

Development Consent

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

The NSW Independent Planning Commission grants consent to the development application referred to in Schedule 1, subject to the conditions in Schedule 2.

These conditions are required to:

- prevent, minimise and/or offset 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.



Chris Wilson
Member of the Commission



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Sydney

11 December 2023

SCHEDULE 1

Application Number:	SSD 10346
Applicant:	Oxley Solar Development Pty Ltd
Consent Authority:	NSW Independent Planning Commission
Land:	See Appendix 1
Development:	Oxley Solar Farm

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DEFINITIONS

Aboriginal stakeholders	Aboriginal stakeholders registered for cultural heritage consultation for the development
Ancillary infrastructure	All project infrastructure with the exception of solar panels, including but not limited to collector substations, switching stations, permanent offices, battery storage and site compounds, electricity transmission lines and internal roads
Applicant	Oxley Solar Development Pty Ltd, or any person who seeks to carry out the development approved under this consent
ARL access road	Armidale Regional Landfill access road (off Waterfall Way)
Battery storage	Large scale energy storage system
BCS	Biodiversity, Conservation and Science Directorate within the Department
Cessation of operations	Operation of the development has ceased for a continuous period of 12 months
Commissioning	The testing of the components, equipment and systems of the development following completion of construction, prior to operations commencing.
Conditions of this consent	Conditions contained in Schedules 2
Construction	The construction of the development, including but not limited to, the carrying out of any earthworks on site and the construction of solar panels and any ancillary infrastructure (but excludes road upgrades or maintenance works to the public road network, building/road dilapidation surveys, installation of fencing, artefact survey and/or salvage, overhead line safety marking and geotechnical drilling and/or surveying)
Council	Armidale Regional Council
Decommissioning	The removal of solar panels and ancillary infrastructure and/or rehabilitation of the site
Department	NSW Department of Planning and Environment
Development	The development as described in the EIS
Development footprint	The area within the site on which the components of the project will be constructed (shown in Appendix 1)
DPE Water	Water Group within the Department
EIS	The Environmental Impact Statement for Oxley Solar Farm dated March 2021, the Submissions Report dated October 2022, the Amendment Report dated November 2022, the additional information provided to the Department by the Applicant dated 20 September 2023 in support of the application, and the information provided to the NSW Independent Planning Commission on 10 October 2023 and 3 November 2023.
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i>
EP&A Regulation	<i>Environmental Planning and Assessment Regulation 2021</i>
EPA	NSW Environment Protection Authority
Feasible	Feasible relates to engineering considerations and what is practical to build or implement
FRNSW	Fire and Rescue NSW
Heavy vehicle	As defined by the <i>Heavy Vehicle National Law (NSW)</i> , but excluding light and medium rigid trucks and buses no more than 8 tonnes and with not more than 2 axles
Heavy vehicle requiring escort	Any vehicle that requires a pilot vehicle and/or escort vehicle, as defined by the National Heavy Vehicle Regulator's <i>NSW Class 1 Load Carrying Vehicle Operator's Guide</i>
Heritage NSW	Heritage Council of NSW
Heritage item	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>
Incident	A set of circumstances that causes or threatens to cause material harm to the environment
Material harm	Is harm that: <ul style="list-style-type: none"> • involves actual or potential harm to the health or safety of human beings or to ecosystems that is not trivial; or • 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)
MW	Megawatt
Minister	Minister for Planning and Public Spaces, or delegate

Minimise	Implement all reasonable and feasible mitigation measures to reduce the impacts of the development
Non-associated residence	A dwelling in existence at the date of this consent which is not associated with the development
Non-compliance	An occurrence, set of circumstances or development that is a breach of this consent but is not an incident
Operation	The operation of the development, but does not include commissioning, trials of equipment or the use of temporary facilities
PCT	Plant community type
Planning Secretary	Secretary of the Department, or nominee
POEO Act	<i>Protection of the Environment Operations Act 1997</i>
Public infrastructure	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
Reasonable	Reasonable relates to the application of 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
Rehabilitation	The restoration of land disturbed by the development to a good condition, to ensure it is safe, stable and non-polluting
RFS	NSW Rural Fire Service
Site	As shown in Appendix 1
Temporary facilities	Temporary facilities used for the construction, upgrading and/or decommissioning of the development, including but not limited to temporary site offices and compounds, materials storage compounds, maintenance workshops, material stockpiles laydown areas and parking spaces
TfNSW	Transport for New South Wales
Upgrading	The replacement of solar panels and ancillary infrastructure on site (excluding maintenance) in accordance with the conditions of this consent
Vehicle movement	One vehicle entering and leaving the site
VPA	Voluntary Planning Agreement

SCHEDULE 2

PART A ADMINISTRATIVE CONDITIONS

OBLIGATION TO MINIMISE HARM TO THE ENVIRONMENT

- A1. In meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and if prevention is not reasonable and feasible, minimise, any material harm to the environment that may result from the construction, commissioning, upgrading, operation, decommissioning or rehabilitation of the development.

TERMS OF CONSENT

- A2. The development may only be carried out:
- in compliance with the conditions of this consent;
 - in accordance with all written directions of the Planning Secretary;
 - generally in accordance with the EIS; and
 - generally in accordance with the Development Layout in Appendix 1.
- A3. The Applicant must comply with any requirement/s of the Planning Secretary arising from the Department's assessment of:
- any strategies, plans or correspondence that are submitted in accordance with this consent;
 - any reports, reviews or audits commissioned by the Department regarding compliance with this consent; and
 - the implementation of any actions or measures contained in these documents.
- A4. The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in condition A2(c) or A2(d). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A2(c) or A2(d), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.

BATTERIES

Battery Storage Restriction

- A5. The battery storage associated with the development must not exceed a total delivery capacity of 50 MW.

Note: This condition does not prevent the Applicant from seeking to lodge a separate development application or modify this consent to increase the capacity of the battery storage in the future.

UPGRADING OF SOLAR PANELS AND ANCILLARY INFRASTRUCTURE

- A6. The Applicant may upgrade the solar panels and ancillary infrastructure on site provided these upgrades remain within the approved development footprint (including maximum height of solar panels and ancillary infrastructure) of the site. Prior to carrying out any such upgrades, the Applicant must provide revised layout plans and project details of the development (including but not limited to method of disposal for redundant solar panels) to the Planning Secretary incorporating the proposed upgrades.

STRUCTURAL ADEQUACY

- A7. 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 *National Construction Code*.

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

- A8. 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.

PROTECTION OF PUBLIC INFRASTRUCTURE

- A9. 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.

Note: This condition does not apply to the upgrade and maintenance of the road network, which is expressly provided for in the conditions of this consent.

PROTECTION OF PRIVATE INFRASTRUCTURE

- A10. The Applicant must relocate, or pay the full costs associated with relocating, any private infrastructure (including but not limited to any water pipelines) should it need to be relocated as a result of the development.

OPERATION OF PLANT AND EQUIPMENT

- A11. All plant and equipment used on site, or in connection with the development, must be:
- (a) maintained in a proper and efficient condition; and
 - (b) operated in a proper and efficient manner.

SUBDIVISION

- A12. The Applicant may subdivide the site for the purposes of carrying out the development as identified in Appendix 4 and in accordance with the requirements of the EP&A Act, EP&A Regulation and the *Conveyancing Act 1919* (NSW). A subdivision certificate must not be issued until a final occupation certificate has been issued.

Notes:

- *Under Part 6 of the EP&A Act, the Applicant is required to obtain a subdivision certificate for a plan of subdivision.*
- *Division 6.4 of Part 6 of the EP&A Act sets out the application requirements for subdivision certificates.*

APPLICABILITY OF GUIDELINES

- A13. References in the conditions of this consent to any guideline, protocol, Australian Standard or policy are to such guidelines, protocols, Standards or policies in the form they are in as at the date of this consent.

However, consistent with the conditions of this consent and without altering any limits or criteria in this consent, the Planning Secretary may, when issuing directions under this consent in respect of ongoing monitoring and management obligations, require compliance with an updated or revised version of such a guideline, protocol, Standard or policy, or a replacement of them.

COMPLIANCE

- A14. The Applicant must ensure that all of its employees, contractors (and their sub-contractors) are made aware of, and are instructed to comply with, the conditions of this consent relevant to activities they carry out in respect of the development.

EVIDENCE OF CONSULTATION

- A15. Where conditions of this consent require consultation with an identified party, the Applicant must:
- (a) consult with the relevant party prior to submitting the subject document to the Planning Secretary for approval; and
 - (b) provide details of the consultation undertaken including:
 - (i) the outcome of that consultation, matters resolved and unresolved; and
 - (ii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved

PLANNING AGREEMENT

- A16. Prior to commencing construction, unless the Planning Secretary agrees to an alternate timeframe, the Applicant

must enter into a VPA with Council in accordance with:

- (a) Division 7.1 of Part 7 of the EP&A Act; and
- (b) the terms of the agreement between the Applicant and Council dated 1 August 2022, which are summarised in Appendix 3.

COMMUNITY COMMUNICATION STRATEGY

A17. Prior to the issue of any construction certificate, a Community Communication Strategy must be prepared in consultation with Council. The Community Communication Strategy must provide mechanisms for the life of the development to facilitate communication between the Applicant, Council and the community (including adjoining affected landowners and businesses, and other directly impacted by the development) during design, construction, operation, upgrading, decommissioning and rehabilitation of the development.

The Community Communication Strategy must:

- (a) identify people to be consulted during the design, construction, operational, upgrading and decommissioning and rehabilitation phases;
- (b) set out procedures and mechanisms for the regular distribution of accessible information about or relevant to the development;
- (c) describe the procedures that would be implemented to:
 - (i) keep the local community and relevant agencies informed about the operation and environmental performance of the development;
 - (ii) receive, handle, respond to, and record complaints and feedback;
 - (iii) resolve any disputes that may arise;
 - (iv) respond to any non-compliance;
 - (v) respond to emergencies; and
- (d) include any specific requirements around traffic, noise and vibration, visual impacts, amenity, flora and fauna, contamination, heritage, soil and water.

