Development Consent

Section 4.38 of the Environmental Planning and Assessment Act 1979

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

These conditions are required to:

- prevent, minimise, or offset adverse environmental impacts;
- set standards and performance measures for acceptable environmental performance;
- require regular monitoring and reporting; and
- provide for the ongoing environmental management of the development.

Chris Ritchie

Acting/ Executive Director - Energy, Resources and Industry Assessments

Sydney	20 May 2026

SCHEDULE 1

Application Number:	SSD-41294067
Applicant:	RZ Resources Limited
Consent Authority:	Minister for Planning and Public Spaces
Site:	The land defined in Table 1 of Appendix 1 and shown in Figures 1, 2 and 3 of Appendix 2
Development:	Copi Mineral Sands Project

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DEFINITIONS

Item	Definition
Aboriginal object	Has the same meaning as the definition in the *National Parks and Wildlife Act 1974*
AHIMS	Aboriginal Heritage Information Management System established under the *National Parks and Wildlife Act 1974*
Annual review	The review required by condition E4
Applicant	Identified as such in Schedule 1, or any person carrying out any development to which this consent applies
Approved disturbance area	The disturbance area identified in Figures 1, 2 and 3 in Appendix 2 and areas identified under condition A9
ARPANSA	Australian Radiation Protection and Nuclear Safety Agency
ARTC	Australian Rail Track Corporation
Australian Standards	Codes and guidelines published by Standards Australia
BCA	Building Code of Australia
BC Act	*Biodiversity Conservation Act 2016*
Calendar year	A period of 12 months from 1 January to 31 December
Commencement of development	The date notified to the Department by the Applicant under condition A10 of physical commencement of the development in accordance with the EP&A Act and EP&A Regulation
Conditions of this consent	Conditions contained in Schedule 2
Construction	All physical works to enable mining operations, including demolition, and removal of buildings or works, vegetation clearance and topsoil stripping, erection of buildings and other infrastructure permitted by this consent and initial overburden removal and emplacement prior to commencing dredging operations, excluding preliminary works
Council	Wentworth Shire Council
CPHR	Conservation Programs, Heritage and Regulation Group within the New South Wales Department of Climate Change, Energy, the Environment and Water
Day	Day means the period from 7 am to 6 pm Monday to Saturday and the period from 8 am to 6 pm Sunday and public holidays
Decommissioning	The deconstruction or demolition and removal of works installed as part of the development
Demolition	The deconstruction and removal of buildings, sheds and other structures on the site
Department	NSW Department of Planning, Housing and Infrastructure
Development	The development described in the document/s listed in condition A2(c)
Development layout plans	As identified in Appendix 2 of this consent
Dredging operations	The removal of interburden and ore below the regional groundwater table through the use of dredge mining
EIS	The *Copi Mineral Sands Project Environmental Impact Statement*, dated May 2024 and prepared by R.W. Corkery & Co Pty Limited; *Copi Mineral Sands Project Response to Submissions Report,* dated August 2025; *Copi Mineral Sands Amendment Report*, dated August 2025 and the additional information provided by the Applicant included in Appendix A of the Department's Assessment Report on the development
Environment	Includes all aspects of the surroundings of humans, whether affecting any human as an individual or in his or her social groupings
EPA	NSW Environment Protection Authority
EP&A Act	*Environmental Planning and Assessment Act 1979*
EP&A Regulation	*Environmental Planning and Assessment Regulation 2021*
EPL	Environment protection licence under the POEO Act

Item	Definition
Evening	The period from 6 pm to 10 pm
Feasible	What is possible and practical in the circumstances
Heavy vehicle	A vehicle that has a combined Gross Vehicle Mass or Aggregate Trailer Mass of more than 4.5 tonnes, including but not limited to, B-doubles, controlled access buses, Oversize Overmass Vehicles and road trains
Heavy vehicle haulage	A heavy vehicle that is transporting mine products
Heritage NSW	Heritage NSW within the New South Wales Department of Climate Change, Energy, the Environment and Water
Incident	An occurrence or set of circumstances that causes, or threatens to cause material harm which may or may not be or cause a noncompliance *Note: "material harm" is defined in this consent*
Linear infrastructure corridor	The land located within the area marked 'linear corridor limit of disturbance' in Figure 1 and Figure 2 of Appendix 2
Material harm	Is harm that: a) involves actual or potential harm to the health or safety of human beings or to the ecosystems that is not trivial, or b) results in actual or potential loss or property damage of an amount, or amounts in aggregate, exceeding $50,000 (or 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)
Mine closure	Decommissioning and final rehabilitation of the site following the cessation of mining operations
Mine site	The land located within the area marked 'amended limit of disturbance' in Figure 1 and Figure 2 of Appendix 2
Minimise	Implement all reasonable and feasible mitigation measures to reduce the impacts of the development
Mining operations	The carrying out of mining, including the extraction, processing, stockpiling and transportation of ore on the site and the associated removal, storage and/or emplacement of topsoil, overburden, interburden, and reject material, and off-site transportation of mine products, excluding preliminary works and construction.
Minister	NSW Minister for Planning and Public Spaces, or delegate
Minor	Not very large, important or serious
Mitigation	Activities associated with minimising the impacts of the development
Negligible	Small and unimportant, such as to be not worth considering
Night	The period from 10 pm to 7 am on Monday to Saturday, and 10 pm to 8 am on Sundays and public holidays
Non-compliance	An occurrence, set of circumstances or development that is a breach of this consent
Off-path storage facility	The off-path storage facility described in Figure 1 and Figure 2 of Appendix 2
Operation	The carrying out of the approved purpose of the development upon completion of construction
Planning Secretary	Planning Secretary under the EP&A Act, or nominee
POEO Act	*Protection of the Environment Operations Act 1997*
Preliminary works	Activities required for site establishment and temporary services that do not impact native vegetation within Category 2 Land, including environmental mitigation measures, cultural heritage surveys and mitigation measures, geotechnical test work, laydown areas, emergency muster points, mobilisation of plant and personnel, removal of hazardous materials, dilapidation surveys of adjacent plant and structures to be retained, and the grading of existing tracks and roads

Item	Definition
Privately-owned land	Land that is not owned by a public agency or company
Privately-owned residence	The residence located on land that is not owned by a public agency or company
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, etc
Radioactive substance	As defined under the *Protection from Harmful Radiation Act 1990*
Rail facility	The land located within the area marked 'limit of disturbance' in Figure 3 of Appendix 2
Reasonable	Means applying judgement in arriving at a decision, taking into account: mitigation benefits, cost of mitigation versus benefits provided, community views and the nature and extent of potential improvements
Registered Aboriginal Parties	As described in the *National Parks and Wildlife Regulation 2019*
Rehabilitation	As defined in the *Mining Act 1992*
Rehabilitation outcome documents	Documents approved (or required to be approved) by the Resources Regulator under the *Mining Regulation 2016* (rehabilitation objectives and rehabilitation completion criteria, any final landform and rehabilitation plan, and the Rehabilitation Management Plan)
Residence	Existing or approved dwelling at the date of the grant of this consent
Resources Regulator	NSW Resources Regulator within NSW Resources
RFS	NSW Rural Fire Service
Site	The land defined in Appendix 1 and shown in Figures 1, 2 and 3 of Appendix 2
TfNSW	Transport for NSW
Water Group	Water group within the New South Wales Department of Climate Change, Energy, the Environment and Water
Workforce Accommodation Facility	The facility to house up to 220 personnel during construction and operation of the development on land identified in the Schedule of Land (Appendix 1) and shown as 'Mine Camp' in Figure 2 of Appendix 2

SUMMARY OF REQUIREMENTS

Reports and notifications that are required to be provided to the Planning Secretary under the conditions of this consent are listed in Table 1 below. The table is for information purposes only and does not form part of the conditions of this consent.

Table 1 | Summary of requirements

Condition	Report	Notification/Timing	Purpose
Part A – Administrative Conditions			
A9	Evidence of survey plans of the approved disturbance areas provided to the Department	Within three months of commencement of development of the consent or other timeframe agreed by the Planning Secretary	Information
A10	Notification of commencement of: • development; • construction; • mining operations; • any period of suspension of mining operations (i.e. care and maintenance); and • cessation of mining operations (i.e. mine closure)	At least two weeks prior to commencement of each stage	Information
Part B – Environmental Management Conditions			
B1	Environmental Management Strategy	Prior to the commencement of development	Approval
B5	Evidence of consultation completed for any environmental management document	With submission of any environmental management document	Information
B8	Environmental management document required by this consent	Staging, combining or updating	Approval
B12	Review and, if necessary, revision of environmental management documents	Within three months of the submission of an incident report; submission of an independent environmental audit; approval of any modification	Approval
Part C – Specific Environmental Conditions			
C2	Exceedance of the air quality criteria at any residence on privately-owned land	Terms of agreement with the owner/s of the relevant residence	Information
C5	Air Quality Management Plan	Prior to the commencement of construction	Approval
C8	Greenhouse Gas Mitigation Plan	Prior to the commencement of construction	Information
C12	Out-of-Hours Work Protocol	Prior to the commencement of construction	Approval
C19	Noise Management Plan	Prior to the commencement of	Information

Condition	Report	Notification/Timing	Purpose
		construction	
C26	Water Management Plan	Prior to the commencement of construction	Approval
C31	Evidence of retirement of the correct number and class of biodiversity offset credits within each offset stage	Prior to undertaking disturbance associated with each offset stage	Information
C33	Evidence of retirement of biodiversity offset credits for PCT 154 – Pearl Bluebush low open shrubland of the arid and semi-arid plains	Within 6 months of exceedances of performance measures identified in Table 7 of Schedule 2 occurring	Information
C34	Biodiversity Management Plan	Prior to the commencement of construction	Approval
C41	Traffic Management Plan	Prior to the commencement of development	Approval
C45	Report on the protection of Aboriginal objects	Prior to the commencement of construction	Information
C49	Aboriginal Cultural Heritage Management Plan	Prior to the commencement of construction	Approval
C56	Radiation Management Plan	Prior to the commencement of mining operations	Approval
C60	Rehabilitation Strategy	Prior to the commencement of mining operations	Information
C73	Bushfire and flood emergency management and evacuation plan	Prior to the commencement of construction	Information
C76	Social Impact Management Plan	Prior to the commencement of construction	Approval
Part E – Reporting and Compliance Conditions			
E1	Notification of non-compliance	Within 7 days of becoming aware	Information
E2	Notification of an incident	Within 24 hours of becoming aware	Information
E3	Subsequent incident report	Within 7 days of notification of incident	Information
E4	Annual review	By the end of March each year after the commencement of development under this consent, or other timeframe agreed by the Planning Secretary	Approval
E5	Independent Environmental Audit	In accordance with the requirements of *Independent Audit Post Approval Requirements*	Information

SCHEDULE 2

PART A ADMINISTRATIVE CONDITIONS

OBLIGATION TO MINIMISE HARM TO THE ENVIRONMENT

A1. In addition to meeting the specific performance measures and criteria established under 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 preliminary works, construction or any other part of the development including, any rehabilitation required under this consent.

TERMS OF CONSENT

A2. The development must 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 plans in Appendix 2.

A3. Consistent with the requirements in this consent, the Planning Secretary may make written directions in relation to:

(a) the content of any strategy, study, system, plan, program, review, audit, notification, report, or correspondence submitted under or otherwise made in relation to this consent, including those that are required to be, and have been, approved by the Planning Secretary; and

(b) the implementation of any actions or measures contained in any such document referred to in condition A3(a).

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/s listed in condition A2(c). In the event of any inconsistency, ambiguity, or conflict between any of the document/s listed in condition A2(c), the most recent document prevails to the extent of the inconsistency, ambiguity, or conflict.

LIMITS OF CONSENT

Mining operations

A5. Mining operations may be carried out for 20 years following commencement of mining operations.

Notes:

- *Under this consent, the Applicant is required to decommission and rehabilitate the site and carry out other requirements in relation to mining operations. Consequently, this consent will continue to apply in all respects other than to permit the carrying out of mining operations until the rehabilitation of the site and other requirements have been carried out to the required standard.*
- *Mining operations and rehabilitation are also regulated under the Mining Act 1992.*

Extraction and transportation

A6. A maximum of 27.1 million tonnes of ore may be extracted and transported from the site in any calendar year.

A7. Heavy vehicle movements to and from the site must not exceed 132 movements per day.

Development hours

A8. The development may only be undertaken during the hours set out in **Table 2**.

Table 2 | Development hours

Activity	Permissible hours
Mine site and linear infrastructure corridor	
Construction and preliminary works	24 hours a day, 7 days a week
Operation	
Rehabilitation	
Rail facility and Broken Hill Local Government Area (LGA) roads	
Construction, including road upgrades	• Monday to Friday: 7 am to 6 pm • Saturday: 8 am to 1 pm • No construction on Sundays and public holidays Unless otherwise agreed by the Planning Secretary in accordance with condition C12
Operation (train loading and unloading at the rail facility)	• 24 hours a day, 7 days a week
All development	
Light vehicle movements and offsite heavy vehicle haulage of mine products on the southern route towards Wentworth	• 24 hours a day, 7 days a week
Offsite heavy vehicle haulage of mine products on the northern route (to the Broken hill rail facility)	• All days: 7 am to 10 pm
Delivery or dispatch of materials as requested by Police or other public authorities	At any time, subject to notification to the Department within 24 hours after commencement of activity
Emergency work to avoid the loss of lives, property or to prevent environmental harm	
Delivery of oversized plant or structures	At any time

IDENTIFICATION OF APPROVED DISTURBANCE AREA

A9. Within three months of commencement of development under this consent, or other timeframe agreed by the Planning Secretary, a survey plan (or spatial files in a format agreed by the Planning Secretary) of the boundaries of the approved disturbance areas must be provided to the Department.

NOTIFICATION OF COMMENCEMENT

A10. The Department must be notified, in writing, of the date of commencement of each of the following phases of the development:

(a) commencement of development under the consent;

(b) commencement of construction under the consent;

(c) commencement of mining operations under the consent;

(d) any period of suspension of mining operations (i.e. care and maintenance); and

(e) cessation of mining operations (i.e. mine closure).

The notification must be provided at least two weeks before the commencement of each stage and no more than three months before the commencement of each stage.

PLANNING AGREEMENT

A11. Within six months of the commencement of development under this consent, or other timeframe agreed by the Planning Secretary, the Applicant must enter into planning agreements with Council and Broken Hill City Council in accordance with:

(a) Division 7.1 of Part 7 of the EP&A Act; and

(b) the general terms of the planning agreements summarised in Appendix 6.

A12. If the Applicant and Council do not enter into a planning agreement within the timeframe under condition A11, then within a further three months, the Applicant must make a Section 7.12 of the EP&A Act contribution to Council. The amount to be paid is to be determined and adjusted at the time of the actual payment, in accordance with the provisions of the *Wentworth Shire Council – Section 7.12 Development Contributions Plan 2018*.

A13. If there is any dispute between the Applicant and the relevant council in regards to conditions A11 and A12 then either party may refer the matter to the Planning Secretary for resolution.

PAYMENT OF REASONABLE COSTS

A14. The Applicant must pay all reasonable costs incurred by the Department to engage a suitably qualified, experienced, and independent expert(s) to review the adequacy of any strategy, plan, program, or report required under this consent.

PROTECTION OF PUBLIC INFRASTRUCTURE

A15. 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 carrying out the development; and

(b) relocate, or pay the full costs associated with relocating, any infrastructure that needs to be relocated as a result of the development.

DEMOLITION

A16. All demolition must be carried out in accordance with Australian Standard *AS 2601-2001: The Demolition of Structures* (Standards Australia, 2001), or its latest version.

