

CONSOLIDATED CONSENT

Development Consent

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

The Independent Planning Commission of NSW 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.

Terry Bailey (Chair)
Member of the Commission

Alison McCabe
Member of the Commission

Shelley Penn AM
Member of the Commission

Sydney

7 October 2025

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

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

SCHEDULE 1

Application Number: SSD 23700028

Applicant: Tallawang Solar Hybrid Pty Ltd ACN 677 216 036 as trustee for Tallawang Solar Hybrid Trust ABN 35 124 830 475

Consent Authority: Independent Planning Commission of NSW

Land: See Appendix 2

Development: Tallawang Solar Farm

Red type represents Modification 1 (SSD-23700028-Mod-1)

Bue type represents Modification 2 (SSD-23700028-Mod-2)

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Application Number	Determination Date	Decider	Modification Description
SSD-23700028-Mod-1	10 September 2026	Director	Provide temporary site access to light and heavy vehicles through the use of a new site access point during pre-construction minor works.
SSD-23700028-Mod-2	23 September 2026	Director	Increase the approved energy storage capacity of the BESS.

FOR INFORMATION

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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 the temporary workers accommodation facility, collector substations, switching stations, permanent offices, battery storage, site compounds, electricity transmission lines and internal roads
Applicant	Tallawang Solar Hybrid Pty Ltd ACN 677 216 036 as trustee for Tallawang Solar Hybrid Trust ABN 35 124 830 475, or any person who seeks to carry out the development approved under this consent
AUL(s)	Auxiliary Left Turn (short)
Battery storage	Large scale energy storage system
Cessation of operations	Operation of the development has ceased for a continuous period of 12 months
CHR	Channelised Right Turn
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 1 and 2 inclusive
Consent authority	Independent Planning Commission of NSW
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 and pre-construction minor works)
Council	Mid-Western Regional Council
CPHR	Conservation Programs, Heritage and Regulation Group within NSW DCCEEW
CWO REZ Transmission	Central-West Orana REZ Transmission Project (SSI-48323210)
Decommissioning	The removal of solar panels and ancillary infrastructure and/or rehabilitation of the site
Department	Department of Planning, Housing and Infrastructure
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)
EIS	The Environmental Impact Statement for Tallawang Solar Farm dated 11 August 2022, the Submissions Report dated 7 May 2024, the amendment report dated 15 May 2024, and the additional information provided to the Department by the Applicant dated 26 October 2022, 12 July 2024, 15 August 2024, 22 August 2024, 28 August 2024, 18 September 2024, 20 September 2024, 10 December 2024, 19 December 2024, 17 February 2025, 7 March 2025 and 9 July 2025 as modified by: • Tallawang Solar Farm Modification Report 1 – Temporary Access dated 1 May 2026 and additional information dated 8 July 2026, 17 August 2026 and 10 September 2026; and • Tallawang Solar Farm Modification Report 2 – Energy Storage Capacity dated 28 April 2026, Request to Amend Condition B42 letter dated 16 September 2026, and additional information dated 8 April 2026 and 29 June 2026.
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
EnergyCo	Energy Corporation of New South Wales
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 Heavy Vehicle National Law, (NSW), but excluding light and medium rigid trucks and buses not 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 NSW Class 1 Load Carrying Vehicle Operator's Guide or an NSW notice on the NHVR website
Heritage NSW	Heritage NSW Group within NSW DCCEEW
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>
High Risk Heavy Vehicle requiring escort	A vehicle under escort identified "high risk" as defined in Table 1 of TfNSW's <i>Fact Sheet for Transport Management Plan</i> (as amended)

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Incident	An occurrence or set of circumstances that causes or threatens to cause material harm to the environment, and as a consequence of that environmental harm, may cause harm to the health and safety of human beings, and which may or may not be or cause a non-compliance
Material harm	Is harm that: - 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 \$50,000 (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) Note: This definition excludes “harm” that is either authorised under this consent or any other statutory approval. Note: For the purposes of this definition, material harm excludes incidents captured by Work Health and Safety reporting requirements
Minimise	Implement all reasonable and feasible mitigation measures to reduce the impacts of the development
Minister	Minister for Planning and Public Spaces, or delegate
Maximum Energy Discharge Capacity (MW)	The rated output active power as defined by 4.3.5 of IEC 62933-1 Ed. 2.0 b:2024, Electrical energy storage (EES) systems – Part 1
Maximum Energy Storage Capacity (MWh)	The effective Energy Storage Capacity at the Beginning of Service Life as described by Figure 1 of IEC 62933-1 Ed. 2.0 b:2024, Electrical energy storage (EES) systems – Part 1
Non-compliance	An occurrence, set of circumstances or development that is a breach of this consent but is not an incident
NSW DCCEEW	NSW Department of Climate Change, Energy, the Environment and Water
Operation	The operation of the development, but does not include commissioning, trials of equipment or the use of temporary facilities
Planning Secretary	Secretary of the Department, or nominee
POEO Act	<i>Protection of the Environment Operations Act 1997</i>
Pre-construction minor works	Includes the following activities: - artefact surveys and/or salvage; - overhead line safety marking; - building and road dilapidation surveys; - geotechnical drilling, excavation or salvage; - establishing temporary site office (in locations meeting the criteria identified in the conditions of this consent) - installation of environmental impact mitigation measures, fencing and enabling works; and - construction of minor access roads and minor adjustments to services/utilities, etc.
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
RAP	Registered Aboriginal Party
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
SES	NSW State Emergency Service
Site	As shown in Appendix 1 and listed in Appendix 2
Solar and BESS component	Solar arrays, battery energy storage system, operational buildings, road upgrades, transmission connection, construction compound and storage laydown areas not used for the temporary workers accommodation facility
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

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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
Water Group	Water Group within NSW DCCEEW

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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, operation, commissioning, upgrading, rehabilitation or decommissioning of the development.

TERMS OF CONSENT

- A2. The development may only be carried out:
- (a) in compliance with the conditions of this consent;
 - (b) in accordance with all written directions of the Planning Secretary;
 - (c) generally in accordance with the EIS; and
 - (d) 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:
- (a) any strategies, plans or correspondence that are submitted in accordance with this consent;
 - (b) any reports, reviews or audits commissioned by the Department regarding compliance with this consent; and
 - (c) 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.

BATTERY STORAGE RESTRICTION

- A5. Unless the Planning Secretary agrees otherwise, the Applicant must ensure:
- (a) the battery storage facility or system associated with the development does not exceed a maximum energy discharge capacity of 500 MW and a maximum energy storage capacity of 5,145 MWh; and
 - (b) each dispersed battery storage sub-system does not exceed 32.5 MWh of energy storage capacity co-located.

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

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 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.

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.

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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.

OPERATION OF PLANT AND EQUIPMENT

- A10. The Applicant must ensure that all plant and equipment used on site, or in connection with the development, is:
- (a) maintained in a proper and efficient condition; and
 - (b) operated in a proper and efficient manner.

APPLICABILITY OF GUIDELINES

- A11. 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

- A12. 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

- A13. 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.

COMMUNITY ENHANCEMENT

- A14. Prior to commencing construction, unless the Planning Secretary agrees otherwise, 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 16 December 2024, which are summarised in Appendix 4.

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PART B ENVIRONMENTAL CONDITIONS

TRANSPORT

Heavy Vehicles Requiring Escort and Heavy Vehicle Restrictions

- B1. The Applicant must ensure that the:
- (a) development does not generate more than:
 - (i) 160 heavy vehicle movements a day (a maximum of 47 heavy vehicle movements an hour) during construction, upgrading or decommissioning; and
 - (ii) 42 movements of heavy vehicles requiring escort (including 6 high risk heavy vehicles requiring escort) during construction, upgrading and decommissioning; 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.

Access Route

- B3. The Applicant must ensure:
- (a) All heavy vehicles and all light vehicles associated with the development travel to and from the site via the Castlereagh Highway and the unnamed road as identified in Appendix 1 and Appendix 5.
 - (b) All heavy vehicles requiring escort (including high risk heavy vehicles requiring escort) associated with the development travel to and from the site via the Golden Highway, Castlereagh Highway and the unnamed road as identified in Appendix 1 and Appendix 5 figure 2.

Note: Other access routes may be used for emergency purposes.