PART B ENVIRONMENTAL CONDITIONS – GENERAL

TRANSPORT

Heavy Vehicles Requiring Escort and Heavy Vehicle Restrictions

- B1. The Applicant must ensure that the:
- (a) development does not generate more than:
 - (i) 46 heavy vehicle movements a day, (a maximum of 6 heavy vehicle movements per hour) during construction, upgrading or decommissioning; and
 - (ii) 5 movements of heavy vehicles requiring escort during construction, upgrading and decommissioning; on the public road network; and
 - (b) length of any vehicles (excluding heavy vehicles requiring escort) used for the development does not exceed 26 metres,
- unless the Planning Secretary agrees otherwise.
- B2. The Applicant must keep accurate records of the number of heavy vehicles requiring escort and heavy vehicles entering or leaving the site each day for the duration of the project. These records must be made available to the Secretary upon request.

Access Route

- B3. Unless otherwise agreed by the Planning Secretary, all heavy vehicles and heavy vehicles requiring escort associated with the development must travel to and from the site via New England Highway, Uralla Road, Kentucky Street, Dangar Street, Barney Street, Waterfall Way (Grafton Road), Armidale Regional Landfill (ARL) access road and the approved site access point off the ARL access road, as identified in Figure 5 in Appendix 5.
- B4. All heavy vehicles and heavy vehicles requiring escort associated with the development:
- (a) must only access the ARL access road by turning right in from Waterfall Way; and
 - (b) must only exit the ARL access road by turning left on to Waterfall Way, as shown in Figure 5 of Appendix 5.
- Notes:*
- *The Applicant is required to obtain relevant permits under the Heavy Vehicle National Law (NSW) for the use of heavy vehicles requiring escort on the road network.*
- B5. Gara Road must not be used by vehicles associated with the development, except:
- (a) for the purpose of upgrading and maintaining Gara Road as required by condition B8 and condition B9; and
 - (b) between secondary access point 1 and secondary access point 4, as identified in Appendix 1 and in Figure 1 in Appendix 5, following the completion of the Gara Road upgrades.
- B6. Notwithstanding condition B5, all vehicles associated with the development must not use Gara Road or Silverton Road from Waterfall Way for construction, commissioning, operation, upgrading, decommissioning and rehabilitation, unless the Planning Secretary agrees otherwise.

Site Access

- B7. All vehicles associated with the development must enter and exit the site via the approved site access point off the ARL access road as identified in Appendix 1.

In addition, vehicles may exit and re-enter the site via the four secondary access points on Gara Road as identified in Appendix 1.

Road Upgrades

- B8. Unless the Planning Secretary agrees otherwise, and prior to the issue of any construction certificate, the Applicant must complete the road upgrades detailed in Appendix 5. Works as executed plans are to be submitted to Council prior to the release of any construction certificate for building works.

Unless the relevant road authority agrees otherwise, these upgrades must comply with the *Austrroads Guide to Road Design, Australian Standards* and TfNSW supplements, and be carried out to the satisfaction of the relevant roads authority.

If the road upgrades require land to be dedicated to Council, the Applicant must dedicate this land at no cost to Council, prior to commencement of construction of the solar panels and ancillary infrastructure.

Road Maintenance

- B9. The Applicant must, in consultation with the relevant roads authority:
- (a) undertake independent dilapidation surveys to assess the:
 - (i) existing condition of Uralla Road, Kentucky Street, Dangar Street, Barney Street and the ARL access road on the transport route within the Armidale Local Government Area prior to construction, upgrading or decommissioning activities;
 - (ii) condition of Gara Road between chainages 7,750 m and 9,750 m following the completion of road upgrades, prior to construction, upgrading or decommissioning activities; and
 - (iii) condition of Uralla Road, Kentucky Street, Dangar Street, Barney Street and the ARL access road on the transport route, and Gara Road between chainages 7,750 m and 9,750 m, within the Armidale Local Government Area following construction, upgrading or decommissioning activities;
 - (b) repair of roads identified in conditions B9(a) if dilapidation surveys identify that the road has been damaged due to development-related traffic during construction, upgrading or decommissioning works.

If there is a dispute between the Applicant and the relevant roads authority about road repairs required under this condition then either party may refer the matter to the Planning Secretary for resolution.

Operating Conditions

- B10. The Applicant must ensure:
- (a) the internal roads are constructed as all-weather roads;
 - (b) there is sufficient parking on site for all vehicles, and no parking occurs on the public road network in the vicinity of the site;
 - (c) the capacity of the existing roadside drainage network is not reduced;
 - (d) any road upgrades that may affect watercourse crossings must comply with the *Policy and Guidelines for Fish Habitat Conservation and Management* (2013), unless otherwise agreed with DPI Fisheries;
 - (e) all vehicles are loaded and unloaded on site, and enter and leave the site in a forward direction; and
 - (f) development-related vehicles leaving the site are in a clean condition to minimise dirt being tracked onto the sealed public road network.

Traffic Management Plan

- B11. Prior to commencing the road upgrades identified in condition B8, the Applicant must prepare a Traffic Management Plan for the development in consultation with TfNSW and Council, and to the satisfaction of the Planning Secretary in writing. This plan must include:
- (a) details of the transport route to be used for development-related traffic,
 - (b) details of the road upgrade works required by condition B8 and to facilitate movement of heavy vehicles requiring escort;
 - (c) details of the measures that would be implemented to minimise traffic impacts during construction, upgrading or decommissioning works, including:
 - (i) details of the dilapidation surveys required by condition B9;
 - (ii) temporary traffic controls, including detours and signage;
 - (iii) notifying the local community about project-related traffic impacts;
 - (iv) procedures for receiving and addressing complaints from the community about development-related traffic;
 - (v) minimising potential cumulative traffic impacts with other projects in the area;
 - (vi) minimising potential for conflict with school buses and road users as far as practicable (measures also required during operation of the project), including preventing queuing on the public road network;
 - (vii) details and volume of the employee shuttle bus service, including pick-up and drop-off points and associated parking arrangements for construction workers, and measures to ensure employee use of this service as described in the EIS;

- (viii) measures for managing light vehicle peak numbers, including employee shuttle bus service, car-pooling or ride sharing by employees;
- (ix) measures to minimise dirt tracked onto the public road network from development-related traffic;
- (x) scheduling of heavy vehicle movements to minimise convoy length or platoons, and to minimise conflict with light vehicles;
- (xi) responding to local climate conditions that may affect road safety such as fog, dust, wet weather;
- (xii) measures to minimise dust generated by construction traffic;
- (xiii) responding to any emergency repair or maintenance requirements; and
- (xiv) a traffic management system for managing heavy vehicles requiring escort;
- (d) a driver's code of conduct that addresses:
 - (i) driver fatigue;
 - (ii) procedures to ensure that drivers adhere to the designated transport routes and speed limits; and
 - (iii) procedures to ensure that drivers implement safe driving practices;
- (e) a program to ensure drivers working on the development receive suitable training on the code of conduct and any other relevant obligations under the Traffic Management Plan; and
- (f) a flood response plan detailing procedures and options for safe access to and from site in the event of flooding.

Following the Planning Secretary's approval, the Applicant must implement the Traffic Management Plan.

LANDSCAPING

Landscape Plan

- B12. Prior to the issue of any construction certificate, the Applicant must update the Landscape Plan, dated 2 November 2023 (revision C) to:
- (a) include details of the additional vegetation screening identified in Appendix 7;
 - (b) include details of vegetation proposed under the Wildlife Corridor Connectivity Enhancement Plan;
 - (c) describe measures including:
 - (i) width of planting;
 - (ii) density of plantings;
 - (iii) method of planting, appropriate to the community and function of the planting;
 - (iv) timing of planting, considering appropriate seasonal windows to maximise success; and
 - (v) maintenance and monitoring requirements including monthly monitoring for the first 12 months and replacement of mortalities for the first 5 years.

The Applicant must implement the Landscape Plan.

Vegetation Buffer

- B13. The Applicant must establish and maintain a mature vegetation buffer (landscape screening) for the life of the development as outlined in the Landscape Plan under condition B12. The landscape screening must:
- (a) be planted prior to commencing operation;
 - (b) be comprised of species that are locally indigenous to the area, including species representative from PCT 510 and/or PCT 567;
 - (c) be maintained along the common boundary of the Oxley Wild Rivers National Park, including setbacks for bushfire management purposes and access between the vegetation buffer and the existing National Park fence line, in consultation with NPWS;
 - (d) designed and maintained in accordance with RFS's *Planning for Bushfire Protection 2019* (or equivalent); and
 - (e) be properly maintained with appropriate weed management,
- unless the Planning Secretary agrees otherwise.

Wildlife Corridor Connectivity Enhancement Plan

- B14. Prior to commencing construction, the Applicant must prepare a Wildlife Corridor Connectivity Enhancement Plan for the development in consultation with Armidale Tree Group and BCS. The plan must:

- (a) target areas including:
 - (i) the Gara River riparian corridor; and
 - (ii) the boundary to the Oxley Wild Rivers National Park.
- (b) detail appropriate:
 - (i) land use restrictions, such as restricting or removing grazing and appropriate fencing;
 - (ii) width of planting (to be effective as a vegetated buffer, facilitating wildlife movement and providing a buffer to protect the waterway and national park);
 - (iii) method of planting, appropriate to the community and function of the planting;
 - (iv) timing of planting, considering appropriate seasonal windows to maximise success; and
 - (v) maintenance and monitoring requirements including monthly monitoring for the first 12 months and replacement of mortalities for the first 5 years.

The Applicant must implement the Wildlife Corridor Connectivity Enhancement Plan.

Land Management

- B15. The Applicant must maintain the agricultural land capability of the site, including:
- (a) establishing the ground cover of the site within 3 months following the completion of any construction or upgrading;
 - (b) properly maintaining the ground cover with appropriate perennial species and weed management; and
 - (c) maintaining grazing within the development footprint, where practicable,
- unless the Planning Secretary agrees otherwise.

BIODIVERSITY

Vegetation Clearance

- B16. The Applicant must:
- (a) not clear any native vegetation or fauna habitat located outside the approved disturbance areas as described in the EIS; and
 - (b) ensure that no more than:
 - (i) 0.55 ha of PCT 510 woodland, identified as Vegetation Zone ID 2;
 - (ii) 2.12 ha of PCT 510 derived native grassland, identifies as Vegetation Zone ID 3;
 - (iii) 1.13 ha of PCT 567 woodland, identified as Vegetation Zone ID 4; and
 - (iv) 88.58 ha of PCT 567 derived native grassland, identified as Vegetation Zone ID 5, in the *Biodiversity Development Assessment Report* (dated 28 July 2022), is cleared for the development.