STRUCTURAL ADEQUACY

A17. All new buildings and structures, and any alterations or additions to existing buildings and structures, that are part of the development, must be constructed in accordance with the relevant requirements of the BCA.

Notes:

- *Under Part 6 of the EP&A Act, the Applicant is required to obtain construction and occupation certificates for building works.*
- *Part 8 and Part 9 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021 sets out the requirements for the certification of the development.*

OPERATION OF PLANT AND EQUIPMENT

A18. All plant and equipment used on site, or in connection with the development, must be:

(a) maintained in a proper and efficient condition; and

(b) operated in a proper and efficient manner.

COMPLIANCE

A19. 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.

PRODUCTION DATA

A20. From the commencement of mining operations, calendar year mining production data must be provided in the annual review, required by condition E4, each year.

PART B ENVIRONMENTAL MANAGEMENT CONDITIONS

ENVIRONMENTAL MANAGEMENT STRATEGY

B1. An **environmental management strategy** must be prepared for the development. The strategy must:

(a) be submitted for approval to the Planning Secretary prior to the commencement of development;

(b) describe the environmental management context and outline the scope of the strategy, including:

(i) the relationship of the strategy to other environmental management documents;

(ii) relevant statutory criteria, performance measures or operational requirements including conditions of consent and other legislative or regulatory licences, guidelines, policies or standards;

(iii) sensitive receivers;

(iv) consideration of the consultation outcomes from the documents listed in condition A2(c) where relevant or other environmental management documents required by this consent; and

(v) detailed plans of the development location and development, sensitive receivers and environmental monitoring locations;

(c) list the role and responsibility of all key personnel and contractors involved in the environmental management of the development;

(d) include an environmental risk assessment of the development activities and specific risk management controls and mitigations to:

(i) comply with statutory requirements, limits or performance measures and criteria;

(ii) manage the predicted impacts identified in the documents listed in condition A2(c); and

(iii) manage any other environmental risk or impact that has been subsequently identified after the documents in condition A2(c) were submitted;

Note: Environmental risk assessment cannot be used to identify and assess physical changes to the development or an increase in impacts that are not described and assessed in the EIS. These may require a new planning approval and may need to be referred to the Department.

(e) include processes to review the environmental risk assessment annually and determine whether the measures implemented to manage the risks are effective;

(f) include an adaptive management process to be implemented if the review of the risk assessment indicates that any measure that has been implemented is not effective in managing the identified risk(s) and a process to update the measure;

(g) include a clear plan depicting all the monitoring to be carried out under the conditions of this consent;

(h) include processes to report and review environmental performance that:

(i) provides for an annual review of the environmental risk assessment with consideration of the evaluation findings;

(ii) respond to any non-compliance and/or incident;

(iii) address the findings of any audit undertaken for the development;

(iv) provide for adaptive management mechanisms that enable continuous improvement; and

(v) keep the local community and relevant agencies informed about the operation and environmental performance of the development;

(i) include procedures to:

(i) receive, record, handle and respond to complaints;

(ii) resolve any disputes that may arise during the course of the development; and

(iii) respond to emergencies.

B2. Development must not commence until the **environmental management strategy** is approved by the Planning Secretary.

B3. The **environmental management strategy**, as approved by the Planning Secretary, must be implemented for the development.

MANAGEMENT PLAN REQUIREMENTS

B4. Management plans required under this consent must be prepared in accordance with relevant guidelines, and include:

(a) quality control information, including document version control details and the management plan author(s);

(b) a summary of the environmental management context, including:

(i) a brief development description, including visual representation of any development staging; and

(ii) the purpose and scope of the management plan;

(c) the relationship of the management plan with other environmental management documents or systems;

(d) a site location plan identifying the development boundary, disturbance area and related environmental aspects;

(e) a brief summary of background or baseline data, where relevant;

Note: If detailed baseline data must be included in a management plan, it must be appended and summarised in the main text of the management plan.

(f) a summary of consultation undertaken during the preparation of the management plan that includes when and how consultation was undertaken and the outcomes of the consultation;

(g) details of the statutory requirements, limits or performance measures and any specific performance indicators that are proposed to be used to judge the performance of, or guide the implementation of, the development or any management measures;

(h) a description of the measures to be implemented to comply with statutory requirements, and the limits, performance measures, criteria and operational requirements of conditions of this consent;

(i) a program to monitor and report on the:

(i) impacts and environmental performance of the development; and

(ii) effectiveness of the management measures implemented for the development

(j) a contingency plan to manage any unpredicted impacts and their consequences and to ensure that ongoing impacts reduce to levels below relevant impact assessment criteria as quickly as possible; and

(k) a protocol for periodic review of the plan.

Note: The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans.

EVIDENCE OF CONSULTATION

B5. Where conditions of this consent require consultation with an identified party, consultation must be undertaken with the relevant party prior to submitting the subject document to the Planning Secretary for approval. Documentary evidence and a tabulated summary of the consultation must be submitted with the subject document via the NSW planning portal (Major Projects), including:

(a) dates of the consultation with the identified party, copies of the identified party's response, and a summary of the issues raised;

(b) the outcome of that consultation, including how the issues have been addressed in the subject document; and

(c) details of any disagreement remaining between the party consulted and the Applicant, and how the Applicant has addressed the matters not resolved.

APPLICABILITY OF GUIDELINES

B6. 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 at the date of this consent.

B7. Notwithstanding condition B6, 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.

STAGING, COMBINING AND UPDATING ENVIRONMENTAL MANAGEMENT DOCUMENTS

B8. With the approval of the Planning Secretary, any environmental management document required by this consent may be staged, combined or updated.

B9. Staging requests made to the Planning Secretary must include a clear description of the trigger for staging, the specific stage and scope of the development to be staged and any future stages planned.

B10. If the Planning Secretary agrees, an environmental management document may be staged or updated without:

(a) consultation being undertaken with all parties required to be consulted in the relevant condition in this consent; and/or

(b) addressing particular requirements of the relevant condition of this consent if those requirements are not applicable to the particular stage.

B11. Any request to combine environmental management documents must demonstrate a clear relationship between the nominated documents.

REVISION OF ENVIRONMENTAL MANAGEMENT DOCUMENTS

B12. Within three months, unless otherwise agreed by the Planning Secretary, of:

(a) the submission of an incident report under conditions E3;

(b) the submission of an independent environmental audit under condition E5; and

(c) the approval of any modification of the conditions of this consent;

the Applicant must review and, if necessary, revise the strategies, plans and programs required under this approval to the satisfaction of the Planning Secretary. Where this review leads to revisions in any such document, the revised document must be submitted to the Planning Secretary for approval within four weeks of the review.

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

PART C SPECIFIC ENVIRONMENTAL CONDITIONS

AIR QUALITY AND GREENHOUSE GAS

Air Quality Criteria

C1. All reasonable and feasible avoidance and mitigation measures must be implemented to ensure the development does not exceed the criteria listed in Table 3 at any residence on privately-owned land.

Table 3 | Air quality assessment criteria

Pollutant	Averaging period	[a] Criterion
Particulate matter < 10 μm (PM_{10})	24 hour	[b] 50 μg/m^3
Particulate matter < 2.5 μm ($PM_{2.5}$)	24 hour	[b] 25 μg/m^3
[d] Deposited dust	Annual	[b] 2 g/m^2/month
[d] Deposited dust	Annual	[c] 4 g/m^2/month

Notes:

[a] Excludes extraordinary events such as bushfires, prescribed burning, dust storms, fire incidents or any other activity agreed by the Planning Secretary.

[b] Incremental impact (i.e. incremental increase in concentrations due to the development on its own).

[c] Total impact (i.e. incremental increase in concentrations due to the development plus background concentrations due to all other sources).

[d] Deposited dust is to be assessed as insoluble solids as defined by Standards Australia, AS/NZS 3580.10.1:2003: Methods for Sampling and Analysis of Ambient Air - Determination of Particulate Matter - Deposited Matter - Gravimetric Method.

C2. The air quality criteria in Table 3 do not apply if the Applicant has an agreement with the owner/s of the relevant residence to exceed the air quality criteria, and the Applicant has advised the Department in writing of the terms of this agreement.

Mine-owned Land

C3. Particulate matter emissions generated by the development must not exceed the criteria listed in Table 3 at any occupied residence on mine-owned land (including land owned by another mining company), unless:

(a) the tenant and landowner (if the residence is owned by another mining company) have been notified of any health risks associated with such exceedances in accordance with the notification requirements under PART D of this consent;

(b) the tenant of any land owned by the Applicant can terminate their tenancy agreement without penalty at any time, subject to giving reasonable notice;

(c) air quality monitoring is regularly undertaken to inform the tenant and landowner (if the residence is owned by another mining company) of the likely particulate matter emissions at the residence; and

(d) data from this monitoring is presented to the tenant and landowner in an appropriate format for a medical practitioner to assist the tenant and landowner in making informed decisions on the health risks associated with occupying the property.

Air Quality and Greenhouse Gas Operating Conditions

C4. All reasonable and feasible mitigation measures must be implemented to:

(a) minimise odour, fume and particulate matter (including PM_{10} and $PM_{2.5}$) emissions from the development;

(b) minimise the extent of potential dust generating surfaces exposed on the site at any given point in time by progressively completing rehabilitation;

(c) minimise any visible off-site air pollution generated by the development;

(d) minimise the air quality impacts of the development during adverse meteorological conditions and extraordinary events (see Note a to Table 3);

(e) improve energy efficiency and minimise Scope 1 and Scope 2 greenhouse gas emissions of the development; and

(f) ensure that all 'non-road' mobile diesel equipment used in undertaking the development includes diesel emissions reduction technology.

Air Quality Management Plan

C5. An **air quality management plan** must be prepared for the development. The plan must:

(a) be prepared:

(i) by a suitably qualified and experienced person/s; and

(ii) in consultation with the EPA;

(b) describe the measures to be implemented to ensure compliance with the air quality criteria and operating conditions of this consent;

(c) describe measures to demonstrate that best practice management is being employed to minimise the development's air quality impacts; and

(d) describe the air quality management system in detail, including an air quality monitoring program, undertaken in accordance with the *Approved Methods for the Sampling and Analysis of Air Pollutants in NSW* (EPA, 2022) (or latest version), that:

(i) incorporates predictive meteorological forecasting and real-time air quality monitors;

(ii) establishes a diesel combustion emissions baseline; and

(iii) uses monitors at representative locations upwind and downwind of operations to measure and to evaluate the performance of the development against the air quality assessment criteria in this consent and to guide day to day planning of mining operations.

C6. Construction under this consent must not commence until the **air quality management plan** is approved to the Planning Secretary.

C7. The **air quality management plan**, as approved by the Planning Secretary, must be implemented for the development.

Greenhouse Gas Mitigation Plan

C8. A **greenhouse gas mitigation plan** must be prepared for the development. The plan must:

(a) be prepared:

(i) by a suitably qualified and experienced person/s; and

(ii) in consultation with the EPA;

(b) be consistent with the EPA's guideline "*Emissions Reporting and Climate Change Mitigation and Adaptation Plans – Guidance for Environment Protection Licensees, March 2026*";

(c) describe the measures to be implemented to ensure compliance with the operating conditions of this consent;

(d) include an annual reporting framework for tracking emission reductions against emission goals, including reporting gross and net emissions, avoidance, mitigation and offsetting measures applied to meet the emission goals; and

(e) be revised every three years from the commencement of the development, unless otherwise agreed by the Planning Secretary to assess the feasibility of available greenhouse gas mitigation technology and identify measures to be applied to the development.

C9. Construction under this consent must not commence until the **greenhouse gas mitigation plan** is submitted to the Planning Secretary.

C10. The **greenhouse gas mitigation plan** must be implemented for the development.

Note: As required under the EPA's guideline "Emissions Reporting and Climate Change Mitigation and Adaptation Plans – Guidance for Environment Protection Licensees, March 2026", the Applicant will be required to prepare and implement a Climate Change Mitigation and Adaptation Plan. With the approval of the Planning Secretary, the preparation and implementation of this plan could be used to meet the requirements of condition C8.

NOISE

Construction Noise

C11. All reasonable and feasible noise mitigation measures must be implemented to achieve the noise management levels detailed in the *Interim Construction Noise Guideline* (DECC, 2009) (or its latest version). Any activities that could exceed the noise management levels must be identified and managed in accordance with the environmental management strategy required under condition B1.

C12. An **out of hours work protocol** must be submitted to Planning Secretary for approval prior to the commencement of any out of hours construction work. The protocol must:

(a) describe the construction activities proposed to be undertaken outside the hours defined in condition A8;

(b) be consistent with the requirements of the *Interim Construction Noise Guideline* (DECC, 2009) (or its latest version);

(c) justify why the construction needs to be undertaken as out of hours construction;

(d) identify low, medium and high-risk out of hours work, proposed mitigation and management measures; and

(e) include written notification arrangements for affected residences for approved out of hours work.

C13. Construction noise generated at the mine site and linear infrastructure area must not exceed the criteria in Table 4.

Operational Noise

C14. Other than the exceptions identified in conditions C12 and C16, noise generated by mining operations must not exceed the noise limits in Table 4.

Table 4 | Noise limits

Location	Day $L_{Aeq\ (15\ min)\ dBA(A)}$	Evening $L_{Aeq\ (15\ min)\ dBA(A)}$	Night $L_{Aeq\ (15\ min)\ dBA(A)}$	Night max $L_{AF\ Max\ dBA(A)}$
All privately-owned residence	40	35	35	52

Note: Privately-owned residences identified in the EIS are shown in Figure 1, Appendix 3.

C15. Noise generated by the development must be monitored and measured in accordance with the relevant procedures and exemptions (including certain meteorological conditions) of the *NSW Noise Policy for Industry* (EPA, 2017) (or its latest version). Standard meteorological conditions and noise enhancing meteorological conditions as defined in Part D of the *NSW Noise Policy for Industry* (EPA, 2017) (or its latest version) and determined by monitoring at the meteorological station required under condition C17 apply to the noise limits in Table 4.

C16. For very noise-enhancing meteorological conditions as defined in the *NSW Noise Policy for Industry* (EPA, 2017) (or its latest version), the applicable noise limits are as defined in Table 4 plus 5 dB(A).

Meteorological Monitoring

C17. A meteorological station must be operating in the vicinity of the site for the life of the development. The meteorological station must:

(a) comply with the requirements in the *Approved Methods for Sampling and Analysis of Air Pollutants in New South Wales (EPA, 2022)* (or its latest version); and

(b) be capable of measuring meteorological conditions in accordance with the *NSW Noise Policy for Industry* (EPA, 2017) (or its latest version),

unless a suitable alternative is approved by the Planning Secretary following consultation with the EPA.

Noise Operating Conditions

C18. All reasonable and feasible measures must be implemented to:

(a) minimise noise from construction and operational activities as well as road noise associated with the development;

(b) minimise the noise impacts of the development during noise-enhancing meteorological conditions;

(c) ensure operation of a comprehensive noise management system to guide the day to day planning of mining operations and the implementation of both proactive and reactive noise mitigation measures to ensure compliance with the relevant conditions of this consent;

(d) record the daily adaptive management measures implemented on the site, and make these records readily available at the request of the Department or the EPA; and

(e) fit all trucks and mobile plant operating within the development with broad-spectrum reversing alarms.

