

Development Consent

Section 89E of the *Environmental Planning & Assessment Act 1979*

As delegate of the Minister for Planning, the Planning Assessment Commission approves the development application referred to in schedule 1, subject to the conditions in schedules 2 to 4.

These conditions are required to:

- prevent, minimise, and/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.

Lynell Briggs AO
Member of the Commission

Annabelle Pegrum AM
Member of the Commission

Robyn Kruk AM
Member of the Commission

Sydney

30 March 2016

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

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

CONSOLIDATED CONSENT

SCHEDULE 1

Application Number:	SSD-6698
Applicant:	Epuron Projects Pty Ltd
Consent Authority:	Minister for Planning
Land:	See Appendix 1
Development:	Yass Valley Wind Farm

SUMMARY OF MODIFICATIONS

Application Number	Determination Date	Decider	Modification Description
SSD-6698-MOD-1	10 December 2018	Independent Planning Commission	Increase in turbine height and project refinement for constructability
SSD-6698-MOD-2	3 July 2026	A/Deputy Secretary, Development Assessment & Sustainability	Addition of decentralised battery energy storage systems and associated infrastructure

CONSOLIDATED CONSENT

TABLE OF CONTENTS

DEFINITIONS	4
ADMINISTRATIVE CONDITIONS	7
Obligation to Minimise Harm to the Environment	7
Terms of Consent	7
Limits on Consent	7
Notification	8
Structural Adequacy	8
Demolition	9
Protection of Public Infrastructure	9
Operation of Plant and Equipment	9
Updating & Staging Strategies, Plans or Programs	9
Community Enhancement	9
Subdivision	9
ENVIRONMENTAL CONDITIONS – GENERAL	10
Visual	10
Noise & Vibration	11
Air	12
Soil & Water	12
Biodiversity	13
Heritage	14
Transport	15
Aviation	17
Telecommunications	18
Hazards	18
Safety	19
Waste	19
Rehabilitation & Decommissioning	20
ENVIRONMENTAL MANAGEMENT, REPORTING AND AUDITING	21
Environmental Management	21
Incident Notification	21
Non-Compliance Notification	21
Independent Environmental Audit	22
Access to Information	22
APPENDIX 1: SCHEDULE OF LAND	23
APPENDIX 2: GENERAL LAYOUT OF DEVELOPMENT	24
APPENDIX 3: DEVELOPMENT CORRIDOR	26
APPENDIX 4: GENERAL TERMS OF APPLICANT'S VPA OFFER	27
APPENDIX 5: ABORIGINAL HERITAGE SITES	28
APPENDIX 6: OVER-DIMENSIONAL VEHICLE ACCESS ROUTE RESTRICTIONS	30
APPENDIX 7: BESS LOCATIONS	31
APPENDIX 8: INCIDENT NOTIFICATION AND REPORTING REQUIREMENTS	32

CONSOLIDATED CONSENT

DEFINITIONS

Aboriginal stakeholders	Aboriginal stakeholders registered for cultural heritage consultation for the development
Ancillary infrastructure	All wind farm infrastructure with the exception of wind turbines, including but not limited to Battery Energy Storage Systems , collector substations, switching stations, permanent offices and site compounds, electricity transmission lines, wind monitoring masts and internal roads
Applicant	Epuron Projects Pty Ltd, or any person who seeks to carry out the development approved under this consent
BCA	Building Code of Australia
BESS	Battery energy storage system
CASA	Civil Aviation Safety Authority
CCC	Community Consultative Committee
Conditions of this consent	Conditions contained in schedules 1 to 4 inclusive
Construction	All physical works to enable the operation, including, but not limited to, the construction of wind turbines, ancillary infrastructure and road upgrades carried out before the commencement of operation, excluding pre-construction minor works
Councils	Yass Valley Council and Hilltops Council
CPHR	Conservation Programs, Heritage and Regulation Group of the NSW Department of Climate Change, Energy, the Environment and Water
CPI	Consumer Price Index
Curtilage	The land immediately surrounding a residence, including any closely associated buildings or structures where domestic and/or recreational activities take place
Day	The period from 7am to 6pm on Monday to Saturday, and 8am to 6pm on Sundays and public holidays
Decommissioning	The deconstruction and removal of wind turbines and any associated above ground ancillary infrastructure
Department	Department of Planning, Housing and Infrastructure
Development	The development as described in the EA
Development corridor	The corridor shown in the figure in Appendix 3
DPIRD	Department of Primary Industries and Regional Development
EA	The environmental assessment for the <i>Yass Valley Wind Farm</i> , prepared by Epuron Projects Pty Ltd and dated November 2009, as modified by: • <i>Yass Valley Wind Farm Preferred Project & Submissions Report</i>, prepared by Epuron Projects Pty Ltd and dated September 2014; • <i>Initial Response</i>, prepared by Epuron Projects Pty Ltd and dated 13 February 2015; • <i>Detailed Submission in Response to the Secretary's Environmental Assessment Report</i>, prepared by Epuron Projects Pty Ltd and dated 27 February 2015; • <i>Further Response</i>, prepared by Epuron Projects Pty Ltd and dated 26 March 2015; • <i>Additional Information</i>, prepared by Epuron Projects Pty Ltd and dated 24 June 2015; • <i>Revised Final Statement of Commitments</i>, dated 7 December 2015; • <i>Modification Application Environmental Assessment Report</i>, prepared by NGH Environmental and dated 1 September 2017; • <i>Proponent's Response to Submissions</i>, prepared by Goldwind Australia Pty Ltd and dated 1 February 2018; • <i>Response to Biodiversity and Heritage Submissions</i>, prepared by NGH Environmental and dated 26 March 2018; • <i>Modification Application No. 2 Environmental Assessment Report</i>, prepared by Goldwind Australia Pty Ltd and dated 26 November 2025; and • <i>Submissions Report</i>, prepared by Goldwind Australia Pty Ltd and dated April 2026.
EEC	Endangered ecological community, as defined under the TSC Act
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i>
EP&A Regulation	<i>Environmental Planning and Assessment Regulation 2000</i>
EPA	Environment Protection Authority
EPL	Environment Protection Licence issued under the POEO Act
Evening	The period from 6pm to 10pm
Feasible	Feasible relates to engineering considerations and what is practical to build or implement

CONSOLIDATED CONSENT

FRNSW	Fire and Rescue NSW
ha	Hectares
Heavy vehicle	As defined under the Heavy Vehicle Law (NSW), but excluding light and medium rigid trucks and buses no more than 8 tonnes and with not more than 2 axles
Heritage Act	Heritage Act 1977
Heritage item	An item as defined under the Heritage Act and/or an Aboriginal Object or Aboriginal Place as defined under the NP&W Act
Incident	An occurrence or set of circumstances that causes or threatens to cause material harm and which may or may not be or cause a non-compliance. <i>Note: "material harm" is defined in this consent.</i>
Material harm	Is harm that: - involves actual harm to the environment that may include (but not be limited to) a leak, spill, emission other escape or deposit of a substance, and as a consequence of that environmental harm (pollution), may cause harm to the health or safety of people; or - results in actual loss or property damage of an amount, or amounts in aggregate, exceeding \$50,000 (such loss includes the reasonable costs and expenses that would be incurred in taking all reasonable and practicable measures to prevent, mitigate or make good harm to the environment) <i>Notes:</i> This definition excludes "harm" that is either authorised under this consent or any other statutory approval. For the purposes of this definition, material harm excludes incidents captured by Work Health and Safety reporting requirements.
Total delivery capacity (MW)	The rated output active power as defined by 4.3.5 of IEC 62933-1 Ed. 2.0 b:2024, <i>Electrical energy storage (EES) systems—Part 1</i>
Maximum energy storage capacity (MWh)	The Effective Energy Storage Capacity at the Beginning of Service Life as described by Figure 1 of IEC 62933-1 Ed. 2.0 b:2024, <i>Electrical energy storage (EES) systems—Part 1</i>
Minister	Minister for Planning and Public Spaces, or delegate
Mitigation	Activities associated with reducing the impacts of the development
MW	Megawatt
MWh	Megawatt-hour
Night	The period from 10pm to 7am on Monday to Saturday, and 10pm to 8am on Sundays and NSW Public Holidays
Non-associated residence	Any residence on privately-owned land where the landowner has not reached a financial or in kind agreement with the Applicant in relation to the development. In some cases, this agreement will be restricted. First, it may only cover certain aspects of the development (such as the noise or visual impacts). In such cases, the residence is only associated for those aspects covered by the agreement, and remains a non-associated residence for all those aspects that are not covered by the agreement. Second, while the agreement may cover a certain aspect of the development (such as noise impacts), it may limit the extent of any such impact (by setting absolute noise levels at a residence, for instance). In these cases, the residence is only associated to the extent that the impact is covered by the agreement, and is considered to be non-associated for any impacts that exceed the limits specified in the agreement
Non-compliance	An occurrence, set of circumstances or development that is a breach of this consent.
NP&W Act	National Parks and Wildlife Act 1974
OLS	Obstacle Limitation Surface
Operation	The carrying out of the approved purpose of the development upon completion of construction, but does not include commissioning, trials of equipment or use of temporary facilities
Over-dimensional	Over-mass and/or over-size/length vehicles
POEO Act	Protection of the Environment Operations Act 1997
Pre-construction minor works	Includes the following activities: - building/road dilapidation surveys; - investigative drilling, excavation or salvage; - minor clearing or translocation of native vegetation; - establishing temporary site office (in locations meeting the criteria identified in the conditions of this approval); - installation of environmental impact mitigation measures, fencing, enabling works, wind monitoring masts; and

