

# Development Consent

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

As delegate of the Minister for Planning, I approve the development application referred to in Schedule 1, subject to the conditions in Schedules 2 to 4.

These conditions are required to:

- prevent and/or minimise any adverse environmental impacts of the development;
- set standards and performance measures for acceptable environmental performance; and
- provide for the ongoing environmental management of the development.

**David Kitto**  
**Executive Director**  
**Resource Assessments and Business Systems**

Sydney

2018

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### SCHEDULE 1

**Application Number:** SSD 8825  
**Applicant:** Gregadoo Solar Farm Pty Ltd  
**Consent Authority:** Minister for Planning  
**Land:** See Appendix 2  
**Development:** Gregadoo Solar Farm

**Red type represents Modification 2 – March 2021**

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## DEFINITIONS

|                            |  |
|----------------------------|--|
| Aboriginal stakeholders    | Aboriginal stakeholders registered for cultural heritage consultation for the development  |
| Ancillary infrastructure   | All project infrastructure with the exception of solar panels, including but not limited to collector substations, switching stations, permanent offices, site compounds, electricity transmission lines and internal roads.   |
| Applicant                  | Gregadoo Solar Farm Pty Ltd, or any person who seeks to carry out the development approved under this consent  |
| Battery storage            | Large scale energy storage system  |
| BCD                        | The Department's Biodiversity and Conservation Division  |
| Cessation of operations    | Operation of the development has ceased for a continuous period of 12 months   |
| Conditions of this consent | Conditions contained in Schedules 1 to 4 inclusive   |
| Construction               | The construction of the development, including but not limited to the carrying out of any earthworks on site and the construction of solar panels and any ancillary infrastructure (but excludes road maintenance works to the public road network, building/road dilapidation surveys, installation of fencing, artefact survey and/or salvage, overhead line safety marking and geotechnical drilling and/or surveying)  |
| Council                    | Wagga Wagga City Council   |
| Decommissioning            | The removal of solar panels and ancillary infrastructure and/or rehabilitation of the site   |
| Department                 | Department of Planning, Industry and Environment   |
| Development                | The development as described in the EIS  |
| Development footprint      | The area within the site on which the components of the project will be constructed (shown in Appendix 1)  |
| DPIE Water                 | Water Group within the Department  |
| EIS                        | The environmental impact statement for Gregadoo Solar dated 13 April 2018, the associated response to submissions dated 25 July 2018 and additional information provided by the Applicant dated 8 August, 28 August and 7 September 2018, as modified by: <ul style="list-style-type: none"> <li>• <i>Gregadoo Solar Farm Modification Application Mod 2 Report dated 8 February 2021</i></li> </ul>   |
| 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   |
| Feasible                   | Feasible relates to engineering considerations and what is practical to build or implement   |
| Heavy vehicle              | A vehicle that has a combined Gross Vehicle Mass or Aggregate Trailer Mass of more than 4.5 tonnes   |
| Heritage item              | An item as defined under the <i>Heritage Act 1977</i> and/or an Aboriginal Object or Aboriginal Place as defined under the <i>National Parks and Wildlife Act 1974</i>   |
| Heritage NSW               | Heritage NSW within the Department of Premier and Cabinet  |
| Incident                   | A set of circumstances that causes or threatens to cause material harm to the environment  |
| Material harm              | Is harm that: <ul style="list-style-type: none"> <li>• involves actual or potential harm to the health or safety of human beings or to ecosystems that is not trivial; or</li> <li>• results in actual or potential loss or property damage of an amount, or amounts in aggregate, exceeding \$10,000 (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)</li> </ul> |
| Minister                   | Minister for Planning and Public Spaces, or delegate   |
| Minimise                   | Implement all reasonable and feasible mitigation measures to reduce the impacts of the development   |
| Non-compliance             | An occurrence, set of circumstances or development that is a breach of this consent but is not an incident   |
| Operation                  | The operation of the development, but does not include commissioning, trials of equipment or the use of temporary facilities   |
| Over-dimensional vehicle   | Over-mass and/or over-size/length vehicles   |
| POEO Act                   | <i>Protection of the Environment Operations Act 1997</i>   |
| Public infrastructure      | Linear and related infrastructure that provides services to the general public, such as roads, railways, water supply, drainage, sewerage, gas supply, electricity, telephone, telecommunications, irrigation channels, drainage channels  |