Noise Management Plan

C19. A **noise management plan** must be prepared for the development. The plan must:

(a) be prepared:

(i) by a suitably qualified and experienced person/s; and

(ii) in consultation with the EPA;

(b) describe the measures to be implemented to ensure:
   (i) compliance with the noise criteria and operating conditions of this consent;
   (ii) best practice management is being employed; and
   (iii) noise impacts are minimised during noise-enhancing meteorological conditions;

(c) include a noise monitoring program undertaken in accordance with the *Noise Policy for Industry* (NSW EPA, 2017), the *Approved Methods for the Measurement and Analysis of Environmental Noise in NSW* and the *Interim Construction Noise Guideline* (DECC, 2009) that:
   (i) uses a combination of real-time and supplementary attended monitoring to evaluate the performance of the mine site;
   (ii) includes a program to calibrate and validate the real-time noise monitoring results with the attended monitoring results over time; and
   (iii) includes a procedure to ensure attended monitoring is undertaken during representative operating conditions.

C20. Construction under this consent must not commence until the **noise management plan** is submitted to the Planning Secretary.

C21. The **noise management plan** must be implemented for the development.

WATER

C22. 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.

C23. Water extracted from the site each year (direct and indirect), including water taken under each water licence, must be reported in the annual review.

Note: Under the Water Act 1912 and/or the Water Management Act 2000, the Applicant is required to obtain all necessary water licences for the development, including during rehabilitation and post mine closure.

Water Discharges

C24. All surface discharges from the site must comply with:

(a) discharge limits (both volume and quality) set for the development in any EPL; and
(b) all relevant provisions of the POEO Act.

Water Management Performance Measures

C25. The development must comply with the performance measures in Table 5.

Table 5 | Water management performance measures

Feature	Performance measure
Water management – general	• Design, install and maintain water management systems in a proper and efficient manner and to ensure no unlicensed or uncontrolled discharge of water from the approved disturbance areas off-site (except in accordance with condition C24) • Maintain separation between clean, dirty (i.e. sediment-laden) and mine water management systems • Maximise water recycling and reuse • Apply saline water for dust suppression at a rate that ensures no runoff to roadside drainages

Feature	Performance measure
	• Manage sewage effluent and stormwater disposal through the project's water treatment system, with discharge of treated wastewater to sub-surface or the land
Off-path storage facility	• Ensure that the off-path storage facility is capped with a minimum of 1 m of clay
Aquifers	• Negligible impacts to the upper and middle and lower Loxton-Parilla Sands aquifers caused by the development beyond those predicted in the EIS, including: o negligible change in groundwater levels beyond those predicted; o negligible change in water quality beyond those predicted; o negligible impact to other groundwater users; and o no exceedance of the minimal impact considerations in the *NSW Aquifer Interference Policy*
Surface water resources	• Negligible impacts to surface water resources caused by the development beyond those predicted in the EIS • Maximise, as far as reasonable and feasible, the diversion of all clean water around disturbed areas • Construct exclusion bunds (see Appendix 2, Figure 8) to withstand a 1% annual exceedance probability (AEP) 72-hour event
Flood mitigation	• Negligible changes to off-site flood affectation, including flows, levels, velocities, hazards and hydraulic categories
Erosion and sediment control works	• Designed, installed and maintained in accordance with the guidance series *Managing Urban Stormwater: Soils and Construction including Volume 1: Blue Book* (Landcom, 2004) and *Volume 2E: Mines and Quarries* (DECC, 2008)
Chemical and hydrocarbon storage	• Chemical and hydrocarbon products to be stored in bunded areas in accordance with the relevant Australian Standard

Water Management Plan

C26. A **water management plan** must be prepared for the development. This plan must:

(a) be prepared:

(i) by a suitably qualified and experienced person/s; and

(ii) in consultation with the Water Group and the EPA;

(b) consider the *Guidelines for Groundwater Documentation for SSD/SSI Projects. Technical guideline* (DPE, 2022);

(c) describe the measures to be implemented to ensure that the development complies with the water management performance measures (see Table 5);

(d) include a:

(i) **site water balance** that includes details of:

- predicted annual inflows and outflows from the site;
- sources and security of water supply for the life of the development (including authorised entitlements and licences);
- water storage capacity;
- water use and management on the site;
- licensed discharge points and limits; and
- reporting procedures, including the annual preparation of an updated site water balance;

(ii) **surface water management plan** that includes:

- detailed baseline data on surface water flows and quality of watercourses and/or water bodies potentially impacted by the development;
- details of the water licensing requirements for all water storages (i.e. exempt, harvestable rights and licenced);
- detailed plans, design objectives and performance criteria for water management infrastructure;
- surface water performance criteria, including trigger levels for identifying and investigating any potentially adverse impacts (or trends) associated with the development, for:
  - water supply for other water users;
  - downstream surface water flows and water quality; and
  - lake, stream and riparian vegetation heath;
- a program to monitor and evaluate compliance with the relevant performance measures listed in Table 5 and the performance criteria in this plan;
- reporting procedures for the results of the monitoring program, including notifying other water users of any exceedance of relevant performance measures or performance criteria; and
- a trigger action response plan to respond to any exceedances of the relevant performance measures or performance criteria,

(iii) **groundwater management plan** that includes:

- details of the replacement for bore GW036722, to be constructed and in operation at least 12 months before the removal of bore GW036722, in consultation with WaterNSW and the Water Group, including provision of access to GW036722 until it is removed;
- a program to monitor surrounding landholders bores when requested, including GW004716;
- detailed baseline data of groundwater levels, yield and quality for groundwater resources and groundwater dependent ecosystems potentially impacted by the development, including groundwater supply for other water users;
- a detailed description of the groundwater management system, including measures to minimise acid mine drainage from potentially acid forming material;
- groundwater performance criteria, including trigger levels for identifying and investigating any potentially adverse groundwater impacts (or trends) associated with the development, on:
  - regional and local aquifers;
  - groundwater supply for other water users such as licensed privately-owned groundwater bores;
  - seepage/leachate from water storages, infrastructure and processing areas and the off-path storage facility; and
  - groundwater dependent ecosystems;
- a program to monitor and evaluate:

- compliance with the relevant performance measures listed in Table 5 and the performance criteria in this plan;
- groundwater inflows to the mining operations;
- seepage/leachate from water storages, infrastructure and processing areas, including migration over the short and long term;
- groundwater inflows, outflows and storage volumes, to inform the site water balance;
- any localised enhanced groundwater inflows associated with faults or other structures;
- impacts on groundwater dependent ecosystems;
- impacts on groundwater supply for other water users; and
- the effectiveness of the groundwater management system;

• reporting procedures for the results of the monitoring program, including notifying other water users of any elevated results; and

• a trigger action response plan to respond to any exceedances of the relevant performance measures and groundwater performance criteria, and repair, mitigate and/or offset any adverse groundwater impacts of the development; and

(iv) a program to periodically validate the groundwater model for the development, including an independent review of the model every 3 years (unless otherwise agreed by the Planning Secretary), and comparison of monitoring results with modelled predictions, including a revision of the model to a Class 2 following Year 3 of operations and to include a reduced/revised boundary conditions relevant to the development consistent with the semi-regional groundwater flow regime, and transient history match calibration; and

(v) a protocol to report on the measures, monitoring results and performance criteria identified above, in the annual review referred to in condition E4. The modelling program must also include a review and updated model predictions of post mining drawdown to determine whether any impacts on water supply works would require compensatory water to be provided for predicted future impacts following mine closure.

C27. Construction under this consent must not commence until the **water management plan** is approved by the Planning Secretary.

C28. The **water management plan,** as approved by the Planning Secretary, must be implemented for the development.

BIODIVERSITY

Biodiversity Credits

C29. Prior to commencing any work that would directly or indirectly impact on biodiversity values, the Applicant must retire biodiversity credits of the number and classes specified in Table 6.

C30. Condition C29 must be carried out in accordance with section 6.4 and section 6.29A of the *Biodiversity Conservation Act 2016* and clause 6.2 of the *Biodiversity Conservation Regulation 2017*.

Table 6 | Biodiversity credit requirements

Credit Type	Credits Required (Offset Stage)					
	1A	1B	2	3	4	5
Ecosystem Credits						
PCT 28 – White Cypress Pine open woodland of sand plains, prior streams and dunes mainly of the semi -arid (warm) climate zone	21	0	0	0	0	0
PCT 58 – Black Oak - Western Rosewood open woodland on deep sandy loams mainly in the Murray Darling Depression Bioregion	1,150	0	3,489	50	169	762
PCT 64 – Samphire - Water Weed - Sea -Heath shrubland saline wetland of depressions of the arid and semi -arid (warm) zones	0	0	1,403	6,309	2,269	2,030
PCT 143 – Narrow-leaved Hopbush - Scrub Turpentine - Senna shrubland on semi-arid and arid sandplains and dunes	517	0	0	0	0	0
PCT 152 – Lunette chenopod shrubland mainly of the Murray Darling Depression Bioregion	0	1,021	3,542	0	0	103
PCT 154 – Pearl Bluebush low open shrubland of the arid and semi-arid plains	1,308	910	10,567	337	977	7,262
PCT 157 – Bladder Saltbush shrubland on alluvial plains in the semi-arid (warm) zone including Riverina Bioregion	0	0	6,369	3,533	2,083	4,716
PCT 170 – Chenopod sandplain mallee woodland/shrubland of the arid and semi-arid (warm) zones	133	0	12	0	0	7
PCT 171 – Spinifex linear dune mallee mainly of the Murray Darling Depression Bioregion	155	0	0	0	0	132
PCT 215 – Woollybutt Grass open grassland on red earths of the inland plains	0	0	48	0	0	0
PCT 221 – Black Oak - Pearl Bluebush open woodland of the sandplains of the semi-arid warm and arid climate zones	0	60	1,509	0	817	6,110
PCT 253 – Gypseous shrubland on rises in the semi -arid and arid plains	0	0	1,749	0	0	1,103
PCT 254 – Black Oak - Bladder Saltbush on light clays in the arid zone	0	0	26	0	0	0
Species Credits						
Austrostipa nullanulla (Club Spear–grass)	0	0	1,614	80	45	814
Pink Cockatoo	166	0	0	0	0	310

C31. Prior to carrying out any disturbance for the development that would directly or indirectly impact on biodiversity values within the:

(a) Offset Stage 1A area (as shown on Figure 1 in Appendix 5), the Applicant must retire the Offset Stage 1A biodiversity credits as specified in Table 6;

(b) Offset Stage 1B area (as shown on Figure 1 in Appendix 5), the Applicant must retire the Offset Stage 1B biodiversity credits as specified in Table 6;

(c) Offset Stage 2 area (as shown on Figure 1 in Appendix 5), the Applicant must retire the Offset Stage 2 biodiversity credits as specified in Table 6;

(d) Offset Stage 3 area (as shown on Figure 1 in Appendix 5), the Applicant must retire the Offset Stage 3 biodiversity credits as specified in Table 6;

(e) Offset Stage 4 area (as shown on Figure 1 in Appendix 5), the Applicant must retire the Offset Stage 4 biodiversity credits as specified in Table 6;

(f) Offset Stage 5 area (as shown on Figure 1 in Appendix 5), the Applicant must retire the Offset Stage 5 biodiversity credits as specified in Table 6; and

and provide evidence to the Planning Secretary that the correct number and class of credits has been retired prior to commencing the disturbance associated with each offset stage.

Ephemeral Salt Pans

C32. The Applicant must ensure that the development does not cause an exceedance of the performance measures in Table 7 at the locations identified in Figure 2 of Appendix 5.

Table 7 | Performance measures for vegetation communities that rely on salt pans

Item	Performance Measure
Vegetation integrity score of PCT 64 and PCT 154 under average and dry benchmark conditions	A fall in vegetation integrity score no greater than 25% of the baseline vegetation integrity score of monitoring plots outside of the development footprint
Soil salinity	No change greater than 20% baseline soil salinity
Salt pan invertebrate utilisation	No more than a minor reduction in observed utilisation of invertebrate fauna in salt pans compared to baseline

C33. Within six months of any exceedances of the performance measures identified in Table 7, the Applicant must retire 553 ecosystem credits for PCT 154 – *Pearl Bluebush low open shrubland of the arid and semi-arid plains*, in accordance with the Biodiversity Offsets Scheme of the BC Act. Evidence must be provided to the Department that the correct number and class of credits has been retired prior to impacts occurring.

Biodiversity Management Plan

C34. A **biodiversity management plan** must be prepared for the development. This plan must:

(a) be prepared:

(i) by a suitably qualified and experienced person/s;

(ii) in accordance with the Biodiversity Development Assessment Report, dated April 2026; and

(iii) in consultation with CPHR;

(b) describe the short, medium, and long-term measures to be undertaken to manage the remnant vegetation and fauna habitat on the site;

(c) describe how biodiversity management would be integrated with similar measures within other management plans, including the rehabilitation strategy referred to in condition C60;

(d) describe the measures to be implemented within the approved disturbance areas to:

(i) minimise the amount of clearing;

(ii) minimise impacts on fauna, including undertaking pre-clearance surveys and translocation of threatened species as guided by the *NSW Government's Translocation Operational Policy 2019* (or latest version); and

(iii) maximise the salvage of resources, including tree hollows, vegetation and soil resources, for beneficial reuse, including fauna habitat enhancement;

(e) describe the measures to be implemented on the site to:

(i) minimise impacts on fauna habitat resources such as hunting and foraging areas, habitat trees, fallen timber and hollow-bearing trees;

(ii) protect vegetation and fauna habitat outside of the approved disturbance areas;

(iii) manage the collection and propagation of sufficient seeds for rehabilitation;

(iv) control weeds, including measures to avoid and mitigate the spread of noxious weeds;

(v) control feral pests;

(vi) control access to vegetated or revegetated areas; and

(vii) manage unexpected and incidental threatened species finds, including measures outlining the steps to identify any threatened species and/or their habitats on the site, along with options to avoid minimise, or offset potential impacts to those threatened species;

(f) include an **adaptive management plan** for the *Austrostipa nullanulla* (Club Spear - grass), which includes:

(i) clear objectives and measurable performance measures for indicators of management;

(ii) details the threats and processes that influence the objectives and detail management measures to achieve the objectives including defined thresholds or triggers that identifies when an impact has occurred or is likely to occur;

(iii) a suite of adaptive management actions to be implemented during construction, operation and rehabilitation phases which are targeted at minimising or mitigating the prescribed impact or in response to meeting or exceeding a threshold trigger;

(iv) a monitoring program to monitor and manage the effectiveness of the measures; and

(v) details of any required licences under the BC Act such as a licence in accordance with the *Translocation operational policy* (DPIE, 2019)(or its latest version);

(g) include a **salt pan monitoring program** which includes:

(i) a monitoring program for vegetation communities surrounding the salt pans potentially indirectly impacted by the disturbance area as generally described in Figure 2 and Figure 3, Appendix 5;

(ii) measures to be implemented to ensure that the development complies with the salt pan performance measures detailed in condition C32; and

(iii) include triggers for remedial actions if the performance criteria are not met, including calculation of ecosystem credits that would need to be retired for PCT 64 – *Samphire - Water Weed - Sea -Heath shrubland saline wetland of depressions of the arid and semi -arid (warm) zones* should any impact be predicted to occur.

C35. Construction under this consent must not commence until the **biodiversity management plan** is approved by the Planning Secretary.

C36. The **biodiversity management plan**, as approved by the Planning Secretary, must be implemented for the development.

TRAFFIC AND TRANSPORT

Road Upgrades

C37. The road and safety measures in Table 8 must be carried out in accordance with the timing specified in the table, unless otherwise agreed by the Planning Secretary.

