

# CONSOLIDATED CONSENT

## Development Consent

### Section 4.38 of the *Environmental Planning & Assessment Act 1979*

As delegate of the Minister for Planning and Public Spaces, I approve the development application referred to in Schedule 1, subject to the conditions in Schedules 2 to 4.

These conditions are required to:

- prevent and/or minimise any adverse environmental impacts of the development;
- set standards and performance measures for acceptable environmental performance; and
- provide for the ongoing environmental management of the development.

**Mike Young**  
Executive Director  
Energy, Resources and Compliance

Sydney: 10 August 2020

***The Department has prepared a consolidated version of the consent which is intended to include all modifications to the original determination instrument.***

***The consolidated version of the consent has been prepared by the Department with all due care. This consolidated version is intended to aid the consent holder by combining all consents relating to the original determination instrument but it does not relieve a consent holder of its obligation to be aware of and fully comply with all consent obligations as they are set out in the legal instruments, including the original determination instrument and all subsequent modification instruments.***

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## SCHEDULE 1

<b>Application Number:</b>	SSD 10313
<b>Applicant:</b>	Jemena Gas Networks (NSW) Limited
<b>Consent Authority:</b>	Minister for Planning and Public Spaces
<b>Land:</b>	See Appendix 1
<b>Development:</b>	Western Sydney Green Gas Project

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Red type represents the December 2021 Modification - MOD 1

Blue type represents the August 2022 Modification - MOD 2

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## DEFINITIONS

<b>Applicant</b>	Jemena Gas Networks (NSW) Limited, or any person who seeks to carry out the development approved under this consent
<b>Blowdown</b>	Ventilation of gas from the hydrogen gas buffer storage blowdown vent
<b>Calendar Year</b>	A period of 12 months from 1 January to 31 December
<b>Cessation of operations</b>	Operation of the development has ceased for a continuous period of 12 months
<b>Conditions of this consent</b>	Conditions contained in Schedules 1 to 4 inclusive
<b>Construction</b>	All physical works associated with the development, including but not limited to demolition and removal of buildings or works, erection or installation of buildings and infrastructure, road upgrades, and the carrying out of works permitted by this consent (but excludes minor pre-construction and preliminary works such as road dilapidation surveys, installation of fencing, geotechnical drilling and/or surveying)
<b>Commencement of Operations</b>	Operations start with the production of hydrogen gas using the power to gas facility
<b>Council</b>	Fairfield City Council
<b>Decommissioning</b>	The demolition and/or removal of buildings, infrastructure and works installed for the development and/or rehabilitation of the site
<b>Department</b>	Department of Planning and Environment
<b>Development</b>	The development described in the EIS as modified by the conditions of this approval
<b>Development footprint</b>	The area within the site on which the components of the project will be constructed (shown in Appendix 2)
<b>EIS</b>	The Environmental Impact Statement titled <i>Western Sydney Green Gas Project – Environmental Impact Statement</i> dated December 2019, the Submissions Report titled <i>Western Sydney Green Gas Project - Response to Submissions</i> dated May 2020, and additional information in a letter from the Applicant dated 16 June 2020, as modified by the: <ul style="list-style-type: none"> <li>Western Sydney Green Gas Project Modification One - Environmental Impact Statement, dated 30 June 2021, and accompanying information provided by the Applicant; and</li> <li>Western Sydney Green Gas (WSGG) Project Modification Two, dated 7 July 2022.</li> </ul>
<b>EPA</b>	Environment Protection Authority
<b>EP&amp;A Act</b>	<i>Environmental Planning and Assessment Act 1979</i>
<b>EP&amp;A Regulation</b>	<i>Environmental Planning and Assessment Regulation 2000</i>
<b>Feasible</b>	Means what is possible and practical in the circumstances
<b>FRNSW</b>	Fire and Rescue NSW
<b>Gas Supply Act</b>	<i>Gas Supply Act 1996</i>
<b>GSP</b>	Greater Sydney Parklands
<b>Heritage NSW</b>	Heritage NSW within the Department of Premier and Cabinet
<b>Heritage item</b>	An item as defined under the <i>Heritage Act 1977</i> and/or an Aboriginal Object or Aboriginal Place as defined under the <i>National Parks and Wildlife Act 1974</i>
<b>Incident</b>	An occurrence or set of circumstances that causes or threatens to cause material harm and which may or may not be or cause a non-compliance
<b>Land</b>	Has the same meaning as the definition of the term in section 1.4 of the EP&A Act
<b>Material harm</b>	Is harm that: <ul style="list-style-type: none"> <li>involves actual or potential harm to the health or safety of human beings or to the environment that is not trivial, or</li> <li>results in actual or potential loss or property damage of an amount, or amounts in aggregate, exceeding \$10,000, (such loss includes the reasonable costs and expenses that would be incurred in taking all reasonable and practicable measures to prevent, mitigate or make good harm to the environment)</li> </ul>
<b>Microturbine</b>	Gas fuelled generator for the development that converts gas to electricity
<b>Minimise</b>	Implement all reasonable and feasible measures to reduce the impacts of the development
<b>Minister</b>	Minister for Planning and Public Spaces, or delegate

