



**Murrumbidgee  
COUNCIL**

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File: SSD

31 May 2017

Department of Planning and Environment  
Attention: Elle Donnelley  
GPO Box 39  
SYDNEY NSW 2001

Dear Elle

**State Significant Development 8208**

Murrumbidgee Council have reviewed the Environmental Impact Statement for the proposed Solar Project at Coleambally and provide the following comments and proposed conditions for inclusion on any consent.

If you would like further information regarding Council's submission, please contact Susan Appleyard, Director of Environmental Services on 03 5886 1200.

Yours faithfully

Craig Moffitt  
**GENERAL MANAGER**

Attachment

## **MURRUMBIDGEE COUNCIL SUBMISSION** **SSD 8208 COLEAMBALLY SOLAR FARM**

### **Traffic Management**

The EIS states that a Traffic Management Plan will be prepared for the site in consultation with Roads and Maritime Services and Murrumbidgee Council.

This should also be a condition of consent as there are a number of issues surrounding the potential impacts of the traffic flow around and into and out of the site. Some of the issues identified include:

- Pavement within for Ercildoune Road
- The required upgrade works to the intersection of Kidman Way and Ercildoune Road.
- The nature of the access point off kook road.
- Road- train access as Ercildoune road only has seasonal road-train access.
- Internal traffic movement plan will be required.
- Detailed design and construction plans for the bridge(s) to cross the internal channels
- Design for the onsite carparking area include one disabled parking space per 50 parking spaces or part there off.
- Stormwater control for all road and parking areas.

### **Approvals from Council/Principal Certifying Authority**

Construction certificate(s) will be required for the proposed works on site. More detailed plans will be required to determine if the following will need the consent of a PCA or council.

Construction Certificates:

- The Solar arrays and associated structures.
- The bridges
- The amenities buildings on site. Details of a potable water supply will also be required with this application.

Section 68 Approval under the Local Government Act

- Onsite sewerage management system
- Stormwater disposal if onto Council roads.

### **Waste Disposal**

A detailed waste management plan will be required for the project. The Landfills within the Council area are unlicensed and have limited capacity and are limited in some materials it can take.

### **Fire Management Plan**

A fire management plan will be required for the control of grass fires through the site.

### Visual Impact

A landscaping plan should be included as part of the overall site plan to ensure that the visual impact of the solar facility is minimized especially along the Kidman Way corridor.

### Pollution Control

Noise, air and erosion control measures are to be put in place prior to, during and after construction to ensure that the impact of the development especially during construction is minimised.

The following conditions are to be included in any consent issued:

1. A Construction Certificate is to be obtained from Council or an accredited Private Certifier to verify that, if all building work is carried out in accordance with those endorsed detailed plans and specifications, it will fully comply to all of the provisions of the Building Code of Australia (BCA).

Reason: This is a prescribed Condition of the Environmental Planning and Assessment Act and Associated Regulations

2. The erection of the building the subject of this development consent MUST not be commenced until:
  - (a) detailed plans/specifications of the building have been endorsed with a construction certificate by:
    - (i) the Council; or
    - (ii) an accredited certifier, and
  - (b) the person having the benefit of the development consent:
    - (i) has appointed a principal certifying authority; and
    - (ii) has notified the Council of the appointment, and
  - (c) the person having the benefit of the development consent must lodge a notice of commencement form with Council prior to commencement of work at least two day prior to commencing the erection of the building.

Reason: These are requirements of the Environmental Planning and Assessment Act and associated Regulations

3. Prior to any works being undertaken in the road reserve, a road opening permit is to be obtained from Council.

Reason: To ensure Council's assets are maintained in accordance with relevant Australian Standards.

4. Prior to Occupation of the Development an application for an onsite sewerage waste management system (septic tank) is to be submitted and approved by Council.

Reason: To ensure the adequate treatment and disposal of effluent.

5. All plumbing and drainage work to be carried out in accordance with AS3500 National Plumbing and Drainage Code.

Reason: To ensure compliance with the requirements of the relevant legislation.

6. Potable water supply is to be provided on site for each allotment/dwelling.

Reason: To provide a suitable water supply for domestic purposes.

7. Builders/Developers are to provide on site waste bins for waste materials generated during construction or they are to remove waste from the site on a daily basis.

Reason: To avoid a public health nuisance.

8. Prior to works commencing on site, a waste management plan is to be provided to and approved by Council for the construction phase of the project.

Reason: To ensure compliance with the Protection of the Environment Operations (Waste) Regulation 2014.

9. **Landscaping** - A detailed landscape plan shall be submitted to and approved by Council within six (6) months of the date of this approval. Approved landscaping works shall be completed within twelve (12) months of approval of same. All landscaping works shall be adequately protected against damage and shall be maintained as required.

Reason: To ensure that an appropriate detailed landscape design is prepared in conjunction with the overall design of the proposed development and maintained for the future.

10. Any spoil deposited on public roads during the cartage of materials from or to the site shall be removed on the same day. The cartage of spoil shall cease, as directed by Council, if the Council determines that excessive deposition of spoil onto the road is taking place.

Reason: To ensure erosion control measures have been implemented.

11. Provision is to be made of an approved safety fence around the site prior to commencement of works.

Reason: To protect the safety of persons on adjoining land.

12. Any waste or excavated material removed from the site is to be taken to an authorised site for disposal. No fill is to be deposited on other land without the prior consent of Council.