Table 8 | Road and Safety Upgrades

Location	Measures	Timing	Road Authority
Site access road and Anabranch Mail Road intersection	Intersection realigned to Basic Auxiliary Right-turn / Basic Auxiliary Left-turn (BAL/BAR) The intersection is to be realigned in accordance with the relevant Austroads guidelines, Australian standards and TfNSW specifications	Prior to commencement of construction at the mine site	Council
Section of Anabranch Mail Road between site access road and Silver City Highway	Upgraded in accordance with the planning agreement under condition A11	Prior to commencement of construction at the mine site	Council
Anabranch Mail Road and Silver City Highway intersection	Intersection upgrade to Channelised Right-turn / Auxiliary Left-turn (CHR/AUL) This treatment must be designed and constructed in accordance with the relevant Austroads guidelines, Australian standards and TfNSW specifications	Prior to commencement of construction at the mine site (excluding construction of the Workforce Accommodation Facility)	TfNSW
Patton Street and Comstock Street intersection	Road widening in accordance with the planning agreement under condition A11	Prior to commencement of heavy vehicle haulage	Broken Hill City Council
Comstock Street and Eyre Street intersection	Road widening in accordance with the planning agreement under condition A11	Prior to commencement of heavy vehicle haulage	Broken Hill City Council
Eyre Street and Holten Drive intersection	Remove and replace existing on-road bike path with off-road bike path in accordance with the planning agreement under condition A11	Prior to commencement of heavy vehicle haulage	Broken Hill City Council
Rail Facility Access Road intersection	Sealed and upgraded in accordance with the planning agreement under condition A11	Prior to commencement of heavy vehicle haulage	Broken Hill City Council

Notes:

- *The Anabranch Mail Road intersection with the Silver City Highway is depicted in Figure 7 of Appendix 2.*
- *Under the Roads Act 1993, all necessary approvals and licences for the development must be obtained, including approval under Section 138. As road works are required on the Silver City Highway, TfNSW will require the developer to enter into a Works Authorisation Deed (WAD).*

Traffic Management Requirements

C38. Heavy vehicles entering and leaving the site must have loads covered or contained.

C39. Reasonable and feasible measures must be implemented to:

(a) minimise dust and/or sediment being tracked onto the public road network; and

(b) keep the public informed of any road or infrastructure upgrades, disruptions to traffic, the closure of roads or other infrastructure, vehicle use, peak construction periods, and any emergencies.

C40. Prior to undertaking any works within the rail facility, the Applicant must enter into a sub-lease agreement with the ARTC on the proposed rail facility upgrade design, construction and corridor entry needs.

Traffic Management Plan

C41. A **traffic management plan** must be prepared for the development. The plan must:

(a) be prepared:

(i) by a suitably qualified and experienced person/s;

(ii) in consultation with Council, Broken Hill City Council, and TfNSW; and

(b) summarise the vehicle movements predicted by the EIS;

(c) detail all transport routes and traffic types to be used for all development-related traffic, including:

(i) origin, destination, quantity, size, frequency and type of vehicle movements associated with the development;

(ii) timings and staging of construction and operation of the development; and

(iii) existing and projected background traffic, peak hour volumes and types and their interaction with project related traffic; and

(d) include details of the measures to be implemented to minimise traffic safety issues and disruption to local road users associated with the development, including:

(i) temporary traffic controls, including detours and signage (where relevant);

(ii) notifying the local community about development-related traffic impacts;

(iii) minimising potential for conflict with school buses and other motorists as far as practicable;

(iv) the provision and use of buses and car-pooling during construction, including workers vehicle parking at pickup points;

(v) scheduling haulage vehicle movements to minimise convoy or platoon lengths;

(vi) responding to local climate conditions that may affect road safety such as fog, dust, and wet weather;

(vii) responding to any emergency repair or maintenance requirements;

(viii) a traffic management system for managing over-dimensional vehicles;

(ix) include details of the measures to be implemented to minimise impacts on the local residents along the transport routes during the construction and operation of the development;

(x) include a drivers' code of conduct that ensures drivers;
- adhere to posted speed limits or other required travelling speeds;
- adhere to the approved transport routes shown in Figure 6 of Appendix 2;
- implement responsible fatigue management and safe driving practices; and

(e) include a program to monitor and report on the effectiveness of the implementation of the measures in this plan.

C42. Development under this consent must not commence until the **traffic management plan** is approved by the Planning Secretary.

C43. The **traffic management plan**, as approved by the Planning Secretary, must be implemented for the development.

ABORIGINAL HERITAGE

Protection of Aboriginal Objects

C44. Identified Aboriginal objects located outside the approved disturbance area, beyond those predicted in the document/s listed in condition A2(c) must not be harmed.

C45. Prior to the commencement of construction, the Applicant must excavate the three identified Aboriginal hearths (Copi 0S-6, Copi 0S-12 and Copi OS-20, see Figure 1 of Appendix 4) to investigate chronological potential:

(a) in consultation with the Registered Aboriginal Parties;

(b) the age of charcoal or other dateable material recovered in-situ must be determined using appropriate methods. The number of samples undertaken must be sufficient to provide accurate dates for the material recovered; and

(c) the results be documented in a report prepared by a suitably qualified archaeologist and provided to the Registered Aboriginal Parties, and Planning Secretary, with relevant information recorded in the AHIMS.

Unexpected Finds

C46. If any suspected human remains are discovered:

(a) all work at the location must immediately cease;

(b) the area must be secured to avoid further harm to the remains;

(c) local police and Heritage NSW must be notified as soon as practicable and details of the suspected remains and their locations provided; and

(d) work must not recommence at the location unless authorised in writing by the Planning Secretary.

C47. Any human remains determined to be a traditional Aboriginal ancestral burial must be managed in consultation with the Registered Aboriginal Parties and Heritage NSW.

Consultation Requirements

C48. The Applicant must consult with Registered Aboriginal Parties in relation to:

(a) the short-term and long-term management of Aboriginal objects;

(b) the conservation and management of Aboriginal cultural heritage, including determining the plant species of cultural value to be included in the revegetating of the mine site during the rehabilitation phase;

(c) the protection and removal of Aboriginal objects, including opportunities for participation; and

(d) the preparation of the unexpected finds protocol required under condition C49.

Note: Unexpected finds and any changes to the status of identified Aboriginal sites must be recorded in Aboriginal Heritage Information Management System.

Aboriginal Cultural Heritage Management Plan

C49. An **Aboriginal cultural heritage management** plan must be prepared for the development. The plan must:

- (a) be prepared:
  - (i) by a suitably qualified and experienced person/s; and
  - (ii) in consultation with Registered Aboriginal Parties and Heritage NSW; and
- (b) describe the measures to be implemented on the site to:
  - (i) protect, monitor and/or manage identified Aboriginal objects (including proposed archaeological investigations and salvage of objects within the approved disturbance area) in accordance with the commitments made in the document/s listed in condition A2(c), including (but not limited to):
    - chronological assessment of any impacted hearths; and
    - identification of a suitable reburial site for the salvaged material;
  - (ii) manage the discovery of suspected human remains and any new Aboriginal objects or Aboriginal places;
  - (iii) manage the discovery of unexpected finds as part of an unexpected finds protocol;
  - (iv) maintain and manage reasonable access for Aboriginal stakeholders to Aboriginal objects;
  - (v) facilitate ongoing consultation and involvement of Registered Aboriginal Parties in the conservation and management of Aboriginal cultural heritage on the site; and
  - (vi) undertake the care, control and storage of Aboriginal objects salvaged on the site, both during the life of the development and in the long term.

C50. Construction under this consent must not commence until the **Aboriginal cultural heritage management plan** is approved by the Planning Secretary

C51. The **Aboriginal cultural heritage management plan**, as approved by the Planning Secretary, must be implemented for the development.

VISUAL AND LIGHTING

C52. All reasonable and feasible measures must be implemented to minimise the off-site visual and lighting impacts of the development, including the potential for any glare or reflection.

C53. No commercial advertising signs or logos on site must be displayed, except where this is required for identification or safety purposes.

C54. Any external lighting associated with the development must:

- (a) be installed as low intensity lighting (except where required for safety or emergency purposes);
- (b) not shine above the horizontal;
- (c) comply with *Australian Standard 4282:2023-Control of the obtrusive effects of outdoor lighting*, and *National Light Pollution Guidelines for Wildlife* (or their latest versions); and

(d) have regard to the design principles in the *Dark Sky Planning Guide* (or its latest version).

RADIATION

Radiation Management

C55. Prior to the commencement of mining operations, the Applicant must appoint a consulting radiation expert accredited by the EPA. The consulting radiation expert must be retained for the duration of operations and the completion of the site rehabilitation.

C56. A **radiation management plan** must be prepared for the life of the development (including on-site operations and during off-site transportation of radioactive substances). The plan must:

(a) be prepared:
   (i) by the consulting radiation expert; and
   (ii) in consultation with the EPA and TfNSW;
(b) demonstrate consistency and compliance with the requirements of the:
   (i) relevant legislation and conditions that may be imposed on the operations under the *Protection from Harmful Radiation Act 1990*, and *Protection from Harmful Radiation Regulation 2025*; and
   (ii) ARPANSA guides and standard practices;
(c) describe:
   (i) procedures for storage, handling and managing radioactive substances and radiation related hazards;
   (ii) potentially impacted groups, and corresponding exposure pathways and radiation doses;
   (iii) operational control measures, including:
      - details of appropriate equipment, staff, facilities and operational procedures; and
      - a description of induction and training courses for staff and visitors; and
   (iv) reporting and periodic review procedures; and
   (v) risk assessment and emergency response procedures;
(d) include a radioactive waste management plan, which describes:
   (i) generating processes, characterisation, radionuclide content and physical and chemical states of waste materials, and disposal area(s) (including any disused plant and equipment that has the potential to be contaminated with radioactive substances);
   (ii) procedures to ensure the processing radioactive waste residues are blended, and that these residues and any disused plant and equipment, are disposed in a manner to achieve an average radionuclide concentration that does not exceed the average concentration in the original ore body; and
   (iii) average radionuclide concentration of the ore body and the radiation waste monitoring and management that will be implemented to ensure that this level is achieved in the final landform;
(e) include a radioactive material transport management plan for the off-site transportation of radioactive substances, which describes:

(i) details, and a risk assessment of, transport methodology, including monazite packaging, transport routes and frequencies;

(ii) integration of management of radiation risk in the traffic management plan referred to in condition C41; and

(f) include a radiation monitoring program that:

(i) stipulates monitoring procedures (equipment, methodology and frequency), including details of periodic haul route monitoring;

(ii) establishes background (existing) radiation levels in the ore body;

(iii) establishes 12 months of pre-operational baseline radiation levels in groundwater, within the mine site, site access road, realigned Anabranch Mail Road, northern transportation route and rail facility;

(iv) describes ongoing monitoring for the life of the development and following rehabilitation to demonstrate background radiation levels are no higher than pre-mining radiation levels at the ground surface; and

(v) periodically measures radiation in processing waste residues prior to and following blending for disposal within the pit.

C57. Mining operations under this consent must not commence until the **radiation management plan** is approved by the Planning Secretary.

C58. The **radiation management plan**, as approved by the Planning Secretary, must be implemented for the development.

REHABILITATION

Rehabilitation Objectives

C59. The site must be rehabilitated in accordance with the conditions imposed on the mining lease(s) associated with the development under the *Mining Act 1992*. Rehabilitation must be generally consistent with the proposed rehabilitation activities described in the EIS and shown conceptually in Figure 4 and Figure 5 of Appendix 2 and must comply with the objectives in Table 9 of this consent.

Table 9 | Rehabilitation objectives

Feature	Objective
All areas affected by the development	• Safe, stable and non-polluting • Final landforms designed to incorporate micro-relief and integrate with surrounding natural landforms to the extent practicable • Minimise long term groundwater seepage zones • Minimise visual impact of final landforms as far as is reasonable and feasible • Achieve radiation levels equivalent to the natural background radiation level.
Surface infrastructure	• To be decommissioned and removed, unless the Resources Regulator agrees otherwise
Mining area	• Extraction area and dredge pond void: progressively rehabilitate throughout the mine life by backfilling with reject and interburden, and shape and cap with overburden • Off-path storage facility: progressively cap once in-pit placement of rejects commence with a minimum 1 m of clay and additional overburden, and revegetate with free draining surface and a low-gradient slope toward the northeast

Feature	Objective
	• Internal roads: barricade for rehabilitation when not needed for operation
Areas proposed for native ecosystem re-establishment	• Restore ecosystem function, including maintaining or establishing self-sustaining ecosystems • Establish self-sustaining native ecosystems characteristic of vegetation communities found in the local area
Areas proposed for agricultural land	• Establish/restore disturbed areas to support sustainable agriculture
Water management areas	• Areas of lower topography: shape into salt pans and establish a salt-rich crust to protect the surface
Water quality	• Water retained on the site is fit for the intended post-mining land use/s • Water discharged from the site is suitable for receiving waters and fit for aquatic ecology and riparian vegetation
Linear corridor	• Reinstate or retain the realigned Anabranch Mail at a standard suitable for post-mining use by surrounding residents and management by Council
Community	• Ensure public safety • Minimise adverse socio-economic effects associated with mine closure

Rehabilitation Strategy

C60. A **rehabilitation strategy** must be prepared for the development. The strategy must:

(a) be prepared:

(i) by a suitably qualified and experienced person/s; and

(ii) in consultation with Resources Regulator and Council;

(b) include a stakeholder engagement plan to guide rehabilitation outcomes for the site;

(c) demonstrate compliance with rehabilitation objectives in Condition 59 and consistency with the:

(i) rehabilitation obligations under the *Mining Act 1992* and the principles of the *Strategic Framework for Mine Closure* (ANZMEC and MCA); and

(ii) rehabilitation outcomes documents approved (or required to be approved) by the Resources Regulator under the *Mining Regulation 2016*, including how these would be implemented and demonstrated over the life of the development;

(d) describe the approved final land use(s) and overarching rehabilitation outcomes;

(e) describe how the conceptual final landform and the progressive rehabilitation approach for the site would:

(i) align with regional and local strategic land use planning objectives;

(ii) facilitate post-mining beneficial land uses for the site, such as by use of existing mining infrastructure, where practicable, and integration of post-mining land uses with surrounding developments;

(iii) align with long-term land management objectives for the site, including bushfire management, weed and feral animal control, water quality and water management interfaces, radiation levels, native ecosystem establishment, agricultural land use establishment and public safety; and

(f) minimise adverse socio-economic effects associated with rehabilitation and mine closure.

C61. Mining operations under this consent must not commence until the **rehabilitation strategy** is submitted to the Planning Secretary.

C62. The **rehabilitation strategy** must be implemented for the development.

WASTE

C63. All reasonable mitigation and management measures must be implemented to minimise the waste generated by the development.

C64. All waste generated by the development must be classified in accordance with the *Waste Classification Guidelines (EPA, 2014)* (or its latest version) and must be stored and handled in accordance with its classification.

C65. All waste must be removed from the site as soon as practicable and reused, recycled or sent to an appropriately licensed waste facility for disposal.

C66. The effectiveness of the waste minimisation and management measures must be monitored and reported in the annual review required by condition E4.

C67. No waste must be received, stored, treated, processed, re-processed or disposed of on the site except as expressly permitted in an applicable EPL, specific resource recovery order or exemption under the *Protection of the Environment Operations (Waste) Regulation 2014*.

C68. On-site sewage must be treated and disposed of in accordance with the requirements of Council.

HAZARDOUS MATERIALS MANAGEMENT

C69. The quantities of dangerous goods stored and handled for the development must be below the threshold quantities listed in the Department of Planning's *Hazardous and Offensive Development Application Guidelines – Applying SEPP 33* at all times.

C70. Dangerous goods, as defined by the *Australian Code for the Transport of Dangerous Goods by Road and Rail*, must be stored and handled strictly in accordance with:

(a) all relevant Australian standards;

(b) the NSW EPA's *Storing and Handling of Liquids: Environmental Protection – Participants Manual (for liquids);* and

(c) latest C*ode of Practice for the Safe Transport of Radioactive Material, Radiation Protection Series C-2*.