Temporary Access Route (Modification 1 Temporary Site Access)

- B3A. Notwithstanding condition B3, during geotechnical investigations and heritage salvage works associated with Tallawang Solar Farm Modification 1 (SSD-23700028-Mod-1), the Applicant must ensure:
- (a) all float truck, pile driver, drill rig trucks and utilities vehicle movements associated with the geotechnical investigations and heritage salvage works travel to and from the site via the Castlereagh Highway and the Temporary Site Access identified in Figure 1 of Appendix 1 and Figure 3 of Appendix 5 for a maximum duration of 10 weeks, as described in the EIS, and as per the commitments in Potentia's letter dated 17 August 2026 associated with Tallawang Solar Farm Modification 1 (SSD-23700028-Mod-1).

Note: Other access routes may be used for emergency purposes.

Site Access

- B4. All vehicles associated with the development must enter and exit the site via the Primary Project Access point identified in Appendix 1 and depicted in Appendix 5

Note: Other site access points may be used for emergency purposes.

Temporary Site Access (Modification 1 Temporary Site Access)

- B4A. Notwithstanding condition B4, during geotechnical investigations and heritage salvage works associated with Tallawang Solar Farm Modification 1 (SSD-23700028-Mod-1), unless the Planning Secretary agrees otherwise, the Applicant must ensure:
- (a) all float truck, pile driver, drill rig trucks and utilities vehicle movements enter and exit the site via the Temporary Site Access identified in Figure 1 of Appendix 1 and Figure 3 of Appendix 5;
 - (b) that the Temporary Site Access may only be used of a total of 10 non-consecutive weeks, over a 26 week period, from the date of commencement of use;
 - (c) that Restricted Access Vehicles, heavy vehicles requiring escort and high risk heavy vehicles requiring escort do not use the Temporary Site Access;
 - (d) accurate records of the number of vehicles entering or leaving the site each day for the duration of use of the Temporary Site Access;
 - (e) the Temporary Site Access is not used beyond the 10 non-consecutive weeks; and

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- (f) the Temporary Site Access is not used once the Primary Project Access point identified in Appendix 1 and depicted in Figures 1 and 2 of Appendix 5 is constructed, as per the commitments in Potentia's letter dated 17 August 2026 associated with Tallawang Solar Farm Modification 1 (SSD-23700028-Mod-1).

Note: Other site access points may be used for emergency purposes.

Road Upgrades

- B5. The Applicant must complete the road upgrades as detailed in Appendix 5 and in accordance with the standards and timing requirements identified in Appendix 5, unless the Planning Secretary agrees otherwise.

Unless the relevant roads authority agrees otherwise, these upgrades must comply with the *Austrroads Guide to Road Design* (as amended by TfNSW supplements) and be carried out to the satisfaction of the relevant roads authority.

Road Upgrades: Heavy Vehicles Requiring Escort

- B6. Prior to the use of heavy vehicles requiring escort on the public road network, all relevant approvals must be obtained and implemented (including for any road upgrades that may be required from point of origin to the Castlereagh Highway/unnamed road intersection identified in Appendix 5).

Road Maintenance

- B7. The Applicant must:
- (a) undertake an independent dilapidation survey to assess the:
 - (i) condition of the unnamed road along the transport route referred to in Appendix 5, following upgrade in accordance with condition B5 and prior to construction, upgrading and decommissioning activities; and
 - (ii) condition of the unnamed road along the transport route referred to in Appendix 5, following the completion of construction, upgrading and decommissioning activities;
 - (b) on completion of the dilapidation reports undertaken in B7(a)(i) and (ii) a copy must be provided to the relevant roads' authorities; and
 - (c) repair and/or make good any development-related damage to the unnamed road referred to in Appendix 5 identified in dilapidation surveys during construction, upgrading or decommissioning works in consultation with the relevant road authority.

If there is a dispute about road repair between the Applicant and the relevant roads authority, then either party may refer the matter to the Planning Secretary for resolution.

Operating Conditions

- B8. 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) all vehicles are loaded and unloaded on site, and enter and leave the site in a forward direction; and
 - (e) 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

- B9. Prior to commencing the road upgrades identified in condition B5 of this consent, the Applicant must prepare a Traffic Management Plan for the development in consultation with TfNSW, Mid-Western Regional Council and Upper Hunter Shire Council, and to the satisfaction of the Planning Secretary. This plan must include:
- (a) details of the transport route to be used for development-related traffic, including details of the chosen high-risk heavy vehicle requiring escort vehicle configuration;
 - (b) details of the road upgrade works required by condition B5 of this consent;
 - (c) a reconciliation table to demonstrate all traffic-related management measures and recommendations identified in the EIS have been included in the plan;

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- (d) details of the measures that would be implemented to minimise traffic impacts during construction, operation, upgrading or decommissioning works, including:
 - (i) details of the dilapidation surveys required by condition B7 of this consent;
 - (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 for conflict with school buses and other road users as far as practicable, including preventing queuing on the public road network;
 - (vi) minimising potential cumulative traffic impacts with other projects in the area during construction, upgrading or decommissioning works;
 - (vii) minimising dirt tracked onto the public road network from development related traffic;
 - (viii) measures for managing light vehicle peak numbers, including carpooling or ride sharing by employees;
 - (ix) scheduling of heavy vehicle movements to minimise convoy length or platoons, and to minimise conflict with light vehicles;
 - (x) responding to local climate conditions that may affect road safety such as fog, dust, wet weather;
 - (xi) responding to any emergency repair or maintenance requirements;
 - (xii) a traffic management system for managing heavy vehicles requiring escort;
- (e) 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;
- (f) 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
- (g) 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.

Pre-construction Traffic Management Plan (Modification 1 Temporary Site Access)

B9A. Prior to using the Temporary Site Access for geotechnical investigations and heritage salvage works associated with Tallawang Solar Farm Modification 1 (SSD-23700028-Mod-1), the Applicant must prepare a Pre-construction Traffic Management Plan in consultation with TfNSW and to the satisfaction of the Planning Secretary. This plan must address the requirements set out in Potentia's letter dated 17 August 2026 associated with Tallawang Solar Farm Modification 1 (SSD-23700028-Mod-1).

LANDSCAPING

Vegetation Buffer

- B10. The Applicant must establish and maintain a vegetation buffer (landscape screening):
- (a) as described in the EIS and shown in Appendix 3; and
 - (b) within the site's setback (between the Asset Protection Zone and the road reserve) along the length of Puggoon Road – this does not apply to the extent such landscape screening would directly or indirectly reduce the area in which approved solar panels can be constructed and operated.
- B11. The landscape screening must:
- (a) be planted prior to commencing operation;
 - (b) be comprised of species that are endemic to the area;
 - (c) be designed and maintained in accordance with RFS's *Planning for Bushfire Protection 2019* (or equivalent);
 - (d) be properly maintained with appropriate weed management and replacement of failed plantings;
 - (e) be outside the boundaries of the Central-West Orana REZ Transmission approval (SSI-48323210 as amended) area where applicable; and
 - (f) for planting in locations described in condition B10(b) provide intermittent visual screening of solar

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panels and ancillary infrastructure from:

- (i) public views along Puggoon Road; and
- (ii) views from residential receivers VP1, VP18 and VP24,

unless the Planning Secretary agrees otherwise.

Landscape Plan

B12. Prior to the issue of any construction certificate, the Applicant must prepare a Landscape Plan for the development. The Landscape Plan must include:

- (a) details of the additional vegetation screening in accordance with the landscape screening locations described in condition B10.
- (b) a description of the measures to be implemented, including:
 - (i) endemic species, sizes and densities of plantings;
 - (ii) the method of planting, appropriate to the vegetation community and intended function;
 - (iii) the timing of planting, aligned with seasonal conditions to maximise establishment success; and
 - (iv) maintenance and monitoring requirements, including monthly monitoring for the first 12 months and replacement of mortalities for the first 5 years;
- (c) measures to ensure the landscape screening meets the objectives outlined in condition B11 and the requirements of the Biodiversity Management Plan outlined in condition B19;
- (d) a program for monitoring and reporting on the effectiveness of the landscape measures, including consideration of additional planting locations if required; and
- (e) details of the responsible parties for monitoring, reviewing and implementing the plan, along with timeframes for completing the required actions.

The Applicant must implement the Landscape Plan.