Biodiversity Offsets

- B17. Prior to carrying out any development that could directly or indirectly impact on biodiversity values, the Applicant must retire biodiversity credits of a number and class specified in Table 1 and Table 2.

The retirement of these credits must be carried out in accordance with the *NSW Biodiversity Offset Scheme* and can be achieved by:

- (a) acquiring or retiring 'biodiversity credits' within the meaning of the *Biodiversity Conservation Act 2016*;
- (b) making payments into an offset fund that has been developed by the NSW Government; or
- (c) funding a biodiversity conservation action that benefits the entity impacted and is listed in the ancillary rules of the biodiversity offset scheme.

Table 1: Ecosystem Credit Requirements

Vegetation Community	PCT ID	Ecosystem Credits Required
River Oak - Rough-barked Apple - red gum - box riparian tall woodland (wetland) of the Brigalow Belt South Bioregion and Nandewar Bioregion	84	8
Blakely's Red Gum - Yellow Box grassy open forest or woodland of the New England Tableland Bioregion	510	61

Vegetation Community	PCT ID	Ecosystem Credits Required
Broad-leaved Stringybark – Yellow Box shrub/grass open forest of the New England Tableland Bioregion	567	1390

Table 2: Species Credit Requirements

Species Credit Species	Ecosystem Credits Required
Tusked Frog (<i>Adelotus brevis</i>) (Endangered population in the Nandewar and New England Tableland Bioregions)	657
Glandular Frog (<i>Litoria subglandulosa</i>)	134
Southern Myotis (<i>Myotis Macropus</i>)	299
Hawkweed (<i>Picris evae</i>)	19
Austral toadflax (<i>Thesium australe</i>)	869

- B18. Prior to carrying out any development that could directly or indirectly impact the biodiversity values requiring offset, the Applicant must provide evidence to the Planning Secretary that biodiversity credits have been retired.

Biodiversity Management Plan

- B19. Prior to carrying out any development that could directly or indirectly impact on biodiversity values, the Applicant must prepare a Biodiversity Management Plan for the development in consultation with BCS and NPWS, and to the satisfaction of the Planning Secretary. This plan must:

- (a) be prepared in accordance with the *Biodiversity Development Assessment Report* dated October 2022;
- (b) include a description of the measures that would be implemented for:
 - (i) protecting vegetation and fauna habitat outside the approved disturbance areas;
 - (ii) managing the remnant vegetation and fauna habitat on site;
 - (iii) minimising clearing and avoiding unnecessary disturbance of vegetation that is associated with the construction and operation of the development;
 - (iv) minimising the impacts to fauna on site and implementing fauna management protocols, including design of security fencing;
 - (v) avoiding the removal of hollow-bearing trees during spring to avoid the main breeding period for hollow-dependent fauna;
 - (vi) rehabilitating and revegetating temporary disturbance areas with species that are native to the area;
 - (vii) the use of native species, to achieve vegetation buffer objectives outlined in condition B13;
 - (viii) maximising the salvage of vegetative and soil resources within the approved disturbance area for beneficial reuse in the enhancement or the rehabilitation of the site; and
 - (ix) controlling weeds, feral pests and pathogens, with consideration for NPWS's pest and weed priorities for the Oxley Wild Rivers National Park;
- (c) include a program to monitor and report on the effectiveness of mitigation measures;
- (d) include an incidental threatened species finds protocol to identify the avoid and/or minimise and/or offset options to be implemented if additional threatened species are discovered on site; and
- (e) include details of who would be responsible for monitoring, reviewing and implementing the plan.

Following the Planning Secretary's approval, the Applicant must implement the Biodiversity Management Plan.

Note: If the biodiversity credits are retired via a Biodiversity Stewardship Agreement, then the Biodiversity Management Plan does not need to include any of the matters that are covered under the Biodiversity Stewardship Agreement.

AMENITY

Construction, Upgrading, Decommissioning and Rehabilitation Hours

- B20. Road upgrades, construction, commissioning, demolition, upgrading or decommissioning activities may only be undertake between:
- (a) 7 am to 6 pm Monday to Friday;

- (b) 8 am to 1 pm Saturdays; and
 - (c) at no time on Sundays and NSW public holidays,
- unless otherwise agreed by the Planning Secretary.

Exceptions to Construction Hours

- B21. The following activities may be carried outside the hours specified in condition B20 above:
- (a) commissioning activities that are inaudible at non-associated residences;
 - (b) the delivery or dispatch of materials as requested by the NSW Police Force or other public authorities for safety reasons; or
 - (c) emergency work to avoid the loss of life, property or prevent material harm to the environment.

Variation of Construction Hours

- B22. The hours of construction activities specified in condition B20 of this approval may be varied with the prior written approval of the Planning Secretary. Any request to alter the hours of construction must be:
- (a) considered on a case-by-case or activity-specific basis;
 - (b) accompanied by details of the nature and justification for activities to be conducted during the varied construction hours;
 - (c) accompanied by written evidence that appropriate consultation with potentially affected sensitive receivers and notification of Council (and other relevant agencies) has been or will be undertaken;
 - (d) accompanied by evidence that all feasible and reasonable noise mitigation measures have been put in place; and
 - (e) accompanied by a noise impact assessment consistent with the requirements of the *Interim Construction Noise Guideline* (DECC, 2009), or latest version.

Noise

- B23. The Applicant must:
- (a) minimise the noise generated by any construction, upgrading or decommissioning activities on site in accordance with best practice requirements outlined in the *Interim Construction Noise Guideline* (DECC, 2009) or its latest version; and
 - (b) ensure that the noise generated by the operation of the development during the night does not exceed 35 dB(A) $L_{Aeq, 15min}$ to be determined in accordance with the procedures in the *NSW Noise Policy for Industry* (EPA, 2017) at any non-associated residence.

Dust

- B24. The Applicant must ensure all activities occurring at the Site and during road upgrades are carried out in a manner that minimises dust, including the emission of wind-blown or traffic generated dust.

Visual

- B25. The Applicant must:
- (a) minimise the off-site visual impacts of the development, including the potential for any glare or reflection;
 - (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 identification or safety purposes.

Lighting

- B26. The Applicant must:
- (a) minimise the need for on-site lighting to mitigate the lighting impacts of the development; and
 - (b) ensure that any lighting associated with the development:
 - (i) is installed as low intensity lighting (except where required for safety or emergency purposes);
 - (ii) does not shine above the horizontal; and
 - (iii) complies with *Australian/New Zealand Standard AS/NZS 4282:2019 – Control of Obtrusive Effects of*

Outdoor Lighting, or the latest version.

HERITAGE

Protection of Heritage Items

B27. The Applicant must ensure the development does not cause any direct or indirect impacts to Aboriginal heritage items identified in Table 1 in Appendix 6 or any heritage items located outside the approved development footprint.

Heritage Management Plan

B28. Prior to commencing construction, the Applicant must prepare a Heritage Management Plan for the development to the satisfaction of the Planning Secretary. This plan must:

- (a) be prepared by suitably qualified and experienced persons whose appointment has been endorsed by the Planning Secretary;
- (b) be prepared in consultation with Heritage NSW, NPWS and Aboriginal Stakeholders;
- (c) include a description of the measures that would be implemented for:
 - (i) protecting the heritage items identified in Table 1 in Appendix 6 or items located outside of the approved development footprint, including the Gara River Hydro-Electric Scheme (SHR no. 00986) and the Gondwana Rainforests of Australia (SHR01002) (Oxley Wild Rivers National Park portion);
 - (ii) fencing / demarcation (as appropriate) of the identified heritage items prior to carrying out any development that could directly or indirectly impact the identified heritage items;
 - (iii) salvaging and relocating the heritage items located within the approved development footprint, as identified in Table 2 of Appendix 6;
 - (iv) a contingency plan and reporting procedure if:
 - heritage items outside the approved development footprint are damaged;
 - previously unidentified heritage items are found; or
 - skeletal material is discovered;
 - (v) ensuring workers on site receive suitable heritage inductions prior to carrying out any development on site, and that records are kept of these inductions;
 - (vi) ongoing consultation with Aboriginal stakeholders during the implementation of the plan; and
- (d) include a program to monitor and report on the effectiveness of these measures and any heritage impacts of the project.

Following the Planning Secretary's approval, the Applicant must implement the Heritage Management Plan.

SOIL & WATER

Water Supply

B29. The Applicant must ensure that it has sufficient water for all stages of the development, including water required for dust suppression, bush fire protection and the maintenance of vegetation screening.

Note: Under the Water Act 1912 and/or the Water Management Act 2000, the Applicant is required to obtain the necessary water licences for the development.

Water Pollution

B30. The Applicant must ensure that the development does not cause any water pollution, as defined under Section 120 of the POEO Act.

Operating Conditions

B31. The Applicant must:

- (a) minimise any soil erosion and control sediment generation;
- (b) ensure the construction, upgrading or decommissioning and rehabilitation of the development has appropriate drainage and erosion and sediment controls designed, installed and maintained in accordance with the relevant requirements in the *Managing Urban Stormwater: Soils and Construction* (Landcom, 2004) manual, or its latest version;
- (c) ensure the solar panels and ancillary infrastructure (including security fencing) are designed, constructed and maintained to reduce impacts on surface water, localised flooding and groundwater at the site;

- (d) ensure the solar panels and ancillary infrastructure are designed, constructed and maintained to avoid causing erosion on site; and
- (e) ensure all works on waterfront land, and waterway crossings, are constructed in accordance with the following, unless DPE Water and DPI Fisheries agree otherwise:
 - Guidelines for Watercourse Crossings on Waterfront Land (DPE, 2022), or its latest version;
 - Policy and Guidelines for Fish Habitat Conservation and Management (2013), or its latest version;
 - DPI Fisheries Policy and Guidelines for Fish Friendly Water Crossings (2004) and Why Do Fish Need to Cross the Road? Fish Passage Requirements for Waterway Crossings (2004); and
 - Guidelines for laying pipes and cables in Watercourses on Waterfront Land (DPE 2022).

Soil and Water Management Plan

B32. Prior to commencing construction, the Applicant must prepare a Soil and Water Management Plan for the development. This plan must:

- (a) be prepared by suitably qualified and experienced persons;
- (b) be prepared in consultation with DPE Water, Council and NPWS;
- (c) include a description of the measures that would be implemented to ensure that the requirements of condition B31(a) - (e) are achieved;
- (d) include a description of the measures that would be implemented to avoid impacts to NPWS estate;
- (e) include a program to monitor and report on the effectiveness of these measures, including the potential impacts to Gara River and Commissioners Waters within and downstream from the development; and
- (f) include details of who would be responsible for monitoring, reviewing and implementing the plan, and timeframes for completion of actions.