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<b>Mitigation</b>	Activities associated with reducing the impacts of the development prior to or during those impacts occurring
<b>Non-compliance</b>	An occurrence, set of circumstances or development that is a breach of this consent but is not an incident
<b>Operation</b>	The operation of the development, but does not include commissioning, trials of equipment or the use of temporary facilities
<b>POEO Act</b>	<i>Protection of the Environment Operations Act 1997</i>
<b>Public infrastructure</b>	Linear and related infrastructure that provides services to the general public, such as roads, railways, water supply, drainage, sewerage, gas supply, electricity, telephone, telecommunications, irrigation channels, drainage channels
<b>Reasonable</b>	Means applying judgement in arriving at a decision, taking into account: mitigation benefits, cost of mitigation versus benefits provided, community views and the nature and extent of potential improvements
<b>Rehabilitation</b>	The restoration of land disturbed by the development to a good condition, to ensure it is safe, stable and non-polluting
<b>RFS</b>	NSW Rural Fire Service
<b>Secretary</b>	Planning Secretary under the EP&A Act, or nominee
<b>Secretary - Authorising</b>	Secretary with responsibility for the <i>Gas Supply Act 1996</i>
<b>SES</b>	NSW State Emergency Service
<b>Site</b>	As listed in Appendix 1 and shown in Appendix 2
<b>TfNSW</b>	Transport for NSW
<b>Vehicle trip</b>	One vehicle entering and leaving the site

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## SCHEDULE 2 PART A ADMINISTRATIVE CONDITIONS

### OBLIGATION TO MINIMISE HARM TO THE ENVIRONMENT

- A1. In addition to meeting the specific performance criteria established under this consent, the Applicant must implement all reasonable and feasible measures to prevent, and if prevention is not reasonable or feasible, minimise any material harm to the environment that may result from the construction and operation of the development, and any decommissioning of the development and/or rehabilitation required under this consent.

### TERMS OF CONSENT

- A2. The Applicant must carry out the development:
- (a) generally in accordance with the EIS; and
  - (b) in accordance with the conditions of this consent.
- Note: The general layout of the development is shown in Appendix 2.*
- A3. If there is any inconsistency between the above documents, the most recent document must prevail to the extent of the inconsistency. However, the conditions of this consent prevail to the extent of any inconsistency.
- A4. The Applicant must comply with any requirement/s of the Secretary arising from the Department's assessment of:
- (c) any strategies, plans or correspondence that are submitted in accordance with this consent;
  - (d) any reports, reviews or audits commissioned by the Department regarding compliance with this consent; and
  - (e) the implementation of any actions or measures contained in these documents.

### LIMITS OF OPERATIONS

- A5. A maximum of **87,600** kilograms of hydrogen gas may be produced at the site in any calendar year.
- A6. A maximum of 2% by volume of hydrogen gas may be injected into the Applicant's natural gas distribution network.
- A7. **On-site storage of full hydrogen cylinders, compressed natural gas vehicles when not in-use and high-pressure hydrogen storage facility are not permitted.**
- A8. The Applicant may carry out operations for 5 years from the date of commencement of operations.

### STRUCTURAL ADEQUACY

- A9. The Applicant must ensure that all new buildings and structures, and any alterations or additions to existing buildings and structures, are constructed in accordance with the relevant requirements of the *Building Code of Australia*.

#### Notes:

- Under Part 6 of the EP&A Act, the Applicant is required to obtain construction and occupation certificates for the development.
- Part 8 of the EP&A Regulation sets out the requirements for the certification of the development.

### DEMOLITION AND REHABILITATION

- A10. The Applicant must ensure that all demolition work on site is carried out in accordance with *Australian Standard AS 2601-2001: The Demolition of Structures*, or its latest version.
- A11. The Applicant must:
- (a) rehabilitate the site progressively, as soon as reasonably practicable following disturbance;
  - (b) minimise the disturbance area at any time;
  - (c) employ interim rehabilitation strategies to minimise dust generation, soil erosion and weed incursion on parts of the site that cannot yet be permanently rehabilitated; and
  - (d) within 18 months of the cessation of operations decommission and remove project infrastructure, unless the Secretary agrees otherwise.

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## PROTECTION OF PUBLIC INFRASTRUCTURE

- A12. Unless the Applicant and the applicable authority agree otherwise, the Applicant must:
- (a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by the development; and
  - (b) relocate, or pay the full costs associated with relocating, any public infrastructure that needs to be relocated as a result of the development.

## OPERATION OF PLANT AND EQUIPMENT

- A13. The Applicant must ensure that all plant and equipment used on site, or in connection with the development, is:
- (a) maintained in a proper and efficient condition; and
  - (b) operated in a proper and efficient manner.