|                      |  |
|----------------------|--|
| Reasonable           | Reasonable relates to the application of judgement in arriving at a decision, taking into account: mitigation benefits, cost of mitigation versus benefits provided, community views and the nature and extent of potential improvements           |
| Rehabilitation       | The restoration of land disturbed by the development to a good condition, to ensure it is safe, stable and non-polluting   |
| RFS                  | Rural Fire Service   |
| Secretary            | Secretary of the Department, or nominee  |
| Site                 | As shown in Appendix 1 and listed in Appendix 2  |
| Temporary facilities | Temporary facilities used for the construction, upgrading and/or decommissioning of the development, including but not limited to temporary site offices and compounds, materials storage compounds, maintenance workshops, or material stockpiles |
| TfNSW                | Transport for NSW  |
| Upgrading            | The augmentation and/or replacement of solar panels and ancillary infrastructure on site (excluding maintenance)   |
| Vehicle movement     | One vehicle entering and leaving the site  |

## **SCHEDULE 2 ADMINISTRATIVE CONDITIONS**

### **OBLIGATION TO MINIMISE HARM TO THE ENVIRONMENT**

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

### **TERMS OF CONSENT**

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

*Note: The general layout of the development is shown in Appendix 1.*

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

### **FINAL LAYOUT PLANS**

5. Prior to the commencement of construction, the Applicant must submit detailed plans of the final layout of the development to the Secretary, including details on the siting of solar panels and ancillary infrastructure.

### **UPGRADING OF SOLAR PANELS AND ANCILLARY INFRASTRUCTURE**

6. Over time, the Applicant may upgrade the solar panels and ancillary infrastructure on site provided these upgrades remain within the approved development footprint of the site. Prior to carrying out any such upgrades, the Applicant must provide revised layout plans and project details of the development to the Secretary incorporating the proposed upgrades.

### **WORK AS EXECUTED PLANS**

7. Prior to the commencement of operations, or following the upgrades of any solar panels or ancillary infrastructure, the Applicant must submit work as executed plans of the development to the Department.

### **NOTIFICATION OF DEPARTMENT**

8. Prior to the commencement of the construction, operations, upgrading or decommissioning of the development or the cessation of operations, the Applicant must notify the Department in writing of the date of commencement, or cessation, of the relevant phase.

If any of these phases of the development are to be staged, then the Applicant must notify the Department in writing prior to the commencement of the relevant stage, and clearly identify the development that would be carried out during the relevant stage.

## STRUCTURAL ADEQUACY

9. The Applicant must ensure that all new buildings and structures, and any alterations or additions to existing buildings and structures, are constructed in accordance with the relevant requirements of the *Building Code of Australia*.

*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.

## DEMOLITION

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

## PROTECTION OF PUBLIC INFRASTRUCTURE

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

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

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

## SUBDIVISION

13. The Applicant may subdivide the site as identified in Appendix 5 and in accordance with 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.
- Division 4 of Part 8 of the EP&A Regulation sets out the application requirements for subdivision certificates.

## SCHEDULE 3 ENVIRONMENTAL CONDITIONS – GENERAL

### BATTERIES

#### Battery Storage Restriction

1. Battery storage is not permitted on the project site.

*Note: Nothing in this condition prevents the Applicant from seeking to modify the consent to permit battery storage in the future.*

### TRANSPORT

#### Over-Dimensional and Heavy Vehicle Restrictions

2. The Applicant must ensure that the:
  - (a) development does not generate more than:
    - 20 heavy vehicle movements a day during construction, upgrading or decommissioning;
    - 2 over-dimensional vehicle movements during construction, upgrading and decommissioning; and
    - 6 heavy vehicle movements a day during operations;on the public road network;
  - (b) length of any vehicles (excluding over-dimensional vehicles) used for the development does not exceed 19 metres, unless the Secretary agrees otherwise.
3. The Applicant must keep accurate records of the number of over-dimensional and heavy vehicles entering or leaving the site each day.