CONSOLIDATED CONSENT

	minor access roads and minor adjustments to services/utilities, etc.
Project site	The project site as shown in Appendix 2
Privately-owned land	Land that is not owned by a public agency or publicly-owned commercial entity (or its subsidiary)
PSR	Primary Surveillance Radar
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.
RAAF	Royal Australian Air Force – Aeronautical Information Services
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
Rehabilitation	The restoration of land disturbed by the development to a good condition, to ensure it is safe, stable and non-polluting
Residence	Any dwelling in existence at the date of this consent, or a dwelling that is either the subject of a development consent or a development application that was lodged but not yet determined at the date of this consent once a final occupation certificate has been issued for the dwelling
RFS	Rural Fire Service
RMS	Roads and Maritime Services
Secretary	Secretary of the Department, or nominee
Sector management	Sector management refers to the implementation of techniques that reduce the noise generated by individual wind turbines, or clusters. Such techniques may include operating the turbines in 'low noise' mode, shutting down turbines, or using firmware controls
Shadow flicker	The flickering effect caused by the intermittent shading of the sun by the rotating blades of the wind turbines
Site	The land defined in Appendix 1
SSR	Secondary Surveillance Radar
Temporary facilities	Temporary facilities used for the construction and/or decommissioning of the development, including but not limited to temporary site offices and compounds, concrete batching plants, materials storage compounds, maintenance workshops, testing laboratories or material stockpiles
TSC Act	<i>Threatened Species Conservation Act 1995</i>
VPA	Voluntary Planning Agreement
Wind turbine	Turbines used for the generation of electricity by wind, including the tower, blades and associated components

CONSOLIDATED CONSENT

SCHEDULE 2 ADMINISTRATIVE CONDITIONS

OBLIGATION TO MINIMISE HARM TO THE ENVIRONMENT

1. In addition to meeting the specific environmental performance criteria established under this consent, the Applicant shall implement all reasonable and feasible measures to prevent and/or minimise any material harm to the environment that may result from the construction, operation, or decommissioning of the development.

TERMS OF CONSENT

2. The Applicant shall carry out the development:
 - (a) generally in accordance with the EA; and
 - (b) in accordance with the conditions of this consent.

Note: The general layout of the development is shown in the figures in Appendix 2.

3. If there is any inconsistency between the above documents, the most recent document shall prevail to the extent of the inconsistency. However, the conditions of this consent shall prevail to the extent of any inconsistency.
4. The Applicant shall comply with any reasonable requirement/s of the Secretary arising from the Department's assessment of:
 - (a) any strategies, plans, programs, reviews, audits, reports or correspondence that are submitted in accordance with this consent;
 - (b) any reports, reviews or audits commissioned by the Department regarding compliance with this consent; and
 - (c) the implementation of any actions or measures contained in these documents.

LIMITS ON CONSENT

Approved Precincts

5. Consent is granted only for the development in the Coppabella precinct [as shown in Appendix 2](#).

Note: The approved wind turbines in the Coppabella precinct are those numbered 1 to 19, 25, 29 to 35, 37 to 74, 78 to 82, and 126 to 130.

Wind Turbines

6. The Applicant may construct, operate and replace or upgrade as necessary up to [75](#) wind turbines.

Notes:

- [To identify the wind turbines, see the figures and corresponding GPS coordinates \(for those wind turbines approved\) in Appendix 2.](#)

7. The Applicant shall not use the Vestas V90 3MW wind turbine model, unless the Applicant demonstrates to the satisfaction of the Secretary that it would be able to comply with the operational noise criteria in this consent without relying upon sector management.

Note: Use of the Vestas V90 3MW model is predicted to result in exceedances of the operational noise criteria in this consent.

- 7A. [No wind turbine may be located within 100 metres of the site boundary, unless otherwise agreed by the adjoining landowner.](#)

Wind Turbine Height

8. No wind turbines may be greater than [171](#) metres in height (measured from above ground level to the blade tip)

Battery Storage Restrictions

- 8A. Unless the Planning Secretary agrees otherwise, the BESS associated with the development must not exceed a total delivery capacity of 267 MW and a maximum energy storage capacity of 1,063 MWh.

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

CONSOLIDATED CONSENT

- 8B. Unless the Planning Secretary agrees otherwise, the BESS infrastructure must only be co-located with the wind turbines as outlined in Appendix 7.

Upgrading of Wind Turbines and Ancillary Infrastructure

- 8C. The Applicant may upgrade the wind turbines and ancillary infrastructure on site provided these upgrades remain within the approved disturbance area.

Prior to carrying out any such upgrades, the Applicant must provide revised layout plans and project details of the development to the Planning Secretary incorporating the proposed upgrades.

Micro-siting Restrictions

9. The Applicant may micro-site the wind turbines and ancillary infrastructure without further approval provided:
- the revised location of the wind turbine and/or ancillary infrastructure, excluding wind monitoring masts, remain within the development corridor shown in the figure in Appendix 3;
 - no wind turbine is moved more than 100 metres from the relevant GPS coordinates shown in Appendix 2;
 - the revised location of the wind turbine and/or ancillary infrastructure would not result in any non-compliance with the conditions of this consent; and
 - the revised location of a wind turbine is at least 50 metres from existing hollow-bearing trees; or where the proposed wind turbine location is already within 50 metres of one or more existing hollow-bearing trees, the cumulative distance between these hollow-bearing trees and the turbine is either maintained or increased.

Staging of the Development

- 9A. The Applicant may construct, operate and decommission the development in stages.

Where staging of the development is proposed, the conditions of this consent are only required to be complied with at the relevant time and to the extent that they are relevant to the specific stage(s).

Final Layout Plans

10. Prior to the commencement of construction, the Applicant shall submit detailed plans of the final layout of the development to the Secretary, including:
- details on the micro-siting of any wind turbines and/or ancillary infrastructure; and
 - the GPS coordinates of the wind turbines.

Note: If the construction of the development is to be staged, then the provision of these plans may be staged.

NOTIFICATION

11. Prior to the commencement of the construction, operation and/or decommissioning of the development, the Applicant shall notify both the Department and the Councils in writing of the date of commencement.

If the construction, operation and/or decommissioning of the development is to be staged, then the Applicant must:

- notify both the Department and the Councils in writing prior to the commencement of the relevant stage, and clearly identify the development that would be carried out during the relevant stage; and
- inform the local community and the Community Consultation Committee about the proposed staging plans.

STRUCTURAL ADEQUACY

12. The Applicant shall ensure that the wind turbines are constructed in accordance with the relevant standards, including the structural design requirements of IEC 61400-1 Wind turbines – Part 1: Design Requirements (or equivalent).
13. The Applicant shall ensure that all new buildings and structures, and any alterations or additions to existing buildings and structures, are constructed in accordance with the relevant requirements of the BCA.

Notes:

- Under Part 6 of the EP&A Act, the Applicant is required to obtain construction and occupation certificates for the proposed building works.
- Part 8 of the EP&A Regulation sets out the requirements for the certification of the development.

CONSOLIDATED CONSENT

DEMOLITION

14. The Applicant shall ensure that all demolition work on site is carried out in accordance with AS 2601-2001: *The Demolition of Structures*, or its latest version.

PROTECTION OF PUBLIC INFRASTRUCTURE

15. Unless the Applicant and the applicable authority agree otherwise, the Applicant shall:
- repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by the development; and
 - relocate, or pay the full costs associated with relocating, any public infrastructure that needs to be relocated as a result of the development.

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

OPERATION OF PLANT AND EQUIPMENT

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

UPDATING & STAGING OF STRATEGIES, PLANS OR PROGRAMS

17. With the approval of the Secretary, the Applicant may submit any strategy, plan or program required by this consent on a progressive basis.

To ensure the strategies, plans or programs under the conditions of this consent are updated on a regular basis, the Applicant may at any time submit revised strategies, plans or programs to the Secretary for approval.

With the agreement of the Secretary, the Applicant may prepare any revised strategy, plan or program without undertaking consultation with all the parties referred to under the relevant condition of this consent.

Notes:

- While any strategy, plan or program may be submitted on a progressive basis, the Applicant must ensure that all development being carried out on site is covered by suitable strategies, plans or programs at all times.
- If the submission of any strategy, plan or program is to be staged, then the relevant strategy, plan or program must clearly describe the specific stage to which the strategy, plan or program applies, the relationship of this stage to any future stages, and the trigger for updating the strategy, plan or program.

COMMUNITY ENHANCEMENT

18. Prior to the commencement of construction, unless the Secretary agrees otherwise, the Applicant shall enter into VPAs with the Councils in accordance with:
- Division 7.1 of Part 7 of the EP&A Act; and
 - the terms of the applicable offer in Appendix 4.

SUBDIVISION

19. The Applicant may subdivide Lot 31 DP753602 and Lot 2 DP717646 to create two new allotments, in accordance with the EA and the requirements of the EP&A Act and EP&A Regulation.

Notes:

- Under Part 6 of the EP&A Act, the Applicant is required to obtain a subdivision certificate for a plan of subdivision.
- Part 8 of the EP&A Regulation sets out the application requirements for subdivision certificates.

SCHEDULE 3 ENVIRONMENTAL CONDITIONS - GENERAL

VISUAL

Visual Impact Mitigation

1. Prior to the commencement of construction, the Applicant shall notify in writing the owner of:
 - (a) any non-associated residence listed in Table 1; or
 - (b) any other non-associated residence within 5 kilometres of any wind turbine,that they have the right to request implementation of visual impact mitigation measures at their residence (including its curtilage).

Table 1: Visual impact mitigation upon request

Residence	Characterisation of Impact
C06, C67, C74	Moderate
C04, C39, C75	Low/Moderate
C09, C60, H40, H42	Low

Note: If the construction of the development is being staged, the Applicant is only required to notify those owners referred to in condition 1(b) that would be within 5 kilometres of any wind turbine that forms part of the relevant stage.

2. If following the commencement of construction, the Applicant receives a written request from the owner of any residence referred to in condition 1 above for the implementation of visual impact mitigation measures (such as landscaping, vegetation screening, provision of awnings/blinds), then the Applicant shall implement measures at the residence (including its curtilage) in consultation with the landowner.