Prior to commencing construction, the Applicant must implement the Soil and Water Management Plan.

HAZARDS

Fire Safety Study

B33. Prior to commencing construction of the battery storage facility, the Applicant must prepare a Fire Safety Study for the development, to the satisfaction of FRNSW and the Planning Secretary. The study must:

- (a) be consistent with the Department's *Hazardous Industry Planning Advisory Paper No. 2 'Fire Safety Study'* guideline;
- (b) describe the final design of the battery storage facility;
- (c) include reasonable worst-case bush fire scenario to and from the facility and the associated bush fire management;
- (d) identify measures to eliminate the expansion of any fire incident including:
 - (i) adequate fire safety systems and appropriate water supply;
 - (ii) separation and / or compartmentalisation of battery units; and
 - (iii) strategies and incident control measures specific to the battery storage facility design.

Following approval by the Planning Secretary, the Applicant must implement the measures described in the Fire Safety Study.

Note: 'to the satisfaction of FRNSW' above means confirmation in writing from FRNSW that the Study meets the requirements of FRNSW as required by the Department's Hazardous Industry Planning Advisory Paper No. 2 'Fire Safety Study' guideline.

Storage and Handling of Dangerous Materials

B34. The Applicant must store and handle all chemicals, fuels and oils used on-site 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*

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

B35. The Applicant must:

- (a) minimise the fire risks of the development, including managing vegetation fuel loads on-site;
- (b) ensure that the development:
 - (i) complies with the relevant asset protection requirements in the RFS's *Planning for Bushfire Protection 2019* (or equivalent) and *Standards for Asset Protection Zones*; and
 - (ii) includes at least a 10 metre defendable space around the perimeter of the solar array area that permits unobstructed vehicle access;
 - (iii) manages the defendable space and solar array areas as an Asset Protection Zone;
 - (iv) is suitably equipped to respond to any fires on site including provision of a 20,000 litre water supply tank, fitted with a 65 mm Storz fitting and a FRNSW compatible suction connection, located adjacent to the internal access road;
- (c) assist the RFS, NPWS and emergency services as much as practicable if there is a fire in the vicinity of the site; and
- (d) notify the relevant local emergency management committee following construction of the development, and prior to commencing operations.

Emergency Plan

B36. Prior to commencing construction of the solar farm and commissioning of the BESS, the Applicant must develop and implement a comprehensive Emergency Plan and detail emergency procedures for the development and provide a copy of the plan to the local Fire Control Centre, NPWS and FRNSW. The plan must:

- (a) be prepared in accordance with the findings of the Fire Safety Study required under condition B33;
- (b) be prepared in consultation with NPWS, including having regard to the *Macleay Gorges Reserves Fire Management Strategy* (OEH);
- (c) be consistent with Department's *Hazardous Industry Planning Advisory Paper No. 1, 'Emergency Planning'* and RFS' *Planning for Bushfire Protection 2019* (or equivalent);
- (d) include details on how the battery storage and sub-systems can be safely isolated in an emergency
- (e) include fire and bushfire emergency management planning, including:
 - (i) details of the location, management and maintenance of the Asset Protection Zone;
 - (ii) a list of works that must not be carried out during a total fire ban;
 - (iii) details of how RFS would be notified, and procedures that would be implemented in the event that:
 - there is a fire on-site or in the vicinity of the site;
 - there are any activities on site that would have the potential to ignite surrounding vegetation; or
 - there are any proposed activities to be carried out during a bushfire danger period;
- (f) detail specific response measures in the case of flood to ensure site safety;
- (g) describe the specific emergency exit routes to be used in the case of flood and include evidence of access agreements with relevant landowners (e.g. right of carriageway); and
- (h) include an Emergency Services Information Package in accordance with Emergency services information package and tactical fire plan (FRNSW, 2019), to the satisfaction of FRNSW.

B37. The Applicant must:

- (a) implement the Emergency Plan and Emergency Services Information Package required under condition B36 for the duration of the development; and
- (b) keep two copies of the Emergency Plan and Emergency Services Information Package on-site in a prominent position adjacent to the site entry points at all times.

WASTE

B38. 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 reused, recycled or sent to an

appropriately licensed waste facility for disposal (including consultation with Council for use of Council facilities).

ACCOMMODATION AND EMPLOYMENT STRATEGY

- B39. Prior to commencing construction, the Applicant must prepare an Accommodation and Employment Strategy for the development in consultation with Council. This strategy must:
- (a) propose measures to ensure there is sufficient accommodation for the workforce associated with the development, for example, scheduling peak construction activities outside peak tourist times;
 - (b) consider the cumulative impacts associated with other State significant development projects in the area;
 - (c) investigate options for prioritising the employment of local workers for the construction and operation of the development, where feasible; and
 - (d) include a program to monitor and review the effectiveness of the strategy over the life of the development, including regular monitoring and review during construction, upgrade, decommissioning and rehabilitation.

The Applicant must provide a copy of the Accommodation and Employment Strategy to the Planning Secretary prior to commencement of construction and implement the plan throughout construction.

DECOMMISSIONING AND REHABILITATION

- B40. Within 3 years of the commencement of operation, the Applicant must prepare a Decommissioning and Rehabilitation Plan for the development which shall be updated by the Applicant at year 10, year 20 and within 2 years prior to decommissioning. The plan must:
- (a) include detailed completion criteria for evaluating compliance with the rehabilitation objectives in Table 3 below;
 - (b) describe the measures that would be implemented to:
 - (i) decommission the development and rehabilitate the site in accordance with the objectives in Table 3;
 - (ii) minimise and manage the waste generated by the decommissioning of the development;
 - (iii) include a program to monitor and report on the implementation of these measures against the detailed completion criteria; and
 - (iv) ensure that best practice is being employed in respect of available recycling technologies.

- B41. Within 18 months of the cessation of operations, unless the Planning Secretary agrees otherwise, the Applicant must rehabilitate the site to the satisfaction of the Planning Secretary. This rehabilitation must comply with the objectives in Table 3.

Table 3: Rehabilitation Objectives

Feature	Objective
Site	<ul style="list-style-type: none"> • Safe, stable and non-polluting • Minimise the visual impact of any above ground ancillary infrastructure agreed to be retained for an alternative use
Solar farm and ancillary infrastructure	<ul style="list-style-type: none"> • All infrastructure including above and below ground to be decommissioned and removed with the exception of the sub-station and any infrastructure essential for its ongoing use.
Land use	<ul style="list-style-type: none"> • Restore land capability to pre-existing productive capacity as identified in the EIS • Vegetation screening implemented under this consent is to be retained unless the Planning Secretary agrees otherwise.
Community	<ul style="list-style-type: none"> • Ensure public safety at all times

PART C ENVIRONMENTAL MANAGEMENT, REPORTING AND AUDITING

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 Planning Secretary. This strategy must:
- (a) provide the strategic framework for environmental management of the development;
 - (b) identify the statutory approvals that apply to the development;
 - (c) describe the role, responsibility, authority and accountability of all key personnel involved in the environmental management of the development;
 - (d) provide details of the Community Communication Strategy under condition A17; and
 - (e) include:
 - (i) references to any plans approved under the conditions of this consent; and
 - (ii) a clear plan depicting all the monitoring to be carried out in relation to the development.

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

Revision of Strategies, Plans and Programs

- C2. The Applicant must:
- (a) update the strategies, plans or programs required under this consent to the satisfaction of the Planning Secretary prior to carrying out any upgrading or decommissioning activities on site; and
 - (b) review and, if necessary, revise the strategies, plans or programs required under this consent to the satisfaction of the Planning Secretary within 1 month of the:
 - (i) submission of an incident report under condition C10;
 - (ii) submission of an audit report under condition C14; or
 - (iii) any modification to the conditions of this consent.

Updating and Staging of Strategies, Plans or Programs

- C3. With the approval of the Planning Secretary, the development may be staged and the Applicant may:
- (a) prepare and submit any strategy, plan or program required by this consent on a staged basis (if a clear description is provided as to the specific stage and scope of the development to which the strategy, plan or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan or program);
 - (b) combine any strategy, plan or program required by this consent (if a clear relationship is demonstrated between the strategies, plans or programs that are proposed to be combined); and
 - (c) update any strategy, plan or program required by this consent (to ensure the strategies, plans and programs required under this consent are updated on a regular basis and incorporate additional measures or amendments to improve the environmental performance of the development).
- C4. If the Planning Secretary agrees, a strategy, plan or program may be staged or updated without consultation being undertaken with all parties required to be consulted in the relevant condition in this consent.
- C5. If approved by the Planning Secretary, updated strategies, plans or programs supersede the previous versions of them and must be implemented in accordance with the condition that requires the strategy, plan or program.
- C6. If the Planning Secretary agrees, a strategy, plan or program may be staged without addressing particular requirements of the relevant condition of this consent if those requirements are not applicable to the particular stage.

NOTIFICATIONS

Notification of Department and Council

- C7. Prior to commencing the construction, operations, upgrading or decommissioning of the development or the cessation of operations, the Applicant must notify Council in writing and the Department in writing via the Major Projects website portal 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 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

- C8. Prior to commencing construction, the Applicant must submit detailed plans of the final layout of the development to the Department via the Major Projects website, including details on the siting of solar panels and ancillary infrastructure.

The Applicant must ensure that the development is constructed in accordance with the Final Layout Plans.

Work as Executed Plans

- C9. Prior to commencing operations or following the upgrades of any solar panels or ancillary infrastructure, the Applicant must submit work as executed plans of the development to the Department via the Major Projects website.

Incident Notification

- C10. The Planning 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 development 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 8.

Non-Compliance Notification

- C11. The Department must be notified via the Major Projects website portal within 7 days after the Applicant becomes aware of any non-compliance.
- C12. A non-compliance notification must identify the development and 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.
- C13. A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.