#### Designated Over-Dimensional and Heavy Vehicle Access Route

4. All over-dimensional and heavy vehicles associated with the development must travel to and from the site via the Sturt Highway, Bakers Lane, Inglewood Road, Mitchell Road, Ashfords Road, Boiling Down Road and the approved site access point, as identified in the figure in Appendix 1.

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

#### Road Upgrades

5. Prior to the commencement of construction, the Applicant must:
  - (a) upgrade the intersection of Mitchell Road and Ashfords Road, including providing a Basic Right Turn Treatment (BAR); and
  - (b) upgrade the intersection of Ashfords Road and Boiling Down Road, including sealing Boiling Down Road a minimum length of 30 m from its intersection with Ashford's Road, in accordance with the *Austrroads Guide to Road Design*, to the satisfaction of the relevant roads authority.

#### Site Access

6. Prior to the commencement of construction, the Applicant must upgrade the site access point off Boiling Down Road (shown in Appendix 1) with a Rural Property Access type treatment to cater for the largest vehicle accessing the site, in accordance with the *Austrroads Guide to Road Design*, to the satisfaction of Council.

#### Operating Conditions

7. The Applicant must ensure:
  - (a) the internal roads are constructed as all-weather roads;
  - (b) there is sufficient parking on site for all vehicles, and no parking occurs on the public road network in the vicinity of the site;
  - (c) the capacity of the existing roadside drainage network is not reduced;
  - (d) all vehicles are loaded and unloaded on site, and enter and leave the site in a forward direction; and
  - (e) development-related vehicles leaving the site are in a clean condition to minimise dirt being tracked onto the sealed public road network.

## Traffic Management Plan

8. Prior to commencement of construction, the Applicant must prepare a Traffic Management Plan for the development in consultation with TfNSW and Council, and to the satisfaction of the Secretary. This plan must include:
- (a) details of the transport route to be used for all development-related traffic, including the location of access points;
  - (b) a protocol for undertaking independent dilapidation surveys to assess the:
    - existing condition of local roads on the transport route prior to construction, upgrading or decommissioning activities; and
    - condition of local roads on the transport route following construction, upgrading or decommissioning activities;
  - (c) a protocol for the repair of any local roads identified in the dilapidation surveys to have been damaged during construction, upgrading or decommissioning works;
  - (d) details of the road upgrade works required by condition 5 of Schedule 3;
  - (e) details of the measures that would be implemented to minimise traffic safety issues and disruption to local users of the transport route during construction, upgrading or decommissioning works, including:
    - temporary traffic controls, including detours and signage;
    - notifying the local community about project-related traffic impacts;
    - procedures for receiving and addressing complaints from the community about development-related traffic;
    - minimising potential for conflict with school buses and other motorists as far as practicable;
    - scheduling of haulage vehicle movements to minimise convoy length or platoons;
    - responding to local climate conditions that may affect road safety such as fog, dust and wet weather;
    - responding to any emergency repair or maintenance requirements; and
    - a traffic management system for managing over-dimensional vehicles; and
  - (f) a driver's code of conduct that addresses:
    - travelling speeds;
    - driver fatigue;
    - procedures to ensure that drivers adhere to the designated transport route/s; and
    - procedures to ensure that drivers implement safe driving practices.

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

## LANDSCAPING

### Vegetation Buffer

9. The Applicant must establish and maintain a mature vegetation buffer (landscape screening) at the locations outlined in the figure in Appendix 1 to the satisfaction of the Secretary. This vegetation buffer must:
- (a) be planted prior to the commencement of operations;
  - (b) consist of species that facilitate the best possible outcome in terms of visual screening;
  - (c) within 3 years of the commencement of construction be effective at screening view of the solar panels and ancillary infrastructure on site from surrounding residences; and
  - (d) be properly maintained with appropriate weed management.

