

10 November 2021

Karl Okorn  
Energy Assessments  
Department of Planning, Industry and Environment  
Level 16, 4PSQ  
12 Darcy Street  
Parramatta NSW 2150

Dear Karl

**SSD - 11437498: Proposed staging implications for the conditions of consent**

On the 18 October AGL submitted a request to stage and progressively deliver the Environmental Management Plans for the Broken Hill Battery Energy Storage System Project (the Project) in line with Condition 3, Schedule 4 of the conditions of consent.

In response to this request the Department of Planning, Industry and Environment (the Department) have requested the following:

*"it is requested that the proposed staging submission include specific comment on each condition of development consent, detailing the implications of the proposed staging program on each condition, together with a commitment to the preparation and submission of the relevant updated strategies, plans and programs (for each condition), as appropriate. This should be provided in table format to support the written request for staging."*

A response to this request was provided on 2 November 2021. This response consisted of a table that provided a specific comment against each of the conditions of consent detailing the implications of the proposed staging program. On 10 November 2021, the Department provided comments on this table and suggested that additional clarity be provided against some of the responses. Attached to this letter is an updated table addressing the Department's comments. Updates have been underlined for ease of reference.

With this additional detail we trust this staging plan meets the requirements of Condition 3, Schedule 4 and request written acceptance of this approach at your earliest opportunity. Please do not hesitate to contact Arianna Henty via email [ahenty2@agl.com.au](mailto:ahenty2@agl.com.au) or by phone 0410 479 310 should you require any further information or wish to discuss.

Yours faithfully



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### Proposed staging implications for the conditions of consent of SSD - 11437498

Conditions of consent	Implication of the proposed staging		
	Stage 1 – Construction of the BESS	Stage 2 – Construction of the transmission line	Stage 3 – Operation of the Project
<b>Schedule 1</b>			
Introductory text	The proposed staging will result in no implications or changes to the introductory text provided under Schedule 1.		
<b>Schedule 2 – Administrative conditions</b>			
<b>OBLIGATION TO MINIMISE HARM TO THE ENVIRONMENT</b> 1. In meeting the specific environmental performance criteria established under this consent, the Applicant must implement all reasonable and feasible measures to prevent and/or minimise any material harm to the environment that may result from the construction, operation, upgrading or decommissioning of the development.	The proposed staging will result in no implications or changes for this condition.		
<b>TERMS OF CONSENT</b> 2. 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 1.	The proposed staging will result in no implications or changes for this condition.		
3. 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 must prevail to the extent of any inconsistency.	The proposed staging will result in no implications or changes for this condition.		
4. The Applicant must comply with any requirement/s of the Planning Secretary arising from the Department's assessment of: (a) any strategies, plans or correspondence that are submitted in accordance with this consent;	The proposed staging will result in no implications or changes for this condition.		

Conditions of consent	Implication of the proposed staging		
	Stage 1 – Construction of the BESS	Stage 2 – Construction of the transmission line	Stage 3 – Operation of the Project
<p>(b) any reports, reviews or audits commissioned by the Department regarding compliance with this consent; and</p> <p>(c) the implementation of any actions or measures contained in these documents.</p>			
<p><b>UPGRADING OF BATTERY ENERGY STORAGE FACILITY AND ANCILLARY INFRASTRUCTURE</b></p> <p>5. The Applicant may upgrade the battery storage and/or ancillary infrastructure on site provided these upgrades remain within the approved development footprint of the site. Prior to carrying out any such upgrades, the Applicant must provide revised layout plans and project details of the development to the Planning Secretary incorporating the proposed upgrades.</p>	<p>This condition is not relevant to the construction phase and therefore is not relevant to Stage 1 or the Stage 1 strategies, plans and programs.</p>	<p>This condition is not relevant to the construction phase and therefore is not relevant to Stage 2 or the Stage 2 strategies, plans and programs.</p>	<p>This condition is relevant to the operation of the Project and is therefore relevant to Stage 3 and Stage 3 strategies, plans and programs.</p>
<p><b>STRUCTURAL ADEQUACY</b></p> <p>6. 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.</p> <p>Notes:</p> <ul style="list-style-type: none"> <li>• Under Part 6 of the EP&amp;A Act, the Applicant is required to obtain construction and occupation certificates for the development.</li> <li>• Part 8 of the EP&amp;A Regulation sets out the requirements for the certification of the development.</li> </ul>	<p>The proposed staging will result in no implications or changes for this condition.</p>		
<p><b>DEMOLITION</b></p> <p>7. 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.</p>	<p>The proposed staging will result in no implications or changes for this condition.</p>		
<p><b>PROTECTION OF PUBLIC INFRASTRUCTURE</b></p> <p>8. Unless the Applicant and the applicable authority agree otherwise, the Applicant must:</p>	<p>The proposed staging will result in no implications or changes for this condition.</p>		

Conditions of consent	Implication of the proposed staging		
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<p>(a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by the development; and</p> <p>(b) relocate, or pay the full costs associated with relocating, any public infrastructure that needs to be relocated as a result of the development.</p> <p>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.</p>			
<p><b>OPERATION OF PLANT AND EQUIPMENT</b></p> <p>9. The Applicant must ensure that all plant and equipment used on Noted, or in connection with the development, is:</p> <p>(a) maintained in a proper and efficient condition; and</p> <p>(b) operated in a proper and efficient manner.</p>			The proposed staging will result in no implications or changes for this condition.
<b>Schedule 3 – Environmental Conditions – General</b>			
<p><b>BATTERIES</b></p> <p>Battery Storage Restriction</p> <p>1. The battery storage facility or system associated with the development must not exceed a total delivery capacity of 50 MW or a storage capacity of 100 MWh.</p> <p>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 facility or system in the future.</p>			The proposed staging will result in no implications or changes for this condition.
<p><b>TRANSPORT</b></p> <p>Over-Dimensional and Heavy Vehicle Restrictions</p> <p>2. The Applicant must ensure that the:</p> <p>(a) development does not generate:</p> <ul style="list-style-type: none"> <li>• more than 20 heavy vehicle movements a day on the public road network during construction, upgrading and decommissioning;</li> </ul>			The proposed staging will result in no implications or changes for this condition.