INDEPENDENT ENVIRONMENTAL AUDIT

- C14. Independent Audits of the development must be conducted and carried out in accordance with the *Independent Audit Post Approval Requirements (2020)* to the following frequency:
- (a) within 3 months of commencing construction; and
 - (b) within 3 months of commencement of operations.
- C15. Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the commencement of an Independent Audit.
- C16. The Planning Secretary may require the initial and subsequent Independent Audits to be undertaken at different times to those specified in condition C14 upon giving at least 4 weeks' notice to the Applicant at the date upon which the audit must be commenced.
- C17. In accordance with the specific requirements in the *Independent Audit Post Approval Requirements (2020)*, the Applicant must:
- (a) review and respond to each Independent Audit Report prepared under condition C14 of this consent, or condition C16 where notice is given by the Planning Secretary;
 - (b) submit the response to the Planning Secretary; and
 - (c) make each Independent Audit Report, and response to it, publicly available within 60 days of submission to the Planning Secretary. Unless otherwise agreed by the Planning Secretary
- C18. Independent Audit Reports and the Applicant's response to audit findings must be submitted to the Planning Secretary within 2 months of undertaking the independent audit site inspection as outlined in the *Independent Audit Post Approval Requirements (2020)* unless otherwise agreed by the Planning Secretary.
- C19. Notwithstanding the requirements of the *Independent Audit Post Approval Requirements (2020)*, the Planning Secretary may approve a request for ongoing independent operational audits to be ceased, where it has been

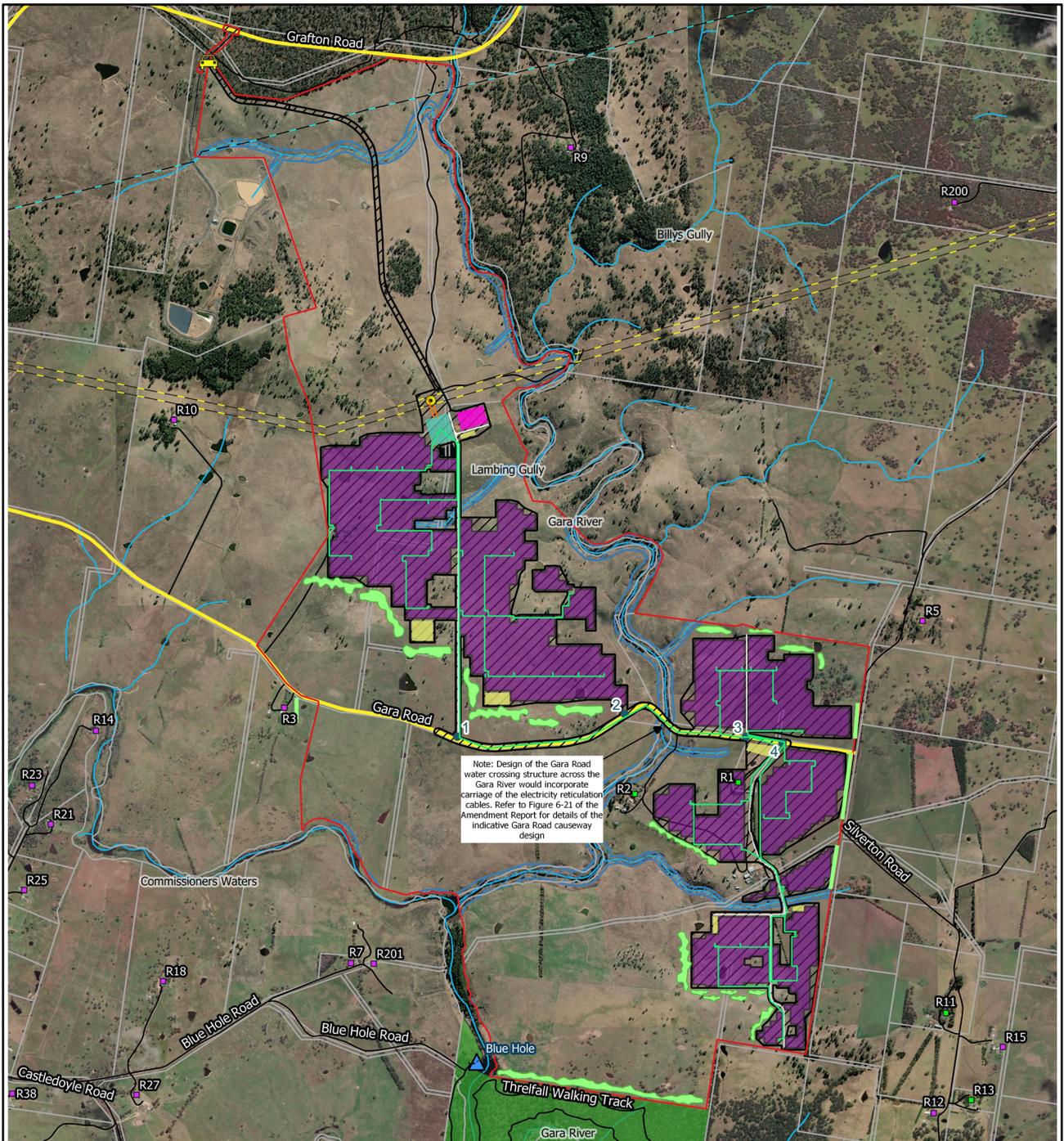
demonstrated to the Planning Secretary's satisfaction that independent operational audits have demonstrated operational compliance.

ACCESS TO INFORMATION

C20. The Applicant must:

- (a) make the following information publicly available on its website as relevant to the stage of the development:
 - (i) the EIS;
 - (ii) the final layout plans for the development;
 - (iii) current statutory approvals for the development;
 - (iv) regular updates as the project progresses through stages of the development;
 - (v) approved strategies, plans or programs required under the conditions of this consent (other than the Fire Safety Study and Emergency Plan);
 - (vi) the proposed staging plans for the development if the construction, operation or decommissioning of the development is to be staged;
 - (vii) how complaints about the development can be made;
 - (viii) a complaints register;
 - (ix) compliance reports;
 - (x) any independent environmental audit, and the Applicant's response to the recommendations in any audit; and
 - (xi) any other matter required by the Planning Secretary; and
- (b) keep this information up to date.

APPENDIX 1: GENERAL LAYOUT OF DEVELOPMENT



Development Footprint

Legend

- | | | |
|---|---|--|
| <ul style="list-style-type: none"> Project Boundary Development Footprint Roads Key roads National Park Travelling Stock Reserves ▲ Blue Hole Picnic Area | <h4>Infrastructure layout</h4> <ul style="list-style-type: none"> Array area BATTERY STORAGE CONTROL ROOM PV-PCU Shed Site road Laydown areas Solar array Substation Internal electricity reticulation cables (underground in trench within development footprint including Gara Road) Transmission line electrical connection (overhead) ● Transmission connection point | <h4>Electricity transmission lines</h4> <ul style="list-style-type: none"> 132kV 66kV Associated residences Non-associated residences Vegetation screening 🚗 Site access ● Gara Road access points Waterway buffers Waterway >1st order (strahler) |
|---|---|--|

0 500 1,000 m

Data Attribution
 © NGH 2023
 © OSD 2023
 © ESRI and their suppliers 2023
 © NSW Government data 2023

Ref: 21-393 Submissions and Amendment workspace
 20220523 \ Development Footprint
 Author: kyle.m
 Date created: 18.09.2023
 Datum: GDA94 / MGA zone 56



NGH

**APPENDIX 2:
SCHEDULE OF LAND**

Lot Number	Deposited Plan (DP)
5	253346
6	625427
1	1206469
2	1206469
7003	1060201
7004	1060201

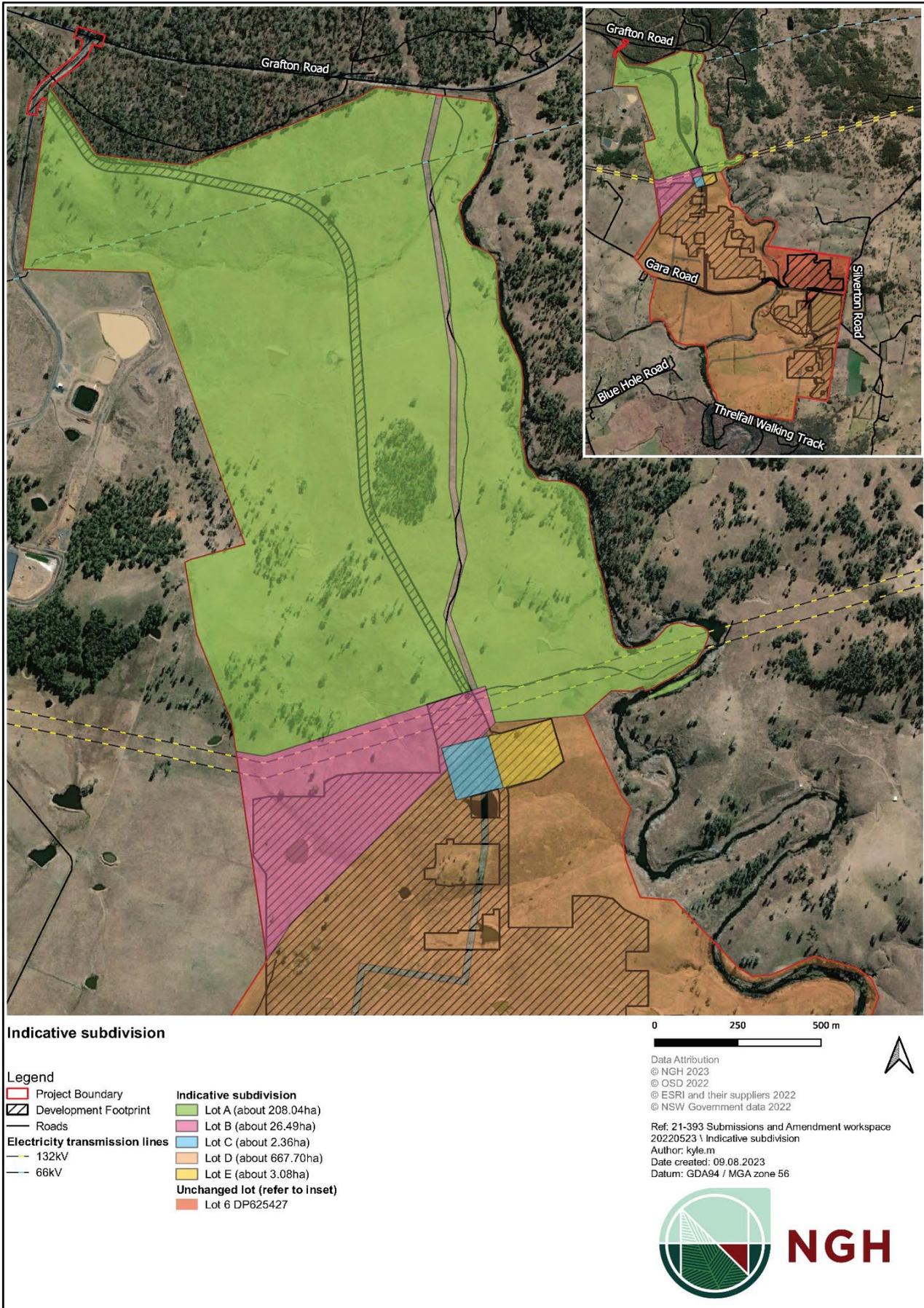
Note: The project site will also be taken to include any crown land and road reserves contained within the project site.