### Landscaping Plan

10. Prior to the commencement of construction, the Applicant must prepare a detailed Landscaping Plan for the development in consultation with Council and surrounding landowners, to the satisfaction of the Secretary. This plan must include:
- (a) a description of measures that would be implemented to ensure that the vegetated buffer achieves the objectives of condition 9 (a) – (d) of this consent;
  - (b) a program to monitor and report on the effectiveness of these measures; and
  - (c) details of who would be responsible for monitoring, reviewing and implementing the plan, and timeframes for the completion of actions.

Following the Secretary's approval, the Applicant must implement the Landscaping Plan.

## LAND MANAGEMENT

11. Following any construction or upgrading on the site, the Applicant must:
- restore the ground cover of the site as soon as practicable;
  - maintain the ground cover with appropriate perennial species; and
  - manage weeds within this ground cover.

## BIODIVERSITY

### Biodiversity Offsets

12. Prior to the commencement of construction, unless otherwise agreed by the Secretary, the Applicant must retire biodiversity credits of a number and class specified in Table 1 and Table 2 below to the satisfaction of BCD.

The retirement of these credits must be carried out in accordance with the *NSW Biodiversity Offsets Scheme* and can be achieved by:

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

Table 1: Ecosystem Credit Requirements

| Vegetation Community  | PCT ID | Credits Required |
|---|--------|------------------|
| Western Grey Box tall grassy woodland on alluvial loam and clay soils in the NSW South Western Slopes Bioregion | 76     | 11               |
| Blakely's Red Gum – Yellow Box grassy tall woodland of the NSW South Western Slopes Bioregion                   | 277    | 25               |

Table 2: Species Credit Requirements

| Species   | Credits Required |
|---|------------------|
| Sloane's Froglet ( <i>Crinia sloanei</i> )                | 7                |
| Superb Parrot ( <i>Polytelis swainsonii</i> )             | 3                |
| Glossy Black Cockatoo ( <i>Calyptorhynchus lathamii</i> ) | 2                |
| Masked Owl ( <i>Tyto novaehollandiae</i> )                | 2                |

Note: Following repeal of the *Threatened Species Conservation Act 1995* on 25 August 2017, credits created under that Act are taken to be "biodiversity credits" under the *Biodiversity Conservation Act 2016* by virtue of clause 22 of the *Biodiversity Conservation (Savings and Transitional) Regulation 2017*.

### Biodiversity Management Plan

13. Prior to the commencement of construction, the Applicant must prepare a Biodiversity Management Plan for the development in consultation with BCD, and to the satisfaction of the Secretary. This plan must:
- include a description of the measures that would be implemented for:
    - managing the remnant vegetation and fauna habitat on site;
    - minimising clearing and avoiding unnecessary disturbance of vegetation that is associated with the construction and operation of the development;
    - minimising the impacts to fauna on site (including fauna interaction with perimeter fencing) and implementing fauna management protocols;
    - avoiding the removal of hollow-bearing trees during late winter and spring to avoid the main breeding period for hollow-dependent fauna;
    - rehabilitating and revegetating temporary disturbance areas;
    - protecting vegetation and fauna habitat outside the approved disturbance areas;
    - maximising the salvage of vegetative and soil resources within the approved disturbance area for beneficial reuse in the enhancement or the rehabilitation of the site; and
    - controlling weeds and feral pests; and
  - include details of who would be responsible for monitoring, reviewing and implementing the plan, and timeframes for completion of actions.

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

Note: If the biodiversity credits are retired via a *Biodiversity Stewardship Agreement*, then the *Biodiversity Management Plan* does not need to include any of the matters covered under the *Biodiversity Stewardship Agreement*.