Land Management

B13. 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, giving consideration to the EnergyCo Agrivoltaics Handbook 2025 as amended,

unless the Planning Secretary agrees otherwise.

Visual

B14. The Applicant must:

- (a) limit the operation of solar panel backtracking in accordance with Scenario 2 set out within the Glint and Glare Assessment dated 17 February 2025, unless the Planning Secretary agrees otherwise;
- (b) ensure the visual appearance of all ancillary infrastructure (including paint colours) blends in as far as reasonable and feasible 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

B15. The Applicant must:

- (a) minimise the off-site lighting impacts of the development; and
- (b) ensure that any external 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;
 - (iii) complies with *Australian Standard/New Zealand Standard AS/NZS 4282:2019 – Control of Obtrusive Effects of Outdoor Lighting*, or the latest version; and
 - (iv) takes into consideration the 10 lighting design principles in the Dark Sky Planning

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Guidelines

BIODIVERSITY

Vegetation Clearance

- B16. The Applicant must not clear any native vegetation or fauna habitat located outside the approved disturbance areas described in the EIS.

Biodiversity Offsets

- B17. 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. The retirement of these credits must be carried out in accordance with the NSW *Biodiversity Offsets 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; and/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	Credits Required
Rough-Barked Apple - red gum - Yellow Box woodland	281	287
Western Grey Box – cypress pine shrub grass shrub tall woodland	81	92
Mugga Ironbark - Tumbledown Red Gum - Red Box - Black Cypress Pine open forest	318	24

Table 2 | Species Credit Requirements

Species	Credits Required
Bluegrass (<i>Dicanthium setosum</i>)	13
Southern Myotis (<i>Myotis Macropus</i>)	77

- 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 biodiversity values, 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:
- (a) be prepared by a suitably qualified and experienced person in accordance with the *Biodiversity Development Assessment Report* (dated 22 August 2024);
 - (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 and enhancing 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;
 - (v) protection of downstream aquatic habitat including key fish habitat through exclusion zones and revegetation;
 - (vi) 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
 - (vii) controlling weeds, other pest plants, pest animals and pathogens;
 - (c) include a program to monitor and report on the effectiveness of mitigation measures and report to CPHR following each annual reporting window;

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- (d) include an incidental threatened species finds protocol to identify the avoid and/or minimise 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.

AMENITY

Construction, Upgrading and Decommissioning Hours

B20. The Applicant may only undertake road upgrades, construction, upgrading, commissioning or decommissioning activities on site 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 the Planning Secretary agrees otherwise.

Exceptions to Construction Hours

B21. The following activities may be carried out outside the hours specified in condition B20 above:

- (a) Commissioning activities that are inaudible at non-associated receivers;
- (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 Councils (and other relevant agencies) has been and 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) take all reasonable and feasible steps to minimise operational noise and ensure that the noise generated by the operation of the development does not exceed the noise limits in Table 3, to be determined in accordance with the procedures in the *NSW Noise Policy for Industry* (EPA, 2017) at any non-associated residences, unless the Planning Secretary agrees otherwise.

Table 3 | Operational Noise Limit Requirements

Location	Noise Limits in dB(A)			
	Day	Evening	Night	Night
	L _{Aeq} (15min)	L _{Aeq} (15min)	L _{Aeq} (15min)	L _{Afmax}
Non-associated residences	40	35	35	52

B24. Unless the Planning Secretary agrees otherwise, within 3 months of the commencement of operation, the Applicant must prepare and submit a Noise Monitoring Report for the development to the satisfaction of the Planning Secretary. The Noise Monitoring Report must:

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- (c) be prepared by a suitably qualified, experienced and independent acoustic consultant;
- (d) demonstrate that noise monitoring:
 - (i) has been carried out in accordance with the procedures in the *Noise Policy for Industry* (EPA, 2017); and
 - (ii) includes monitoring during the day, evening and night periods during operational, temperature and meteorological conditions that would represent typical worst-case scenarios where reasonable and feasible; and
- (e) include:
 - (i) 1/3 octave data and calculated sound power levels along with a discussion of any excessive annoying characteristics and directionality;
 - (ii) an analysis of compliance with the noise limits specified in condition B23 at R001, R18, R24, R200, R202, R203, R204, R205 and R213;
 - (iii) an outline of implemented at-source and transmission pathway mitigation measures and their effectiveness at reducing operational noise; and
 - (iv) a description of contingency measures in the event implemented mitigation measures are not effective at reducing noise levels to comply with limits specified in condition B23 at R001, R18, R24, R200, R202, R203, R204, R205 and R213 at all times.

The Applicant must undertake further noise monitoring of the development if required by the Planning Secretary.

Vibration

- B25. The Applicant must meet safe working distances for vibration generating equipment from sensitive receivers (including heritage items PHI1 and PHI2 identified within the Amended Historical Heritage assessment) as set out within Table 2 of the NSW Construction Noise and Vibration Guideline.

Dust

- B26. The Applicant must minimise the dust generated by the development.

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 of 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 in writing;
 - (b) be prepared in consultation with Registered Aboriginal Parties and reviewed by Heritage NSW;
 - (c) include a description of the measures that would be implemented for:
 - (v) protecting the Aboriginal heritage items identified in condition B27, including fencing off the Aboriginal heritage items prior to carrying out any development that could directly or indirectly impact the heritage items;
 - (vi) salvaging and relocating the Aboriginal heritage items located within the approved development footprint, as identified in condition Table 2 of Appendix 6;
 - (vii) a contingency plan and reporting procedure if:
 - heritage items outside the approved development footprint are damaged
 - previously unidentified heritage items (including non-aboriginal heritage items) are found; or
 - Aboriginal skeletal material is discovered;
 - (viii) ensuring workers on site receive suitable heritage inductions prior to carrying out any development on site, and that records are kept of these inductions;
 - (ix) ongoing consultation with Aboriginal stakeholders during the implementation of the plan;
 - (d) include a program to monitor and report on the effectiveness of these measures and any heritage impacts of the project.

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

SOIL, WATER QUALITY AND HYDROLOGY

Water Supply

- B29. 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. The Applicant is to notify the Department and Council of the final water supply sources following detailed design and prior to the commencement of construction.

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 erosion and control sediment generation;
 - (b) ensure any solar panels 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) and the *Managing Urban Stormwater: Soils and construction - Volume 2A* manual (Landcom, 2008), or their latest versions;
 - (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 do not cause any increased water being diverted off the site or alter hydrology off site;
 - (e) ensure the solar panels and ancillary infrastructure are designed, constructed and maintained to avoid causing any erosion on site; and
 - (f) ensure all works within waterfront land is undertaken in accordance with *Guidelines for Controlled Activities 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 in consultation with Water Group. This plan must:
- (a) be prepared by suitably qualified and experienced persons;
 - (b) include a description of the measures that would be implemented to ensure that the objectives of condition B31 (a) – (f) above are achieved;
 - (c) include a program to monitor and report on the effectiveness of these measures; and
 - (d) include details of who would be responsible for monitoring, reviewing and implementing the plan, and timeframes for completion of actions.

The Applicant must implement the Soil and Water Management Plan.

Flood Management

- B33. Prior to the commencement of construction, the Applicant must prepare a Construction Flood Emergency Response Plan (CFERP) for the development. The CFERP must:
- (a) be prepared by suitably qualified and experienced persons;
 - (b) address the relevant provisions of the *Floodplain risk management manual* (DPE, 2023) and *Support for emergency management planning* (DPE, 2023);
 - (c) consider isolation, access and evacuation during extreme events up to and including the probable maximum flood;
 - (d) be consistent with the Local Flood Plan and/or the State Emergency Service flood emergency strategy for the area; and
 - (e) include details of:

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- (i) the flood emergency responses for the construction of the development;
- (ii) predicted flood levels, including probable maximum flood;
- (iii) shelter in place protocols for all relevant flooding events (if necessary);
- (iv) awareness training for employees and contractors;
- (v) protocols for advising site employees and visitors to stay away from the site during flood events;
- (vi) flood warning time, flood notification, signs and depths indicators;
- (vii) evacuation protocols including assembly points and evacuation routes (where applicable); and
- (viii) communication strategies to ensure all potential tenants are aware of flood levels (including probable maximum flood).