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## SCHEDULE 3 PART B ENVIRONMENTAL CONDITIONS – GENERAL

### HAZARDS AND RISKS

#### Pre-construction

- B1. Unless the Secretary agrees otherwise, the Applicant must prepare the following documents at least one month prior to commencing construction of the development to the satisfaction of the Secretary:
- a Construction Safety Study that is consistent with the Department's *Hazardous Industry Planning Advisory Paper No. 7, 'Construction Safety'*;
  - a Hazard and Operability Study, prepared by a suitably qualified, experienced and independent expert whose appointment has been endorsed by the Secretary, that is consistent with the Department's *Hazardous Industry Planning Advisory Paper No. 8, 'HAZOP Guidelines'*, and must be accompanied by a program for the implementation of all recommendations made in the report. If the Applicant intends to defer the implementation of a recommendation, reasons must be documented;
  - a Final Hazard Analysis based on the final design of the development that is consistent with the Department's *Hazardous Industry Planning Advisory Paper No. 6, 'Hazard Analysis'*; and
  - a Fire Safety Study that is consistent with the Department's *Hazardous Industry Planning Advisory Paper No. 2, 'Fire Safety Study Guidelines'* and the New South Wales Government's *'Best Practice Guidelines for Contaminated Water Retention and Treatment Systems'*, and in consultation with FRNSW and RFS.

Following the Secretary's approval, the Applicant must operate the development in accordance with the approved Construction Safety Study, Hazard and Operability Study, Final Hazard Analysis, and Fire Safety Study.

#### Notes:

- Construction, other than preliminary works that are outside the scope of the hazard studies, must not commence until study recommendations have been considered and, where appropriate, acted upon.
- For developments in which the construction period exceeds six months, the commissioning portion of the Construction Safety Study may be submitted two months prior to commencement of commissioning.

- B2. Unless the Secretary agrees otherwise, the Applicant must prepare a revised Safety and Operating Plan (SAOP) at least one month prior to commencing construction of the development to the satisfaction of the Secretary – Authorising in relation to all the assets and equipment located within the development footprint, as shown in Appendix 2.

#### Pre-commissioning

- B3. Unless the Secretary agrees otherwise, the Applicant must develop the following documents at least one month prior to commencement of commissioning of the development to the satisfaction of the Secretary:
- a comprehensive Emergency Plan. The Applicant must keep two copies of the plan on-site in a prominent position adjacent to the site entry points at all times. The Emergency Plan must:
    - be consistent with the Department's *Hazardous Industry Planning Advisory Paper No. 1, 'Emergency Planning'*;
    - identify the fire risks and controls of the development;
    - include procedures that would be implemented if there is a fire on-site or in the vicinity of the site; and
    - include an Evacuation Plan for flooding and bushfire events, in consultation with Council and the NSW SES; and
  - a comprehensive Safety Management System, covering all on-site operations and associated transport activities involving hazardous materials. The Safety Management System must:
    - be consistent with the Department's *Hazardous Industry Planning Advisory Paper No. 9, 'Safety Management'*; and
    - identify all safety related procedures, responsibilities and policies, along with details of mechanisms for ensuring adherence to the procedures. Records must be kept on-site and must be available for inspection by Secretary upon request.

Following approval, the Applicant must implement the Emergency Plan and Safety Management System.

#### Notes:

- The update of a relevant existing site document may satisfy the condition where all the relevant requirements are addressed in the updated document.



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## Pre-startup

- B4. The Applicant must prepare a Pre-startup Compliance Report for the development to the satisfaction of the Secretary. This report must be submitted to the Secretary for approval at least one month prior to carrying out any operations under this consent, and detail the development's compliance with the documents required under condition 1 of schedule 3 of this consent, including:
- (a) date of document preparation;
  - (b) date that construction and commissioning commenced; and
  - (c) actions proposed and/or taken in order to implement the recommendations made in the documents.

## Storage and Handling of Dangerous Goods

- B5. The Applicant must ensure that all dangerous goods and hazardous materials storage and handling undertake on-site is in accordance with:
- (a) the requirements of all relevant Australian Standards; and
  - (b) the NSW EPA's *Storing and Handling of Liquids: Environmental Protection – Participants Handbook* if the chemicals are liquids, or its latest version.

In the event of an inconsistency between the requirements listed from (a) to (b) above, the most stringent requirement must prevail to the extent of the inconsistency.

## Operating Conditions

- B6. The Applicant must:
- (a) Deleted.
  - (b) minimise the fire risks of the development, including managing vegetation fuel loads on-site;
  - (c) ensure that the development complies with the relevant objectives in the RFS's *Planning for Bushfire Protection 2019 (or latest version)*;
  - (d) assist the RFS and emergency services as much as practicable if there is a fire in the vicinity of the site; and
  - (e) notify the relevant local emergency management committee following construction of the development, and prior to commencing operations.