## AMENITY

### Construction, Upgrading and Decommissioning Hours

14. Unless the Secretary agrees otherwise, the Applicant may only undertake construction, upgrading or decommissioning activities on site between:
- 7 am to 6 pm Monday to Friday;
  - 8 am to 1 pm Saturdays; and
  - at no time on Sundays and NSW public holidays.

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

- 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.

### Noise

15. The Applicant must minimise the noise generated by any construction, upgrading or decommissioning activities on site in accordance with the best practice requirements outlined in the *Interim Construction Noise Guideline* (DECC, 2009), or its latest version.

### Dust

16. The Applicant must minimise the dust generated by the development.

### Visual

17. The Applicant must:
- minimise the off-site visual impacts of the development, including the potential for any glare or reflection from the solar panels;
  - ensure the visual appearance of all ancillary infrastructure (including paint colours) blends in as far as possible with the surrounding landscape; and
  - not mount any advertising signs or logos on site, except where this is required for identification or safety purposes.

### Lighting

18. The Applicant must:
- minimise the off-site lighting impacts of the development; and
  - ensure that any external lighting associated with the development:
    - is installed as low intensity lighting (except where required for safety or emergency purposes);
    - does not shine above the horizontal; and
    - complies with *Australian/New Zealand Standard AS/NZS 4282:2019 – Control of Obtrusive Effects of Outdoor Lighting*, or its latest version.

## HERITAGE

### Protection of Heritage Items

19. Prior to the commencement of construction, the Applicant must salvage and relocate all Aboriginal heritage items identified in Table 2 in Appendix 4 to suitable alternative locations on site, in accordance with the *Code of Practice for Archaeological Investigation of Aboriginal Objects in NSW* (DECCW, 2010), or its latest version.
20. The Applicant must ensure the development does not cause any direct or indirect impacts on Aboriginal heritage items identified in Table 1 in Appendix 4 or located outside the approved development footprint.

*Note: The location of the Aboriginal heritage items are shown in the figure in Appendix 3.*

## Heritage Management Plan

21. 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:
- be prepared by suitably qualified and experienced persons whose appointment has been endorsed by the Secretary;
  - be prepared in consultation with **Heritage NSW**, and Aboriginal Stakeholders;
  - include a description of the measures that would be implemented for:
    - protecting the Aboriginal heritage items identified in Table 1 in Appendix 4 or outside the approved development footprint, including fencing off the Aboriginal heritage items prior to commencing construction and/or pre-construction minor works;
    - salvaging and relocating the Aboriginal heritage items located within the approved development footprint, as identified in Table 2 in Appendix 4;
    - a contingency plan and reporting procedure if:
      - previously unidentified 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 records are kept of these inductions; and
    - ongoing consultation with Aboriginal stakeholders during the implementation of the plan;
  - include a program to monitor and report on the effectiveness of these measures and any heritage impacts of the project.

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

## SOIL & WATER

### Water Supply

22. 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.

*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

23. The Applicant must ensure that the development does not cause any water pollution, as defined under Section 120 of the POEO Act.

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

## Operating Conditions

24. The Applicant must:
- minimise any soil erosion associated with the construction, upgrading or decommissioning of the development in accordance with the relevant requirements in the *Managing Urban Stormwater: Soils and Construction* (Landcom, 2004) manual, or its latest version; and
  - ensure all works (including watercourse crossings) are undertaken in accordance with the following, unless otherwise agreed by **DPIE 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.

## HAZARDS

### Storage and Handling of Dangerous Goods

25. The Applicant must
- store and handle all dangerous or hazardous materials on site in accordance with *Australian Standard AS1940-2004: The storage and handling of flammable and combustible liquids*, or its latest version;
  - ensure the substation is suitably bunded; and
  - minimise any spills of dangerous goods and hazardous materials, and clean up any spills as soon as possible after they occur.