Conditions of consent	Implication of the proposed staging		
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<ul style="list-style-type: none"> <li>• over-dimensional vehicle movements during construction, upgrading and decommissioning; on the public road network; and</li> <li>(b) length of any vehicles (excluding over-dimensional vehicles) used for the development does not exceed 26 metres, unless the Planning Secretary agrees otherwise.</li> <li>3. The Applicant must keep accurate records of the number of over-dimensional and heavy vehicles entering or leaving the site each day for the duration of the project.</li> </ul>			
<p><b>Access Route</b></p> <p>4. All heavy vehicles associated with the development must travel to and from the site via Pinnacles Place via Pinnacles Road, Kanandah Road, Creedon Street and the Barrier Highway as identified in Appendix 3.</p>	The proposed staging will result in no implications or changes for this condition.		
<p><b>Site Access</b></p> <p>5. All vehicles associated with the development must enter and exit the site via the preferred site access point on Pinnacles Place, except for vehicles associated with works at the TransGrid substation which may be accessed from the site access point on Pinnacles Road, as identified in Appendix 3.</p>	For Stage 1 works the relevant strategies, plans and programs will require that all vehicles enter and exit the site via the preferred site access point on Pinnacles Place.	For Stage 2 works the relevant strategies, plans and programs will allow vehicles to enter and exit the site via the preferred site access point on Pinnacles Place and from the site access point on Pinnacles Road.	For Stage 3 works the relevant strategies, plans and programs will require that all vehicles enter and exit the site via the preferred site access point on Pinnacles Place.
<p><b>Road Upgrades</b></p> <p>6. <u>Unless the Planning Secretary agrees otherwise, prior to commencing construction the Applicant must upgrade the site access point on Pinnacles Place as identified in Appendix 1, to the satisfaction of Council.</u></p>	<u>The site access point on Pinnacles Place will be upgraded in accordance with condition 6 prior to commencing</u>	<u>This condition is not relevant to Stage 2 or the Stage 2 strategies, plans and programs.</u>	<u>This condition is not relevant to Stage 3 or the Stage 3 strategies, plans and programs.</u>

Conditions of consent	Implication of the proposed staging		
	Stage 1 – Construction of the BESS	Stage 2 – Construction of the transmission line	Stage 3 – Operation of the Project
	<u>construction at the BESS site.</u>		
<p>Road Maintenance</p> <p>7. The Applicant must:</p> <p>(c) undertake an independent dilapidation survey to assess the:</p> <ul style="list-style-type: none"> <li>existing condition of Pinnacles Place, Pinnacles Road, Kanandah Road and Creedon Street along the transport route, prior to construction, upgrading or decommissioning works; and</li> <li>condition of Pinnacles Place, Pinnacles Road, Kanandah Road and Creedon along the transport route, following construction, upgrading or decommissioning works;</li> </ul> <p>(d) repair Pinnacles Place, Pinnacles Road, Kanandah Road and Creedon along the transport route if dilapidation surveys identify that the road has been damaged as a result of vehicle movements related to the project during construction, upgrading or decommissioning works;</p> <p>in consultation with the relevant roads authority, to the satisfaction of the Planning Secretary.</p> <p>If there is a dispute about the repair of Pinnacles Place, Pinnacles Road, Kanandah Road and Creedon between the applicant and the relevant roads authority, then either party may refer the matter to the Planning Secretary for resolution. The Planning Secretary’s decision on the matter must be final and binding on both parties.</p>	<p>The proposed staging will result in no implications or changes for this condition.</p> <p>The requirement to undertake an independent dilapidation survey will need to be met prior to commencing construction works or in the future should upgrading or decommissioning works be required.</p> <p>The requirement to repair the relevant roads to an agreed standard will need to be met if required.</p> <p>The dispute resolution component of the condition remains valid for all stages.</p>		

Conditions of consent	Implication of the proposed staging		
	Stage 1 – Construction of the BESS	Stage 2 – Construction of the transmission line	Stage 3 – Operation of the Project
<p>Operating Conditions</p> <p>8. The Applicant must ensure:</p> <p>(a) the internal roads are constructed as all-weather roads;</p> <p>(b) the capacity of the existing roadside drainage network is not reduced;</p> <p>(c) all vehicles are loaded and unloaded on site, and enter and leave the site in a forward direction wherever practicable; and</p> <p>(d) vehicles leaving the site are in a clean condition, with loads appropriately covered or contained, to minimise dirt being tracked onto the sealed public road network.</p>	<p>The proposed staging will result in no implications or changes for this condition.</p>		
<p>Traffic Management Plan</p> <p>9. Prior to commencing site access works, 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. This plan must include:</p> <p>(a) details of the transport route to be used for all development-related traffic;</p> <p>(b) details of the temporary on-site construction car park;</p> <p>(c) details of the measures that would be implemented to minimise traffic impacts during construction, upgrading or decommissioning works, including:</p> <ul style="list-style-type: none"> <li>• details of the dilapidation surveys required by condition 6 of Schedule 3 of this consent;</li> <li>• temporary traffic controls, including detours and signage);</li> <li>• notifying the local community about development-related traffic impacts;</li> <li>• procedures for receiving and addressing complaints from the community about development- related traffic;</li> <li>• minimising potential cumulative traffic impacts with other projects in the area, including during construction, upgrading or decommissioning works;</li> </ul>	<p>A Stage 1 Traffic Management Plan (TMP) will be produced to help manage traffic related to the construction of the BESS. All of the subclauses listed under condition 9 will be addressed under the Stage 1 TMP. The response to subclause c would be focused on construction only. The Stage 1 TMP would be prepared prior to commencing site access works</p>	<p>A Stage 2 TMP will be produced to help manage traffic related to the construction of the transmission line. All of the subclauses listed under condition 9 will be addressed under the Stage 2 TMP. The response to subclause c would be focused on construction only. The Stage 2 TMP would be prepared prior to commencing construction of the transmission line.</p>	<p>The Stage 3 Environmental Management Strategy (EMS) will include a TMP to help manage traffic related to the operation of the Project. All of the subclauses listed under condition 9 will be addressed under the Stage 3 TMP. The response to subclause c would be focused on upgrading or decommissioning works only. The Stage 3 TMP would be prepared prior to commencing operation of the Project.</p>