In the event of an inconsistency between the documents referenced above, the most stringent requirement must prevail to the extent of the inconsistency.

C71. The design and operation of the development must comply with:

(a) all requirements under the *Explosives Act 2003* and *Explosives Regulation 2024*;

(b) all relevant Australian Standards, including and not limited to *Australian Standard 2187: Explosives - Storage, transport and use*; and

(c) the *AIESG Code of Practice for the Storage and Handling of UN3375* in regards to ammonium nitrate emulsions, suspensions or gels.

BUSHFIRE AND FLOOD MANAGEMENT

C72. The Applicant must:

(a) ensure that there is suitable equipment to respond to any fires on the site; and

(b) assist the RFS and emergency services to the extent practicable if there is a fire in the vicinity of the site.

C73. A **bushfire and flood emergency management and evacuation plan** must be prepared for the development. The plan must:

(a) be prepared in consultation with the RFS, Council and NSW State Emergency Service;

(b) include emergency management, evacuation and access, and contingency measures which have been informed by flood modelling;

(c) consider the flood risk up to an including the probable maximum flood or an equivalent extreme flood event; and

(d) in accordance with the relevant requirements in the *Planning for Bushfire Protection (RFS, 2019)* guideline (or latest version).

C74. Construction under this consent must not commence until the **bushfire and flood emergency management and evacuation plan** is submitted to the Planning Secretary.

C75. The **bushfire emergency and flood management and evacuation plan** must be implemented for the development.

SOCIAL

Social Impact Management Plan

C76. A **social impact management plan** must be prepared for the development. The plan must:

(a) be prepared by suitably qualified and experienced person/s;

(b) be developed in consultation with Council and affected and stakeholders, including adjoining landholders, to the greatest extent practicable;

(c) include a summary of the social baseline and assessment of social impacts and risks, including the social impact ratings;

(d) include a Stakeholder Engagement Framework including details about communications with relevant stakeholders, including local services providers and incorporating risk communication techniques;

(e) describe the measures that would be implemented to enhance positive social impacts from the development;

(f) describe the measures that would be implemented to manage and mitigate negative (and cumulative) social impacts, including:

(i) impacts to near neighbours;

(ii) broader community cohesion;

(iii) local businesses and services; and

(iv) post-closure or care-and-maintenance periods;

(g) include a program to monitor, review and report on the effectiveness of these measures including:

(i) identifying performance indicators, incorporating trigger-action-response-plan;

(ii) a three-yearly independent survey of the attitudes of the community about the development;

(iii) procedures for analysing and comparing the results of monitoring and surveys against the predicted social impacts and results of previous monitoring and surveys;

(iv) adaptive strategies throughout the development lifecycle (planning, construction, operation, closure); and

(v) undertaking additional research, if necessary, to address new or changed social risks and impacts.

C77. Construction under this consent must not commence until the **social impact management plan** is approved by the Planning Secretary.

C78. The **social impact management plan**, as approved by the Planning Secretary, must be implemented for the development.

PART D ADDITIONAL PROCEDURES

NOTIFICATION OF TENANTS

D1. Prior to entering into any tenancy agreement for any land owned by the Applicant that is predicted to experience exceedances of the recommended dust and/or noise criteria, the Applicant must:

(a) advise the prospective tenants of the potential health and amenity impacts associated with living on the land, and give them a copy of the NSW Health fact sheet entitled *"Mine Dust and You"* (NSW Health, 2023) (or latest version); and

(b) advise the prospective tenants of the rights they would have under this consent,

NOTIFICATION OF EXCEEDANCES

D2. As soon as practicable and no longer than seven days after obtaining monitoring results showing an exceedance of any noise or air quality criterion in PART C of this consent, the Applicant must provide the details of the exceedance to any affected landowners tenants.

D3. For any exceedance of any air quality criterion in PART C, the Applicant must also provide to any affected land owners and/or tenants a copy of the NSW Health fact sheet entitled "*Mine Dust and You"* (NSW Health, 2023) (or latest version).

PART E REPORTING AND COMPLIANCE CONDITIONS

COMPLIANCE

Non-compliance Notification

E1. Within seven days of becoming aware of a non-compliance, the Applicant must notify the Department of the noncompliance. The notification must:

(a) be in writing;

(b) be submitted via the NSW planning portal (Major Projects);

(c) identify the development (including the development application number and name);

(d) set out the condition of this consent that the development is non-compliant with;

(e) describe why it does not comply;

(f) describe the reasons for the non-compliance (if known); and

(g) describe what actions have been undertaken, or will be undertaken and when, to address the noncompliance.

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

Incident Notification

E2. 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 include details about the incident including:

(a) the 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.

E3. The Applicant must provide the Department with a subsequent incident report in accordance with Appendix 7 (Incident Notification and Reporting Requirements).

ANNUAL REVIEW

E4. An **annual review** reporting the environmental performance of the development must:

(a) be submitted:

  (i) to the Department by the end of March each year after the commencement of development under this consent, or other timeframe agreed by the Planning Secretary; and

  (ii) to Council and Broken Hill City Council;

(b) describe the development (including any rehabilitation) that was carried out in the previous calendar year, and the development that is proposed to be carried out over the current calendar year;

(c) include a comprehensive review of the monitoring results and complaints records of the development over the previous calendar year, including a comparison of these results against the:

  (i) relevant statutory requirements, limits or performance measures/criteria;

  (ii) requirements of any plan or program required under this consent;

(iii) monitoring results of previous years; and

(iv) relevant predictions in the EIS;

(d) identify any non-compliance or incident which occurred in the previous calendar year, and describe what actions were (or are being) taken to rectify the non-compliance and avoid reoccurrence;

(e) evaluate and report on:

(i) the effectiveness of the noise and air quality management systems; and

(ii) compliance with the performance measures, limits and operating conditions of this consent;

(f) identify any trends in the monitoring data over the life of the development;

(g) identify any discrepancies between the predicted and actual impacts of the development, and analyse the potential cause of any significant discrepancies; and

(h) describe what measures will be implemented over the next calendar year to improve the environmental performance of the development.

INDEPENDENT ENVIRONMENTAL AUDIT

E5. Independent environmental audits of the development must be conducted, carried out, and submitted to the Planning Secretary in accordance with the *Independent Audit Post Approval Requirements* published on the Department's website.

MONITORING AND ENVIRONMENTAL AUDITS

E6. Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&A Act. This includes conditions in respect of incident notification, reporting and response, non-compliance notification and independent audit.

E7. For the purposes of the conditions of this consent, as set out in the EP&A Act, "monitoring" is monitoring of the development to provide data on compliance with the consent or on the environmental impact of the development, and an "environmental audit" is a periodic or particular documented evaluation of the development to provide information on compliance with the consent or the environmental management or impact of the development.

E8. Noise and/or air quality monitoring under this consent may be undertaken at suitable representative monitoring locations instead of at privately-owned residence or other locations listed in Part C, providing that these representative monitoring locations are set out in the respective management plan/s.

ACCESS TO INFORMATION

E9. Within three months of the commencement of development under this consent until the completion of all rehabilitation required under this consent, the following information and documents must be publicly available on a website, maintained by the Applicant, as they are obtained, approved or as otherwise stipulated within the conditions of this consent:

(a) the EIS;

(b) all current statutory approvals for the development;

(c) all approved environmental management documents required under the conditions of this consent;

(d) the proposed staging plans for the development if the construction, operation or decommissioning of the development is to be staged;

(e) regular reporting on the environmental performance of the development in accordance with the reporting requirements in any environmental management documents approved under the conditions of this consent;

(f) a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved environmental management documents;

(g) a summary of the current phase and progress of the development;

(h) contact details to enquire about the development or to make a complaint;

(i) complaints register, updated monthly;

(j) audit reports prepared as part of any Independent Environmental Audit of the development and the Applicant's response to the recommendations in any audit report;

(k) any other matter required by the Planning Secretary; and

(l) kept such information up to date.

APPENDIX 1 SCHEDULE OF LANDS

Table 1 | Schedule of lands

Lot Number	Deposited Plan Number	Project Area
4068	766543	Mine site
1	1255308	Mine site
4068	766543	Linear infrastructure corridor
4117	766622	Linear infrastructure corridor
3421	765710	Linear infrastructure corridor
3422	765711	Linear infrastructure corridor
3423	765712	Linear infrastructure corridor
1908	763764	Linear infrastructure corridor
1910	763766	Linear infrastructure corridor
1	1112089	Rail facility
1	1062254	Rail facility
7479	1200701	Rail facility
C	377667	Rail facility

APPENDIX 2 DEVELOPMENT LAYOUT PLANS

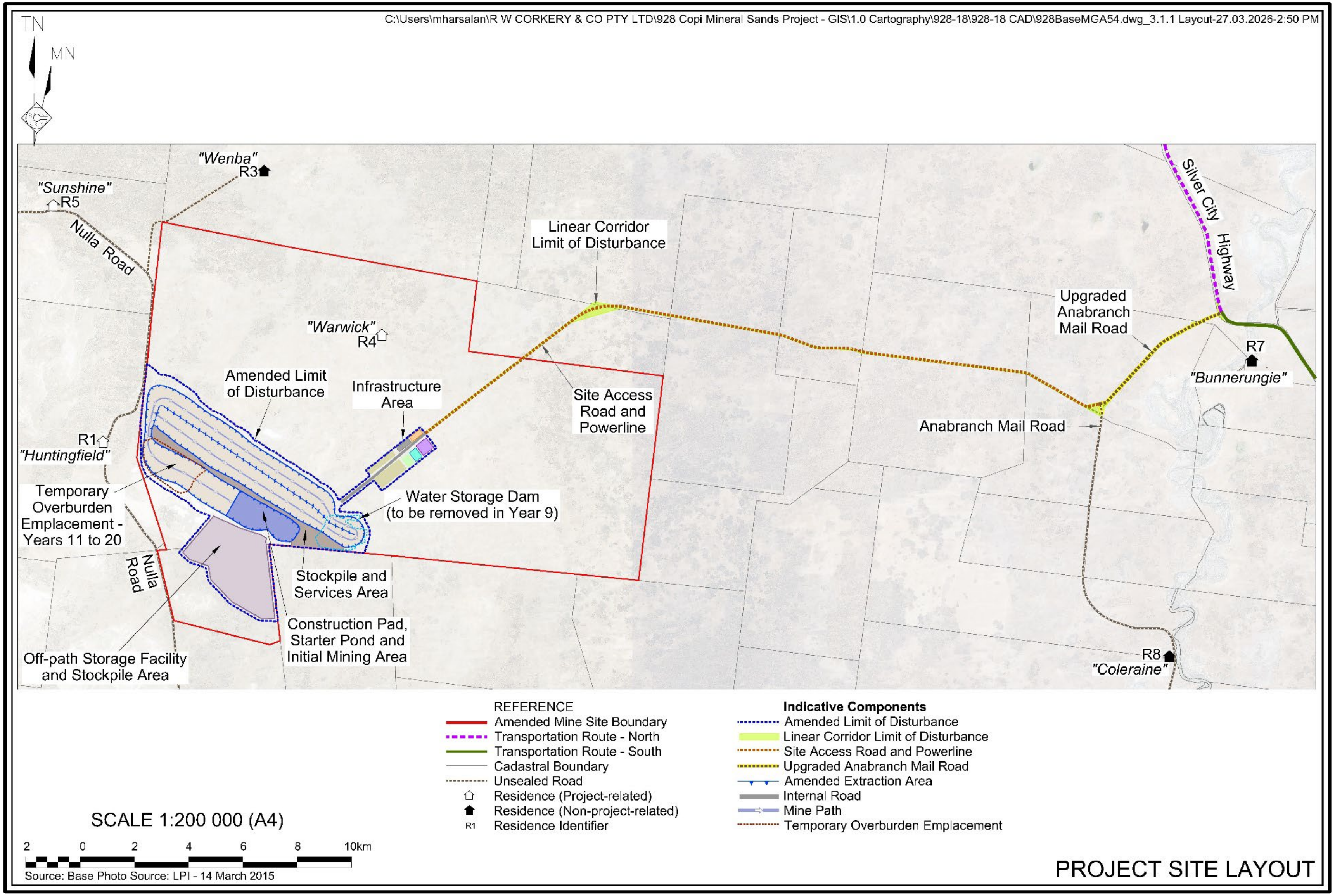

Figure 1 – Approved development layout, mine site and linear infrastructure corridor (Source: Additional information provided April 2026)

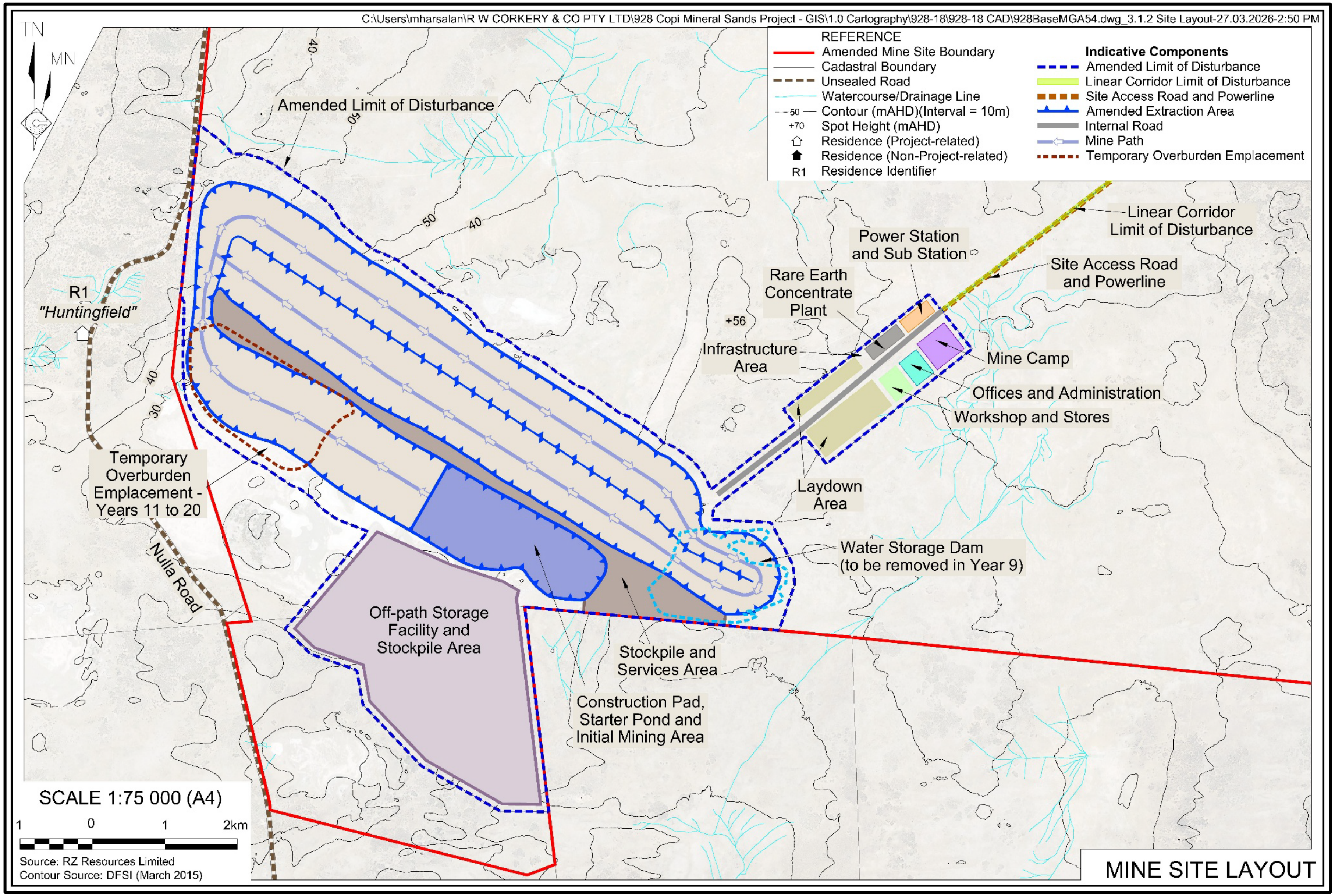

Figure 2 – Mine site layout and approved disturbance area (Source: Additional information provided April 2026)