B34. The applicant must:

- (a) Submit a copy of the CFERP required by condition B33 to the Planning Secretary prior to the commencement of construction; and
- (b) Implement the most recent version of the CFERP submitted to the Planning Secretary for the duration of construction.

HAZARDS

Fire Safety Study

B35. A fire safety study must be prepared for the development. The study must:

- (a) be prepared and submitted to the Planning Secretary for approval prior to commencing construction of the battery storage facility (including associated foundations and cabling);
- (b) be prepared in accordance with the Department's Hazardous Industry Planning Advisory Paper No. 2 'Fire Safety Study' guideline and FRNSW's *Technical Information Sheet – Large scale external lithium-ion battery energy storage systems*;
- (c) describe the final design of the battery storage facility;
- (d) include the most credible worst-case fire scenario to and from the battery storage facility and associated fire management procedures; and
- (e) 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.

Unless otherwise agreed by the Planning Secretary, construction of the battery storage facility must not commence until the Planning Secretary has received evidence that FRNSW has confirmed in writing that the fire safety study meets the requirements of condition B35, and the study has been approved by the Planning Secretary. The fire safety study must be implemented, as approved by the Planning Secretary.

Storage and Handling of Dangerous Materials

B36. The quantities of dangerous goods stored and handled at the site must be below the threshold quantities listed in the Department's Hazardous and Offensive Development Application Guidelines – Applying SEPP 33 at all times.

B37. 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* if the chemicals are liquids.

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

Operating Conditions – Solar and Battery Storage

B38. For the solar and battery storage components of the development, 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*;

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- (ii) is suitably equipped to respond to any fires on site, including provision of a 100,000 litre water supply tank fitted with a Storz fitting and a FRNSW compatible suction connection;
- (iii) includes a minimum 10 metre defendable space around the perimeter that permits unobstructed vehicle access, and assists the RFS and emergency services as much as practicable if there is a fire in the vicinity of the site; and
- (iv) is managed as an asset protection zone (including the defendable space);
- (c) assist the RFS, FRNSW 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 completion of construction of the development, and prior to commencing operations.

Operating Conditions – Temporary Workers Accommodation Facility

B39. For the temporary workers accommodation facility, 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*;
 - (ii) internal roads and utilities are provided in accordance with the requirements of the bushfire assessment report produced by Peak Land Management (dated 16 August 2024);
 - (iii) includes a defendable space around the perimeter being a minimum 25 metres in all directions, that permits unobstructed vehicle access; and
 - (iv) is managed as an asset protection zone (including the defendable space);
- (c) assist the RFS, FRNSW 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 completion of construction of the development, and prior to commencing operations.

Emergency Plan

B40. Prior to commencing construction (including the temporary workers accommodation facility), the Applicant must develop and implement a comprehensive Emergency Plan and detailed emergency procedures for the development, including an evacuation plan for the temporary workers accommodation facility, and provide a copy of the plan to the local RFS Fire Control Centre and FRNSW. [Unless the Planning Secretary agrees otherwise, the plan must:](#)

- (a) be prepared in accordance with the findings of the Fire Safety Study required under condition B35 of Schedule 2;
- (b) be consistent with Department's Hazardous Industry Planning Advisory Paper No. 1, '*Emergency Planning*' and RFS's *Planning for Bushfire Protection 2019* (or equivalent);
- (c) be consistent with the NSW RFS document: *A Guide to Developing a Bush Fire Emergency Management and Evacuation Plan*.
- (d) include details on how the battery storage and sub-systems can be safely isolated in an emergency;
- (e) identify the fire risks and hazards and detailed measures for the development to prevent fires igniting;
- (f) include availability of fire suppression equipment, access and water;
- (g) 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;
- (h) 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;
- (i) detail specific response measures in the case of flood or fire to ensure human and site safety;
- (j) describe the specific emergency exit routes to be used in the case of flood or fire, and include

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- evidence of access agreements with relevant landowners (e.g. right of carriageway); and
- (k) include an Emergency Services Information Package in accordance with *Emergency services information package and tactical fire plan* (FRNSW, 2019), to the satisfaction of FRNSW and in consultation with the local RFS Fire Control Centre.

The Applicant must provide a copy of the Emergency Plan to the Planning Secretary prior to commencing construction and implement the plan for the life of the development.

Following commencement of construction, two copies of the plan and Emergency Services Information Package must be kept on-site in prominent positions adjacent to the site entry points at all times.

REMEDIATION

Unexpected Finds

- B41. 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 to be disposed of off-site, with the disposal location and results of testing submitted to the Planning Secretary, prior to its removal from the site.

TEMPORARY WORKERS ACCOMMODATION FACILITY

- B42. Unless the Planning Secretary agrees otherwise, the Applicant must construct and operate the temporary workers accommodation facility as described in the EIS and in Appendix 1 of this consent, prior to commencing all other construction activities.

Accommodation Camp Management Plan

- B43. Unless the Planning Secretary agrees otherwise, prior to commencing construction of the temporary workers accommodation facility, the Applicant must prepare an Accommodation Camp Management Plan in consultation with Mid-Western Regional Council. The plan must:
- (a) ensure utilities at the temporary workers accommodation facility, including water, wastewater, waste and electricity, are designed and located in accordance with Mid-Western Regional Council specifications and relevant standards;
 - (b) ensure the temporary workers accommodation facility complies with conditions B31 and B39;
 - (c) ensure any treated wastewater from the temporary workers accommodation facility used for dust suppression during construction:
 - (i) complies with the Australian and New Zealand Environment and Conservation Council (ANZECC) and Agriculture and Resource Management Council of Australia and New Zealand (ARMCANZ) (2000) *Guidelines for irrigation water quality*;
 - (ii) meets the requirements of the *Public Health Act 2010*;
 - (d) include measures for dust suppression within the temporary workers accommodation facility;
 - (e) provide the site layout including building locations, vehicle access and movement, site servicing and utilities infrastructure;
 - (f) include measures to support local suppliers in servicing the camp where possible; and
 - (g) ensure arrangements to provide health services for the accommodation camp (including but not limited to an on-site prescribing nurse and/or access to a GP via telehealth services).

The Applicant must implement the Accommodation Camp Management Plan.

ACCOMMODATION AND EMPLOYMENT STRATEGY

- B44. Prior to commencing construction, the Applicant must prepare an Accommodation and Employment Strategy for the development in consultation with Mid-Western Regional Council. Unless the Planning Secretary agrees otherwise, this strategy must:
- (l) propose measures to ensure there is sufficient accommodation for the workforce at each stage of the construction period that avoids additional demand for local accommodation;
 - (a) consider the cumulative impacts associated with other State significant development projects in the area;
 - (b) investigate options for prioritising the employment of local workers for the construction and operation of the development, where feasible;
 - (c) 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; and

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- (m) propose measures to investigate opportunities to utilise the site's temporary workers accommodation (if constructed) to support other renewable energy projects within the region.

The Applicant must provide a copy of the Accommodation and Employment Strategy to the Planning Secretary (and Council following endorsement by the Planning Secretary), prior to commencement of construction, and implement the plan throughout construction.

Note: In relation to item (e), this consent does not authorise the use of the site's temporary workers accommodation for any development other than that specifically described in this consent. Any use of the site's temporary workers accommodation for other developments will require separate approval.

WASTE

Waste Management Plans

B45. The Applicant must:

- (a) prepare and implement a Waste Management Plan prior to commencing construction which must:
 - (i) be prepared in consultation with Council and EnergyCo;
 - (ii) be consistent with the EIS;
 - (iii) identify appropriately licensed waste and resource management facilities at which waste disposal and recycling will take place; and
 - (iv) include a description of measures that will be implemented to ensure that the objectives of condition B45(b)-(g) below are achieved;
- (b) minimise the waste generated by the development;
- (c) classify all waste generated on site in accordance with the EPA's *Waste Classification Guidelines 2014* (or its latest version);
- (d) store and handle all waste on site in accordance with its classification;
- (e) not receive or dispose of any waste on site;
- (f) ensure all waste associated with the decommissioning of the temporary workers accommodation is appropriately managed;
- (g) 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; and
- (h) prepare and implement a Wastewater Management Plan prior to commencing construction which must:
 - (i) be prepared in consultation with Council and EnergyCo;
 - (ii) be consistent with the EIS; and
 - (iii) identify appropriately licensed wastewater and resource management facilities at which wastewater disposal will take place.