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	Stage 1 – Construction of the BESS	Stage 2 – Construction of the transmission line	Stage 3 – Operation of the Project
<ul style="list-style-type: none"> <li>• minimising potential for conflict with school buses and other road users as far as practicable, including preventing queuing on the public road network (measures also required during operation of the project);</li> <li>• minimising dirt tracked onto the public road network from development-related traffic;</li> <li>• scheduling of haulage vehicle movements to minimise convoy length or platoons;</li> <li>• responding to local climate conditions that may affect road safety such as fog, dust, wet weather and flooding;</li> <li>• monthly monitoring for, and responding to, any emergency repair and/or maintenance requirements; and</li> </ul> <p>(d) a driver’s code of conduct that addresses:</p> <ul style="list-style-type: none"> <li>• travelling speeds;</li> <li>• driver fatigue;</li> <li>• procedures to ensure that drivers adhere to the designated transport routes and speed limits; and</li> <li>• procedures to ensure that drivers implement safe driving practices;</li> </ul> <p>(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.</p> <p>Following the Planning Secretary’s approval, the Applicant must implement the Traffic Management Plan.</p>			
<p><b>BIODIVERSITY</b></p> <p>Vegetation Clearance</p> <p>10. The Applicant must not clear any native vegetation or fauna habitat located outside the approved disturbance areas described in the EIS.</p>	The proposed staging will result in no implications or changes for this condition.		



Conditions of consent	Implication of the proposed staging		
	Stage 1 – Construction of the BESS	Stage 2 – Construction of the transmission line	Stage 3 – Operation of the Project
<p>Biodiversity Offsets</p> <p>11. Prior to carrying out any development that could directly or indirectly impact the biodiversity values requiring offset, the Applicant must retire biodiversity credits of a number and class specified in Table 1 and Table 2 below, unless the Planning Secretary agrees otherwise. The retirement of these credits must be carried out in accordance with the NSW Biodiversity Offsets Scheme and can be achieved by:</p> <p>(a) acquiring or retiring 'biodiversity credits' within the meaning of the Biodiversity Conservation Act 2016;</p> <p>(b) making payments into an offset fund that has been developed by the NSW Government; or</p> <p>(c) funding a biodiversity conservation action that benefits the entity impacted and is listed in the ancillary rules of the biodiversity offset scheme.</p>	<p>The proposed staging approach will mean that AGL will retire biodiversity credits for direct and indirect biodiversity impacts related to the Stage 1 works (i.e. development of the BESS). These credits will be retired prior to carrying out any development related to Stage 1.</p>	<p>The proposed staging approach will mean that AGL will retire biodiversity credits for direct and indirect biodiversity impacts related to the Stage 2 works (i.e. development of the transmission line connection). These credits will be retired prior to carrying out any development related to Stage 2.</p>	<p>This condition is not applicable to Stage 3.</p>
<p>Biodiversity Management Plan</p> <p>12. Prior to commencing construction, the Applicant must prepare a Biodiversity Management Plan for the development in consultation with BCS, and to the satisfaction of the Planning Secretary. This plan must:</p> <p>(a) include a description of the measures and timeframes that would be implemented for:</p> <ul style="list-style-type: none"> <li>• protecting vegetation and fauna habitat outside the approved disturbance areas;</li> <li>• minimising clearing and avoiding unnecessary disturbance of vegetation that is associated with the construction and operation of the development;</li> <li>• minimising the impacts to fauna on site and implementing fauna management protocols;</li> <li>• rehabilitating and revegetating disturbance areas with species that are endemic to the area;</li> </ul>	<p>The Stage 1 EMS will include a Biodiversity Management Plan (BMP) to help manage potential biodiversity impacts related to the construction of the BESS. All of the subclauses listed under condition 12 will be addressed under the Stage 1 BMP. The Stage 1 BMP would be prepared prior to commencing construction at the BESS site.</p>	<p>The Stage 2 EMS will include a BMP to help manage potential biodiversity impacts related to the construction of the transmission line. All of the subclauses listed under condition 12 will be addressed under the Stage 2 BMP. The Stage 2 BMP would be prepared prior to commencing construction of the transmission line.</p>	<p>The Stage 3 EMS will include a BMP to help manage potential biodiversity impacts related to the operation of the Project. All of the subclauses listed under condition 12 will be addressed under the Stage 3 BMP. The Stage 3 BMP would be prepared prior to commencing operation of the Project.</p>