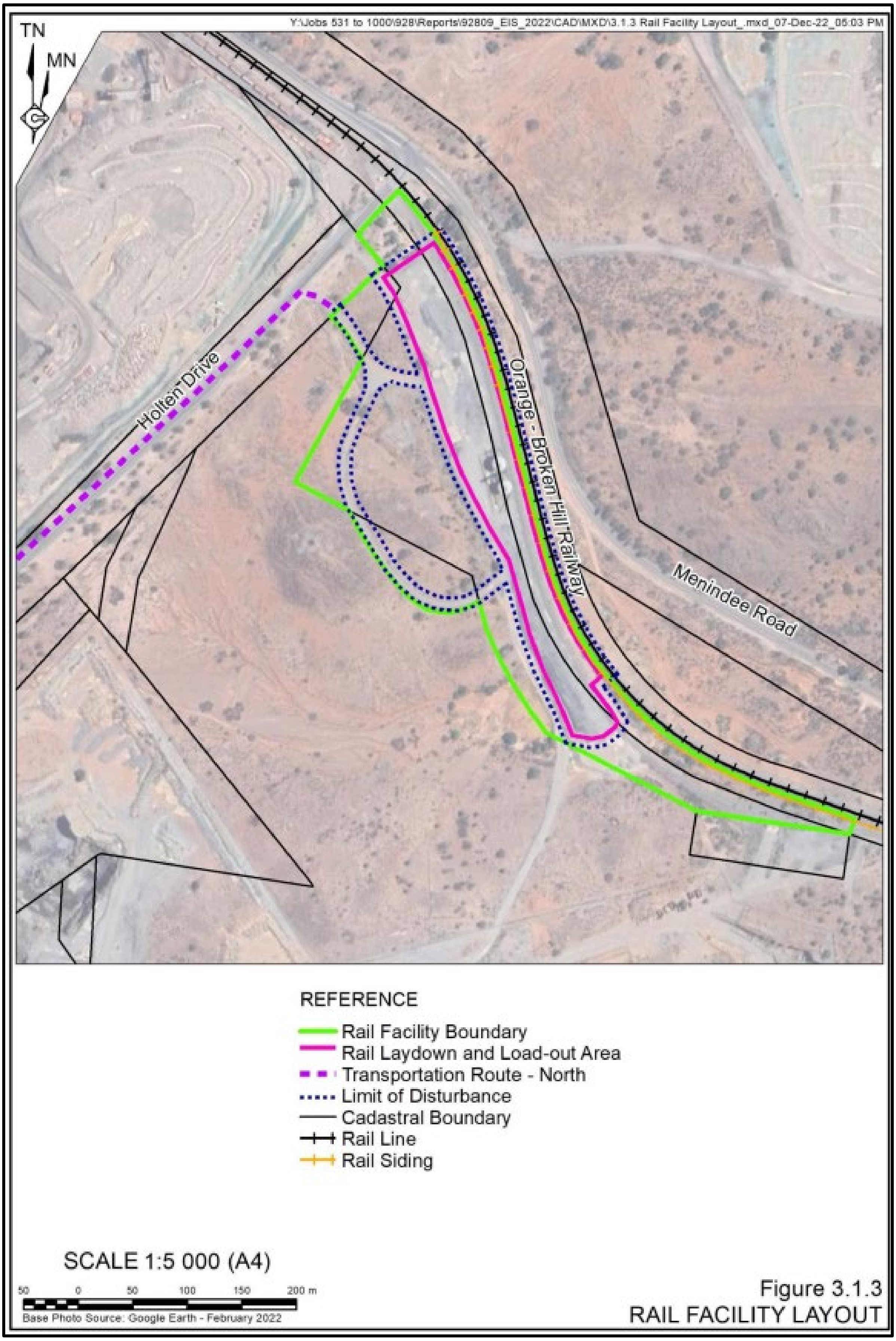

Figure 3 – Rail facility (Source: Amendment report, Appendix 1, August 2025)

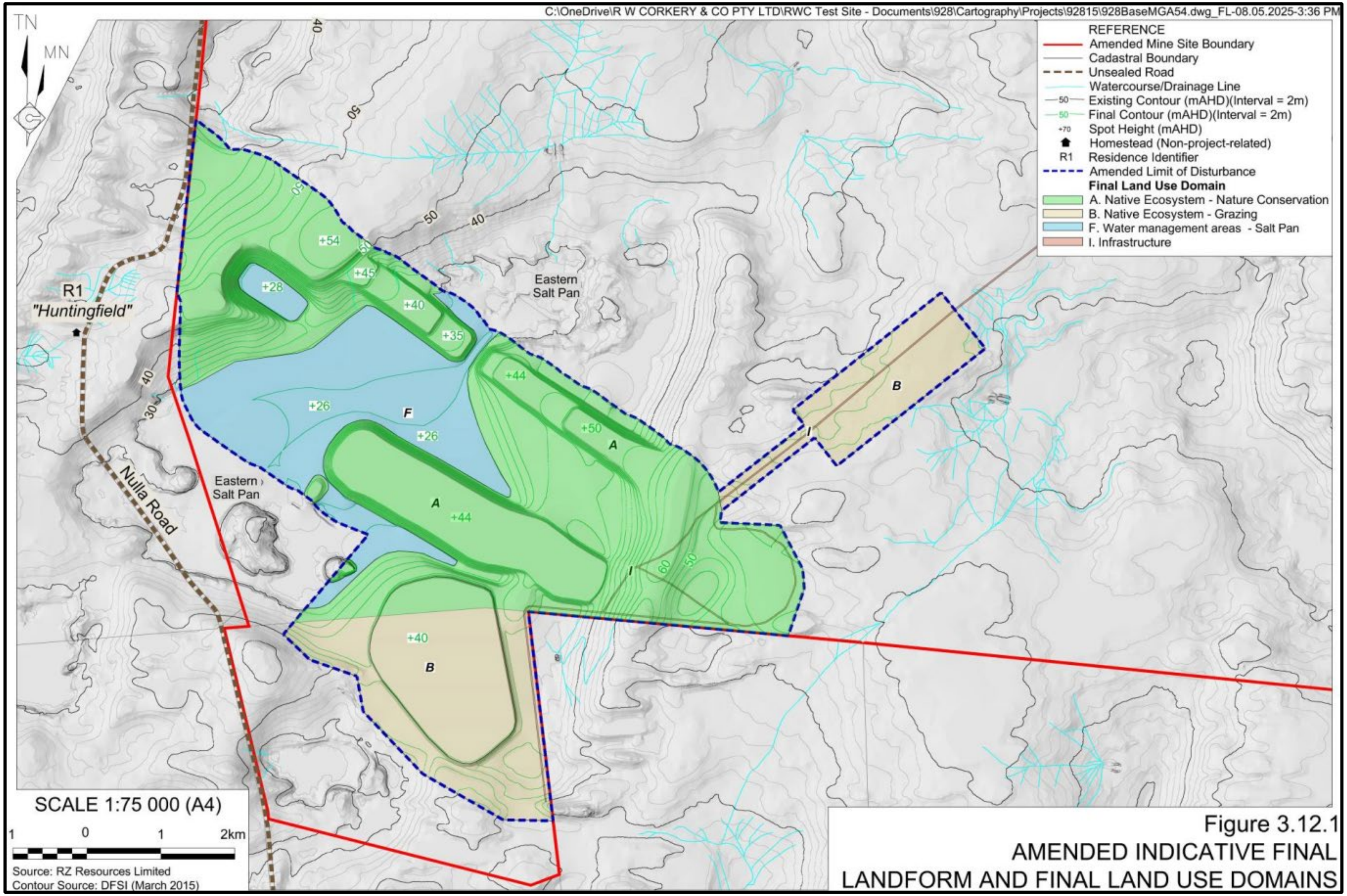

Figure 4 – Indicative final landform and land use domains (Source: Amendment report, Appendix 1, August 2025)

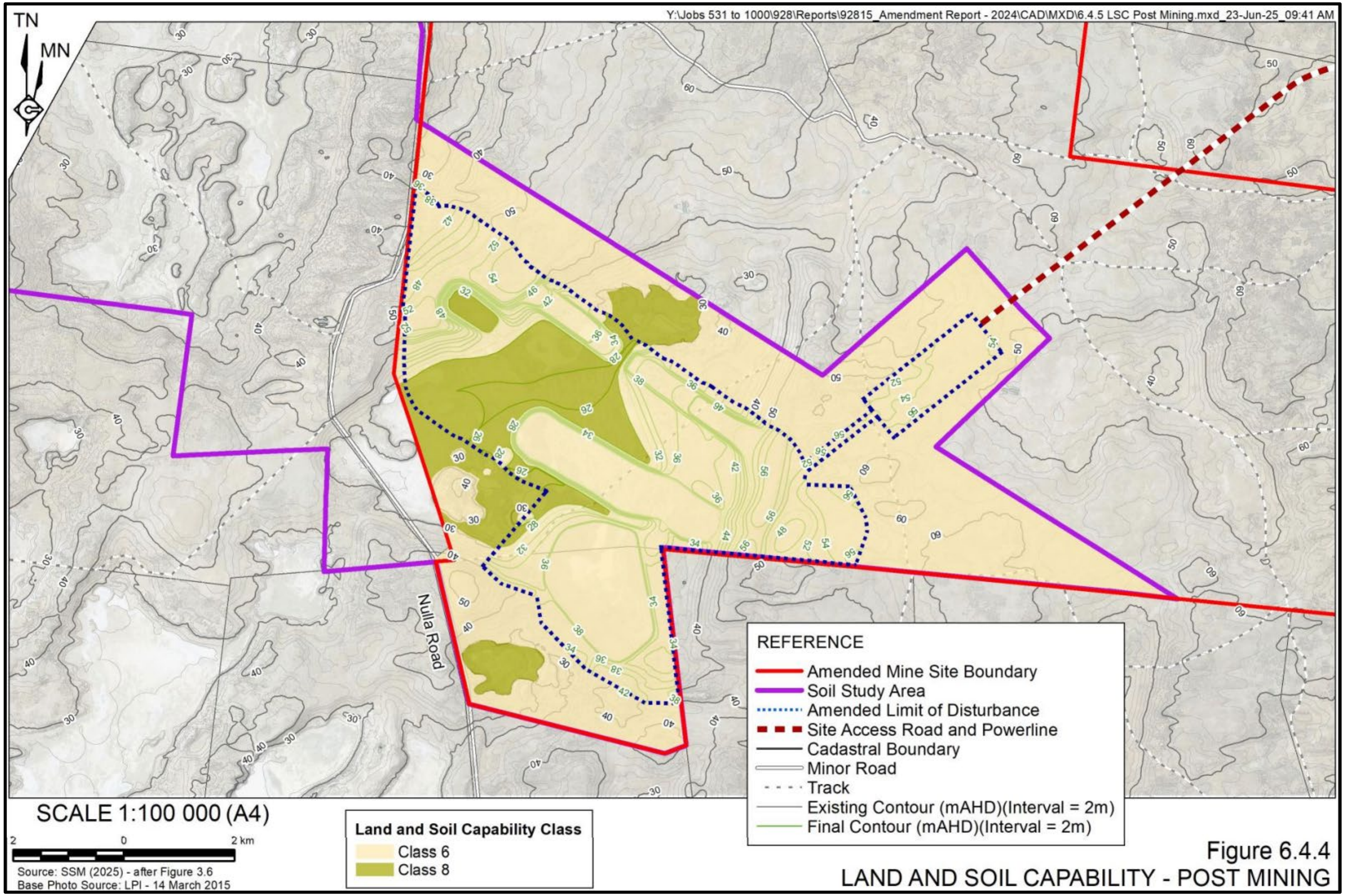

Figure 5 – Post mining land and soil capability (Source: Amendment report, August 2025)

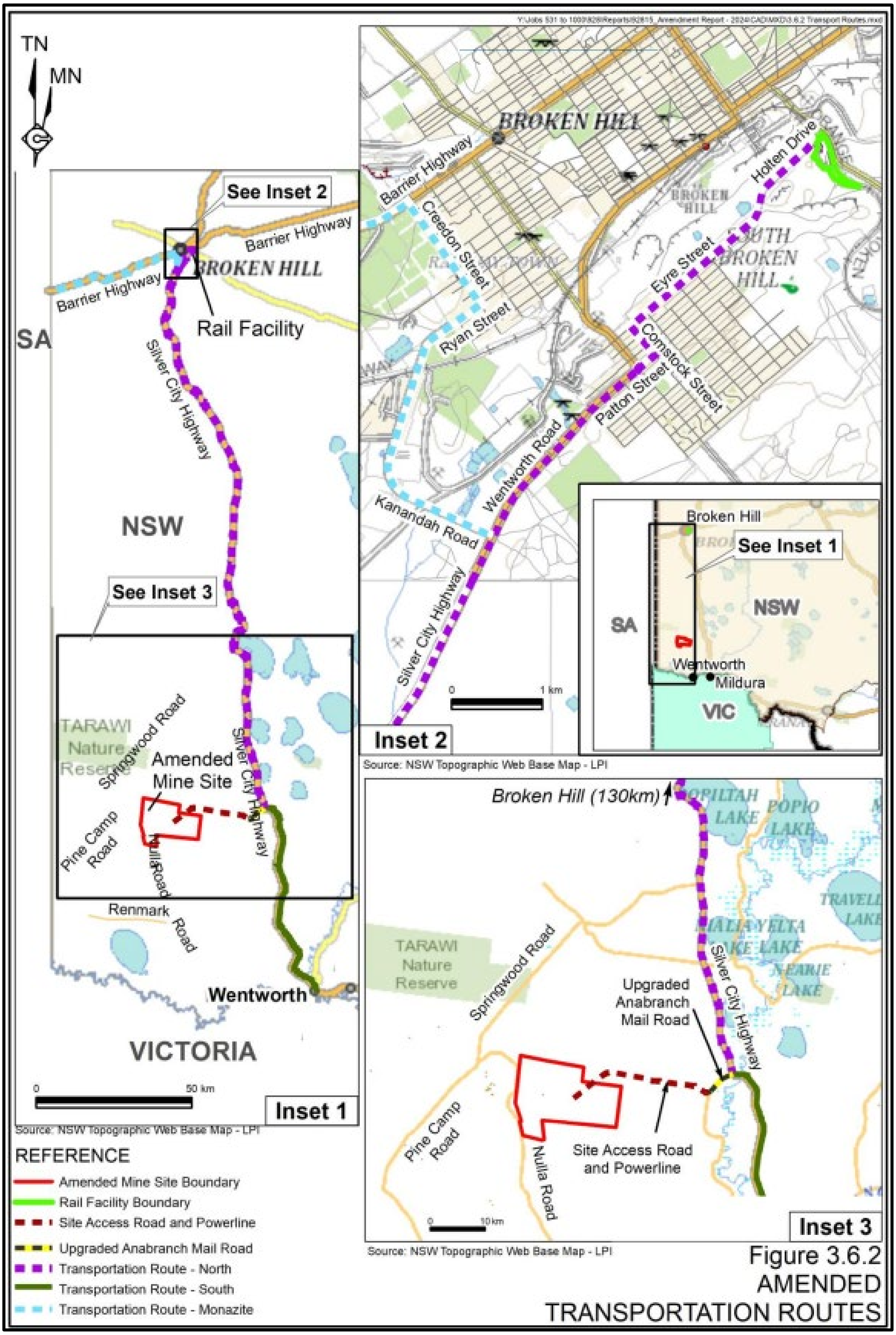

Figure 6 – Transportation routes (Source: Amendment report, Appendix 1, August 2025)