These mitigation measures must be reasonable and feasible, directed towards reducing the visual impacts of the wind turbines on the residence (including its curtilage), and commensurate with the level of visual impact.

The mitigation measures must be implemented within 12 months of receiving the written request, unless the Secretary agrees otherwise.

If the Applicant and the owner cannot agree on the measures to be implemented, or there is a dispute about the implementation of these measures, then either party may refer the matter to the Secretary for resolution.

Notes:

- To identify the residences referred to in Table 1, see the figures in Appendix 2.
- To avoid any doubt, the visual impact mitigation measures must be aimed at reducing the visibility of the wind turbines from the residence and its curtilage. Mitigation measures are not required to be implemented to reduce the visibility of wind turbines from other locations on the property.
- In some cases, mitigation measures may not be warranted as the wind turbines would not be visible from the residence and its curtilage.
- The identification of appropriate visual impact mitigation measures will be easier following the construction of the wind turbines. While landowners may ask for the implementation of visual impact mitigation measures shortly after the commencement of construction, they should consider the merits of delaying this request until the wind turbines are visible from their residence.

Visual Appearance

3. The Applicant shall:
 - (a) implement all reasonable and feasible measures to minimise the off-site visual impacts of the development;
 - (b) ensure the wind turbines are:
 - painted off white/grey; and
 - finished with a surface treatment that minimises the potential for glare and reflection;
 - (c) ensure the visual appearance of all ancillary infrastructure (including paint colours, specifications and screening) blends in as far as possible with the surrounding landscape; and
 - (d) not mount any advertising signs or logos on wind turbines or ancillary infrastructure.

Lighting

4. The Applicant shall:
 - (a) implement all reasonable and feasible measures to minimise the off-site lighting impacts of the development;
 - (b) ensure that any aviation hazard lighting installed utilises an aircraft detection lighting system, unless otherwise agreed by CASA;
 - (c) ensure that all external lighting associated with the development (apart from any aviation hazard lighting):
 - is installed as low intensity lighting (except where required for safety or emergency purposes);
 - does not shine above the horizontal;
 - uses best management practice for bat deterrence; and
 - complies with *Australian Standard AS4282 (INT) 1997 – Control of Obtrusive Effects of Outdoor Lighting*, or its latest version.

Note: Aircraft detection lighting systems only active the aviation hazard lights when an aircraft is detected in the near vicinity (i.e. approximately 5.5 km horizontal/304 vertical) and deactivate the lighting once the aircraft has passed.

Shadow Flicker

5. The Applicant shall ensure that shadow flicker associated with wind turbines does not exceed 30 hours per annum at any non-associated residence.

NOISE & VIBRATION

Construction & Decommissioning

6. The Applicant shall implement all reasonable and feasible measures to minimise the construction or decommissioning noise of the development, including any associated traffic noise.
7. The Applicant shall ensure that the noise generated by any construction or decommissioning activities is managed in accordance with the best practice requirements outlined in the *Interim Construction Noise Guideline* (DECC, 2009), or its latest version.
8. Unless the Secretary agrees otherwise, the Applicant shall only undertake construction or decommissioning activities between:
 - (a) 7 am to 6 pm Monday to Friday;
 - (b) 8 am to 1 pm Saturdays; and
 - (c) at no time on Sundays and NSW public holidays.

The following construction activities may be undertaken outside these hours without the approval of the Secretary:

- activities that are inaudible at non-associated residences;
- the delivery of materials as requested by the NSW Police Force or other authorities for safety reasons; or
- emergency work to avoid the loss of life, property and/or material harm to the environment.

9. The Applicant shall only carry out blasting on site between 9 am and 5 pm Monday to Saturday inclusive. No blasting is allowed on Sundays or public holidays.
10. The Applicant shall ensure that any blasting carried out during the construction of the development does not exceed the criteria in Table 2.

Table 2: Blasting criteria

Location	Airblast overpressure (dB(Lin Peak))	Ground vibration (mm/s)	Allowable exceedance
Any non- associated residence	120	10	0%
	115	5	5% of the total number of blasts or events over a period of 12 months

Operational Noise Criteria – Wind Turbines

11. The Applicant shall ensure that the noise generated by the operation of wind turbines does not exceed the relevant criteria in Table 3 at any non-associated residence.

Table 3: Noise criteria dB(A)

Residence	Criteria (dB(A)) with Reference to Hub Height Wind Speed (m/s)											
	3	4	5	6	7	8	9	10	11	12	13	14
C04	35	35	35	35	35	35	35	35	36	37	38	38
C74	35	35	35	35	35	35	36	38	39	41	43	44
All other non-associated residences	The higher of 35 dB(A) or the existing background noise level (LA90 (10-minute)) plus 5 dB(A)											

Note: To identify the residences referred to in Table 3, see the applicable figures in Appendix 2.

Noise generated by the operation of the wind turbines is to be measured in accordance with the relevant requirements of the [Department's Wind Energy: Noise Assessment Bulletin \(2016\)](#) (or its latest version).

However, these criteria do not apply if the Applicant has an agreement with the relevant owner/s of these residences to generate higher noise levels, and the Applicant has advised the Department in writing of the terms of this agreement.

Operational Noise Criteria – Ancillary Infrastructure

12. The Applicant shall ensure that the noise generated by the operation of ancillary infrastructure does not exceed 35 dB(A) LAeq(15 minute) at any non-associated residence.

Noise generated by the [operation of ancillary infrastructure](#) is to be measured in accordance with the relevant requirements of the [NSW Noise Policy for Industry](#) (or its equivalent).

Noise Monitoring

13. Within 3 months of the commencement of operations (or the commencement of operation of a cluster of turbines, if the development is to be staged), unless the Secretary agrees otherwise, the Applicant shall:
- undertake noise monitoring to determine whether the development is complying with the relevant conditions of this consent; and
 - submit a copy of the monitoring results to the Department and the EPA.
14. The Applicant shall undertake further noise monitoring of the development if required by the Secretary.

AIR

15. The Applicant shall:
- implement best management practice to minimise the off-site dust, fume and blast emissions of the development; and
 - minimise the surface disturbance of the site.

SOIL & WATER

Water Supply

16. The Applicant shall 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.

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

Water Pollution

17. Unless an EPL authorises otherwise, the Applicant must comply with Section 120 of the POEO Act.

Note: Section 120 of the POEO Act makes it an offence to pollute any waters.

Operating Conditions

18. The Applicant must:
- (a) ensure the wind turbines and ancillary infrastructure, particularly any access roads on steep slopes, are designed, constructed and maintained to minimise any soil erosion;
 - (b) minimise any soil erosion associated with the construction and decommissioning of the development by implementing the relevant mitigation measures in *Managing Urban Stormwater: Soils and Construction* (Landcom, 2004), or its latest version;
 - (c) ensure all waterway crossings are constructed in accordance with:
 - *Water Guidelines for Controlled Activities on Waterfront Land* (2012), or its latest version; and
 - *Why Do Fish Need to Cross the Road? Fish Passage Requirements for Waterway Crossings* (2004), or its latest version;
 - (d) store and handle all dangerous goods or hazardous materials on site in accordance with *AS1940-2004: The storage and handling of flammable and combustible liquids*, or its latest version;
 - (e) ensure the concrete batching plants and substation are suitably bunded; and
 - (f) minimise any spills of hazardous materials or hydrocarbons, and clean up any spills as soon as possible after they occur.

BIODIVERSITY

Restrictions on Clearing and Habitat

19. The Applicant must:
- (a) ensure that no more than 179.8 hectares (ha) of EEC is cleared for the development, including:
 - 31.4 ha of Blakely's Red Gum – Yellow Box Gum Woodland (MR528);
 - 148.1 ha of Blakely's Red Gum – Yellow Box Gum Woodland – Derived Grassland (MR528); and
 - 0.3 ha Yellow Box – River Red Gum and Riparian Woodland (MR616),unless the Secretary agrees otherwise;
 - (b) remove no more than 4 hollow-bearing trees along Whitefields Road, unless the Secretary agrees otherwise;
 - (c) implement all reasonable and feasible measures to:
 - minimise the limb lopping on hollow-bearing trees and mature trees along Whitefields Road;
 - avoid impacts to the Yass Daisy (*Ammobium craspedioides*), Dwarf Bush-pea (*Pultenaea humilis*) and Small Purple-pea (*Swainsona recta*);
 - minimise impacts on threatened bird and bat populations; and
 - minimise the approved clearing of hollow-bearing trees, native vegetation and key habitat within the approved disturbance footprint.

Biodiversity Offset

- 19A. Prior to the commencement of construction, the Applicant must:
- (a) update the baseline mapping of the vegetation and key habitat within the final disturbance area; and
 - (b) calculate the biodiversity offset credit liabilities for the development in accordance with the *Framework for Biodiversity Assessment* under the *NSW Biodiversity Offsets Policy for Major Projects*, in consultation with CPHR, and to the satisfaction of the Secretary.
20. Within 2 years of the commencement of construction, unless otherwise agreed by the Secretary, the Applicant must retire the required biodiversity offset credits, to the satisfaction of CPHR.

The retirement of these credits must be carried out in accordance with the *NSW Biodiversity Offsets Policy for Major Projects*, and can be achieved by:

- (a) acquiring or retiring 'biodiversity credits' within the meaning of the *Biodiversity Conservation Act 2016*;
- (b) making payments into an offset fund that has been established by the NSW Government; or
- (c) providing suitable supplementary measures.

Note: Following repeal of the TSC Act on 25 August 2017, credits created under that Act are taken to be 'biodiversity credits' under the Biodiversity Conservation Act 2016, in accordance with clause 22 of the Biodiversity Conservation (Savings and Transitional) Regulation 2017.