Conditions of consent	Implication of the proposed staging		
	Stage 1 – Construction of the BESS	Stage 2 – Construction of the transmission line	Stage 3 – Operation of the Project
<ul style="list-style-type: none"> <li>• 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</li> <li>• controlling weeds, feral pests and pathogens;</li> </ul> <p>(b) include a program to monitor and report on the effectiveness of mitigation measures; and</p> <p>(c) include details of who would be responsible for monitoring, reviewing and implementing the plan.</p> <p>Following the Planning Secretary’s approval, the Applicant must implement the Biodiversity Management Plan.</p> <p>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.</p>			
<p>AMENITY</p> <p>Construction, Upgrading and Decommissioning Hours</p> <p>13. Unless the Planning Secretary agrees otherwise, the Applicant may only undertake road upgrades, construction, upgrading or decommissioning activities between:</p> <p>(a) 7 am to 6 pm Monday to Friday;</p> <p>(b) 8 am to 1 pm Saturdays; and</p> <p>(c) at no time on Sundays and NSW public holidays.</p>	<p>The Stage 1 EMS will include measures to address this condition in relation to construction of the BESS. The measures would be focused on road upgrades and construction only. The Stage 1 EMS would be prepared prior to commencing construction.</p>	<p>The Stage 2 EMS will include measures to address this condition in relation to construction of the transmission line. The measures would be focused on road upgrades and construction only. The Stage 2 EMS would be prepared prior to commencing</p>	<p>The Stage 3 EMS will include measures to address this condition in relation to the potential upgrade and decommissioning activities. The Stage 3 EMS would be prepared prior to commencing operation of the Project.</p>

Conditions of consent	Implication of the proposed staging		
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<p>The following construction, upgrading or decommissioning activities may be undertaken outside these hours without the approval of the Planning Secretary:</p> <ul style="list-style-type: none"> <li>• the delivery of materials as requested by the NSW Police Force or other authorities for safety reasons; or</li> <li>• emergency work to avoid the loss of life, property and/or material harm to the environment.</li> </ul>		construction of the transmission line.	
<p>Noise</p> <p>14. The Applicant must:</p> <p>(a) minimise the noise generated by any construction, upgrading 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; and</p> <p>(b) ensure that the noise generated by the operation of the development during the night does not exceed 35 dB(A) LAeq,15min to be determined in accordance with the procedures in the NSW Noise Policy for Industry (EPA, 2017) at any non-associated residence.</p>	<p>The Stage 1 EMS will include measures to address this condition in relation to construction of the BESS only. The Stage 1 EMS would be prepared prior to commencing construction.</p>	<p>The Stage 2 EMS will include measures to address this condition in relation to construction of the transmission line only. The Stage 2 EMS would be prepared prior to commencing construction of the transmission line.</p>	<p>The Stage 3 EMS will include measures to address this condition in relation to the potential upgrade, decommissioning and operational activities. The Stage 3 EMS would be prepared prior to commencing operation of the Project.</p>
<p>Dust</p> <p>15. The Applicant must minimise the dust generated by the development.</p>	The proposed staging will result in no implications or changes for this condition.		
<p>Visual</p> <p>16. The Applicant must:</p> <p>(a) minimise the off-site visual impacts of the development, including the potential for any glare or reflection;</p> <p>(b) ensure the visual appearance of all ancillary infrastructure (including paint colours) blends in as far as possible with the surrounding landscape; and</p> <p>(c) not mount any advertising signs or logos on site, except where this is required for identification or safety purposes.</p>	The proposed staging will result in no implications or changes for this condition.		

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<p>Lighting</p> <p>17. The Applicant must:</p> <p>(d) minimise the off-site lighting impacts of the development; and</p> <p>(e) ensure that any external lighting associated with the development:</p> <ul style="list-style-type: none"> <li>• is installed as low intensity lighting (except where required for safety or emergency purposes);</li> <li>• does not shine above the horizontal; and</li> <li>• complies with Australian/New Zealand Standard AS/NZS 4282:2019 – Control of Obtrusive Effects of Outdoor Lighting, and the Dark Sky Planning Guidelines (DPE 2018) or its latest versions.</li> </ul>	<p>The proposed staging will result in no implications or changes for this condition.</p>		
<p>HERITAGE</p> <p>Protection of Heritage Items</p> <p>18. The Applicant must ensure the development does not cause any direct or indirect impacts on the Aboriginal heritage items located outside the approved development footprint.</p>	<p>The proposed staging will result in no implications or changes for this condition.</p>		
<p>Heritage Management Plan</p> <p>19. Prior to carrying out any development the Applicant must prepare a Heritage Management Plan for the development to the satisfaction of the Planning Secretary. This plan must:</p> <p>(a) be prepared by suitably qualified and experienced persons whose appointment has been endorsed by the Planning Secretary;</p> <p>(b) be prepared in consultation with Heritage NSW and Aboriginal Stakeholders;</p> <p>(c) include a description of the measures that would be implemented for:</p> <ul style="list-style-type: none"> <li>• a contingency plan and reporting procedure if: <ul style="list-style-type: none"> <li>- previously unidentified heritage items are found; or</li> </ul> </li> </ul>	<p>The Stage 1 Heritage Management Plan (HMP) will be produced to help manage potential heritage impacts related to the construction of the BESS. All of the subclauses listed under condition 19 will be addressed under the Stage 1 HMP. The</p>	<p>A Stage 2 HMP will be produced to help manage potential heritage impacts related to the construction of the transmission line. All of the subclauses listed under condition 19 will be addressed under the Stage 2 HMP. The Stage 2 HMP would</p>	<p>The Stage 3 EMS will include a Stage 3 HMP to help manage potential heritage impacts related to the operation of the Project. All of the subclauses listed under condition 19 will be addressed under the Stage 3 HMP. The Stage 3 HMP would be prepared prior to</p>