## TRAFFIC

### Traffic Management Requirements

- B7. The Applicant must:
- (a) minimise the impacts of the site access upgrades **for the development**;
  - (b) maintain all footpaths, roads and utility-related infrastructure on site in a safe and serviceable condition;
  - (c) upgrade the access road and turning circle to an all-weather sealed surface;
  - (d) provide sufficient parking on site for all vehicles and ensure vehicles associated with the development do not park on the public road network;
  - (e) **ensure the frequency of cylinder refilling vehicles entering and leaving the site does not exceed four trips per week**, unless otherwise agreed by the Secretary subject to the Final Hazard Analysis required under Schedule 3 Condition B1; and
  - (f) minimise the traffic noise impacts of the development.

### Traffic Management Plan

- B8. Prior to the commencement of construction, unless the Secretary agrees otherwise, the Applicant must prepare a Traffic Management Plan for the development to the satisfaction of the Secretary. This plan must:
- (a) be prepared in consultation with **GSP**, Council and TfNSW;
  - (b) describe the measures that would be implemented to comply with the transport management requirements in condition B7 above;
  - (c) include details of the transport route to be used for all construction and operational traffic;
  - (d) include details of the measures that would be implemented to minimise traffic safety issues and disruption to local users of the transport route/s during construction and operations;
  - (e) include a protocol for undertaking independent dilapidation surveys to assess the existing condition of Chandos Road, prior to and following construction or decommissioning activities;
  - (f) include a swept path analysis of entry and exit to the site and identify a schedule for access upgrades (if required) to the satisfaction of Council and TfNSW; and
  - (g) include a program to:
    - **record and track any light and heavy vehicle movements associated with the development; and**
    - monitor the effectiveness of these measures.

The Applicant must implement the approved Traffic Management Plan for the development.

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## AMENITY

### Construction and Operating Hours

B9. The Applicant must comply with the operating hours set out in Table 1.

Table 1: Operating Hours

Activity	Operating Hours
Operations excluding microturbines, fuel cell and blowdowns	24 hours a day 7 days a week
Microturbines and fuel cell	7 am to 10 pm 7 days a week
Construction and decommissioning activities	7 am to 6 pm Monday to Friday
Blowdowns (excluding emergency work)	8 am to 1 pm Saturday at no time on Sundays and NSW public holidays

The following activities may be undertaken outside of the hours identified in Table 1 without the approval of the Secretary:

- the delivery of materials as requested by the NSW Police Force or other authorities for safety reasons;
- emergency work to avoid the loss of life, property and/or material harm to the environment;
- construction works that cause  $L_{Aeq}$  (15 mins) noise levels that are:
  - no more than 5 dB(A) above the rating background level at any residence in accordance with the *Interim Construction Noise Guideline* (DECC, 2009), or its latest version; and
  - no more than the noise management levels specified in Table 3 of the *Interim Construction noise Guideline* (DECC, 2009), or its latest version, at other sensitive land uses; and
  - for continuous or impulsive vibration values, measured at the most affected residence, no more than those for human exposure to vibration, specified in Table 2.2 of *Assessing vibration: a technical guideline* (DEC, 2006), or its latest version; and
  - for intermittent vibration values measured at the most affected residence, no more than those for human exposure to vibration, specified in Table 2.4 of *Assessing vibration: a technical guideline* (DEC, 2006), or its latest version;
- where a negotiated agreement has been reached with affected receivers; or
- works as approved through the out-of-hours work protocol outlined in the Environmental Management Strategy under Schedule 4 of this consent.

## Noise

B10. The Applicant must:

- minimise the noise generated by any construction or decommissioning activities on site in accordance with the best practice requirements outlined in the *Interim Construction Noise Guideline* (DECC, 2009), or its latest version;
- implement all reasonable and feasible measures to minimise the operational noise of the development;
- notify the occupants of residences within 200 metres of the site boundary and GSP 24 to 48 hours prior to undertaking blow downs (excluding emergency works); and
- comply with the operational noise levels within the *Noise Policy for Industry* (NSW EPA, 2017), or its latest version.

## Air

B11. The Applicant must minimise the:

- dust emissions of the development, including wind-blown and traffic generated dust;
- greenhouse gas emissions of the development;
- surface disturbance of the development; and
- other air emissions of the development.

B12. The Applicant must ensure that no offensive odours are emitted from the development, as defined under the POEO Act.

## Visual

B13. The Applicant must:

- minimise the off-site visual impacts of the development, including the potential for any glare or reflection;
- ensure the visual appearance of infrastructure (including paint colours) blends in as far as possible with the surrounding landscape; and
- not mount any commercial advertising signs or logos on site, except where this is required for identification or safety purposes.