DECOMMISSIONING AND REHABILITATION

- B46. Unless the Planning Secretary agrees otherwise, within 12 months of commencing operation of the project, the Applicant must decommission and rehabilitate the temporary workers accommodation facility (if constructed) to the satisfaction of the Planning Secretary, unless the Planning Secretary agrees otherwise. This rehabilitation must comply with the objectives in Table 4.

Table 4. Rehabilitation Objectives

Feature	Objective
Temporary workers accommodation facility	• Safe, stable and non-polluting • All infrastructure including above and below ground to be decommissioned and removed • Restore land capability to pre-existing productive capacity • Ensure public safety at all times • Ensure appropriate waste management

- B47. 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 5.

Table 5. Rehabilitation Objectives

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Feature	Objective
Site	• 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 (excluding the temporary workers accommodation facility)	• All infrastructure including above and below ground to be decommissioned and removed
Land use	• Restore land capability to pre-existing productive capacity
Community	• Ensure public safety at all times

B48. Within 3 years of the commencement of operation, the Applicant must prepare a Decommissioning and Rehabilitation Plan for the development. The Plan must be updated by the Applicant at a minimum 15 years into the operation of the project, and within 2 years prior to decommissioning. The Plan must:

- (a) be prepared in consultation with Council and a copy provided to the Planning Secretary;
- (b) be prepared giving consideration to relevant local and State strategic land use planning documents applicable to the site;
- (n) include detailed completion criteria for evaluating compliance with the rehabilitation objectives in Tables 4 (where relevant) and 5 above; and
- (c) describe the measures that would be implemented to:
 - (i) decommission the development and rehabilitate the Site in accordance with the objectives in Tables 4 (where relevant) and 5;
 - (i) minimise and manage the waste generated by the decommissioning of the development;
 - (ii) identify any site contamination issues arising as a result of the development (if any) and how this contamination will be remediated, including details of any approvals which may be required;
 - (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 employed in respect of utilising available recycling technologies.

PART C ENVIRONMENTAL MANAGEMENT AND REPORTING

ENVIRONMENTAL MANAGEMENT

Environmental Management Strategy

- C1. Prior to commencing construction, the Applicant must prepare an Environmental Management Strategy for the development to the satisfaction of the 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) 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;
 - (iii) resolve any disputes that may arise;
 - (iv) respond to any non-compliance;
 - (v) respond to emergencies; and
 - (e) include:
 - (vi) references to any strategies, plans and programs approved under the conditions of this consent; and
 - (vii) 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 3 months of the:
 - (i) submission of an incident report under condition C10 of Schedule 2;
 - (ii) submission of an audit report under condition C14 of Schedule 2; 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. Prior to commencing construction, the Proponent must submit detailed plans of the final layout of the development to the Department via the Major Projects website, including:
- (a) details on siting of transmission towers, ancillary infrastructure and / or ancillary facilities; and
 - (b) showing comparison to the approved layout and approved vegetation clearing.

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

- C5. 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.
- C6. If approved by the Planning Secretary, updated strategies, plans or programs supersede the previous

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versions of them and must be implemented in accordance with the condition that requires the strategy, plan or program.

- C7. 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

- C8. 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.

Final Layout Plans

- C9. 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

- C10. 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

- C11. The Applicant must notify the Department within 24 hours of becoming aware of an incident. The notification must be made via the NSW planning portal (Major Projects) and address details of the incident including:
- (a) date, time and location;
 - (b) a brief description of what occurred and why it has been classified as an incident;
 - (c) a description of what immediate steps were taken in relation to the incident; and
 - (d) identifying a contact person for further communication regarding the incident.
- C12. The Applicant must provide the Department with a subsequent incident report in accordance with Appendix 7 (Incident Notification and Reporting Requirements).

Non-Compliance Notification

- C13. Within seven days of becoming aware of a non-compliance, the Applicant must notify the Department of the non-compliance. The notification must be in writing and must be submitted via the NSW planning portal (Major Projects). The notification must identify the development (including the development application number and name), set out the condition of this consent that the development is non-compliant with, why it does not comply, the reasons for the non-compliance (if known), and what actions have been undertaken, or will be undertaken, and when, to address the non-compliance.

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

INDEPENDENT ENVIRONMENTAL AUDIT

- C14. Independent Environmental Audits of the development must be conducted and carried out in accordance with the Independent Audit Post Approval Requirements (2020) or as updated from time to time and published on the Department's website

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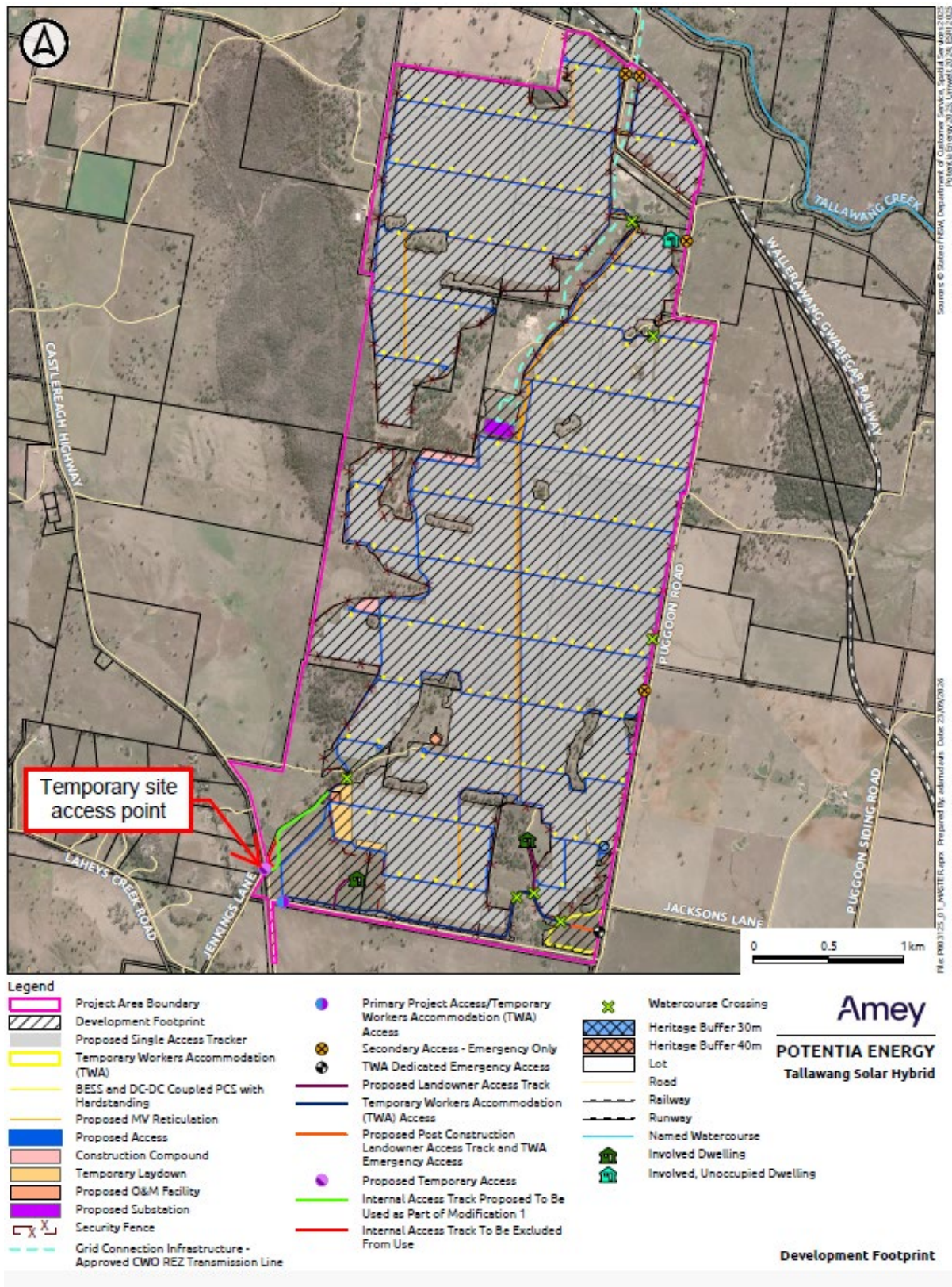
ACCESS TO INFORMATION

C15. 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) approved strategies, plans or programs required under the conditions of this consent (other than the Fire Safety Study and Emergency Plan);
 - (v) the proposed staging plans for the development if the construction, operation or decommissioning of the development is to be staged;
 - (vi) how complaints about the development can be made;
 - (vii) a complaints register;
 - (viii) compliance reports;
 - (ix) any independent environmental audit, and the Applicant's response to the recommendations in any audit; and
 - (x) any other matter required by the Planning Secretary;
- (b) keep this information up to date; and
- (c) ensure that all plans and records required under this consent are properly maintained and readily accessible for inspection, in the event that an Independent Environmental Audit is conducted in accordance with condition C14.