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<p>- Aboriginal skeletal material is discovered;</p> <ul style="list-style-type: none"> <li>ensuring workers on site receive suitable heritage inductions prior to carrying out any development on site, and that records are kept of these inductions; and</li> <li>ongoing consultation with Aboriginal stakeholders during the implementation of the plan; and</li> </ul> <p>(d) include a program to monitor and report on the effectiveness of these measures and any heritage impacts of the project.</p> <p>Following the Planning Secretary’s approval, the Applicant must implement the Heritage Management Plan.</p>	<p>Stage 1 HMP would be prepared prior to carrying out any development at the BESS site.</p>	<p>be prepared prior to carrying out any development relates to the transmission line.</p>	<p>commencing operation of the Project.</p>
<p><b>SOIL AND WATER</b></p> <p>Water Supply</p> <p>20. The Applicant must ensure that it has sufficient water for all stages of the development, and if necessary, adjust the scale of the development to match its available water supply.</p> <p>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.</p>	<p>The proposed staging will result in no implications or changes for this condition.</p>		
<p>Water Pollution</p> <p>21. The Applicant must ensure that the development does not cause any water pollution, as defined under Section 120 of the POEO Act.</p>	<p>The proposed staging will result in no implications or changes for this condition.</p>		

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<p>Operating Conditions</p> <p>22. The Applicant must:</p> <p>(a) minimise erosion and control sediment generation;</p> <p>(b) ensure the battery storage and ancillary infrastructure and any other land disturbance associated with the construction, upgrading or decommissioning of the development have appropriate drainage and erosion and sediment controls designed, installed and maintained in accordance with Managing Urban Stormwater: Soils and Construction (Landcom, 2004) manual, or its latest version;</p> <p>(c) ensure the battery storage and ancillary infrastructure (including security fencing) are designed, constructed and maintained to reduce impacts on surface water, localised flooding and groundwater at the site;</p> <p>(d) ensure all works are undertaken in accordance with Guidelines for Controlled Activities on Waterfront Land (NRAR, 2018), unless DPIE Water agrees otherwise.</p>	<p>The Stage 1 EMS will include a Soil and Water Management Plan (SWMP) to help manage potential soil, water and erosion impacts related to the construction of the BESS. All of the subclauses listed under condition 22 will be addressed under the Stage 1 SWMP except for subclause (d) as the BESS site is not located on waterfront land. The Stage 1 SWMP would be prepared prior to commencing construction at the BESS site.</p>	<p>The Stage 1 EMS will include a SWMP to help manage potential soil, water and erosion impacts related to the construction of the transmission line. All of the subclauses listed under condition 22 will be addressed under the Stage 2 SWMP. The Stage 2 SWMP would be prepared prior to commencing construction related to the transmission line.</p>	<p>The Stage 3 EMS will include a SWMP to help manage potential soil, water and erosion impacts related to the operation, upgrading and decommissioning of the Project. All of the subclauses listed under condition 22 will be addressed under the Stage 3 SWMP. The Stage 3 SWMP would be prepared prior to commencing operation of the Project.</p>

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	Stage 1 – Construction of the BESS	Stage 2 – Construction of the transmission line	Stage 3 – Operation of the Project
<p>Soil and Water Management Plan</p> <p>23. Prior to commencing construction, the Applicant must prepare a Soil and Water Management Plan for the development in consultation with DPIE Water. This plan must:</p> <p>(a) demonstrate how the project will meet conditions 21 and 22(a) to (d); and</p> <p>(b) include details of the soil erosion control measures including sediment basins.</p> <p>The Applicant must implement the Soil and Water Management Plan for construction upgrading, operation and/or decommissioning of the development.</p>	<p>The Stage 1 EMS will include a Soil and Water Management Plan (SWMP) to help manage potential soil, water and erosion impacts related to the construction of the BESS. All of the subclauses listed under condition 23 will be addressed under the Stage 1 SWMP. The Stage 1 SWMP would be prepared prior to commencing construction at the BESS site.</p>	<p>The Stage 2 EMS will include a SWMP to help manage potential soil, water and erosion impacts related to the construction of the transmission line. All of the subclauses listed under condition 23 will be addressed under the Stage 2 SWMP. The Stage 2 SWMP would be prepared prior to commencing construction related to the transmission line.</p>	<p>The Stage 3 EMS will include a SWMP to help manage potential soil, water and erosion impacts related to the operation, upgrading and decommissioning of the Project. All of the subclauses listed under condition 23 will be addressed under the Stage 3 SWMP. The Stage 3 SWMP would be prepared prior to commencing operation of the Project.</p>
<p>HAZARDS</p> <p>Fire Safety Study</p> <p>24. Prior to commencing construction, unless the Planning Secretary agrees otherwise, the Applicant must prepare a Fire Safety Study for the development, to the satisfaction of FRNSW and the Planning Secretary.</p> <p>The study must:</p> <p>(a) be consistent with the Department’s Hazardous Industry Planning Advisory Paper No. 2 ‘Fire Safety Study’ guideline and relevant Australian Standards and International Guidelines; and</p> <p>(b) describe the final design of the battery storage facility.</p> <p>Following completion of the Study, the Applicant must implement the measures described in the Fire Safety Study.</p>	<p>The Fire Safety Study (FSSS) will be produced in accordance with condition 24 prior to commencing construction at the BESS site.</p>	<p>The FSSS will be reviewed and if necessary updated prior to commencing construction related to the transmission line. Should an update be required then this updated version would be produced in accordance with condition 24 prior to commencing construction of</p>	<p>The FSSS would be a standalone document available during the operation of the Project.</p>