**APPENDIX 3:
GENERAL TERMS OF APPLICANT'S VPA OFFER**

The VPA must include provisions for the payment, collection, management and distribution of the contributions under the agreement, with a focus on funding community enhancement and road maintenance projects in the area surrounding the project site.

Council	Payment Details
Armidale Regional Council	<ol style="list-style-type: none"> 1. Lump sum of \$2,790,000 (adjusted annually for CPI) on commencement of construction. 2. Annual payment to \$139,500 (adjusted annually for CPI) for 20 years from commencement of construction. 3. An agreement to provide assistance with purchasing solar panels and steel components on behalf of Council at Oxley Solar Farm corporate rates. 4. Annual sponsorship of Project Zero30 of \$20,000 (adjusted annually for CPI) for 10 years from commencement of construction. 5. Provision of four electric vehicle charging stations at agreed locations no later than commencement of operation.

APPENDIX 4: INDICATIVE SUBDIVISION PLAN



**APPENDIX 5:
ROAD UPGRADES AND SITE ACCESS**

Road	Location	Upgrade Requirements
Armidale Regional Landfill access road	Chainage 100 m to 300 m south of Waterfall Way	Widen and seal to a minimum width of 6 m with 0.5 m shoulders each side (See Figure 2 of this Appendix)
Armidale Regional Landfill access road	Chainage	Construct the primary site access off the ARL access road, generally in accordance with Figure 2 of this Appendix
Waterfall Way (Grafton Road)	1352 Grafton Road (Waterfall Way)	Removal and closure of the existing property access at 1352 Grafton Road (Waterfall Way)
Gara Road	Chainage 7,750 m until 9,750 m	Widen and seal to a minimum width of 6 m with 0.5 m shoulders each side. (See Figure 1 of this Appendix)
Gara Road Causeway	Gara Road (Gara River crossing)	Upgrade causeway as shown in Figure 3 of this Appendix, in consultation with DPI Fisheries
Gara Road Secondary Access Points 1, 2, 3 and 4	Chainages 7,780 m, 8,770 m, 9,420 m and 9,700 m	Standard rural property access, locations shown on Figure 1 of this Appendix.
Gara Road	Chainages 3,260 m, 4,290 m, 5,350 m and 9,050 m	Install warning signs where pavement narrows at single lane causeways and public gates.
Silverton Road	Chainages 1,450 m, 2,080 m and 5,270 m	Install warning signs where pavement narrows at single lane causeways and public gates.

Notes:

- Refer to the figures in this Appendix for the location and further details of the road upgrades.
- Upgrades must comply with the Austroads Guide to Road Design (as amended by TfNSW supplements).
- Under Part 4.4.2 of the EP&A Act, the Applicant is required to obtain consent under section 138 of the Roads Act 1993 from the relevant road authority prior to commencing the road upgrades.



Figure 1 Gara Road Upgrade extent and Secondary Access Points 1 to 4

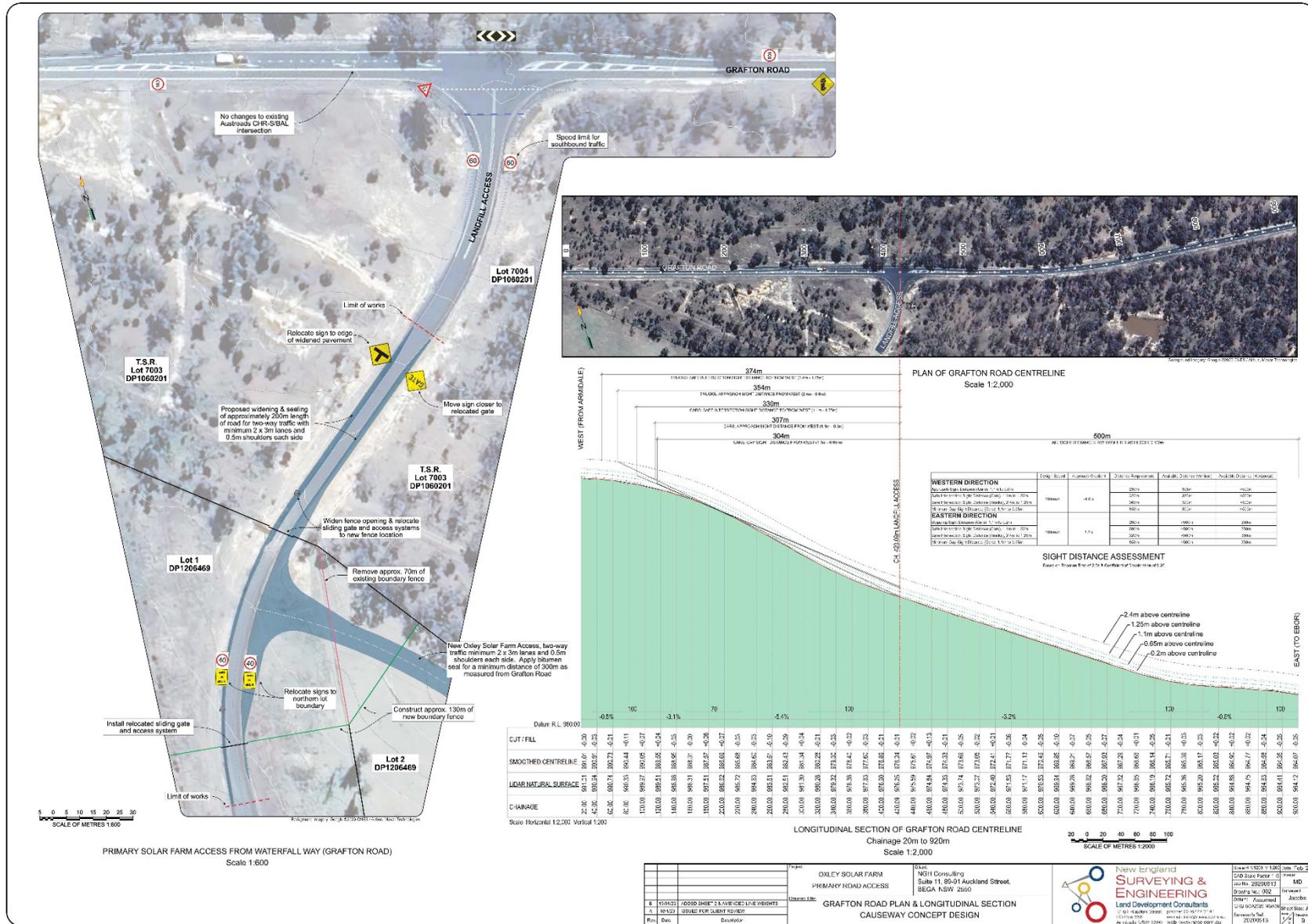
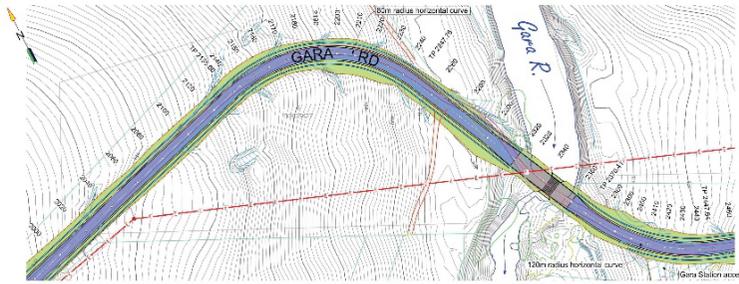
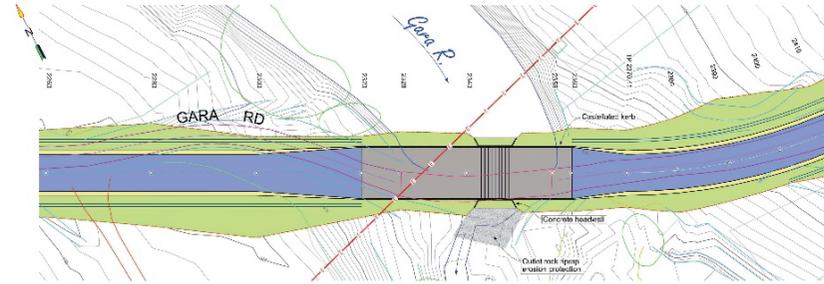


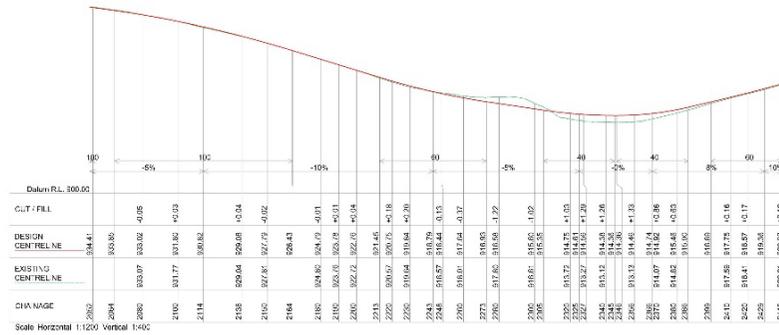
Figure 2 Armidale Regional Landfill Access Road



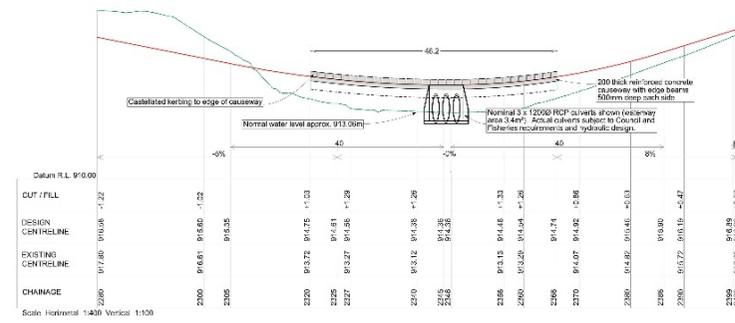
PLAN OF PROPOSED ROAD UPGRADING
Scale 1:1,200