Biodiversity Management Plan

21. Prior to the commencement of construction, the Applicant shall prepare a Biodiversity Management Plan for the development to the satisfaction of the Secretary. This plan must:
- (a) be prepared in consultation with **CPHR**; and
 - (b) include a:
 - description of the measures that would be implemented for:
 - minimising the amount of clearing within the approved development footprint as far as practicable;
 - managing potential indirect impacts on threatened plant species, including the Yass Daisy (*Ammobium craspedioides*), Dwarf Bush-pea (*Pultenaea humilis*) and Small Purple-pea (*Swainsona recta*);
 - rehabilitating and revegetating temporary disturbance areas;
 - protecting vegetation and fauna habitat outside the approved disturbance area;
 - maximising the salvage of resources within the approved disturbance area – including vegetative and soil resources – for beneficial reuse (including fauna habitat enhancement) on site and/or in the biodiversity offset area;
 - collecting and propagating seed (where relevant);
 - minimising impacts on tree hollows as far as practicable;
 - minimising the impacts on fauna on site, including undertaking pre-clearance surveys;
 - controlling weeds and feral pests;
 - controlling erosion;
 - controlling access; and
 - bushfire management;
 - (c) include a detailed program to monitor and report on the performance of these measures over time.

Following approval, the Applicant must implement the measures described in the Biodiversity Management Plan.

Bird and Bat Adaptive Management Plan

22. Prior to the commissioning of any wind turbines, the Applicant must prepare a Bird and Bat Adaptive Management Plan for the development in consultation with **CPHR**, and to the satisfaction of the Secretary. This plan must include:
- (a) at least 12 month's worth of baseline data on threatened and 'at risk' bird and bat species and populations in the locality that could be affected by the development;
 - (b) a detailed description of the measures that would be implemented on site for minimising bird and bat strike during operation of the development, including:
 - minimising the availability of raptor perches on wind turbines;
 - prompt carcass removal;
 - controlling pests; and
 - using best practice methods for bat deterrence, including managing potential lighting impacts;
 - (c) trigger levels for further investigation of the potential impacts of the project on particular bird or bat species or populations;
 - (d) an adaptive management program that would be implemented if the development is having an adverse impact on a particular threatened or 'at risk' bird and/or bat species or populations; including the implementation of measures to:
 - reduce the mortality of those species or populations; or
 - enhance and propagate those species or populations in the locality; and
 - (e) a detailed ongoing program to monitor and report on:
 - direct and indirect impacts of the development on bird and bat fauna;
 - the effectiveness of these adaptive management measures; and
 - any bird and bat strikes on site;
 - (f) provisions for a copy of all raw data collected as part of the monitoring program to be submitted to **CPHR** and the Secretary.

Following the Secretary's approval, the Applicant must implement the Bird and Bat Adaptive Management Plan.

HERITAGE

Protection of Aboriginal Heritage Items

23. The Applicant must:
- (a) ensure the development does not cause any direct or indirect impacts on Aboriginal heritage items located outside the approved disturbance area; and

CONSOLIDATED CONSENT

- (b) avoid (as far as practicable) and otherwise minimise any impacts on Aboriginal heritage items identified in Table 1 in Appendix 5; and
- (c) undertake a salvage program for the Aboriginal heritage items identified in Table 1 in Appendix 5, if impacts to them cannot be avoided.

Note: The locations of the Aboriginal heritage items referred to in this condition are shown in the figure in Appendix 5.

Protection of Historic Heritage Items

24. The Applicant shall ensure that the development does not cause any direct or indirect impact on any historic heritage items located outside the approved disturbance area.

Heritage Management Plan

25. Prior to the commencement of construction, the Applicant must prepare a Heritage Management Plan for the development to the satisfaction of the Secretary. This plan must:
- (a) be prepared by a suitably qualified and experienced person whose appointment has been endorsed by the Secretary;
 - (b) be prepared in consultation with CPHR and Aboriginal stakeholders;
 - (c) include up to date baseline mapping of the heritage items within and adjoining the development disturbance area; and
 - (d) include a description of the measures that would be implemented for:
 - minimising ground disturbance within the project area during construction and decommissioning works;
 - protecting the Aboriginal heritage items located outside the approved development corridor;
 - minimising and managing impacts to Aboriginal heritage items identified in Table 1 in Appendix 5, including:
 - undertaking salvage excavations and collections where impacts cannot be avoided; and
 - a strategy for the long-term management of any Aboriginal heritage items or material collected during the salvage activities;
 - a contingency plan and reporting procedure if:
 - Aboriginal heritage items outside the approved disturbance area are harmed;
 - previously unidentified Aboriginal heritage items are found; or
 - Aboriginal skeletal material is discovered;
 - ensuring workers on site receive suitable heritage inductions prior to carrying out any development on site, and that suitable records are kept of these inductions; and
 - ongoing consultation with Aboriginal stakeholders during the implementation of the plan;
 - (e) a program to monitor and report on the effectiveness of these measures and any heritage impacts of the project.
26. Following approval, the Applicant must implement the measures described in the Heritage Management Plan.

TRANSPORT

Whitefields Road Upgrade

27. Prior to the construction of the proposed upgrade to Whitefields Road, the Applicant shall prepare detailed plans for the upgrade in consultation with the relevant Council, and to the satisfaction of the Secretary. In preparing these plans, the Applicant must seek to avoid and/or minimise the clearing of mature vegetation adjacent to the road. Further, the detailed plans must include a landscaping plan for replacing the removal of any existing vegetation and/or augmenting the existing vegetation adjacent to the upgraded road, with species that are endemic to the locality.

Road Upgrades

28. Prior to the commencement of construction (other than pre-construction minor works), the Applicant must:
- (a) upgrade the existing intersection at the Hume Highway and Whitefields Road in accordance with *Austroads Guide to Road Design* (as amended by RMS supplements);
 - (b) upgrade the section of Whitefields Road to be used as a primary access route (and shown in the figure in Appendix 6), including widening and sealing to a minimum width of 5 m, with 0.5 m gravel shoulders;
 - (c) upgrade the section of Coppabella Road to be used as a secondary access route (and shown in the figure in Appendix 6), including applying an all-weather gravel surface seal; to the satisfaction of the relevant roads authority.

Road Maintenance

29. The Applicant must:

- (a) prepare a dilapidation survey in accordance with the guidelines and standards established by Austroads of the designated vehicle route on Whitefields Road and Coppabella Road, as identified in the figure in Appendix 6:
 - prior to the commencement of any construction and/or decommissioning works; and
 - within 1 month of the completion of any construction and/or decommissioning works;
- (b) rehabilitate and/or make good any development-related damage:
 - identified during the carrying out of the relevant construction and/or decommissioning works if it could endanger road safety, as soon as possible after the damage is identified, but within 7 days at the latest; and
 - identified during any dilapidation survey carried out following the completion of the relevant construction and/or decommissioning works within 2 months of the completion of the survey, unless the relevant roads authority agrees otherwise,to the satisfaction of the relevant roads authority.

If the construction and/or decommissioning of the development is to be staged, the obligations in this condition apply to each stage of construction and/or decommissioning.

If there is a dispute about the scope of any remedial works or the implementation of the works, then either party may refer the matter to the Secretary for resolution.

Unformed Crown Roads

30. The Applicant shall ensure any unformed Crown road reserves affected by the development are maintained for future use, unless otherwise agreed with the NSW Department of Planning, Housing and Infrastructure – Crown Lands.

Restriction on Transport Routes

31. The Applicant shall ensure that all over-dimensional and heavy vehicle access to and from the site is via the primary access routes identified in the EA (and shown in the figure in Appendix 6) unless the applicable roads authority approves otherwise.

Note: The Applicant is required to obtain relevant permits under the Heavy Vehicle National Law (NSW) for the use of over-dimension vehicles on the road network.

Traffic Management Plan

32. Prior to the commencement of construction, the Applicant shall prepare a Traffic Management Plan for the development to the satisfaction of the Secretary. This plan must be prepared in consultation with RMS and the Councils, and include:
- (a) details of all transport routes and traffic types to be used for development-related traffic;
 - (b) a protocol for undertaking dilapidation surveys to assess the:
 - existing condition of the transport route/s prior to construction or decommissioning works; and
 - condition of the transport route/s following construction or decommissioning works;
 - (c) a protocol for the repair of any roads identified in the dilapidation surveys to have been damaged during construction or decommissioning works;
 - (d) details of the measures that would be implemented to minimise traffic safety issues and disruption to local road users during construction or decommissioning works, including:
 - temporary traffic controls, including detours and signage;
 - notifying the local community about project-related traffic impacts;
 - minimising potential for conflict with school buses and rail services;
 - responding to any emergency repair requirements or maintenance during construction and/or decommissioning; and
 - a traffic management system for managing over-dimensional vehicles; and
 - (e) a drivers code of conduct that addresses:
 - travelling speeds;
 - procedures to ensure that drivers adhere to the designated transport routes; and
 - procedures to ensure that drivers implement safe driving practices.

If the construction and/or decommissioning of the development is to be staged, the obligations in this condition apply to each stage of construction and/or decommissioning.

33. Following approval, the Applicant must implement the measures described in the Traffic Management Plan.

AVIATION

Mitigation of Aviation-Related Impacts

34. Prior to the construction of any wind turbines, the Applicant shall:
- (a) prepare a detailed report to the satisfaction of Airservices Australia on all the potential aviation-related impacts of the development, including any potential impacts on the operation of the Mt Majura PSR/SSR Air Traffic Control radar, Mt Bobbara SSR Air Traffic Control radar, and any other Airservices Australia infrastructure or facilities. This report must:
 - be prepared by a suitably independent, qualified and experienced person acceptable to Airservices Australia;
 - be prepared in accordance with EUROCONTROL *Guidelines on how to assess the potential impact of Wind Turbines on Surveillance Sensors*, September 2014, or its latest version;
 - include a review of the findings of previous assessments in respect of the development; and
 - include recommendations for reasonable and feasible measures to mitigate or manage the potential impacts, that are acceptable to Airservices Australia;
 - (b) prepare, an Aviation Impact Management Plan to the satisfaction of Airservices Australia. This plan must:
 - describe the measures that would be implemented to mitigate and/or manage the aviation-related impacts of the development, having regard to the recommendations in the detailed report required in (a) above; and
 - include a program for the implementation of these measures, having regard to any regulatory approvals that may need to be obtained, Airservices Australia's statutory and operational priorities and the proposed construction program for the development; and
 - (c) enter into a legally binding agreement with Airservices Australia articulating further details to give effect to the implementation of the Aviation Impact Management Plan, including the provision of adequate security for implementation of the measures in the plan and any associated costs (see condition 36 below).
35. Following approval, the Applicant shall implement the Aviation Impact Management Plan.
36. If following approval of the Aviation Impact Management Plan changes are proposed to the location and/or dimensions of any wind turbines, then the Applicant shall assess the aviation-related impacts of the proposed changes and update the Aviation Impact Management Plan to the satisfaction of Airservices Australia prior to constructing the wind turbines in the revised location.