Conditions of consent	Implication of the proposed staging		
	Stage 1 – Construction of the BESS	Stage 2 – Construction of the transmission line	Stage 3 – Operation of the Project
		activities related to the transmission line.	
<p>Storage and Handling of Dangerous Goods</p> <p>25. The Applicant must store and handle all chemicals, fuels and oils used on-site in accordance with:</p> <p>(a) the requirements of all relevant Australian Standards; and</p> <p>(b) the NSW EPA’s Storing and Handling of Liquids: Environmental Protection – Participants Handbook if the chemicals are liquids.</p> <p>In the event of an inconsistency between the requirements (a) and (b) above, the most stringent requirement must prevail to the extent of the inconsistency.</p>	The proposed staging will result in no implications or changes for this condition.		
<p>Operating Conditions</p> <p>26. The Applicant must:</p> <p>(a) minimise the fire risks of the development, including managing vegetation fuel loads on-site;</p> <p>(b) ensure that the development:</p> <ul style="list-style-type: none"> <li>• includes defensible space as outlined in the EIS and as shown in Appendix 1, permitting unobstructed vehicle access to the site;</li> <li>• manages the defensible space as an Asset Protection Zone;</li> <li>• complies with the relevant asset protection requirements in the RFS’s Planning for Bushfire Protection 2019 (or equivalent) and Standards for Asset Protection Zones (including provision of water, electricity and gas, ancillary equipment, transmission lines and management of vegetation) as otherwise approved by the Rural Fire Service;</li> </ul> <p>(c) assist the RFS and emergency services as much as practicable if there is a fire in the vicinity of the site; and</p>	The proposed staging will result in no implications or changes for this condition.		



Conditions of consent	Implication of the proposed staging		
	Stage 1 – Construction of the BESS	Stage 2 – Construction of the transmission line	Stage 3 – Operation of the Project
(d) notify the relevant local emergency management committee following construction of the development, and prior to commencing operations.			
<p>Emergency Plan</p> <p>27. Prior to commencing construction, the Applicant must develop and implement a comprehensive Emergency Plan and detailed emergency procedures for the development in consultation with FRNSW and the NSW RFS. The Applicant must keep two copies of the plan on-site in a prominent position adjacent to the site entry point at all times. The plan must:</p> <p>(a) be consistent with the Department’s Hazardous Industry Planning Advisory Paper No. 1, ‘Emergency Planning’ and RFS’s Planning for Bushfire Protection 2019 (or equivalent);</p> <p>(b) identify the fire risks and hazards and detailed measures for the development to prevent or mitigate fires igniting;</p> <p>(c) include procedures that would be implemented if there is a fire on-site or in the vicinity of the site;</p> <p>(d) list works that should not be carried out during a total fire ban;</p> <p>(e) include availability of fire suppression equipment, access and water;</p> <p>(f) include procedures for the storage and maintenance of any flammable materials;</p> <p>(g) notification of the local RFS Fire Control Centre for any works that have the potential to ignite surrounding vegetation proposed to be carried out during a bushfire danger period to ensure whether conditions are appropriate;</p> <p>(h) detail access provisions for emergency vehicles and contact details for both a primary and alternative site contact who may be reached 24/7 in the event of an emergency;</p> <p>(i) include a figure showing site infrastructure, Asset Protection Zone and any on-site water supply tank;</p>	The proposed staging will result in no implications or changes for this condition.		

Conditions of consent	Implication of the proposed staging		
	Stage 1 – Construction of the BESS	Stage 2 – Construction of the transmission line	Stage 3 – Operation of the Project
<p>(j) include location of hazards (physical, chemical and electrical) that may impact on fire fighting operations and procedures to manage identified hazards during fire fighting operations;</p> <p>(k) include details of the location, management and maintenance of the Asset Protection Zone and who is responsible for the maintenance and management of the Asset Protection Zone;</p> <p>(l) include bushfire emergency management planning; and</p> <p>(m) include details of the how RFS would be notified, and procedures that would be implemented, in the event that:</p> <ul style="list-style-type: none"> <li>• there is a fire on-site or in the vicinity of the site;</li> <li>• there are any activities on site that would have the potential to ignite surrounding vegetation; or</li> <li>• there are any proposed activities to be carried out during a bushfire danger period; and</li> </ul> <p>(n) include details on how the battery storage facility and sub-systems can be safely isolated in an emergency.</p> <p>The Applicant must implement the Emergency Plan for the duration of the development.</p>			
<p><b>WASTE</b></p> <p>28. The Applicant must:</p> <p>(a) minimise the waste generated by the development;</p> <p>(b) classify all waste generated on site in accordance with the EPA's Waste Classification Guidelines 2014 (or its latest version);</p> <p>(c) store and handle all waste on site in accordance with its classification;</p> <p>(d) not receive or dispose of any waste on site; and</p>	<p>The proposed staging will result in no implications or changes for this condition.</p>		