PLAN OF PROPOSED CAUSEWAY UPGRADING
Scale 1:400



LONGITUDINAL SECTION OF GARA ROAD CENTRELINE
Chainage 2052m to 2440m



LONGITUDINAL SECTION OF GARA ROAD CENTRELINE
Chainage 2280m to 2400m



PERSPECTIVE OF DESIGN REALIGNMENT
Not to Scale

CONCEPT DESIGN ONLY - NOT FOR CONSTRUCTION
 NOMINAL ARRANGEMENT SHOWN ONLY. SUBJECT TO DETAILED DESIGN
 LEVEL INFORMATION IS DERIVED FROM PHOTOGRAMMETRY
 ALL DESIGN TO COMPLY WITH AS 1700 (BRIDGE DESIGN)
 ROAD TRAFFIC LOAD NG. SH1600
 TRAFFIC BARRIER PERFORMANCE LEVEL: LOW

CLIENT: OXLEY SOLAR FARM		DATE: 17/01/2024		SCALE: 1:1000		DATE: 17/01/2024	
PROJECT: OXLEY SOLAR FARM		CLIENT: NGR Consulting Suite 11, 85-91 Auckland Street, BECA NSW 2550		SCALE: 1:1000		DATE: 17/01/2024	
PROJECT: GARA ROAD PLAN & LONGITUDINAL SECTION		PROJECT: GARA ROAD PLAN & LONGITUDINAL SECTION		SCALE: 1:1000		DATE: 17/01/2024	
PROJECT: CAUSEWAY CONCEPT DESIGN		PROJECT: CAUSEWAY CONCEPT DESIGN		SCALE: 1:1000		DATE: 17/01/2024	

