

Carla Evans
Senior Development Manager
OX2
Suite 403/L4, 65 Dover Street
Cremorne, VIC, 3121

27/11/2025

Subject: Muswellbrook Solar Farm – Project Staging

Dear Ms Evans

I refer to your submission dated 10 October 2025, requesting the Planning Secretary's approval to stage the Muswellbrook Solar Farm Project and submit strategies, plans and programs on a staged basis in accordance with Schedule 2, Condition C3 of the Development Consent (SSD 46543209). I also acknowledge your response to the Department's review comments and request for additional information dated 27 October 2025 including correspondence from Muswellbrook Shire Council, CPHR and TfNSW.

It is understood that OX2 is seeking the Planning Secretary's approval to construct the project in stages commencing with the southern solar farm which includes the substation, switchyard and transmission lines as shown in the Figure 1 of your correspondence. The battery energy storage system (BESS) would then be constructed followed by the intersection upgrade of Sandy Creek Road ahead of the construction of the northern solar farm as shown in Figure 1.

The Department has carefully reviewed the request and is satisfied it is necessary to ensure the timely delivery of the project. Accordingly, as nominee of the Planning Secretary, I agree to the staging of the development and submission of the management plans as shown in Table 1 subject to fulfilment of the specified requirements.

Table 1 Project Staging and Management Plan Requirements

Stage	Description	Management Plan/ Strategy Requirements (prior to commencement of Stage)	Notes
Stage 1A	Commence construction in the southern solar farm including switchyard, substation and 132kV transmission line followed by commissioning of the solar farm.	- Environmental Management Strategy (Stage 1a, 1b & 2) - Biodiversity Management Plan (Stage 1a, 1b & 2) - Aboriginal Cultural Heritage Management Plan (Stage 1a 1b & 2) - Traffic Management Plan (Stage 1a) - Soil and Water Management Plan (Stage 1a 1b & 2) - Biodiversity credit retirement	Refer to individual consent conditions for the triggering of Management Plans, may be prior to development, impact or construction. All Biodiversity Credits associated with Stages 1, 2 and 3 must be

		• Emergency Plan • Waste Management Plan • Accommodation and Employment strategy (All stages) • Voluntary Planning Agreement (Stages 1, 2 and 3) • Final Layout Plans for Stage 1, 2 and 3)	retired prior to commencement. Staged VPA agreement with MSC to be signed and executed.
Stage 1B	Commence deliveries of high-risk heavy vehicles requiring an escort. Continue construction of the southern solar farm including switchyard, substation and 132kV transmission line.	• Traffic Management Plan (Stage 1b, 2 and 3)	Consultation with TfNSW, EnergyCo and Council regarding high-risk heavy vehicles requiring an escort is required prior to this stage.
Stage 2	Commence construction and commissioning of the BESS.	• Fire Safety Study • Emergency Plan (updated for Stage 2) • Final Layout Plans for Stage 2	The Emergency Plan to be reviewed and updated if required. Batteries must be stored in strict compliance with FRNSW Open Yard Storage of Battery Energy Storage Systems Position Statement Summary.
Stage 3	Operation, and maintenance of the southern solar farm, BESS and associated infrastructure.	• The (operational) Noise Monitoring Report to be prepared within three (3) months of commencing operation of the southern solar farm and BESS. • Work as Executed Plans for Stages 1, 2 and 3 to be submitted prior to operation commencing operation.	Prior to commencing Stage 3, all plans/strategies must be reviewed and updated to incorporate any relevant details and information as required.
Stage 4a	Road upgrades and site access (Sandy Creek Road). Road upgrade works in accordance with Appendix 4 The intersection upgrade of Sandy Creek Road is required to enable project vehicles and equipment to access the northern solar Farm. No work to be undertaken in the northern area until road upgrades	• Traffic Management Plan Stage 4a • Independent dilapidation report associated with Sandy Creek Road. • Sandy Creek Road upgrade and Northern Site Access intersection to be completed prior to the commencement of construction of northern area solar farm (Stage 4b). • Biodiversity credit retirement for northern area. • Voluntary Planning Agreement Implemented for Stage 4 • Final Layout Plans for Stage 4 (northern area)	Prior to commencing Stage 4, all plans/strategies must be reviewed and updated to incorporate any relevant details and information as required. All Biodiversity Credits associated with Stage 4 (northern area) must be retired prior to commencement.

	and site access complete.		
Stage 4b	Construction and commissioning of the northern solar farm and internal 33kV connection between the north and south.		Sandy Creek Road upgrade and Northern Site Access intersection to be completed prior to the commencement of Stage 4b (construction of northern area solar farm and internal connection).
Stage 5	Operation, and maintenance of the northern solar farm and associated infrastructure	The (operational) Noise Monitoring Report to be updated and implemented within 3 months of the northern solar farm commencing operations. Work as Executed Plans for all stages to be submitted prior to commencing operation of the entire complex.	Prior to commencing operation of the entire complex (Stage 5) all plans/strategies must be reviewed and updated where required, to incorporate any information or details relevant to the operation of the northern and southern areas.
Stage 6	Decommissioning and Rehabilitation.		Prior to carrying out any decommissioning activities on site, all strategies, plans, and programs will need to be reviewed and updated as required.

It is noted that all management plans should be prepared, reviewed and updated in accordance with the requirements of the consent, including consultation and engagement with relevant agencies and representatives. The individual consent conditions should be referred to for the triggering of Management Plans which may be prior to development, impact or construction. Prior to the commencement of each stage a review should be undertaken to determine if any of the management plans need to be updated.

It is also noted that the FSS must be approved by the Planning Secretary, including written confirmation from FRNSW that it meets the requirements, prior to the commencement of Stage 2 including the delivery, storage and/or installation of any batteries on site.

All commitments and requirements noted in correspondence with TfNSW, Muswellbrook Shire Council and CHPR regarding the proposed staging of the project must be implemented and followed.

You are reminded that if there are any inconsistencies between the plans and strategies the conditions of approval, the conditions prevail.

If you wish to discuss the matter further, please contact Keren Halliday on (02) 82896444.

Yours sincerely

A handwritten signature in dark ink, appearing to read 'Iwan Davies'. The signature is fluid and cursive, with the first letter 'I' being a large, stylized capital.

Iwan Davies
Director
Energy Assessments

As nominee of the Planning Secretary