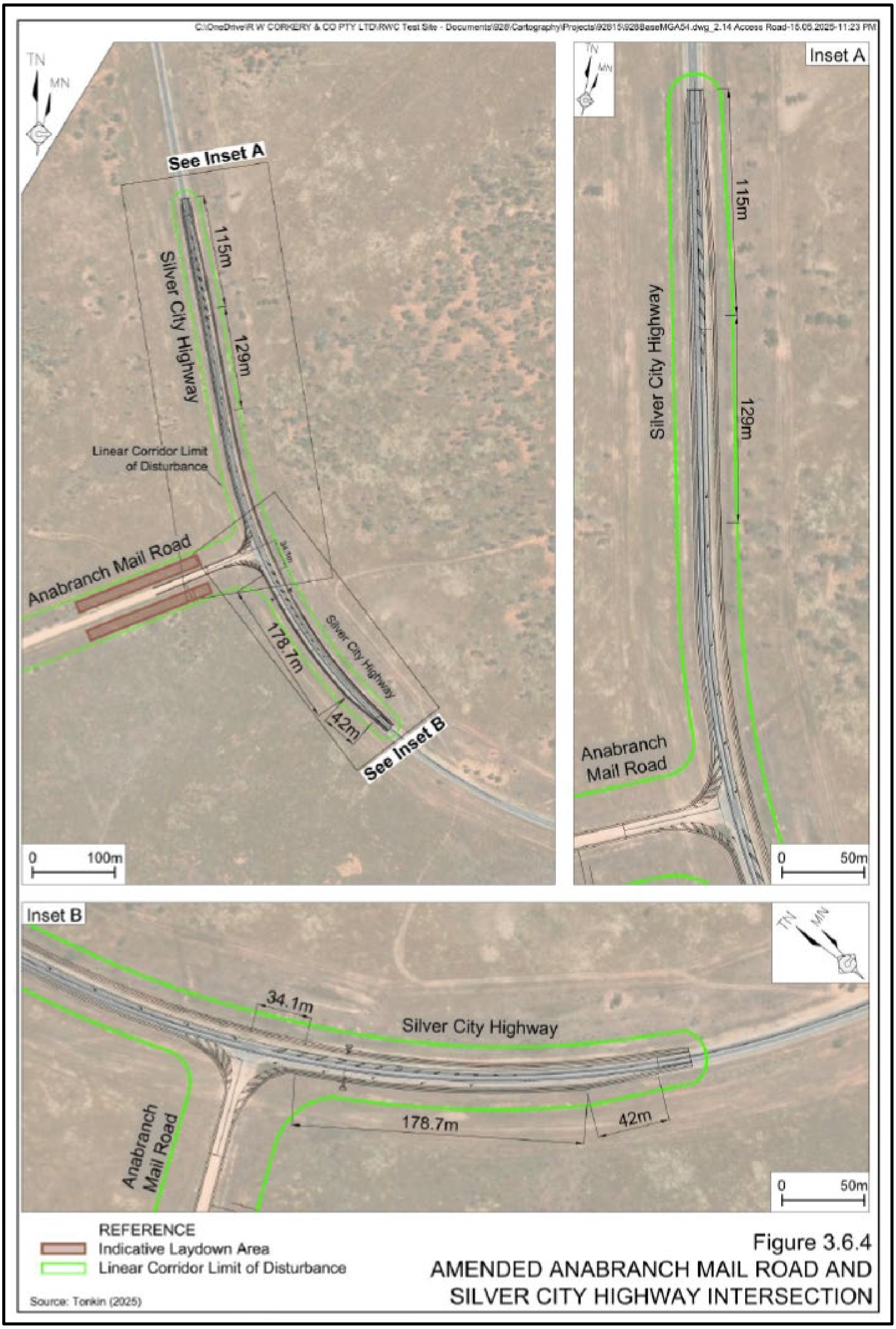

Figure 7 – Anabranch Mail Road and Silver City Highway intersection upgrade (Source: Amendment report, Appendix 1, August 2025)

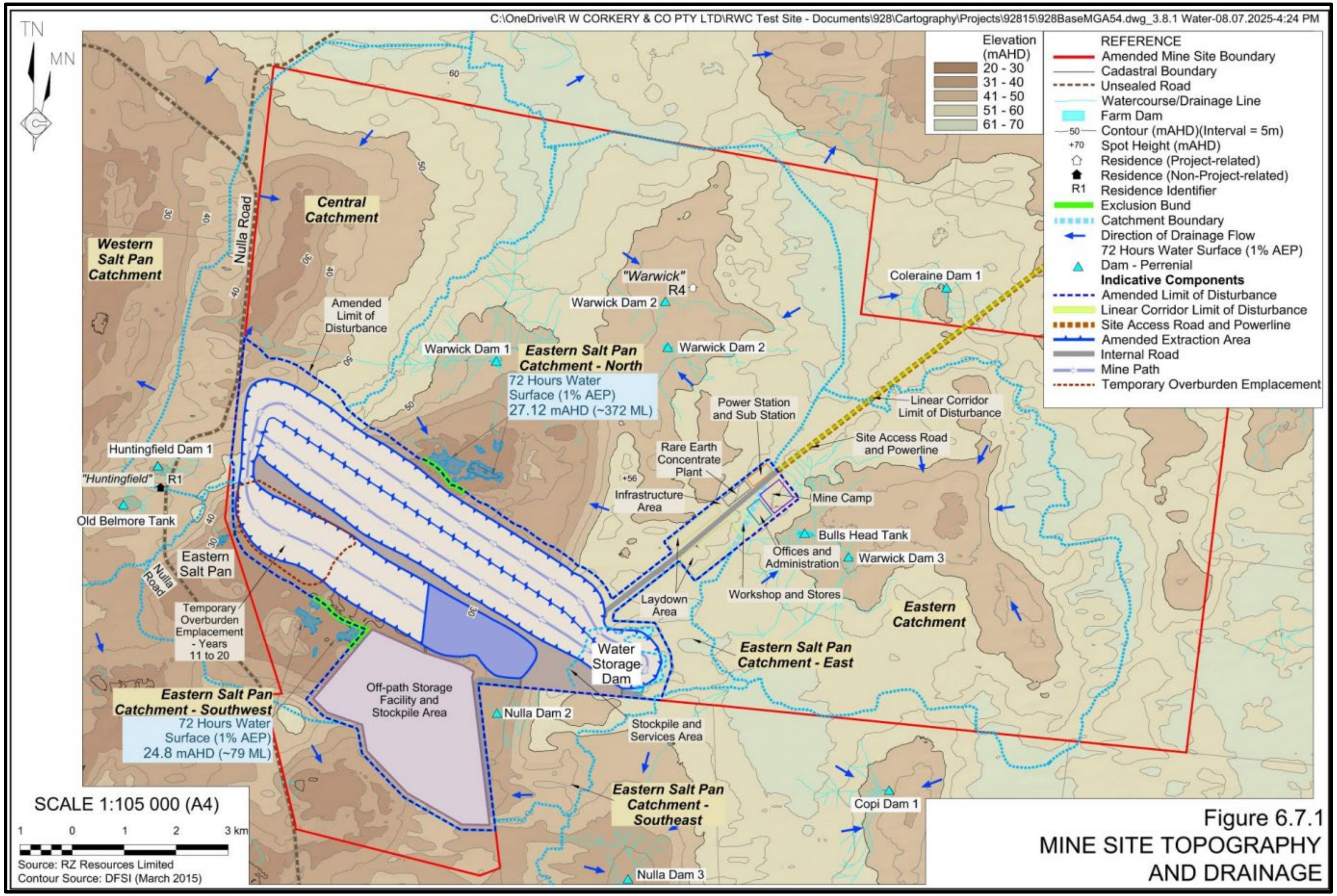

Figure 8 – Water catchments and exclusion bunds (Source: Amendment report, August 2025)

APPENDIX 3 RECEIVER LOCATIONS

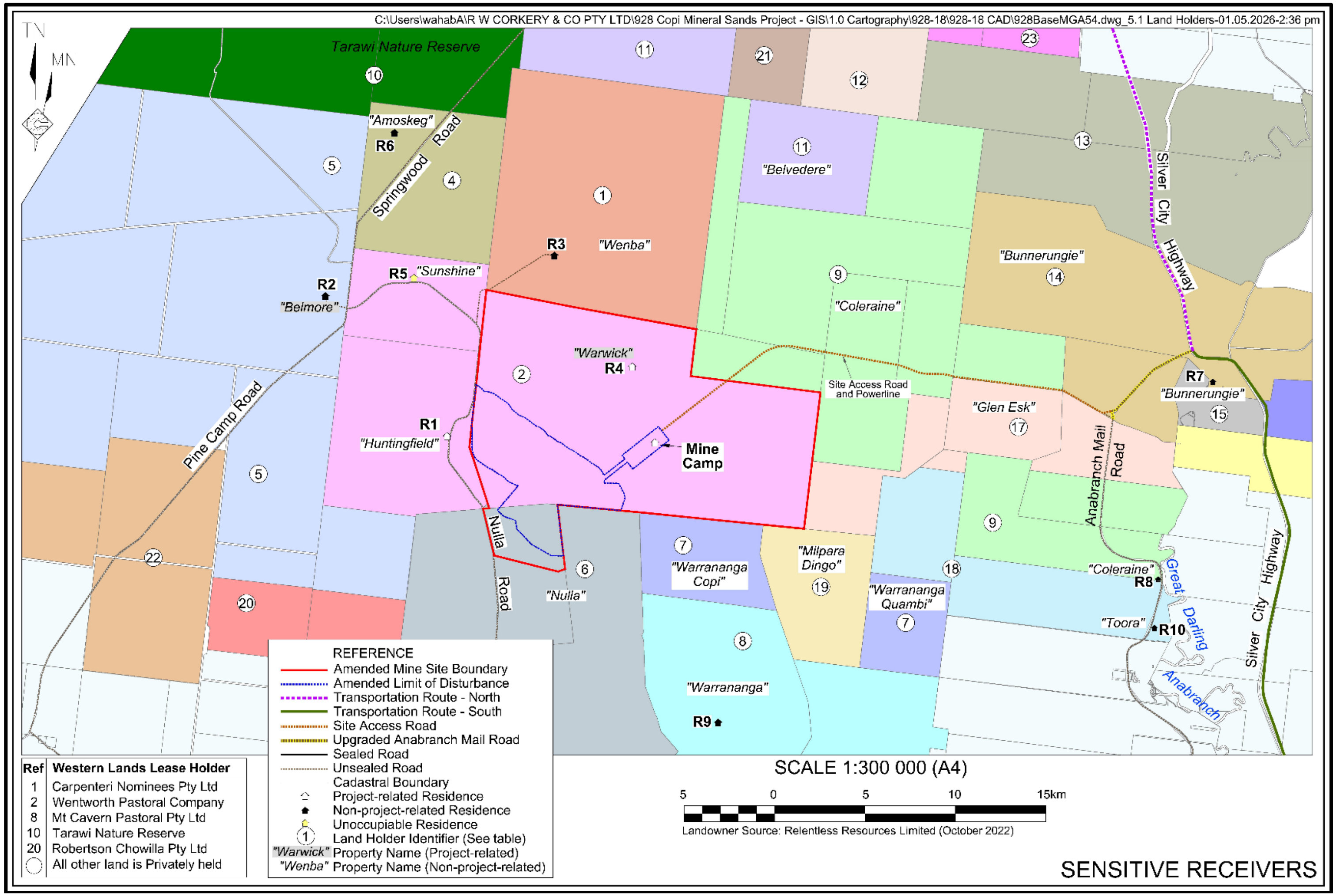

Figure 1 – Sensitive receivers (Source: Additional information provided May 2026)

APPENDIX 4 HERITAGE SITES

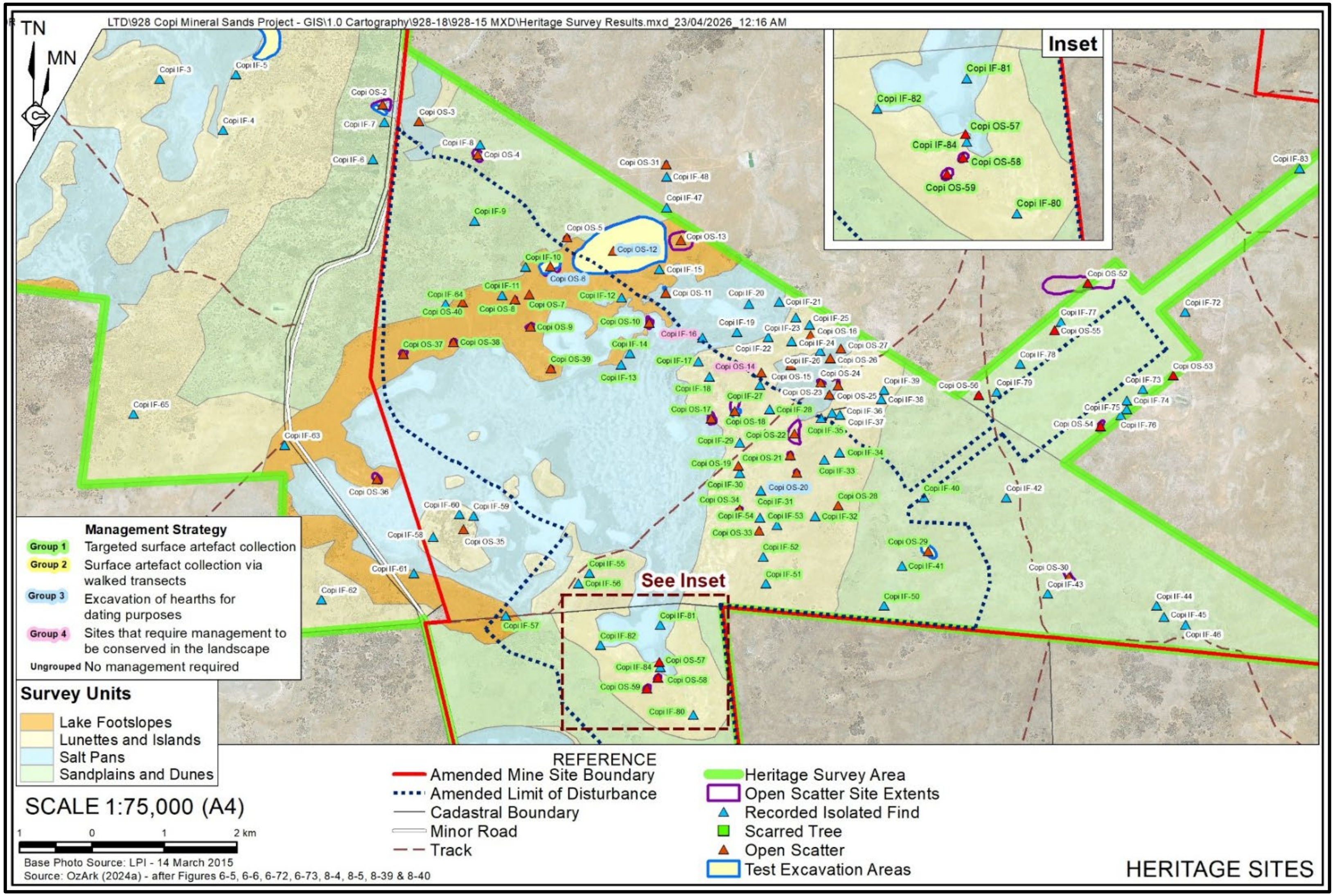

Figure 1 – Aboriginal cultural heritage sites (Source: Additional information provided April 2026)