Figure 3 Gara Road River Causeway

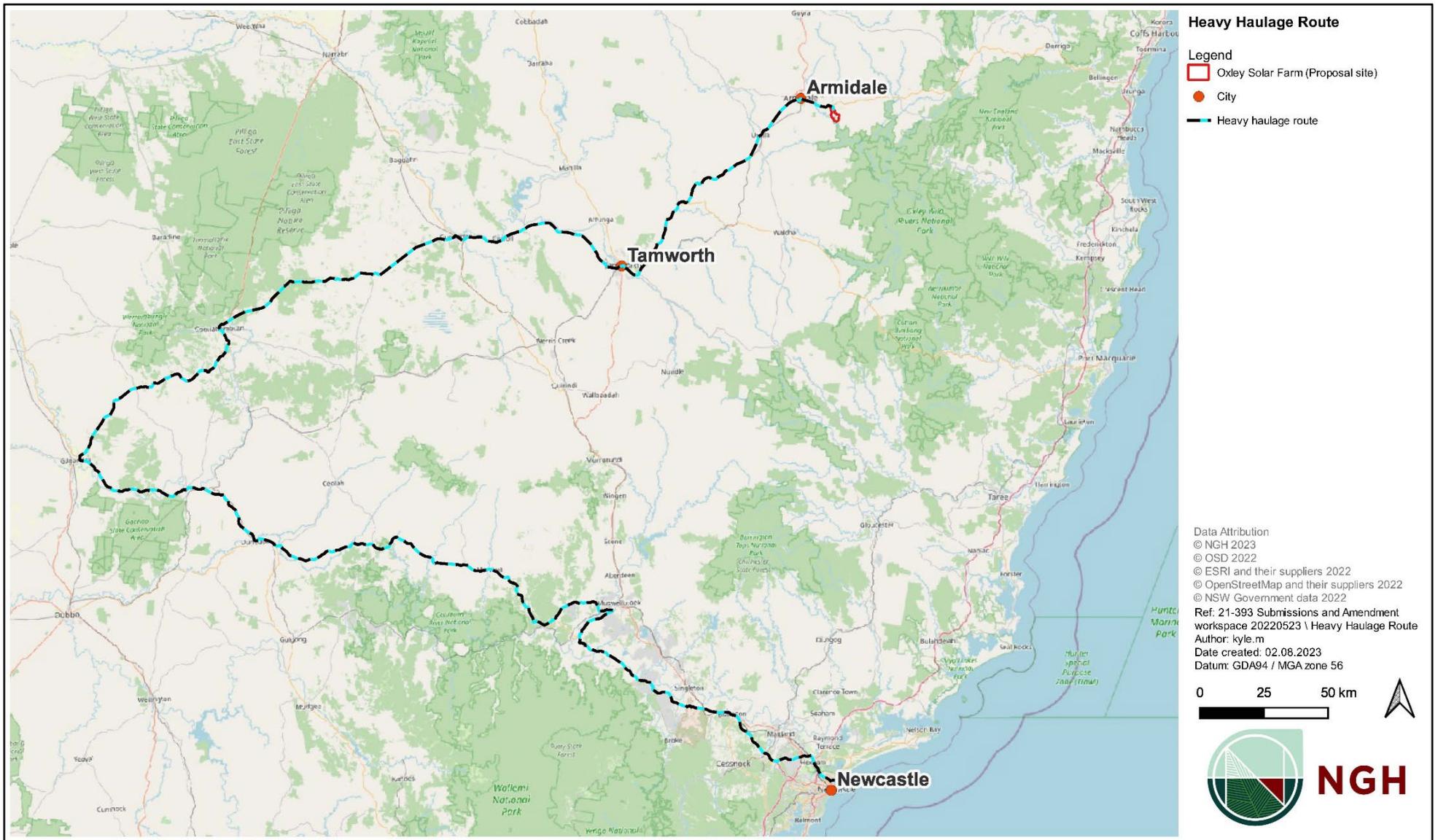


Figure 4 Heavy Vehicle Haulage Route

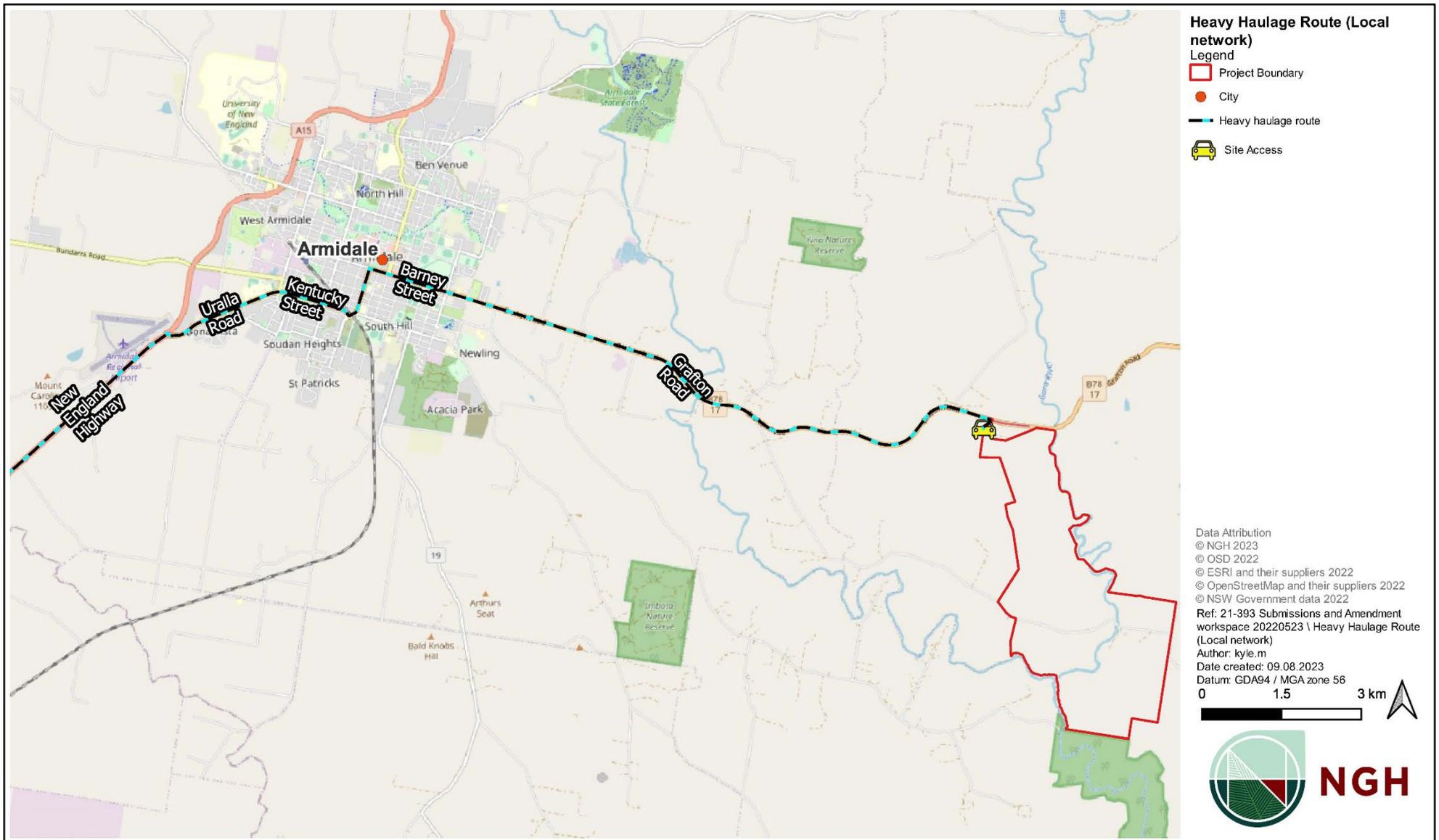


Figure 5 Heavy Vehicle Haulage Route - Local road network

**APPENDIX 6:
ABORIGINAL HERITAGE ITEMS**

Table 1: Aboriginal heritage items – avoid impacts

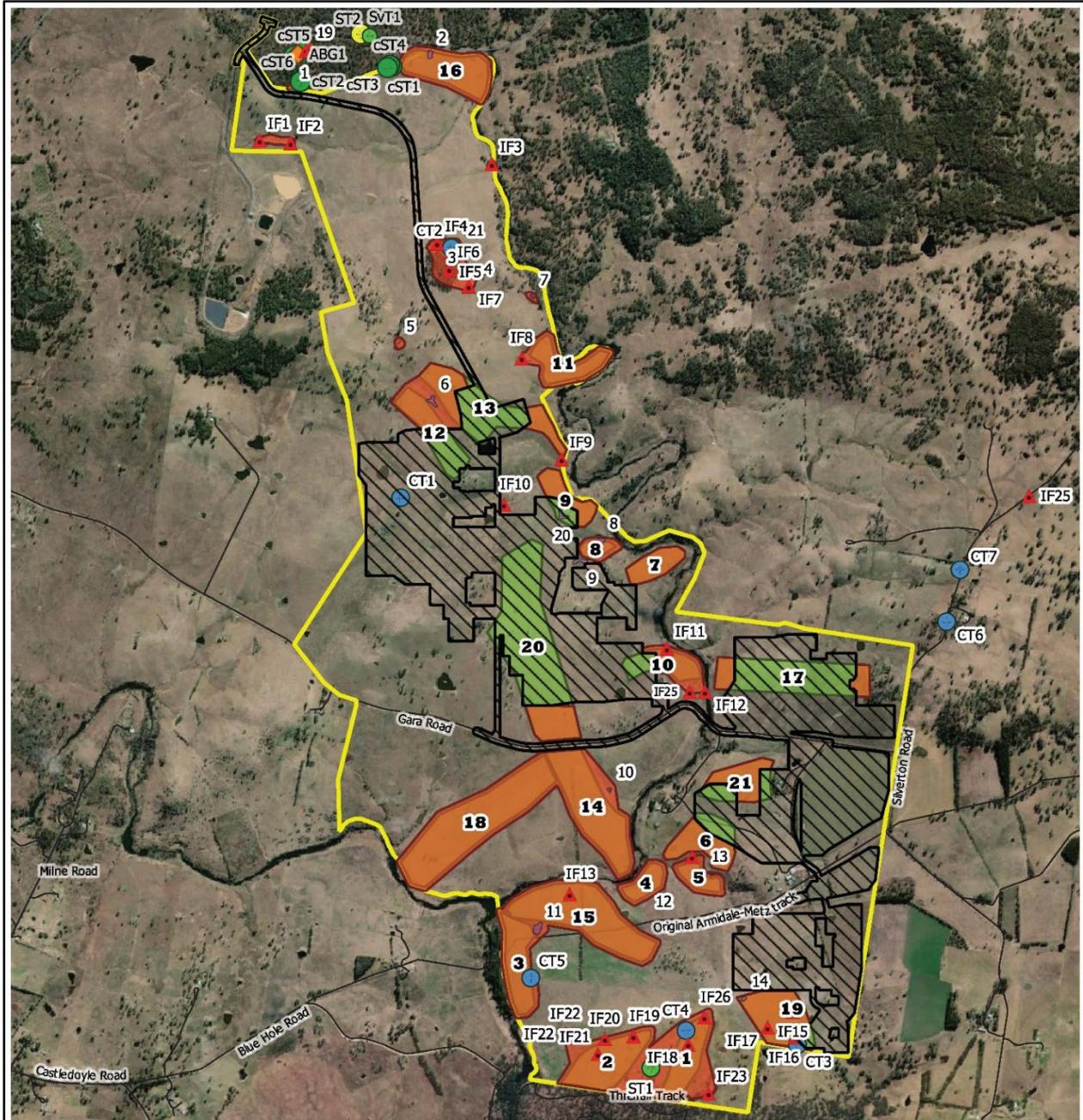
Item	Item
CT1 (Cultural Tree)	cST1 (Contemporary scarred tree)
CT2 (Cultural Tree)	cST2 (Contemporary scarred tree)
CT3 (Cultural Tree)	cST3 (Contemporary scarred tree)
CT4 (Cultural Tree)	cST4 (Contemporary scarred tree)
CT5 (Cultural Tree)	cST5 (Contemporary scarred tree)
ST1 (Scarred Tree)	cST6 (Contemporary scarred tree)

Table 2: Aboriginal heritage items – salvage

Item	Item	Item
Oxley SF IF10 (Isolated Find)	Oxley SF IF29 (Isolated Find)	Oxley SF IF33 (Isolated Find)
Oxley SF IF26 (Isolated Find)	Oxley SF IF30 (Isolated Find)	Oxley SF AS9 (Artefact Scatter)
Oxley SF IF27 (Isolated Find)	Oxley SF IF31 (Isolated Find)	Oxley SF AS20 (Artefact Scatter)
Oxley SF IF28 (Isolated Find)	Oxley SF IF32 (Isolated Find)	

Note: Items within the 'no go zones' are to be avoided (refer to the Figure in this Appendix to identify 'no go' zones and identified items)

ABORIGINAL HERITAGE ITEMS WITHIN THE PROJECT BOUNDARY

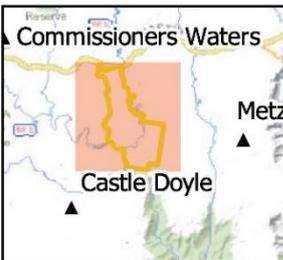


Oxley Solar Farm Identified Sites In Relation to Proposed Infrastructure Layout

Legend

- Project Boundary
- Development Footprint
- Potential Archaeological Deposit (PAD)
- Isolated Finds
- Artefact Scatters
- Unfired Clay Grass Bowl
- Contemporary Scarred Tree (cST)
- Scarred Tree (ST)
- Surveyor Tree (SvT)
- Cultural Tree (CT)
- Roads
- No Go Zones

0 0.5 1 km

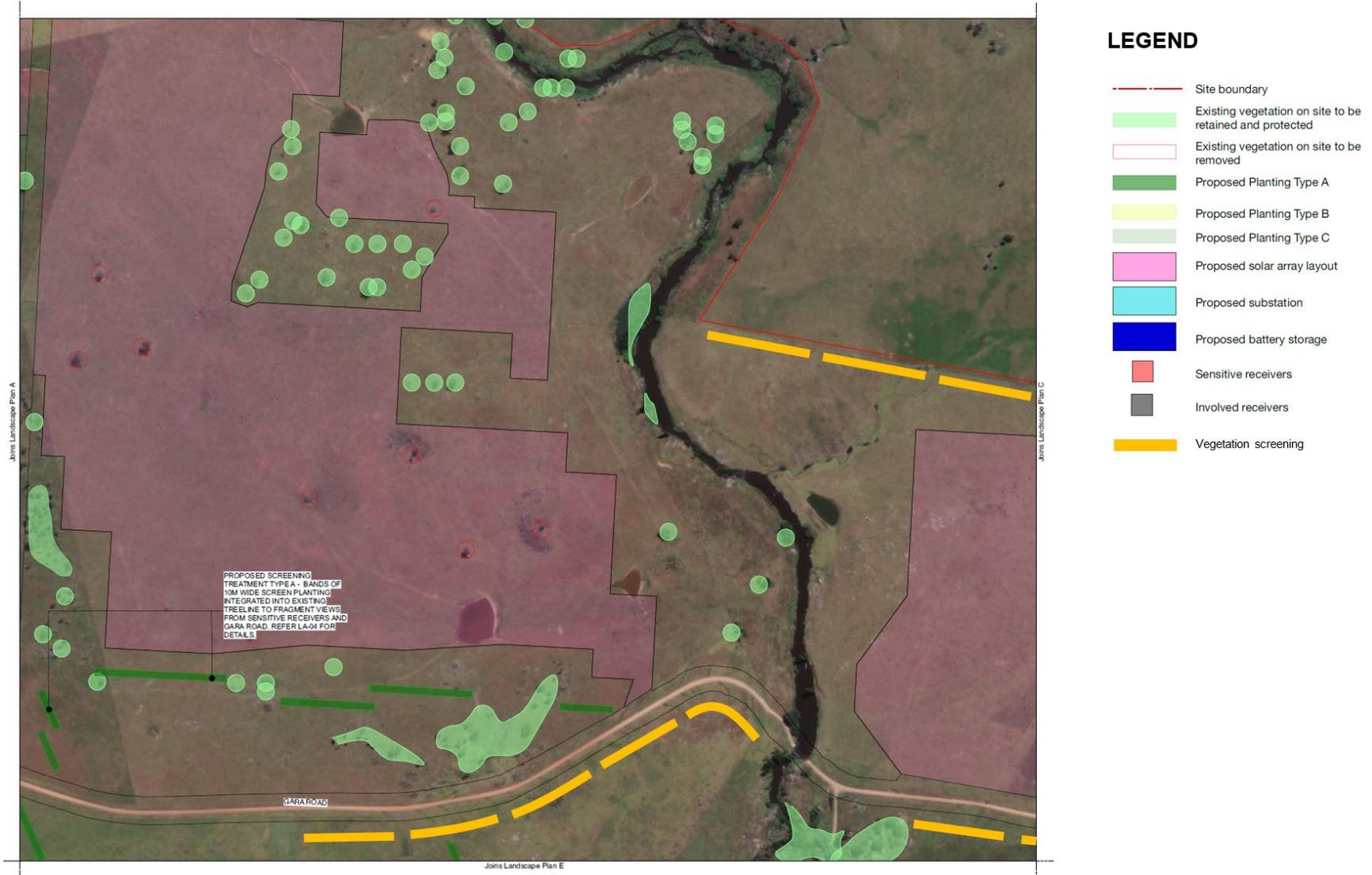


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 © ESRI 2023

Ref: 20-743_OxleyHAAWorkspace_20211125
 \ Identified Sites In Relation to Proposed Infrastructure Layout
 Author: kyle.m
 Date created: 09.08.2023
 Datum: GDA94 / MGA zone 56



APPENDIX 7: VEGETATION SCREENING





LEGEND

- Site boundary
- Existing vegetation on site to be retained and protected
- Existing vegetation on site to be removed
- Proposed Planting Type A
- Proposed Planting Type B
- Proposed Planting Type C
- Proposed solar array layout
- Proposed substation
- Proposed battery storage
- Sensitive receivers
- Involved receivers
- Vegetation screening

**APPENDIX 8:
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 Planning Secretary via the Major Projects website within seven days after the Applicant becomes aware of an incident. Notification is required to be given under this condition even if the Application fails to give the notification required under condition C10 of this consent or, having given such notification, subsequently forms the view that an incident has not occurred.
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 become 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 project 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 Planning Secretary, the Applicant must provide the Planning Secretary and any relevant public authorities (as determined by the Planning 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.