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APPENDIX 1: GENERAL LAYOUT OF DEVELOPMENT



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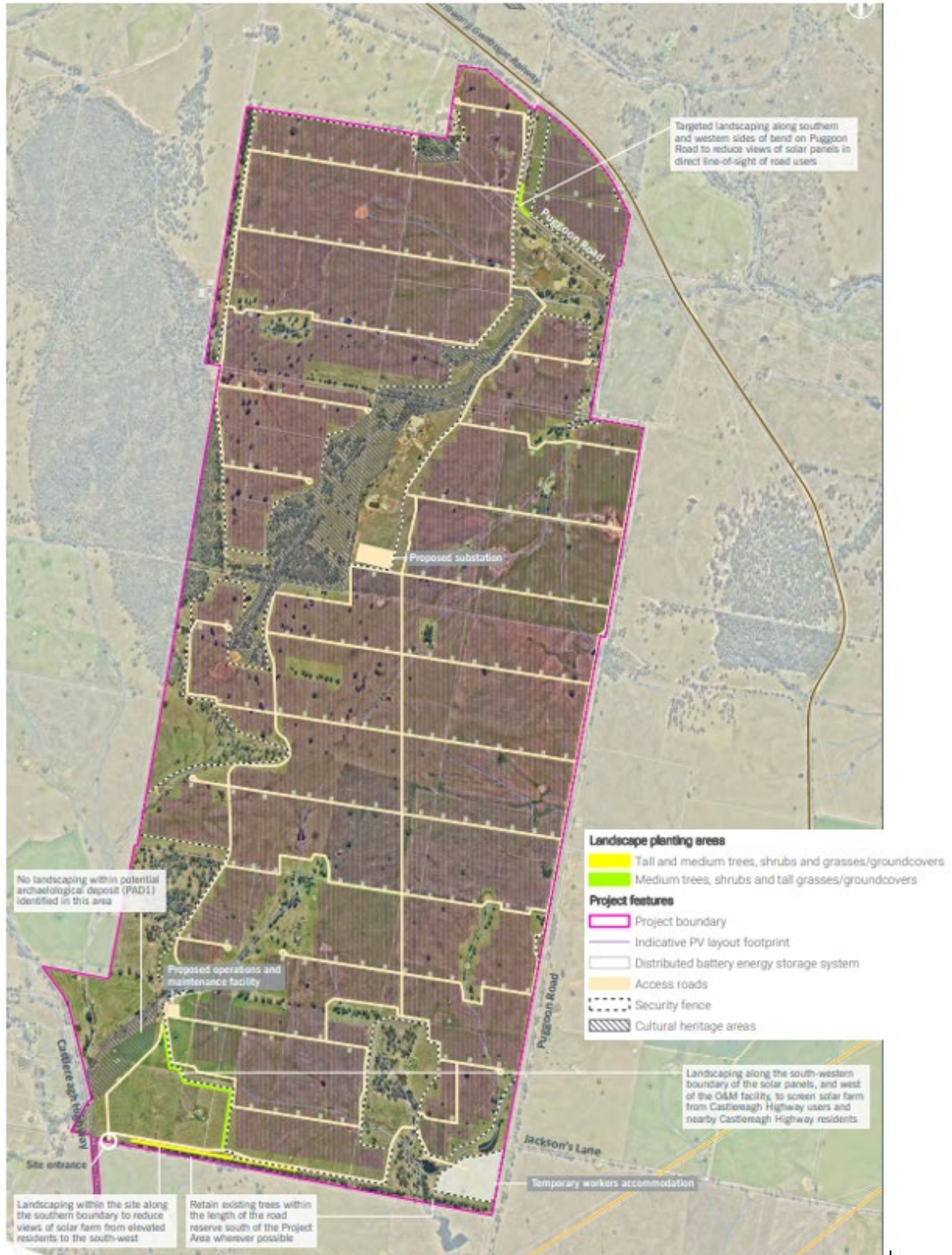
APPENDIX 2: SCHEDULE OF LANDS

Lot Number	Deposited Plan (DP)
1	332044
68	750762
74	
78	
89	
90	
96	
97	
98	
105	
112	
113	
114	
120	
147	
148	
150	
152	
101	1079036

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

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APPENDIX 3: LANDSCAPE PLAN



APPENDIX 4:
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 in the area surrounding the project site.

<i>Council</i>	<i>Payment Details</i>
Mid-Western Regional Council	\$850 per MW of solar energy capacity amount per annum, for up to and including the first 35 years of the project's operational life, subject to any adjustments required.

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

Road	Location	Upgrade Requirements	Timing Requirements
Castlereagh Highway	Castlereagh Hwy/Unnamed Road (public road reserve separating Lot 102 DP 1203462 from Lots 112, 113 & 114 DP 750762) intersection	Standard (full size) CHR and short auxiliary left turn (AUL(s)) treatments	Prior to commencement of pre-construction minor works or construction (whichever comes first).
Bettington Street, Merriwa	Bettington Street, Merriwa	Removal and replacement of median on Bettington Street.	Removal of median prior to use of intersection by high-risk heavy vehicle(s) requiring escort. Replacement of median as soon as reasonable and feasible following use of intersection by high-risk heavy vehicle(s) requiring escort, in consultation and with approval from the relevant roads authority and TfNSW.