Reason: To ensure the responsible disposal of surplus landfill.

13. Prior to works commencing on site the applicant is to provide Council with a plan outlining the provision of erosion control measures, dust suppression measures and noise containment measures. The plan is to be approved by Council, and measures in the plan are to be enacted prior to commencement of any earthworks within the site.

Reason: To minimise pollution generated by the development.

14. All vehicles must enter and exit the development in a forward direction to avoid possible conflict with through traffic on Ercildoune Road and Kook Road.

Reason: To minimise possible accidents with traffic on the adjacent road.

15. Prior to release of the Construction Certificate detailed plans of the upgrade works to the road network surrounding the development are to be supplied to Murrumbidgee Council and the Roads and Maritime Service for approval. The plans are to include the following areas as a minimum:

- intersection of the Kidman Way and Ercildoune Road
- the length of Ercildoune Road to 50 metres past the entrance to the proposed development side
- the emergency entry and exit point on Kook Road

Reason: To ensure adequate vehicular access to the proposed development

16. For the purposes of safety and preventing obstruction, all vehicles being loaded and/or unloaded are to stand wholly within the site.

Reason: To ensure obstruction of roads does not occur.

17. Prior to issuing of a Construction Certificate, submission of plans for all internal roads, bridges and car parking spaces, manoeuvring area and access driveways all conforming to Australian Standards 2890 & 3500. Drainage and pavement designs are to be prepared by a qualified engineer and are to address expected vehicle loadings and any fill compaction requirements.

Reason: To ensure that the car parking is designed to a standard commensurate to proposed use

18. **Car Park**

Prior to issue of an Occupation Certificate, provide car park construction conforming to the approved plans.

Reason: To ensure provision of a car park commensurate with proposed use.

**19. Disabled Car Park**

Provide at least one (1) car parking space on site for people with disabilities.

Reason: To ensure compliance with the Building Code of Australia and the Disability Discrimination Act 1992.

20. An emergency response plan certified by Workcover is to be submitted to Council prior to occupation of the development. Special attention is to be given to grass and electrical fires.

Reason: To ensure adequate measures are in place in the event of an emergency.

**21. Advice to Applicant**

Please note that if you require B-Double or Road Train Access to the site in the future, a formal request to allow B-Double and/or Road Train access to the site is required to be lodged with Council for reporting to the Local Traffic Committee.

**22. Signage**

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

- (i) showing the name, address and telephone number of the principal certifying authority for the work, and
- (ii) showing the name for the principal contractor (if any) for any building work and a telephone number on which that person may be contacted outside working hours, and
- (iii) stating that unauthorised entry to the work site is prohibited.

Any such sign is to be maintained while the building work, subdivision work or demolition work is being carried out, but must be removed when the work had been completed.

This Condition does not apply to:

- (i) building work carried out inside an existing building, subdivision work or demolition work that is carried out inside an existing building, that does not affect the external walls of the building; or
- (ii) in relation to Crown building work that is certified, in accordance with Section 116G of the Environmental Planning and Assessment Act, to comply with technical provisions of the State's building laws.

Reason: This is a prescribed condition of the Environmental Planning and Assessment Act 1979 & Regulation 2000.

**23. Toilet Facilities**

Toilet facilities are to be provided at or in the vicinity of the work site on which work involved in the erection or demolition of a building is being carried out, at the rate of one toilet for every 20 persons or part of 20 persons employed at the site.

The provision of toilet facilities in accordance with this condition must be completed before the commencement of construction works.

Reason: This is a prescribed condition of the Environmental Planning and Assessment Act 1979 & Regulation 2000.

**24. Compliance**

The structure(s) are to comply with the relevant requirements of the Building Code of Australia and the Environmental Planning and Assessment Act 1979.

Reason: To ensure compliance with the Building Code of Australia.

**25. Portable fire extinguishers**

Portable fire extinguishers are to be provided in accordance with section E1.6 of the Building Code of Australia.

Reason: To ensure compliance with the Building Code of Australia.

**26. Exit signs**

An exit sign must be clearly visible to persons approaching the exit and must be installed on or above or adjacent to each door serving as, or forming part of, a required exit.

Reason: To ensure compliance with the Building Code of Australia.

**27. Essential Fire Safety Equipment**

All essential fire or other safety measures must be maintained in accordance with BCA requirements.

Reason: To ensure compliance with the Building Code of Australia.

**28. Annual Fire Safety Statement**

The owner shall supply to the Council an Annual Fire Safety Statement which is to state that each essential fire or other safety measure installed in the building has been inspected and tested by a competent person and that the service was, or was not, designed, installed and capable of operating at the required standard.

Reason: To ensure the ongoing maintenance of fire and safety equipment.

**29. Fire Safety Certificate**

Prior to occupation of the building the owner must cause the Council to be given a fire safety certificate. The fire safety certificate must be in accordance with the Fire Safety Schedule issued for the development and is to state in relation to each essential fire or other safety measure implemented in the building or on the land on which the building is situated:

- (a) That the measure has been assessed by a person (chosen by the owner of the building) who is properly qualified to do so; and

- (b) That as at the date of the assessment the measure was found to be capable of functioning at a standard not less than that required by the relevant Australian standards

Reason: To ensure adequate fire safety in accordance with the requirements of the Building Code of Australia.