Liability for Costs

37. The Applicant shall be liable for all costs associated with the implementation of the Aviation Impact Management Plan, including the reimbursement of all of Airservices Australia's costs, including (but not limited to):
- (a) Airservices Australia's internal time and materials costs;
 - (b) the costs of Airservices Australia's project management and subcontracting arrangements (including any procurement costs);
 - (c) project and equipment costs;
 - (d) public and stakeholder engagement and consultation costs;
 - (e) alternative site licensing or leasing costs;
 - (f) the costs associated with obtaining regulatory approvals or complying with any regulatory requirements (including any environmental impact studies and community consultation costs); and
 - (g) any other associated costs identified by Airservices Australia.

Notification of Aviation Authorities

38. Prior to the commencement of construction of the development, the Applicant must provide the following information to CASA, Airservices Australia, and the RAAF (together the authorities):
- (a) coordinates in latitude and longitude of each wind turbine and wind monitoring mast;
 - (b) final height of each wind turbine and wind monitoring mast in Australian Height Datum;
 - (c) ground level at the base of each wind turbine and wind monitoring mast in Australian Height Datum;
 - (d) confirmation of compliance with any OLS; and
 - (e) details of aviation hazard lighting.
39. Within 30 days of the practical completion of any turbine or mast, the Applicant shall:
- (a) provide confirmation to the authorities and local aviation users that the information that was previously provided remains accurate; or

CONSOLIDATED CONSENT

- (b) update the information previously provided.

TELECOMMUNICATIONS

40. If the development results in the disruption to radio or telecommunications services (including point-to-point microwave links) in the area, then the Applicant must make good any disruption to these services as soon as possible following the disruption, but no later than 1 month following the disruption of the service unless the relevant service provider or user or Secretary agrees otherwise.

If there is a dispute about the mitigation measures to be implemented or the implementation of these mitigation measures, then either party may refer the matter to the Secretary for resolution.

HAZARDS

Operating Conditions

41. The development must:
- (a) implement and maintain asset protection zones in accordance with RFS's *Planning for Bush Fire Protection 2019* (or equivalent) and as outlined in the EA;
 - (b) be managed in accordance with the Fire Safety Study required by condition 41A;
 - (c) include provision of an appropriate water supply for firefighting purposes in accordance with the Fire Safety Study required by condition 41A, and a FRNSW compatible suction connection located adjacent to an internal road.

The asset protection zones (including fire break) must be maintained for the life of the development and located wholly within the site.

Fire Safety Study

- 41A. A Fire Safety Study must be prepared for the development. The study must:
- (a) be prepared and submitted to the Planning Secretary for approval prior to commencing construction of the BESS (including associated foundations and cabling);
 - (b) be prepared in accordance with the Department's Hazardous Industry Planning Advisory Paper No. 2 '*Fire Safety Study*' guideline and FRNSW's *Fire Safety Guideline Technical Information – Large scale external lithium-ion battery energy storage systems – Fire safety study considerations*;
 - (c) describe the final design of the BESS;
 - (d) include the most credible worst-case fire scenario to and from the BESS and associated fire management procedures; and
 - (e) identify measures to eliminate the expansion of any fire incident including:
 - adequate fire safety systems and appropriate water supply;
 - separation and/or compartmentalisation of battery units; and
 - strategies and incident control measures specific to the battery storage design.

Unless otherwise agreed by the Planning Secretary, construction of the BESS must not commence until the Planning Secretary has received evidence that FRNSW has confirmed in writing that the Fire Safety Study meets the requirements of this condition, and the study has been approved by the Planning Secretary.

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

Emergency Plan

- 41B. An Emergency Plan must be prepared for the development. The plan must:
- (a) be prepared and implemented prior to commencing construction of the wind farm and operations or commissioning of the BESS;
 - (b) be prepared in consultation with FRNSW and RFS;
 - (c) be provided to the local Fire Control Centre, relevant local emergency management committee and FRNSW;
 - (d) be prepared in accordance with the findings of the Fire Safety Study required under condition 41A;
 - (e) be consistent with the Department's Hazardous Industry Planning Advisory Paper No. 1 '*Emergency Planning*' guideline;
 - (f) include details on general emergency management planning, including:
 - details of how the battery storage and sub-systems can be safely isolated in an emergency;
 - identification of fire risks and hazards and detailed measures for the development to prevent fires igniting; and
 - availability of fire suppression equipment, access and water;

CONSOLIDATED CONSENT

- (g) include bushfire emergency management planning consistent with *A Guide to Developing a Bush Fire Emergency Management and Evacuation Plan* (RFS, 2014) and *Planning for Bushfire Protection* (RFS, 2019 or equivalent) including:
- details of the location, management and maintenance of the asset protection zone;
 - a list of works that must not be carried out during a total fire ban; and
 - details of how RFS would be notified, and procedures that would be implemented in the event that:
 - there is a fire on-site or in the vicinity of the site;
 - there are any activities on site that would have the potential to ignite surrounding vegetation; or
 - there are any proposed activities to be carried out during a bushfire dangerous period;
- (h) include emergency management and evacuation procedures and identification of specific emergency exit routes to be used including evidence of access agreements with relevant landowners (e.g. right of carriageway); and
- (i) include an Emergency Services Information Package, prepared in accordance with *Emergency services information package and tactical fire plan* (Fire & Rescue NSW, 2019).

Two copies of the plan and the Emergency Services Information Package must be kept on-site in prominent positions adjacent to the site entry point(s) at all times.

Storage and Handling of Dangerous Materials

- 41C. The quantities of dangerous goods stored and handled at the site must be below the threshold quantities listed in the Department's *Hazardous and Offensive Development Application Guidelines – Applying SEPP 33* at all times.
- 41D. The Applicant must store and handle all chemicals, fuels and oils used on-site in accordance with:
- (a) the requirements of all relevant Australian Standards; and
 - (b) the NSW EPA's *Storing and Handling of Liquids: Environmental Protection – Participants Handbook*.

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

SAFETY

42. The Applicant shall:
- (a) prepare a Safety Management System for the development in accordance with the Department's *Hazardous Industry Planning Advisory Paper No. 9, 'Safety Management'* prior to commissioning any wind turbines on site; and
 - (b) implement, and if necessary update, the system over the remaining life of the development.

WASTE

43. The Applicant must:
- (a) minimise the waste generated by the development;
 - (b) classify all waste generated on site in accordance with the EPA's *Waste Classification Guidelines 2014* (or its latest version);
 - (c) store and handle all waste generated on site in accordance with its classification;
 - (d) not receive or dispose of any waste on site;
 - (e) remove all waste from the site as soon as practicable, and ensure it is reused, recycled or sent to an appropriately licensed waste facility for disposal (in consultation with Council for use of Council waste facilities); and
 - (f) prepare and implement a Waste Management Plan prior to commencing construction, which must:
 - be prepared in consultation with Council;
 - be consistent with the EA;
 - identify opportunities to maximise recycling;
 - identify appropriately licensed waste and resource management facilities at which waste disposal;
 - identify the location and method of storing of lithium-ion batteries if immediate recycling is not possible; and
 - include description of the measures that will be implemented to ensure that the objectives of condition 43(a)-(e) of schedule 3 are achieved.

REHABILITATION & DECOMMISSIONING

Progressive Rehabilitation

44. The Applicant must:

CONSOLIDATED CONSENT

- (c) rehabilitate all areas of the site not proposed for future disturbance progressively, that is, as soon as reasonably practicable following construction or decommissioning;
- (d) minimise the total area exposed at any time; and
- (e) employ interim rehabilitation strategies to minimise dust generation, soil erosion and weed incursion on parts of the site that cannot yet be permanently rehabilitated.

Rehabilitation Objectives – Decommissioning

45. Within 18 months of the cessation of operations, unless the Secretary agrees otherwise, the Applicant must rehabilitate the site to the satisfaction of the Secretary. This rehabilitation must comply with the objectives of Table 4.

Table 4: Rehabilitation Objectives

Feature	Objective
Development site (as a whole)	- Safe, stable and non-polluting - Minimise the visual impact of any above ground ancillary infrastructure agreed to be retained for an alternative use as far as is reasonable and feasible
Revegetation	Restore native vegetation generally as identified in the EA
Above ground wind turbine infrastructure (excluding wind turbine pads)	To be decommissioned and removed, unless the Secretary agrees otherwise
Wind turbine pads	To be covered with soil and/or rock and revegetated
Above ground ancillary infrastructure	To be decommissioned and removed, unless an agreed alternative use is identified to the satisfaction of the Secretary
Internal access roads	To be decommissioned and removed, unless an agreed alternative use is identified to the satisfaction of the Secretary
Land use	Restore or maintain land capability as described in the EA
Community	Ensure public safety

Decommissioning of Wind Turbines

46. Deleted.
47. Any individual wind turbines which cease operating for more than 12 consecutive months must be dismantled within 18 months after that 12 month period, unless the Secretary agrees otherwise.