Figure 1. Castlereagh Highway/unnamed road Intersection Upgrade

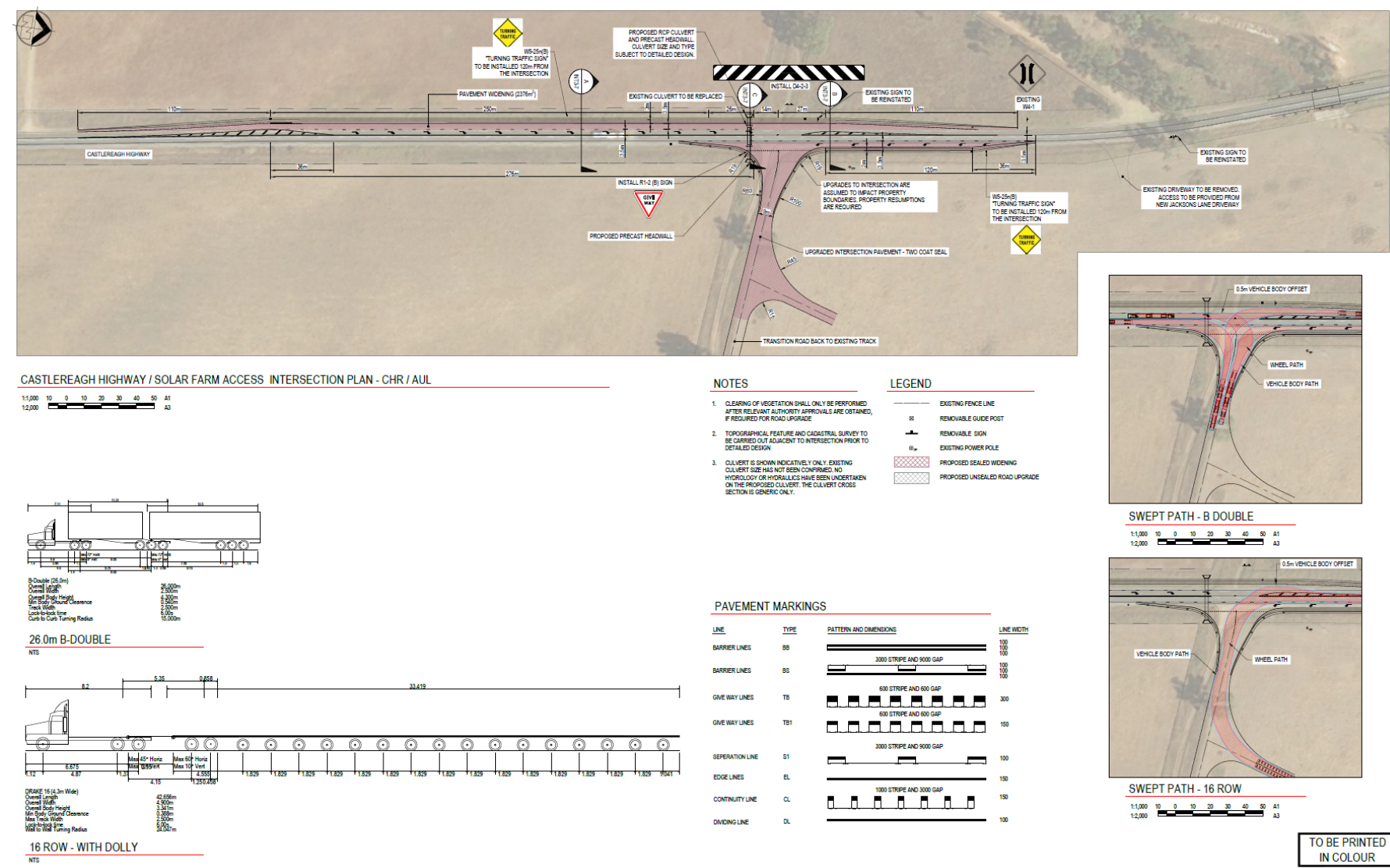


Figure 2. Heavy vehicle requiring escort access route

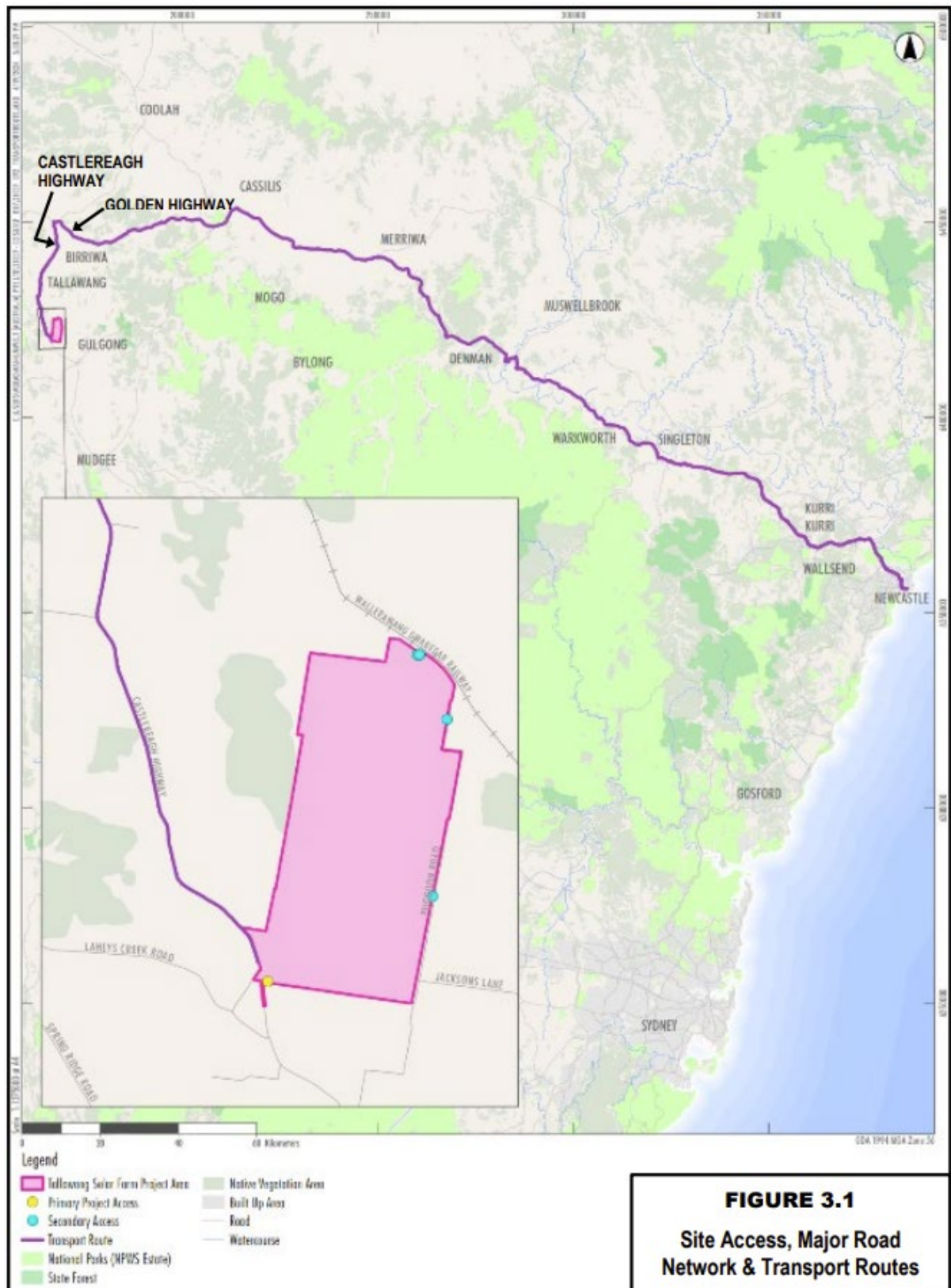
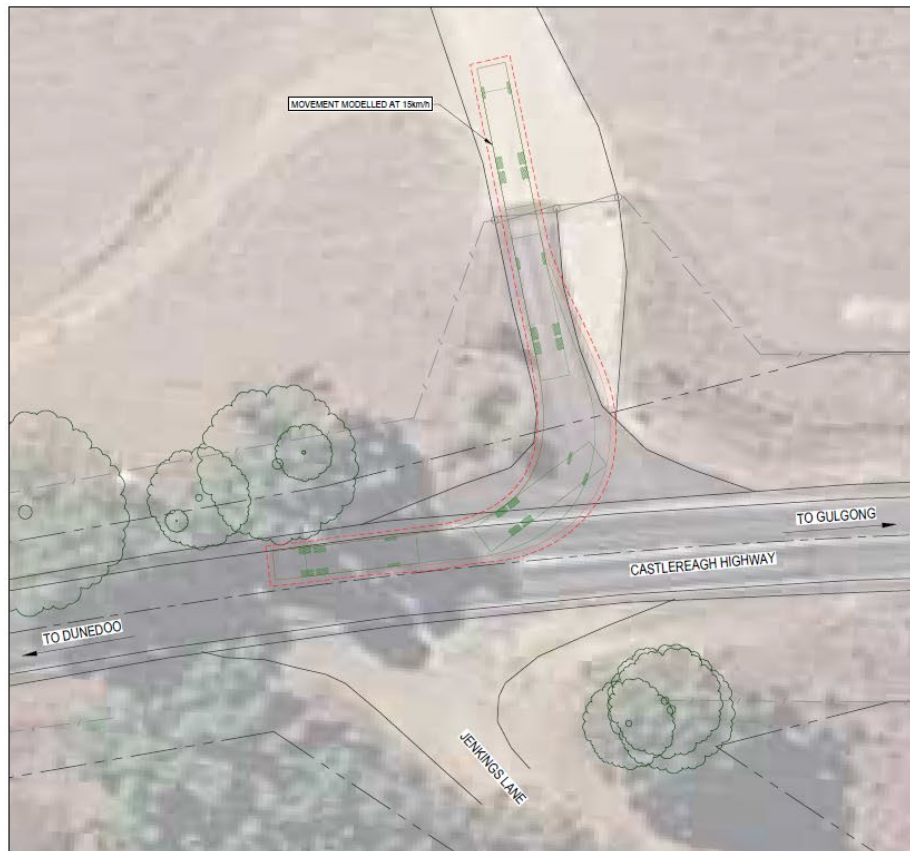
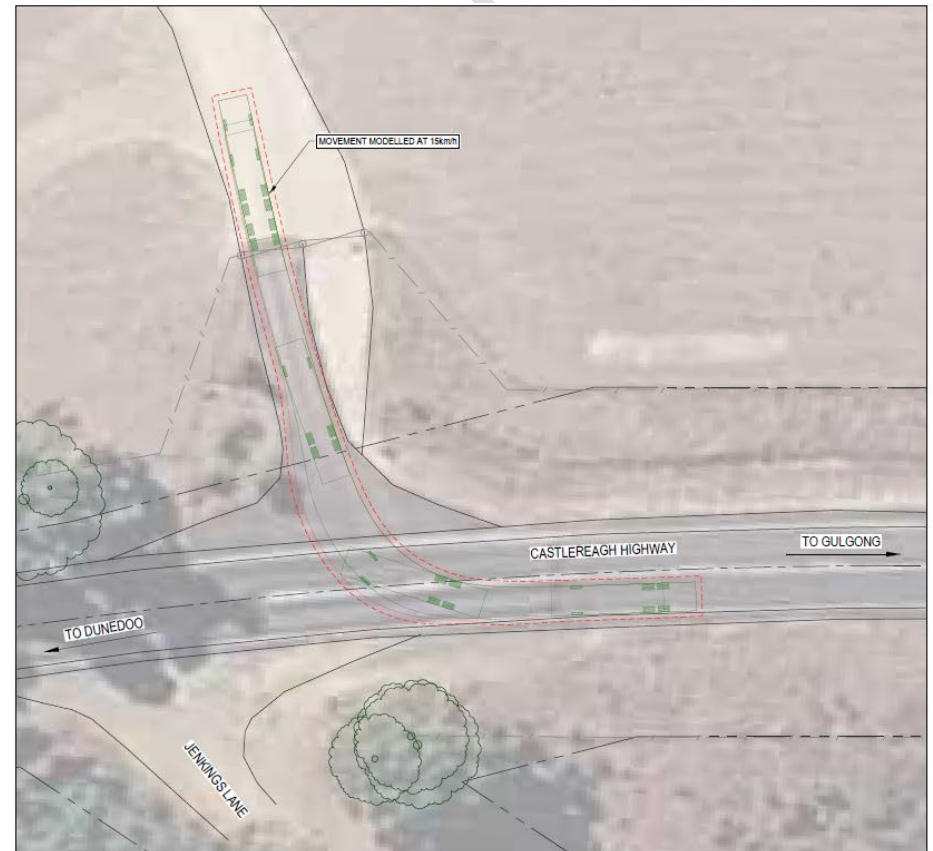