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## Lighting

B14. The Applicant must:

- (a) minimise the off-site lighting impacts of the development; and
- (b) ensure that any external lighting associated with the development:
  - is installed as low intensity lighting (except where required for safety or emergency purposes);
  - does not shine above the horizontal; and
  - complies with *Australian Standard AS4282 (INT) 1997 – Control of Obtrusive Effects of Outdoor Lighting*, or its latest version.

## SOIL AND WATER

### Operating Conditions

B15. The Applicant must:

- (a) ensure that the development does not cause any water pollution, as defined under section 120 of the POEO Act;
- (b) ensure that stormwater runoff from the development is managed using Waster Sensitive Urban Design (WSUD) techniques consistent with the *Western Sydney Parklands Design Manual* and considers the Fairfield City Council *Stormwater Management Policy*; and
- (c) minimise any soil erosion associated with the construction of the development in accordance with the relevant requirements in the *Managing Urban Stormwater: Soils and Construction* (Landcom, 2004) manual, or its latest version.

## WASTE

B16. The Applicant must:

- (a) minimise the waste generated by the development;
- (b) classify all waste generated on site in accordance with the EPA's *Waste Classification Guidelines 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.

## HERITAGE

### Protection of Heritage Items

B17. The Applicant must ensure the development does not cause any direct or indirect impacts on heritage items located outside the approved development footprint.

B18. If historical and/or Aboriginal archaeological heritage items are unexpectedly discovered during construction of the development, all works must cease, and a suitably qualified and experienced archaeologist be brought in to assess the find. Depending on the nature of the discovery, additional assessment, recording and management measures may be required prior to the recommencement of works in the affected area. Heritage NSW and/or members of the relevant Local Aboriginal Land Council must be notified of this discovery in writing.

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## SCHEDULE 4 PART C ENVIRONMENTAL MANAGEMENT AND REPORTING

### ENVIRONMENTAL MANAGEMENT

#### Environmental Management Strategy

- C1. Prior to commencing construction, the Applicant must prepare an Environmental Management Strategy for the development to the satisfaction of the Secretary. This strategy must:
- (a) prepared in consultation with the Council and **GSP**;
  - (b) provide the strategic framework for environmental management of the development;
  - (c) identify the statutory approvals that apply to the development;
  - (d) describe the role, responsibility, authority and accountability of all key personnel involved in the environmental management of the development;
  - (e) describe the procedures that would be implemented to:
    - keep the local community and relevant agencies informed about the operation and environmental performance of the development;
    - receive, handle, respond to, and record complaints;
    - resolve any disputes that may arise;
    - respond to any non-compliance; and
    - respond to emergencies; and
  - (f) include:
    - the following sub-plans:
      - noise;
      - air quality;
      - stormwater management including erosion and sediment controls during construction; and
      - heritage.
    - copies of any strategies, plans and programs approved under the conditions of this consent; and
    - a clear plan depicting monitoring to be carried out in relation to the development.

Following the Secretary's approval, the Applicant must implement the Environmental Management Strategy.

Notes:

- The update of a relevant existing site documents may satisfy the condition where all the relevant requirements are addressed in the updated document.

#### Revision of Strategies, Plans and Programs

- C2. Within 3 months, unless otherwise agreed with the Secretary, of:
- (a) the submission of an incident report under condition C5 below;
  - (b) the submission of an audit report under condition C9 below; and
  - (c) the approval of any modification to the conditions of this consent; or
  - (d) a direction of the Secretary under condition A4 of schedule 2;

the Applicant must review, and if necessary revise, the strategies, plans, and programs required under this consent to the satisfaction of the Secretary.

Where this review leads to revisions in any such document, then within 4 weeks of the review the revised document must be submitted to the Secretary for approval, unless otherwise agreed with the Secretary.

*Note: This is to ensure the strategies, plans and programs are updated on a regular basis, and incorporate any recommended measures to improve the environmental performance of the development.*

### COMPLIANCE

#### Incident Notification, Reporting and Response

- C3. The Secretary must be notified in writing via the Major Projects website immediately after the Applicant becomes aware of an incident. The notification must identify the development (including the application number and the name of the development if it has one) and set out the location and nature of the incident. Subsequent notification requirements must be given, and reports submitted in accordance with the requirements set out in Appendix 3.

#### Non-Compliance Notification

- C4. The Secretary must be notified in writing via the Major Projects website within seven days after the Applicant becomes aware of any non-compliance. A non-compliance notification must identify the development and

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the application number for it, set out the condition of consent that the development is non-compliant with, the way in which it does not comply and the reasons for the non-compliance (if known) and what actions have been, or will be, undertaken to address the non-compliance.

*Note: A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.*

## Compliance Reporting

- C5. The Applicant must provide regular compliance reporting to the Department on the development in accordance with the relevant *Compliance Reporting requirements* (DPE May 2020), or its latest version.

## NOTIFICATIONS

### Notification of Department

- C6. Prior to commencing the construction, operations or decommissioning of the development or the cessation of operations, the Applicant must notify the Department and Council in writing of the date of commencement, or cessation, of the relevant phase.