SCHEDULE 4 ENVIRONMENTAL MANAGEMENT, REPORTING AND AUDITING

ENVIRONMENTAL MANAGEMENT

Environmental Management Strategy

1. Prior to the commencement of construction, the Applicant shall prepare an Environmental Management Strategy for the development to the satisfaction of the Secretary. This strategy must:
 - (a) provide the strategic framework for environmental management of the development;
 - (b) identify the statutory approvals that apply to the development;
 - (c) describe the role, responsibility, authority and accountability of all key personnel involved in the environmental management of the development;
 - (d) describe the procedures that would be implemented to:
 - keep the local community and relevant agencies informed about the operation and environmental performance of the development;
 - receive, handle, respond to, and record complaints;
 - resolve any disputes that may arise;
 - respond to any non-compliance;
 - respond to emergencies; and
 - (e) include:
 - copies of any strategies, plans and programs approved under the conditions of this consent; and
 - a clear plan depicting all the monitoring to be carried out in relation to the development.
2. Following approval, the Applicant shall implement the Environmental Management Strategy.
3. **Deleted.**

Revision of Strategies, Plans and Programs

4. Within 3 months of the submission of:
 - (a) the submission of an incident report under condition 6 below;
 - (b) the submission of an audit under condition 8 below; or
 - (c) any modification to the conditions of this consent (unless the conditions require otherwise),the Applicant shall review and, if necessary, revise the strategies, plans, and programs required under this consent to the satisfaction of the Secretary. Where this review leads to revisions in any such document, then within 4 weeks of the review the revised document must be submitted to the Secretary for approval.

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.

Community Consultative Committee

5. **The Applicant shall establish and operate a Community Consultative Committee (CCC) for the development to the satisfaction of the Secretary. This CCC must be established and operated in accordance with the Community Consultative Committee Guidelines for State Significant Projects (2016), or its latest version.**

INCIDENT NOTIFICATION

6. **The Applicant must notify the Department within 24 hours of becoming aware of an incident. The notification must be made via the NSW planning portal (Major Projects) and address the details of the incident including:**
 - (a) date, time and location;
 - (b) a brief description of what occurred and why it has been classified as an incident;
 - (c) a description of what immediate steps were taken in relation to the incident; and
 - (d) identifying a contact person for further communication regarding the incident.
- 6A. **The Applicant must provide the Department with a subsequent incident report in accordance with Appendix 8.**

NON-COMPLIANCE NOTIFICATION

7. **Within seven days of becoming aware of a non-compliance, the Applicant must notify the Department of the non-compliance. The notification must be in writing and must be submitted via the NSW planning portal (Major Projects). The notification must identify the development (including the development application number and name), set out the condition of this consent that the development is non-compliant with, why it does not**

CONSOLIDATED CONSENT

comply, the reasons for the non-compliance (if known), and what actions have been undertaken, or will be undertaken, and when, to address the non-compliance.

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

INDEPENDENT ENVIRONMENTAL AUDIT

8. Independent Environmental Audits of the development must be conducted and carried out in accordance with the *Independent Audit Post Approval Requirements* in force at the time the audit commences, as approved by the Secretary and published on the Department's website.
9. Deleted.

ACCESS TO INFORMATION

10. The Applicant shall:
 - (a) make the following information publicly available on its website as relevant to the stage of the development:
 - the EA;
 - the final layout plans for the development;
 - current statutory approvals for the development;
 - approved strategies, plans or programs required under the conditions of this consent;
 - the proposed staging plans for the development if the construction, operation and/or decommissioning of the development is to be staged;
 - a comprehensive summary of the monitoring results of the development, which have been reported in accordance with the various plans and programs approved under the conditions of this consent;
 - a complaints register, which is to be updated on a monthly basis;
 - minutes of CCC meetings;
 - the annual Statement of Compliance with the EPL;
 - any independent environmental audit, and the Applicant's response to the recommendations in any audit; and
 - any other matter required by the Secretary; and
 - (b) keep this information up to date.
-

CONSOLIDATED CONSENT

APPENDIX 1 SCHEDULE OF LAND

Landowner	Lot/DP
1	101/881434
2	293/721898
3	284/753602
4	1/659797
	1/717646
	Y/382611
5	2/717646
6	285/753602
7	260/753602
	268/753602
10	1/593527
	135/753602
	137/753602
	138/753602
	194/753626
	197/753602
	2/593527
	200/753602
	201/753626
	211/753602
	212/753602
	213/753602
	230/753602
	234/753602
	235/753602
	31/753602
	41/753602
	42/753602
	43/753602
	61/753595
	86/753602
	87/753602
	88/753602
	89/753602
	90/753602
	91/753602
	92/753602

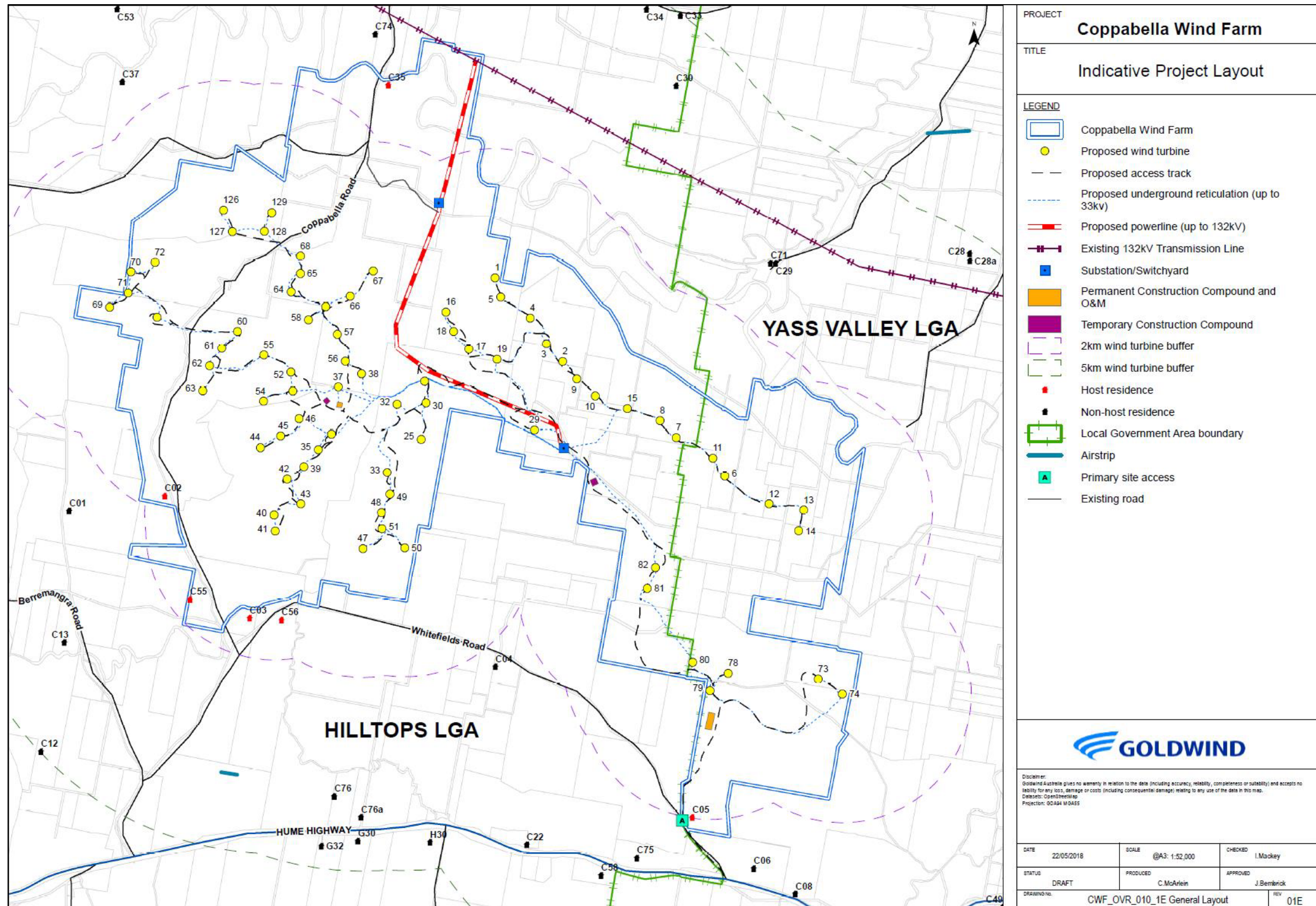
Landowner	Lot/DP
11	344/753595
	1/1199238
12	307/753595
	314/753595
13	106/753626
	119/753626
	123/753595
	124/753595
	125/753595
	126/753595
	136/753626
	137/753626
	138/753626
	146/753626
	147/753626
	148/753626
	155/753626
	180/753626
	181/753626
	182/753626
	183/753626
	184/753626
	186/753626
	222/753626
	51/753626
	57/753595
	59/753595
	60/753595
	76/753626
	77/753626
	78/753626
	91/753626