APPENDIX 5 BIODIVERSITY

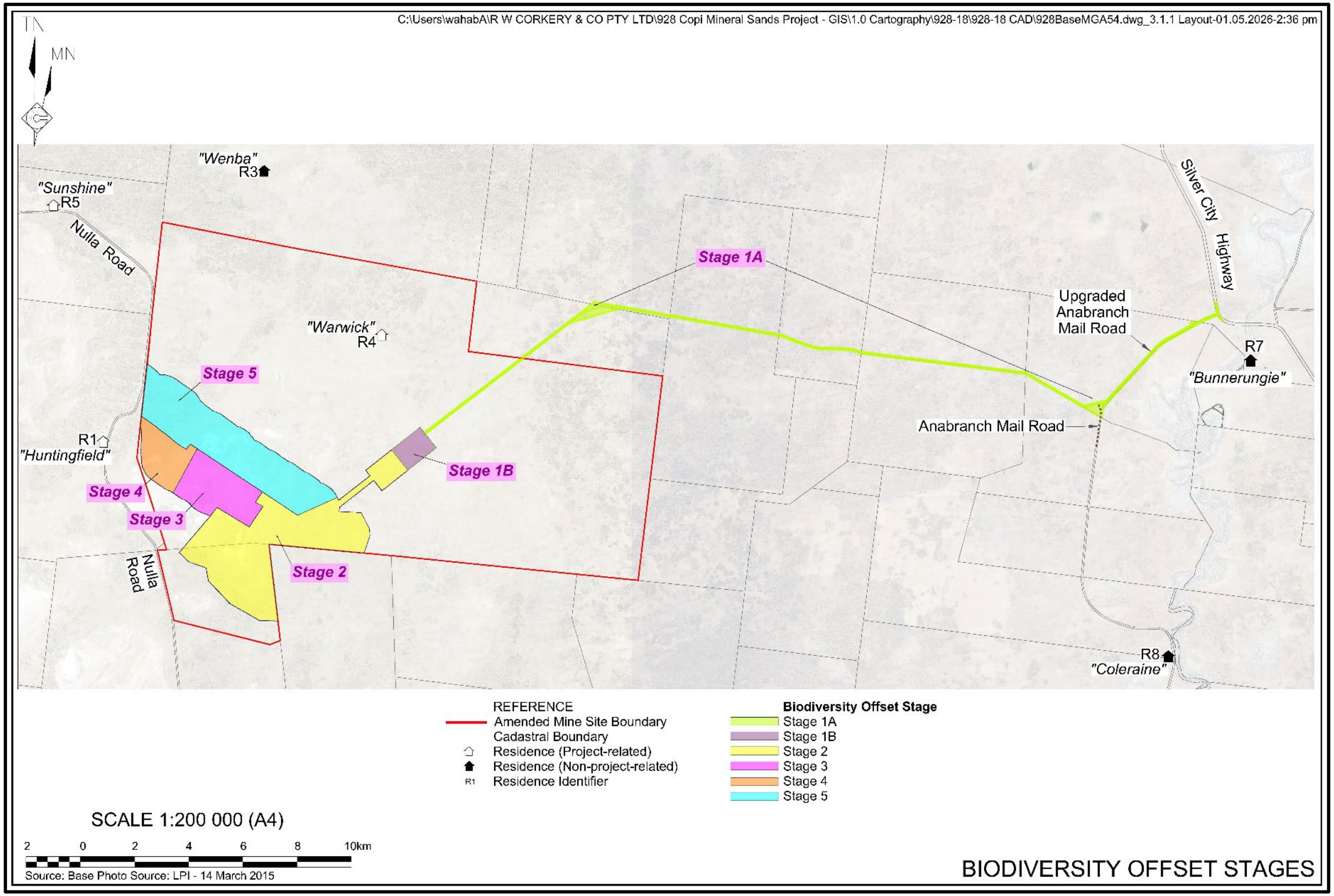

Figure 1 – Biodiversity offset stages (Source: Additional information provided May 2026)

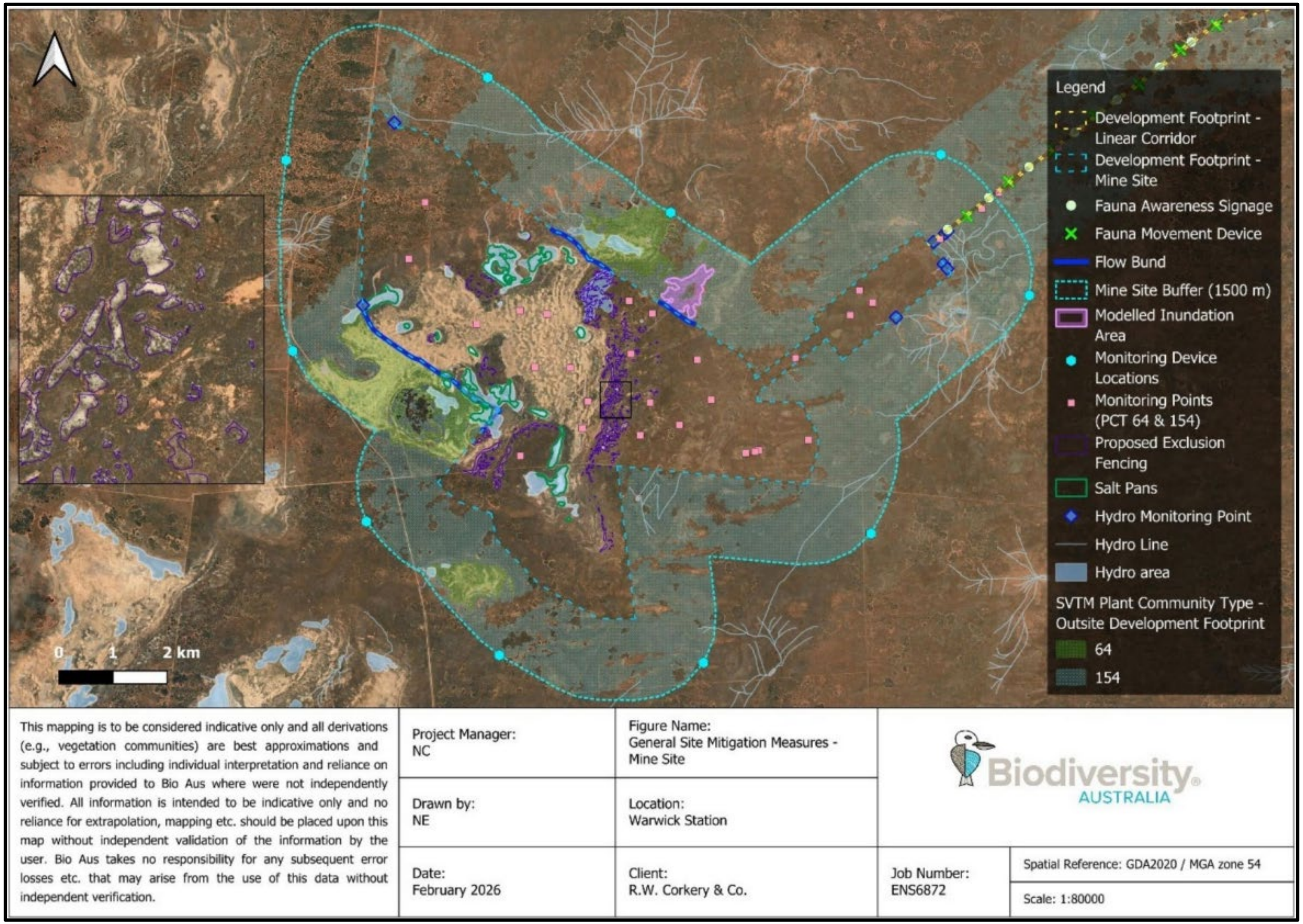

Figure 2 – Adaptive management measures within the mine site (Source: Biodiversity Development Assessment Report, dated April 2026)

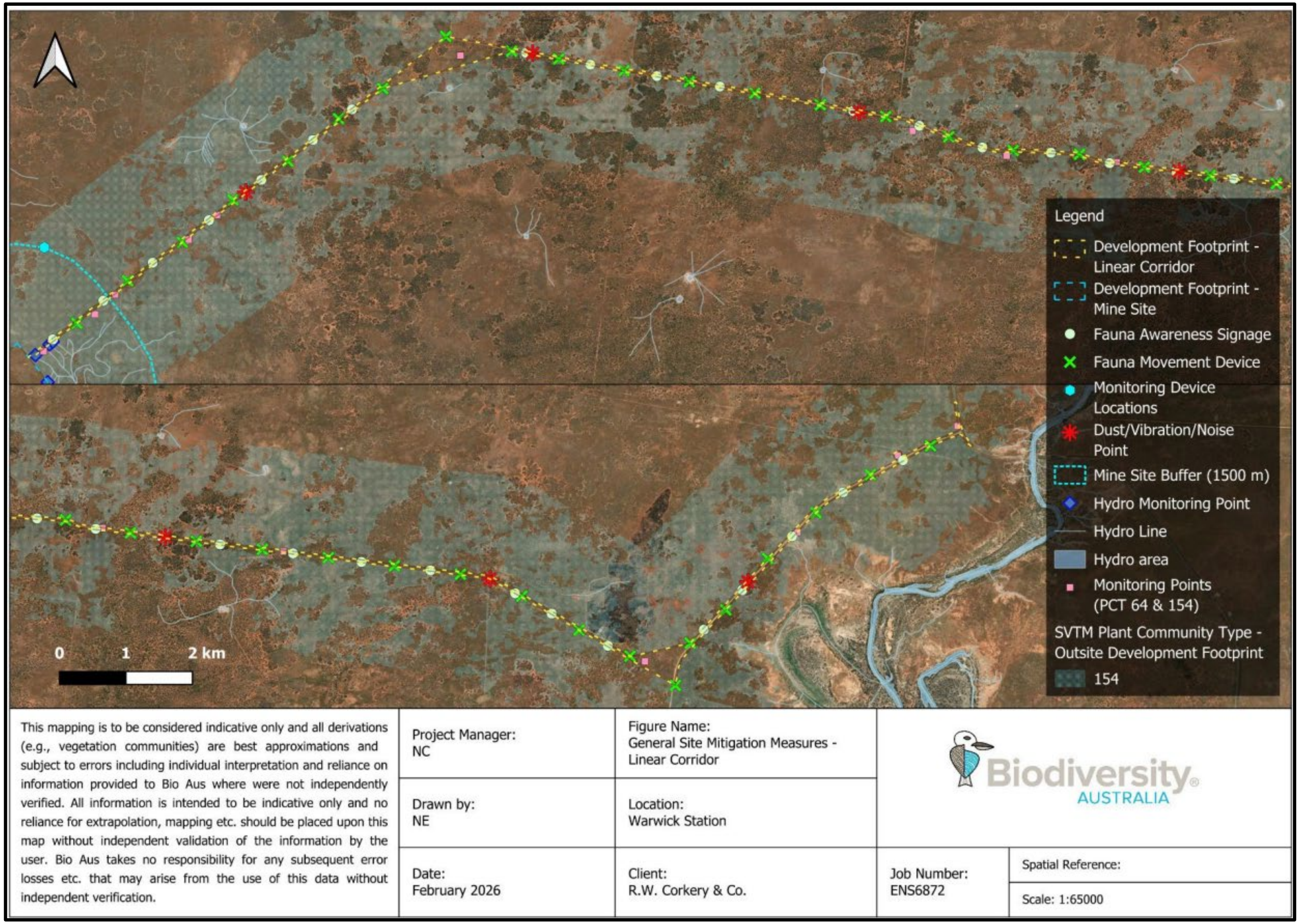

Figure 3 – Adaptive management measures within the linear infrastructure corridor (Source: Biodiversity Development Assessment Report, dated April 2026)

APPENDIX 6 General Terms of Applicant's Planning Agreement

WENTWORTH SHIRE COUNCIL

Item	Description
Annual payment to Council for maintenance and improvement of the unsealed local road network (Renmark Road, Nulla Road, Pine Camp Road and Anabranch Mail Road)	• Initial payment of $100,000 plus GST at the commencement of construction at the mine site. • Ongoing annual payment of $100,000 plus GST, indexed annually to the Consumer Price Index for each year of mining operations and an additional two years following mining operations.
Anabranch Mail Road upgrade, maintenance and re-establishment of alignment	• Applicant to manage and pay for the redesign, upgrade and maintenance of Anabranch Mail Road from the mine site access road to Silver City Highway intersection to standard agreed with TfNSW and Council. • Applicant to reinstate alignment of Anabranch Mail Road and site access road after the cessation of mining operations to the satisfaction of Council.
Nulla Road maintenance	• Applicant to manage and pay for any repair and maintenance for project-related damage that may occur prior to establishment and use of site access road.

BROKEN HILL CITY COUNCIL

Item	Details
Road upgrade to intersection of Patton and Comstock Streets	• Design and works associated with the widening of intersection to allow unimpeded movement of trucks through intersection. • Upgrade in accordance with the terms of the Voluntary Planning Agreement, to the satisfaction of Broken Hill City Council.
Road upgrade to intersection of Comstock Eyre Streets	• Design and works associated with the widening of intersection to allow unimpeded movement of trucks through intersection. • Upgrade in accordance with the terms of the Voluntary Planning Agreement, to the satisfaction of Broken Hill City Council.

Item	Details
Road upgrade to intersection of Holton Drive and the Rail Facility site entrance road	• Design and works associated with the widening of intersection to allow unimpeded movement of trucks through intersection. • Upgrade in accordance with the terms of the Voluntary Planning Agreement, to the satisfaction of Broken Hill City Council.
Road upgrade to Holten Drive	• Upgrade in accordance with the terms of the Voluntary Planning Agreement, to the satisfaction of Broken Hill City Council.
Design and construction of alternative two-way bike path adjacent to Holten Drive	• Upgrade in accordance with the terms of the Voluntary Planning Agreement, to the satisfaction of Broken Hill City Council.

APPENDIX 7 INCIDENT NOTIFICATION AND REPORTING REQUIREMENTS

INCIDENT REPORT REQUIREMENTS

1. Within seven days (or as otherwise agreed by the Planning Secretary) of the Applicant making the incident notification (in accordance with condition E2 of this consent), the Applicant is required to submit a subsequent incident report that:
    (a) identifies the development and application number;
    (b) provides details of the incident (date, time, location, a brief description of what occurred and why it is classified as an incident);
    (c) identifies how the incident was detected;
    (d) identifies when the Applicant became aware of the incident;
    (e) identifies any actual or potential non-compliance with the conditions of this consent;
    (f) describes what immediate steps were taken in relation to the incident;
    (g) identifies further action(s) that will be taken in relation to the incident;
    (h) includes a summary of the incident;
    (i) describes the outcomes of an incident investigation, including identification of the cause of the incident;
    (j) includes 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;
    (k) includes details of any communication with other stakeholders regarding the incident; and
    (l) identifies a development contact for further communication regarding the incident.
2. The Applicant must submit any further reports as directed by the Planning Secretary.