Conditions of consent	Implication of the proposed staging		
	Stage 1 – Construction of the BESS	Stage 2 – Construction of the transmission line	Stage 3 – Operation of the Project
(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.			
<p><u>REMEDIATION</u></p> <p><u>Remedial Works</u></p> <p><u>29. Prior to carrying out any development, the Applicant must develop and implement a Remedial Action Plan prepared in accordance with the relevant guidelines produced or approved under the Contaminated Lands Management Act 1997. Remediation works must be undertaken by a suitably qualified and experienced consultant(s).</u></p>	<p><u>A Remedial Action Plan will be developed and implemented in accordance with condition 29 prior to carrying out and development at the BESS site.</u></p>	<p><u>This condition is not relevant to Stage 2 or the Stage 2 strategies, plans and programs.</u></p>	<p><u>This condition is not relevant to Stage 3 or the Stage 3 strategies, plans and programs.</u></p>
<p><u>Validation Report</u></p> <p><u>30. Within one month of the completion of the remediation works, the Applicant must submit a copy of a validation report/letter to the Planning Secretary, which has been prepared, or reviewed and approved, by a consultant certified under either the Environment Institute of Australia and New Zealand's Certified Environmental Practitioner (Site Contamination) Scheme (CEnvP(SC)) or the Soil Science Australia Certified Professional Soil Scientist Contaminated Site Assessment and Management (CPSS CSAM) scheme.</u></p>	<p><u>A validation report/letter will be produced and submitted in accordance with condition 30 within one month of the completion of the remediation works at the BESS site.</u></p>	<p><u>This condition is not relevant to Stage 2 or the Stage 2 strategies, plans and programs.</u></p>	<p><u>This condition is not relevant to Stage 3 or the Stage 3 strategies, plans and programs.</u></p>
<p><u>Unexpected Finds</u></p> <p><u>31. Prior to the commencement of construction, the Applicant must prepare an unexpected finds procedure to ensure that potentially contaminated material is appropriately managed. The procedure must form part of the Environmental Management Strategy for the development and must ensure any material identified as contaminated is be disposed off-site, with the disposal location and results of testing submitted to the Planning Secretary, prior to its removal from the site.</u></p>	<p><u>The requirements of condition 31 will be met as part of Stage 1 and will be documented in the EMS for Stage 1.</u></p>	<p><u>The requirements of condition 31 will be met as part of Stage 2 and will be documented in the EMS for Stage 2.</u></p>	<p><u>This condition is not relevant to Stage 3 or the Stage 3 strategies, plans and programs.</u></p>

Conditions of consent	Implication of the proposed staging		
	Stage 1 – Construction of the BESS	Stage 2 – Construction of the transmission line	Stage 3 – Operation of the Project
<p><b>DECOMMISSIONING AND REHABILITATION</b></p> <p><u>32. 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.</u></p>	<p><u>This condition is not relevant to Stage 1 or the Stage 1 strategies, plans and programs.</u></p>	<p><u>This condition is not relevant to Stage 2 or the Stage 2 strategies, plans and programs.</u></p>	<p><u>The requirements of condition 32 will be met as part of Stage 3 and will be documented in the EMS for Stage 3.</u></p>
<p><b>Schedule 4 – Environmental Management and Reporting</b></p>			
<p><b>ENVIRONMENTAL MANAGEMENT</b></p> <p>Environmental Management Strategy</p> <p>1. 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:</p> <p>(a) provide the strategic framework for environmental management of the development;</p> <p>(b) identify the statutory approvals that apply to the development;</p> <p>(c) describe the role, responsibility, authority and accountability of all key personnel involved in the environmental management of the development;</p> <p>(d) describe the procedures that would be implemented to:</p> <ul style="list-style-type: none"> <li>• keep the local community and relevant agencies informed about the operation and environmental performance of the development;</li> <li>• receive, handle, respond to, and record complaints;</li> <li>• resolve any disputes that may arise;</li> <li>• respond to any non-compliance;</li> <li>• respond to emergencies; and</li> </ul> <p>(e) include:</p>	<p>An EMS for Stage 1 will be produced that addresses all of the requirements of this condition in relation to construction of the BESS only. The Stage 1 EMS will be prepared prior to commencing construction at the BESS site and will include or reference other relevant conditions or Stage 1 management plans as necessary.</p>	<p>An EMS for Stage 2 will be produced that addresses all of the requirements of this condition in relation to construction of the transmission line only. The Stage 2 EMS will be prepared prior to commencing construction of the transmission line and will include or reference other relevant conditions or Stage 2 management plans as necessary.</p>	<p>An EMS for Stage 3 will be produced that addresses all of the requirements of this condition in relation to potential upgrade, decommissioning and operational activities. The Stage 3 EMS would be prepared prior to commencing operation of the Project and will include or reference other relevant conditions or Stage 3 management plans as necessary.</p>

Conditions of consent	Implication of the proposed staging		
	Stage 1 – Construction of the BESS	Stage 2 – Construction of the transmission line	Stage 3 – Operation of the Project
<ul style="list-style-type: none"> <li>• references to any plans approved under the conditions of this consent; and</li> <li>• a clear plan depicting all the monitoring to be carried out in relation to the development.</li> </ul> <p>Following the Planning Secretary’s approval, the Applicant must implement the Environmental Management Strategy.</p>			
<p>Revision of Strategies, Plans and Programs</p> <p>2. The Applicant must:</p> <p>(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</p> <p>(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:</p> <ul style="list-style-type: none"> <li>• submission of an incident report under condition 7 of Schedule 4;</li> <li>• submission of an audit report under condition 11 of Schedule 4; or</li> <li>• any modification to the conditions of this consent.</li> </ul>	The proposed staging will result in no implications or changes for this condition.		
<p>Updating and Staging of Strategies, Plans or Programs</p> <p>3. With the approval of the Planning Secretary, the Applicant may submit any strategy, plan or program required by this consent on a progressive basis. To ensure the strategies, plans or programs under the conditions of this consent are updated on a regular basis, the Applicant may at any time submit revised strategies, plans or programs to the Planning Secretary for approval. With the agreement of the Planning Secretary, the Applicant may prepare any revised strategy, plan or program without undertaking consultation with all the parties referred to under the relevant condition of this consent.</p> <p>Notes:</p>	The proposed staging will result in no implications or changes for this condition.		