If any of these phases of the development are to be staged, then the Applicant must notify the Department and Council in writing prior to commencing the relevant stage, and clearly identify the development that would be carried out during the relevant stage.

### Final Layout Plans

- C7. Prior to commencing construction, the Applicant must submit detailed plans of the final layout of the development to the Secretary.

### Work as Executed Plans

- C8. Prior to commencing operations, the Applicant must submit work as executed plans of the development to the Secretary.

## INDEPENDENT ENVIRONMENTAL AUDITS

- C9. Unless the Secretary agrees otherwise, 12 months after the commencement of operations of the development and every three years thereafter, the Applicant must commission and pay the full cost of an Independent Environmental Audit of the development. This audit must:
- (a) be prepared in accordance with the relevant *Independent Audit Post Approval Requirements* (DPE 2020);
  - (b) be conducted by a suitably qualified lead auditor and suitably qualified, experienced and independent team of experts in any field specified by the Secretary, whose appointment has been endorsed by the Secretary;
  - (c) include consultation with Council and relevant agencies;
  - (d) include a comprehensive Hazard Audit of the development in accordance with the Department's publication *Hazardous Industry Planning Advisory Paper No. 5, 'Hazard Audit Guidelines'* and include a review of the site Safety Management System and a review of all entries made in the incident register since the previous audit;
  - (e) review the adequacy of any strategies, plans or programs required under the abovementioned approvals;
  - (f) recommend appropriate measures or actions to improve the environmental performance of the development, and/or any strategy, plan or program required under the abovementioned approvals; and
  - (g) be conducted and reported to the satisfaction of the Secretary.

*Note: A reference to Independent Audit Post Approval Requirements (2020) in this development consent also includes future amendments to this document.*

- C10. Within 12 weeks of commissioning this audit, or as otherwise agreed by the Secretary, the Applicant must submit a copy of the audit report to the Secretary, together with its response to any recommendations contained in the audit report and a timetable for the implementation of these recommendations as required.

C10A. The Secretary may require the initial and subsequent Independent Audits to be undertaken at different times to those specified in the *Independent Audit Post Approval Requirements* (2020), upon giving at least 4 weeks' notice (or timing) to the Applicant of the date upon which the audit must be commenced.

C10B. In accordance with the specific requirements in the *Independent Audit Post Approval Requirements* (2020) (or as amended from time to time), the Applicant must:

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- (a) review and respond to each Independent Audit Report prepared under condition C9 of this consent, or condition C10A where notice is given by the Secretary;
- (b) submit the response to the Secretary; and

make each Independent Audit Report, and response to it, publicly available within 60 days of submission to the Secretary, unless otherwise agreed by the Secretary.

C10C. Independent Audit Reports and the Applicant's response to audit findings must be submitted to the Secretary within 2 months of undertaking the independent audit site inspection, as outlined in the *Independent Audit Post Approvals Requirements (2020)* (or as amended from time to time) unless otherwise agreed by the Secretary

C10D. Notwithstanding the requirements of the *Independent Audit Post Approvals Requirements (2020)*, the Secretary may approve a request for ongoing independent operational audits to be ceased, where it has been demonstrated to the Secretary's satisfaction that independent operational audits have demonstrated operational compliance.

The Applicant must implement these recommendations, to the satisfaction of the Secretary.

### ACCESS TO INFORMATION

C11. Unless the Secretary agrees otherwise, from the commencement of development under this consent, the Applicant must:

- (a) make the following information publicly available on its website as relevant to the stage of the development:
  - the EIS;
  - the final general arrangement plans for the development;
  - current statutory approvals for the development;
  - approved strategies, plans or programs required under the conditions of this consent;
  - the proposed staging plans for the development if the construction, operation or decommissioning of the development is to be staged;
  - how complaints about the development can be made;
  - a complaints register;
  - compliance reports;
  - any independent environmental audit, and the Applicant's response to the recommendations in any audit; and
  - any other matter required by the Secretary; and
- (b) keep this information up to date.

### UPDATING AND STAGING OF STUDIES, STRATEGIES AND PLANS

C12. To ensure the studies, strategies and plans for the development are updated on a regular basis and incorporate any required measures to improve the environmental performance of the development, the Applicant may submit revised studies, strategies or plans required for the development under the conditions of consent at any time. With the agreement of the Secretary, the Applicant may also submit any study, strategy or plan required under the conditions of this consent on a staged basis.

C13. The Secretary may approve a revised strategy or plan required under the conditions of consent, or the stage submission of these documents, at any time. With the approval of the Secretary, the Applicant may prepare the revised or staged strategy or plan without undertaking consultation with all parties nominated under the applicable condition in this consent.