CONSOLIDATED CONSENT

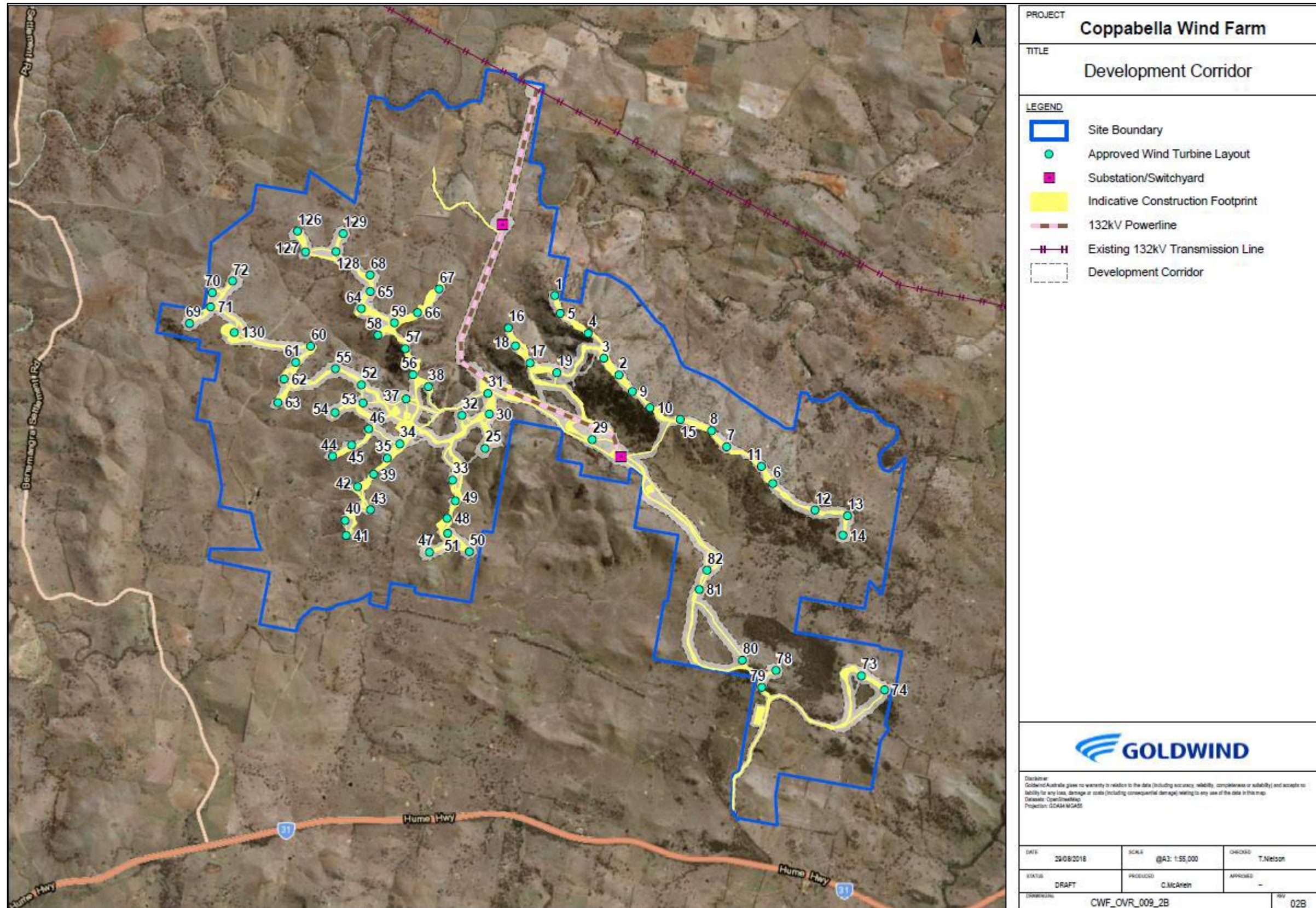
APPENDIX 2 GENERAL LAYOUT OF DEVELOPMENT

Turbine No.	Easting	Northing
1	641135	6156615
2	642183	6155309
3	641934	6155584
4	641683	6155973
5	641228	6156306
6	644704	6153528
7	643949	6154128
8	643690	6154400
9	642410	6155033
10	642697	6154767
11	644507	6153820
12	645386	6153102
13	645920	6153005
14	645844	6152689
15	643186	6154579
16	640374	6156085
17	640731	6155502
18	640494	6155780
19	641174	6155340
25	639997	6154114
29	641753	6154245
30	640070	6154676
31	640038	6155010
32	639618	6154648
33	639464	6153582
34	638607	6154188
35	638391	6153940
37	638704	6154914
38	639088	6155044
39	638176	6153691
40	637724	6153002
41	637724	6152676
42	637890	6153483
43	638123	6153103
44	637501	6153978
45	637821	6154164
46	638091	6154423
47	639088	6152412

Turbine No.	Easting	Northing
48	639374	6152965
49	639508	6153251
50	639733	6152377
51	639315	6152655
52	637982	6155133
53	637955	6154807
54	637553	6154697
55	637558	6155411
56	638814	6155310
57	638692	6155728
58	638239	6155953
59	638546	6156147
60	637143	6155777
61	636904	6155521
62	636707	6155235
63	636604	6154848
64	637973	6156390
65	638118	6156671
66	638884	6156320
67	639241	6156706
68	638060	6157008
69	635163	6156152
70	635540	6156654
71	635509	6156422
72	635867	6156842
73	646131	6150401
74	646521	6150162
78	644751	6150491
79	644514	6150205
80	644204	6150650
81	643496	6151799
82	643622	6152119
126	636929	6157657
127	637065	6157311
128	637560	6157324
129	637674	6157619
130	635896	6156000



APPENDIX 3
DEVELOPMENT CORRIDOR



CONSOLIDATED CONSENT

APPENDIX 4 GENERAL TERMS OF APPLICANT'S VPA OFFER

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

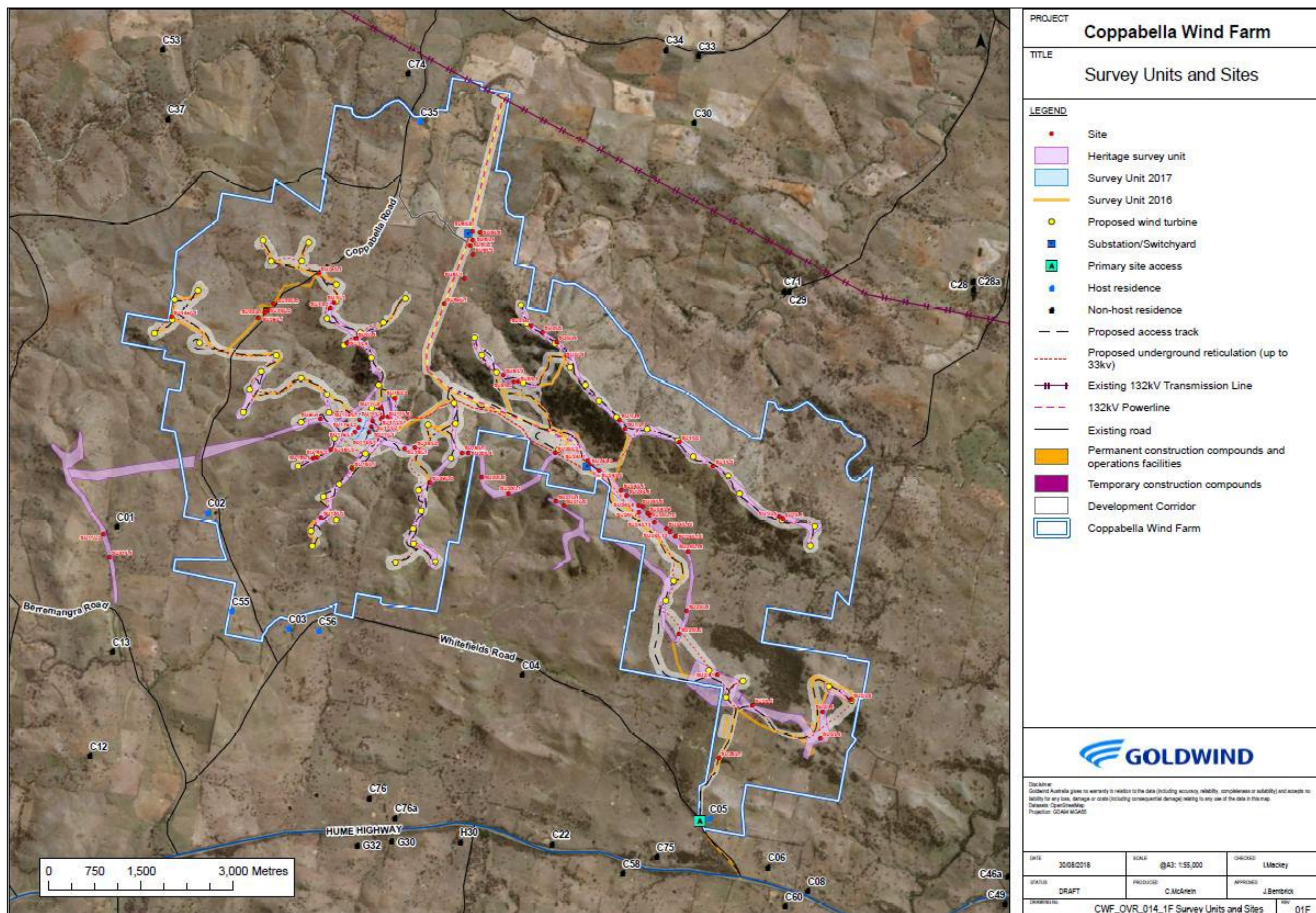
Council	Payment Details
Hilltops Council	\$2,500 per wind turbine per annum as installed at the development within the Hilltops Council local government area over the operational life of the development, commencing on the date on which the development begins 'operation' and ceasing when the development is 'decommissioned' in accordance with the definitions within this consent, and CPI adjusted from 1 July commencing on the first anniversary of the operational date.
Yass Valley Council	\$2,500 per wind turbine per annum as installed at the development within the Yass Valley Council local government area over the operational life of the development, commencing on the date on which the development begins 'operation' and ceasing when the development is 'decommissioned' in accordance with the definitions within this consent, and CPI adjusted from 1 July commencing on the first anniversary of the operational date.