Figure 3. Temporary Site Access



ENTRY MOVEMENT - LEFT TURN IN



ENTRY MOVEMENT - RIGHT TURN IN

APPENDIX 6: HERITAGE ITEMS

Table 1 | *Aboriginal heritage items – avoid impacts*

Item
PAD 1 (with associated artefacts)
PAD 2 (with associated artefacts)
PAD 3 (with associated artefacts)

Table 2 | *Aboriginal Heritage items - avoid, minimise and/or salvage as per ACHAR*

Item	
AS1-8	IF1
AS2	IF2
AS3	IF3
AS4	IF4
AS5	IF5
AS6	IF6
AS7	IF7
AS8	IF8
AS10	IF9
AS12	

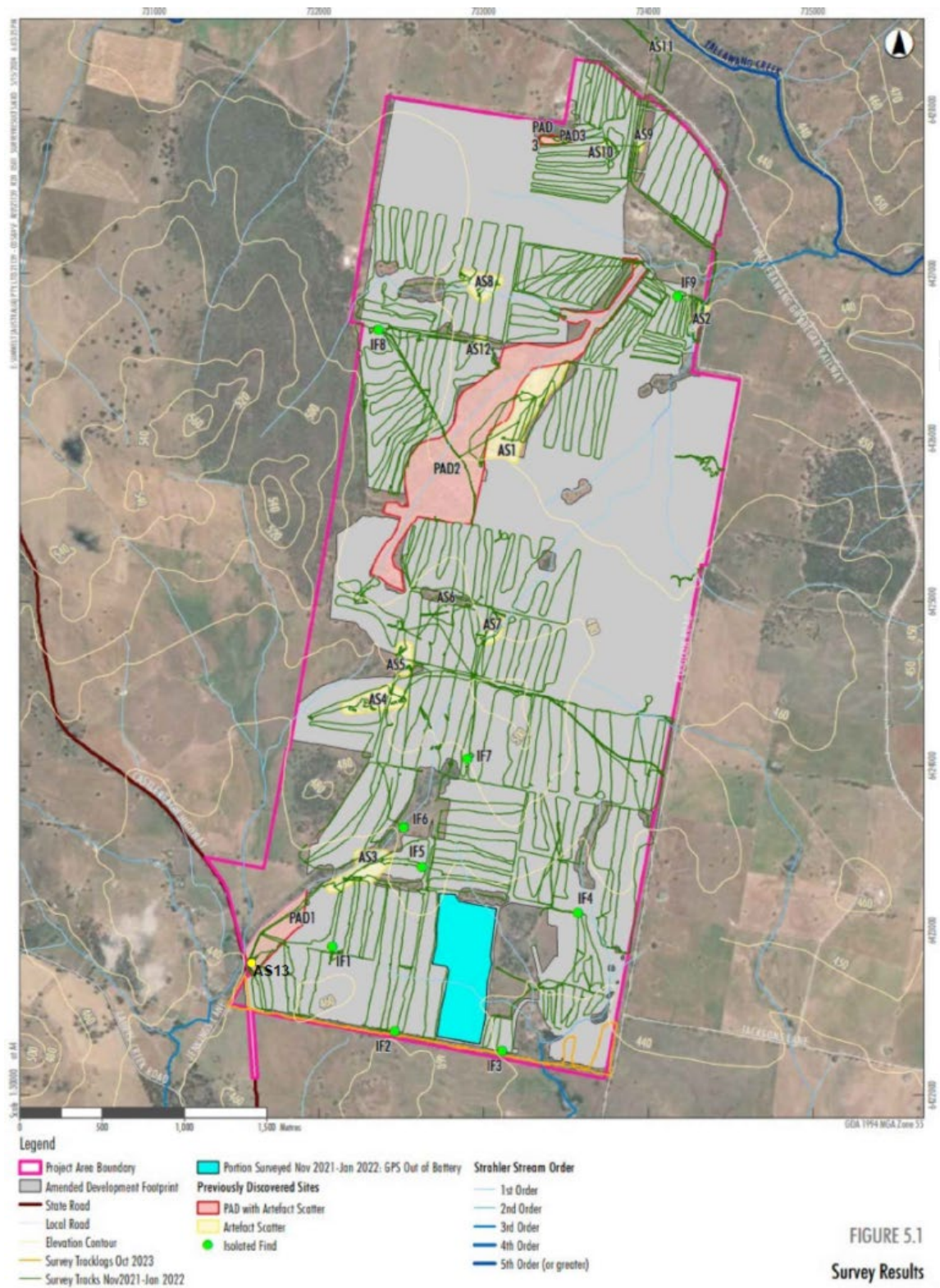


FIGURE 5.1
Survey Results

**APPENDIX 7:
INCIDENT NOTIFICATION AND REPORTING REQUIREMENTS**

INCIDENT NOTIFICATION REQUIREMENTS

1. All incident notifications and reports must be submitted via the NSW planning portal (Major Projects).
2. The Applicant must provide notification as required under these requirements, even if the Applicant fails to give the notification required under condition C10 or, having given such notification, subsequently forms the view that an incident has not occurred.
3. Within 7 days (or as otherwise agreed by the Planning Secretary) of the Applicant making the immediate incident notification (in accordance with condition C10), the Applicant is required to submit a subsequent incident report that:
 - (a) identifies how the incident was detected;
 - (b) identifies when the Applicant became aware of the incident;
 - (c) identifies any actual or potential non-compliance with conditions of consent;
 - (d) identifies further action(s) that will be taken in relation to the incident;
 - (e) a summary of the incident;
 - (f) outcomes of an incident investigation, including identification of the cause of the incident;
 - (g) details of the corrective and preventative actions that have been, or will be, implemented to address the incident and prevent recurrence, including the period for implementing any corrective and/or preventative actions; and
 - (h) details of any communication with other stakeholders regarding the incident.
4. The Applicant must submit any further reports as directed by the Planning Secretary.