designed in accordance with Austroads Guide to Road Design and the Forbes Shire Council engineering guidelines, in consultation with Forbes Shire Council. In accordance with Section 138 of the Roads Act, all works within the road reserve require a Section 138 approval from Forbes Shire Council as the Roads Authority. This approval is to be obtained prior to the issue of the Construction Certificate.

Council also requests that dilapidation reports are conditioned to occur immediately after the road upgrades then mid and post construction, and that roads are repaired to the post-road upgrades status at each time at the full cost of the applicant.

Decommissioning

Council accepts that the Decommissioning and Rehabilitation Plan can be dealt with by way of conditions of consent.

Voluntary Planning Agreement

Council has signed the key terms of the VPA, and hope to place the final VPA on public exhibition in the first quarter of 2023. Council requests that the condition of consent be included stating that the VPA be ratified prior to issue of the Construction Certificate.

Thank you for referring the response to submissions to Council for comment and I trust this information is of assistance. Council requests that the development is not determined until such a time as the draft conditions of consent are able to be reviewed by Council.

Should you have any enquiries please contact Councils Manager Planning & Growth, Eliza Noakes, on 6850 2344 (option 1).

Yours sincerely

A handwritten signature in black ink, appearing to read 'Mathew Teale', written in a cursive style.

Mathew Teale
Director
PLANNING & GROWTH