CONSOLIDATED CONSENT

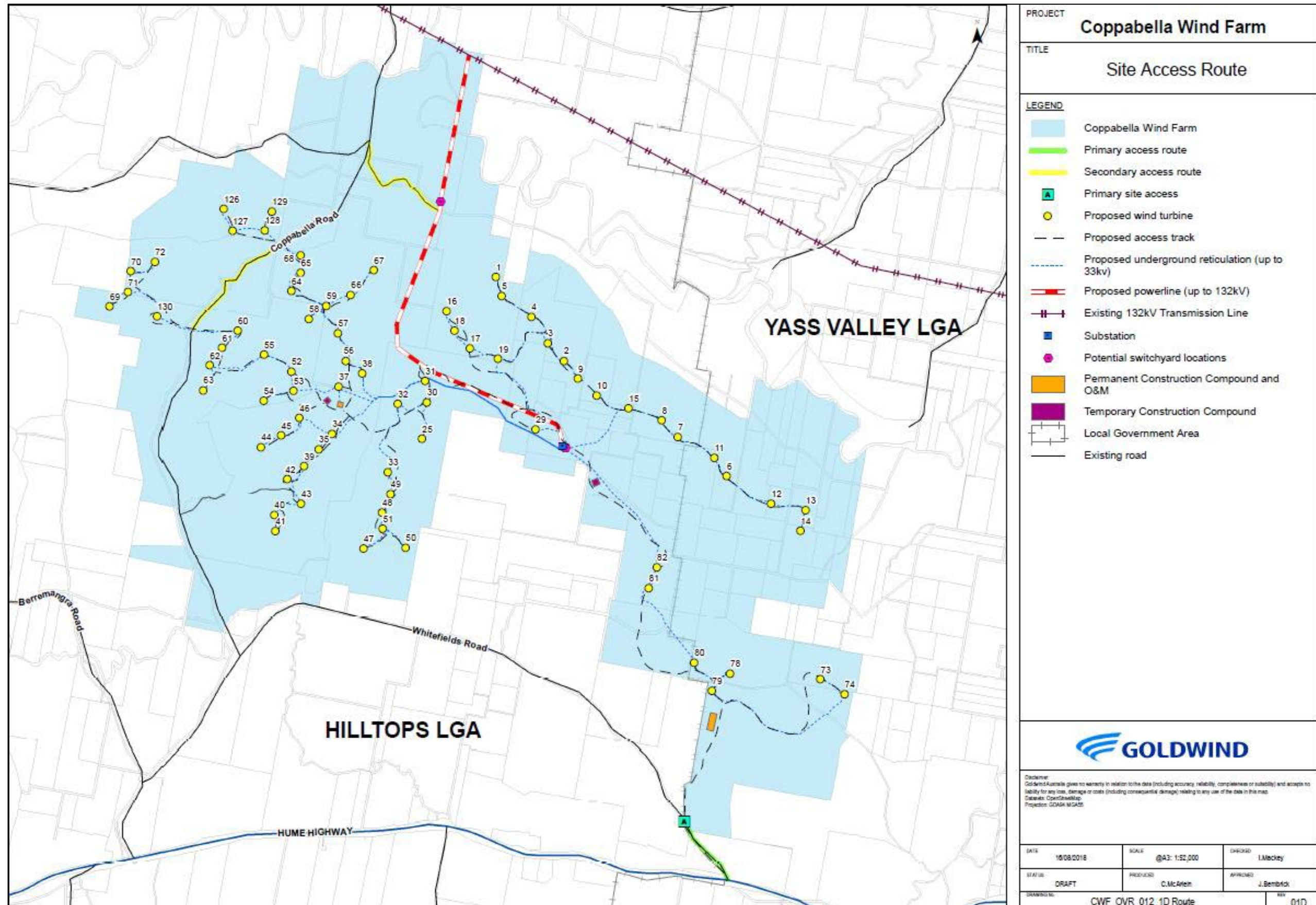
APPENDIX 5 ABORIGINAL HERITAGE ITEMS

Table 1: Aboriginal heritage items

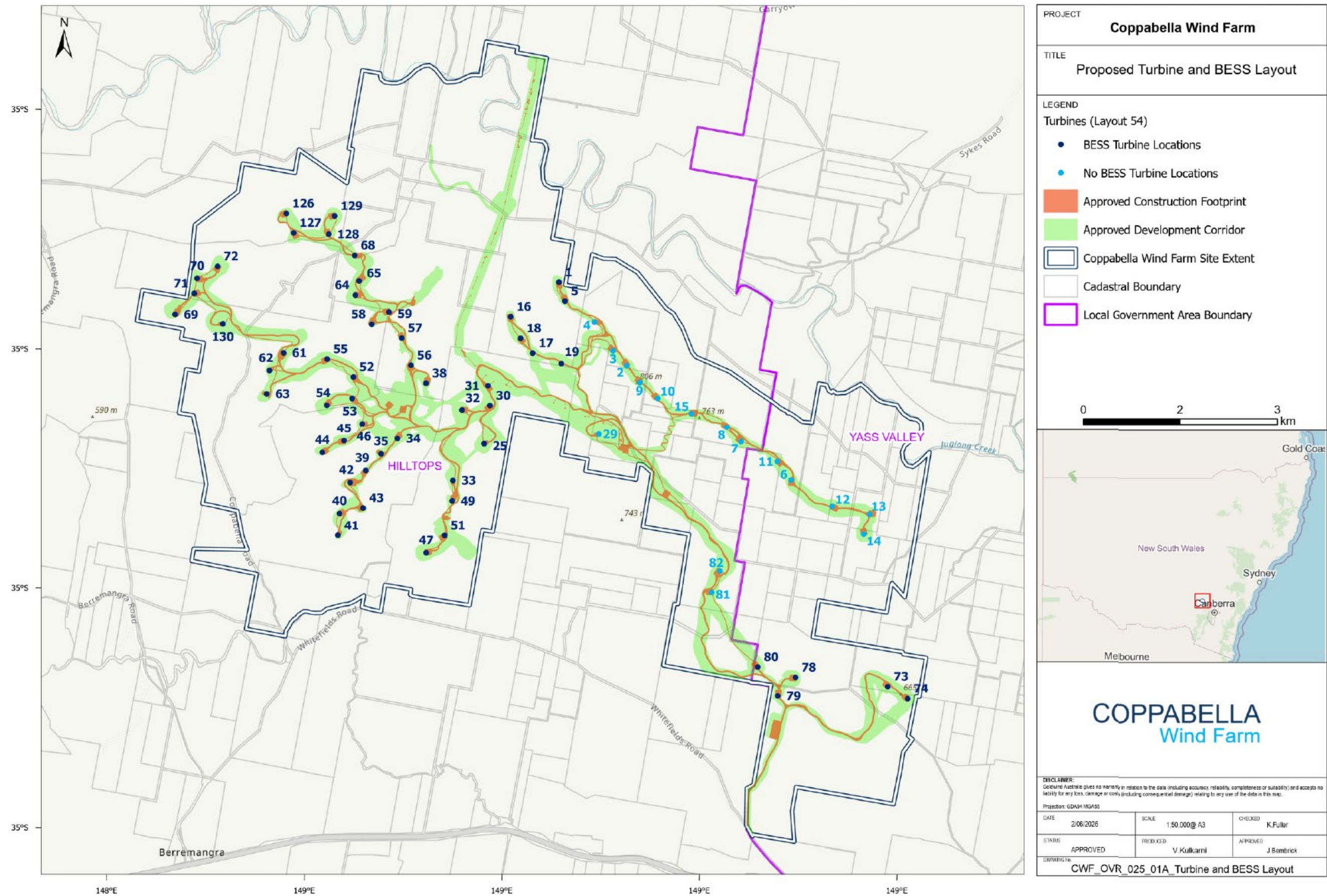
<i>Survey Unit</i>	<i>Site</i>
SU1	SU1/L1, SU1/L2, SU1/L3, SU1/L4, SU1/L5, SU1/L6
SU2	SU2/L2, SU2/L5
SU3	SU3/L1, SU3/L2, SU3/L3, SU3/L4
SU5	SU5/L1
SU6	SU6/L2, SU6/L4, SU6/L5, SU6/L6
SU6a	SU6a/L1
SU7	SU7/L1, SU7/L2, SU7/L3, SU7/L4
SU7a	SU7a/L1
SU9	SU9/L1
SU14a	SU14a/L1
SU15	SU15/L1, SU15/L3
SU16	SU16/L1, SU16/L2, SU16/L3
SU17	SU17/L1, SU17/L2, SU17/L5
SU17a	SU17a/L1, SU17a/L2
SU17b	SU17b/L1
SU18	SU18/L2
SU19	SU19/L1, SU19/L2
SU20	SU20/L2, SU20/L4
SU23	SU23/L2
SU24	SU24/L1, SU24/L2, SU24/L3
SU25	SU25/L1
SU29	SU29/L1
SU30	SU30/L1, SU30/L3



APPENDIX 6
OVER-DIMENSIONAL AND HEAVY VEHICLE ACCESS ROUTE RESTRICTIONS



APPENDIX 7
BESS LOCATIONS



CONSOLIDATED CONSENT

APPENDIX 8 INCIDENT NOTIFICATION AND REPORTING REQUIREMENTS

WRITTEN INCIDENT NOTIFICATION REQUIREMENTS

1. All incident notifications and reports must be submitted via the NSW planning portal (Major Projects).
2. The Applicant must provide notification as required under these requirements, even if the Applicant fails to give the notification required under condition 6 of schedule 4 or, having given such notification, subsequently forms the view that an incident has not occurred.
3. Within 7 days (or as otherwise agreed by the Planning Secretary) of the Applicant making the immediate incident notification (in accordance with condition 6 of schedule 4), the Applicant is required to submit a subsequent incident report that:
 - (a) identifies how the incident was detected;
 - (b) identifies when the Applicant became aware of the incident;
 - (c) identifies any actual or potential non-compliance with conditions of consent;
 - (d) identifies further action(s) that will be taken in relation to the incident; and
 - (e) a summary of the incident;
 - (f) outcomes of an incident investigation, including identification of the cause of the incident;
 - (g) details of the corrective and preventative actions that have been, or will be, implemented to address the incident and prevent recurrence, including the period for implementing any corrective and/or preventative actions; and
 - (h) details of any communication with other stakeholders regarding the incident.
4. The Applicant must submit any further reports as directed by the Planning Secretary.