#### Notes:

- While any study, strategy or plan may be submitted on a progressive basis, the Applicant must ensure that the existing operations on site are covered by suitable studies, strategies or plans at all times.
- If the submission of any study, strategy or plan is to be staged, then the relevant study, strategy or plan must clearly describe the specific stage to which the study, strategy or plan applies, the relationship of this stage to any future stages, and the trigger for updating the study, strategy or plan.

# CONSOLIDATED CONSENT

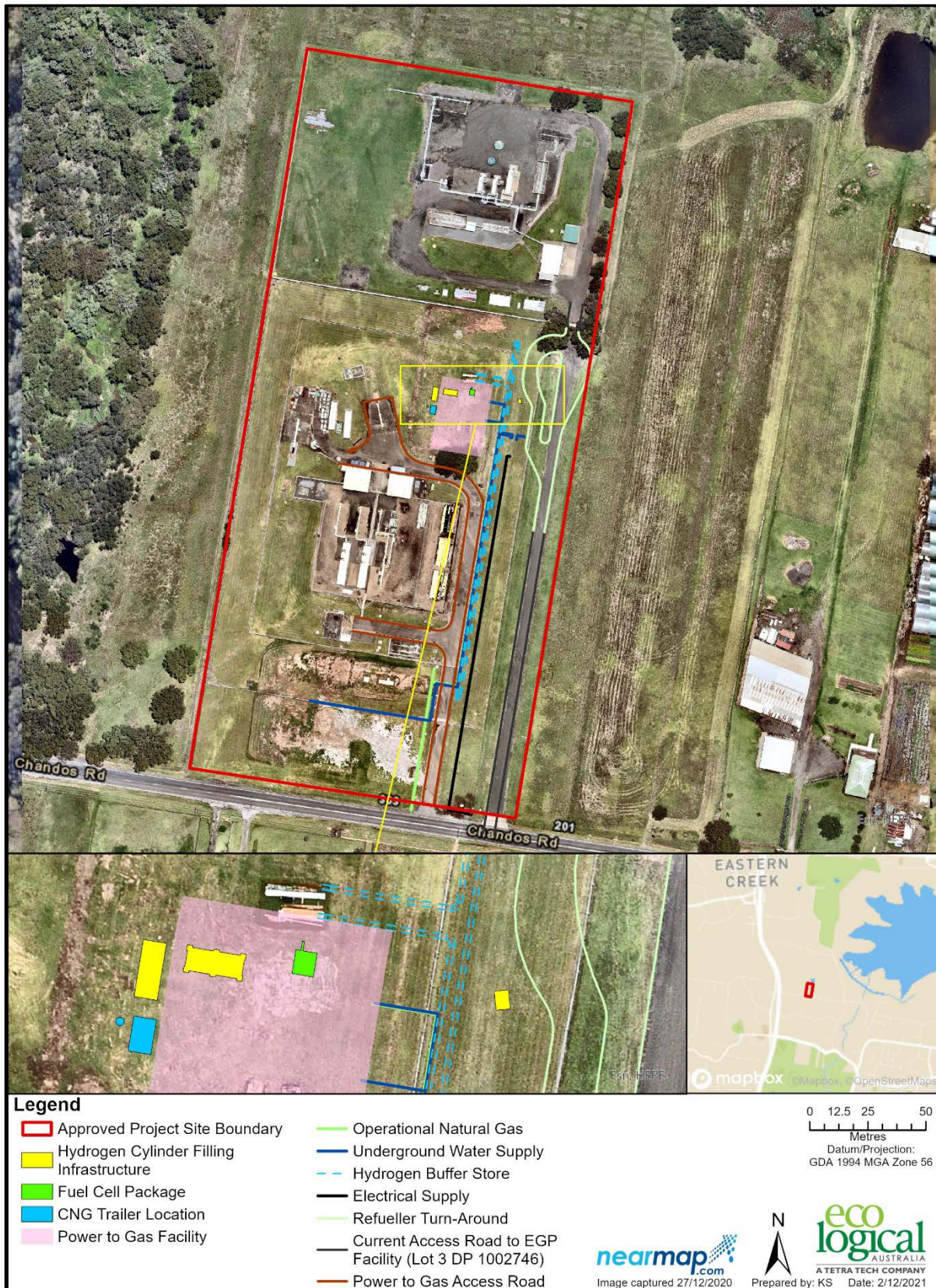
## APPENDIX 1: SCHEDULE OF LAND

Development Site	
Lot	Deposited Plan
1	499001
3	1002764



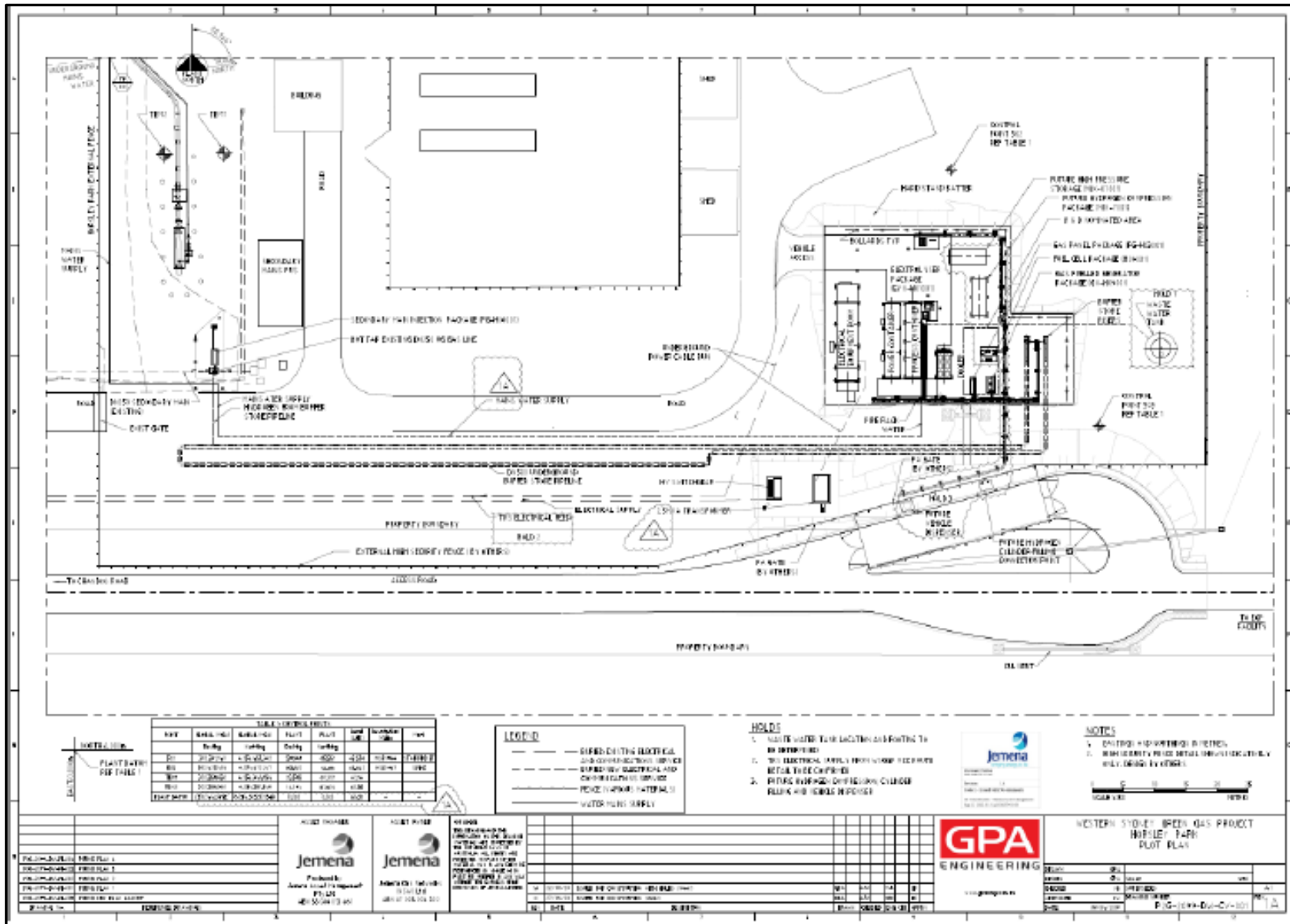
# CONSOLIDATED CONSENT

## APPENDIX 2: GENERAL LAYOUT OF DEVELOPMENT





## CONSOLIDATED CONSENT



# CONSOLIDATED CONSENT

## APPENDIX 3: INCIDENT NOTIFICATION AND REPORTING REQUIREMENTS

### Written Incident Notification Requirements

1. A written incident notification addressing the requirements set out below must be submitted to the Secretary via the Major Projects website within seven days after the Applicant becomes aware of an incident.
2. Written notification of an incident must:
  - (a) identify the development and application number;
  - (b) provide details of the incident (date, time, location, a brief description of what occurred and why it is classified as an incident;
  - (c) identify how the incident was detected;
  - (d) identify when the Applicant became aware of the incident;
  - (e) identify any actual or potential non-compliance with conditions of consent;
  - (f) describe what immediate steps were taken in relation to the incident;
  - (g) identify further action(s) that will be taken in relation to the incident; and
  - (h) identify a development contact for further communication regarding the incident.
3. Within 30 days of the date on which the incident occurred or as otherwise agreed to by the Secretary, the Applicant must provide the Secretary and any relevant public authorities (as determined by the Secretary) with a detailed report on the incident addressing all requirements below, and such further reports as may be requested.
4. The Incident Report must include:
  - (a) a summary of the incident;
  - (b) outcomes of an incident investigation, including identification of the cause of the incident;
  - (c) details of the corrective and preventative actions that have been, or will be, implemented to address the incident and prevent recurrence; and
  - (d) details of any communication with other stakeholders regarding the incident.