Conditions of consent	Implication of the proposed staging		
	Stage 1 – Construction of the BESS	Stage 2 – Construction of the transmission line	Stage 3 – Operation of the Project
<ul style="list-style-type: none"> <li>• While any strategy, plan or program may be submitted on a progressive basis, the Applicant must ensure that all development being carried out on site is covered by suitable strategies, plans or programs at all times.</li> <li>• If the submission of any strategy, plan or program is to be staged, then the relevant strategy, plan or program must clearly describe the specific stage to which the strategy, plan or program applies, the relationship of this stage to any future stages, and the trigger for updating the strategy, plan or program.</li> </ul>			
<p><b>NOTIFICATIONS</b></p> <p>Notification of Department</p> <p>4. Prior to commencing the construction, operations, upgrading or decommissioning of the development or the cessation of operations, the Applicant must notify 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.</p>	The proposed staging will result in no implications or changes for this condition.		
<p>Final Layout Plans</p> <p>5. 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, showing comparison to the approved layout and including details on the siting of the battery storage and ancillary infrastructure, via the Major Projects website.</p>	The Final Layout Plans for the BESS site will be produced in accordance with condition 5 prior to commencing construction at the BESS site.	The Final Layout Plans for the transmission line and substation connection will be produced in accordance with condition 5 prior to commencing construction related to the transmission line.	This condition is not applicable to Stage 3.

Conditions of consent	Implication of the proposed staging		
	Stage 1 – Construction of the BESS	Stage 2 – Construction of the transmission line	Stage 3 – Operation of the Project
<p>Work as Executed Plans</p> <p>6. Prior to commencing operations or following the upgrades of any battery storage infrastructure or ancillary infrastructure, the Applicant must submit work as executed plans of the development showing comparison to the approved final layout plans to the Department via the Major Projects website.</p>	<p>The proposed staging will result in no implications or changes for this condition.</p>		
<p>Incident Notification</p> <p>7. 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 4.</p>	<p>The proposed staging will result in no implications or changes for this condition.</p>		
<p>Non-Compliance Notification</p> <p>8. The Planning Secretary must be notified in writing via the Major Projects website within seven days after the Applicant becomes aware of any non-compliance.</p> <p>9. 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.</p> <p>10. A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.</p>	<p>The proposed staging will result in no implications or changes for these conditions.</p>		
<p><u>INDEPENDENT ENVIRONMENTAL AUDIT</u></p> <p>11. <u>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:</u></p> <p><u>(a) within 3 months of commencing construction; and</u></p>	<p><u>The proposed staging will result in no implications or changes for these conditions except that for Stage 1 only Condition 11(a) will</u></p>	<p><u>The proposed staging will result in no implications or changes for these conditions except that for Stage 2 only Condition 11(a) will</u></p>	<p><u>The proposed staging will result in no implications or changes for these conditions except that for Stage 3 only Condition 11(b) will</u></p>

Conditions of consent	Implication of the proposed staging		
	Stage 1 – Construction of the BESS	Stage 2 – Construction of the transmission line	Stage 3 – Operation of the Project
<p>(b) within 3 months of commencement of operations.</p> <p>12. <u>Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the commencement of an Independent Audit.</u></p> <p>13. <u>The Planning Secretary may require the initial and subsequent Independent Audits to be undertaken at different times to those specified in condition 11 of Schedule 4 upon giving at least 4 weeks’ notice to the Applicant of the date upon which the audit must be commenced.</u></p> <p>14. <u>In accordance with the specific requirements in the Independent Audit Post Approval Requirements (2020), the Applicant must:</u></p> <p>(a) <u>review and respond to each Independent Audit Report prepared under condition 11 of Schedule 4 of this consent, or condition 13 of Schedule 4 where notice is given by the Planning Secretary;</u></p> <p>(b) <u>submit the response to the Planning Secretary; and</u></p> <p>(c) <u>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.</u></p> <p>15. <u>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 Approvals Requirements (2020) unless otherwise agreed by the Planning Secretary.</u></p> <p>16. <u>Notwithstanding the requirements of the Independent Audit Post Approvals 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.</u></p>	<p><u>apply and Condition 11(b) will not apply. Apart from this exception, Conditions 11 to 16 will be met during Stage 1.</u></p> <p><u>Should construction commence for Stage 1 and construction for Stage 2 commence shortly afterwards, a single combined independent audit would be produced for both construction stages.</u></p>	<p><u>apply and Condition 11(b) will not apply. Apart from this exception, Conditions 11 to 16 will be met during Stage 2.</u></p> <p><u>Should construction commence for Stage 1 and construction for Stage 2 commence shortly afterwards, a single combined independent audit would be produced for both construction stages.</u></p>	<p><u>apply and Condition 11(a) will not apply. Apart from this exception, Conditions 11 to 16 will be met during Stage 3.</u></p>
<p>ACCESS TO INFORMATION</p> <p>17. The Applicant must:</p>	<p>The proposed staging will result in no implications or changes for this condition.</p>		



Conditions of consent	Implication of the proposed staging		
	Stage 1 – Construction of the BESS	Stage 2 – Construction of the transmission line	Stage 3 – Operation of the Project
<p>(a) make the following information publicly available on its website as relevant to the stage of the development:</p> <ul style="list-style-type: none"> <li>• the EIS;</li> <li>• the final layout plans for the development;</li> <li>• current statutory approvals for the development;</li> <li>• approved strategies, plans or programs required under the conditions of this consent;</li> <li>• the proposed staging plans for the development if the construction, operation or decommissioning of the development is to be staged;</li> <li>• how complaints about the development can be made;</li> <li>• a complaints register;</li> <li>• any independent environmental audit, and the Applicant’s response to the recommendations in any audit; and</li> <li>• any other matter required by the Planning Secretary; and (b) keep this information up to date.</li> </ul>			
Appendix 1	The proposed staging will result in no implications or changes for this appendix.		
Appendix 2	The proposed staging will result in no implications or changes for this appendix.		
Appendix 3	The proposed staging will result in no implications or changes for this appendix.		
Appendix 4	The proposed staging will result in no implications or changes for this appendix.		