## Operating Conditions

26. The Applicant must:
- minimise the fire risks of the development;
  - ensure that the development:
    - includes at least a 10 metre defensible space around the perimeter of the solar array area that permits unobstructed vehicle access;
    - manages the defensible space and solar array areas as an Asset Protection Zone;
    - complies with the relevant asset protection requirements in the RFS's *Planning for Bushfire Protection 2019 (or equivalent)* and *Standards for Asset Protection Zones*;
    - is suitably equipped to respond to any fires on site including provision of a 20,000 litre water supply tank fitted with a 65mm Storz fitting located adjacent to the internal access road;
  - assist the RFS and emergency services as much as practicable if there is a fire in the vicinity of the site; and
  - notify the relevant local emergency management committee following construction of the development, and prior to the commencement of operations.

## Fire Management and Emergency Response Plan

27. Prior to the commencement of operations, the Applicant must prepare a Fire Management and Emergency Response Plan for the development in consultation with the RFS and Fire & Rescue NSW. This plan must identify the fire risks and controls of the development, and the procedures that would be implemented if there is a fire on site or in the vicinity of the site. Two copies of the plan must be kept on site in a prominent position adjacent to the site entry point at all times.

## WASTE

28. The Applicant must:
- minimise the waste generated by the development;
  - classify all waste generated on site in accordance with the EPA's *Waste Classification Guidelines 2014* (or its latest version);
  - store and handle all waste on site in accordance with its classification;
  - not receive or dispose of any waste on site; and
  - remove all waste from the site as soon as practicable, and ensure it is sent to an appropriately licensed waste facility for disposal.

## DECOMMISSIONING AND REHABILITATION

29. 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 in Table 2.

Table 2: Rehabilitation Objectives

| <b>Feature</b>            | <b>Objective</b>  |
|---------------------------|---|
| Site                      | <ul style="list-style-type: none"><li>Safe, stable and non-polluting</li><li>Minimise the visual impact of any above ground ancillary infrastructure agreed to be retained for an alternative use</li></ul> |
| Solar farm infrastructure | <ul style="list-style-type: none"><li>To be decommissioned and removed, unless the Secretary agrees otherwise</li></ul>   |
| Land use                  | <ul style="list-style-type: none"><li>Restore land capability to pre-existing use</li></ul>   |
| Community                 | <ul style="list-style-type: none"><li>Ensure public safety</li></ul>  |

## SCHEDULE 4 ENVIRONMENTAL MANAGEMENT AND REPORTING

### ENVIRONMENTAL MANAGEMENT

#### Environmental Management Strategy

1. Prior to the commencement of construction, the Applicant must 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:
    - references to any plans approved under the conditions of this consent; and
    - a clear plan depicting all the monitoring to be carried out in relation to the development.

Following the Secretary's approval, the Applicant must implement the Environmental Management Strategy.

#### Revision of Strategies, Plans and Programs

2. The Applicant must:
  - (a) update the strategies, plans or programs required under this consent to the satisfaction of the Secretary prior to carrying out any upgrading or decommissioning activities on site; and
  - (b) review and, if necessary, revise the strategies, plans or programs required under this consent to the satisfaction of the Secretary within 1 month of the:
    - submission of an incident report under condition 4 of Schedule 4;
    - submission of an audit report under condition 7 of Schedule 4; or
    - any modification to the conditions of this consent.

#### Updating and Staging of Strategies, Plans or Programs

3. 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.*

## COMPLIANCE

### Incident Notification

4. The Planning Secretary must be notified in writing via the Major Projects website portal immediately after the Applicant becomes aware of an incident. The notification must identify the development (including the development application number and the name of the development if it has one), and set out the location and nature of the incident. Subsequent notification requirements must be given, and reports submitted in accordance with the requirements set out in Appendix 6.

### Non-Compliance Notification

5. The Planning Secretary must be notified in writing via the Major Projects website portal within 7 days after the Applicant becomes aware of any non-compliance.
6. A non-compliance notification must identify the development and the application number for it, set out the condition of consent that the development is non-compliant with, the way in which it does not comply and the reasons for the non-compliance (if known) and what actions have been done, or will be, undertaken to address the non-compliance.
7. A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.

## INDEPENDENT ENVIRONMENTAL AUDIT

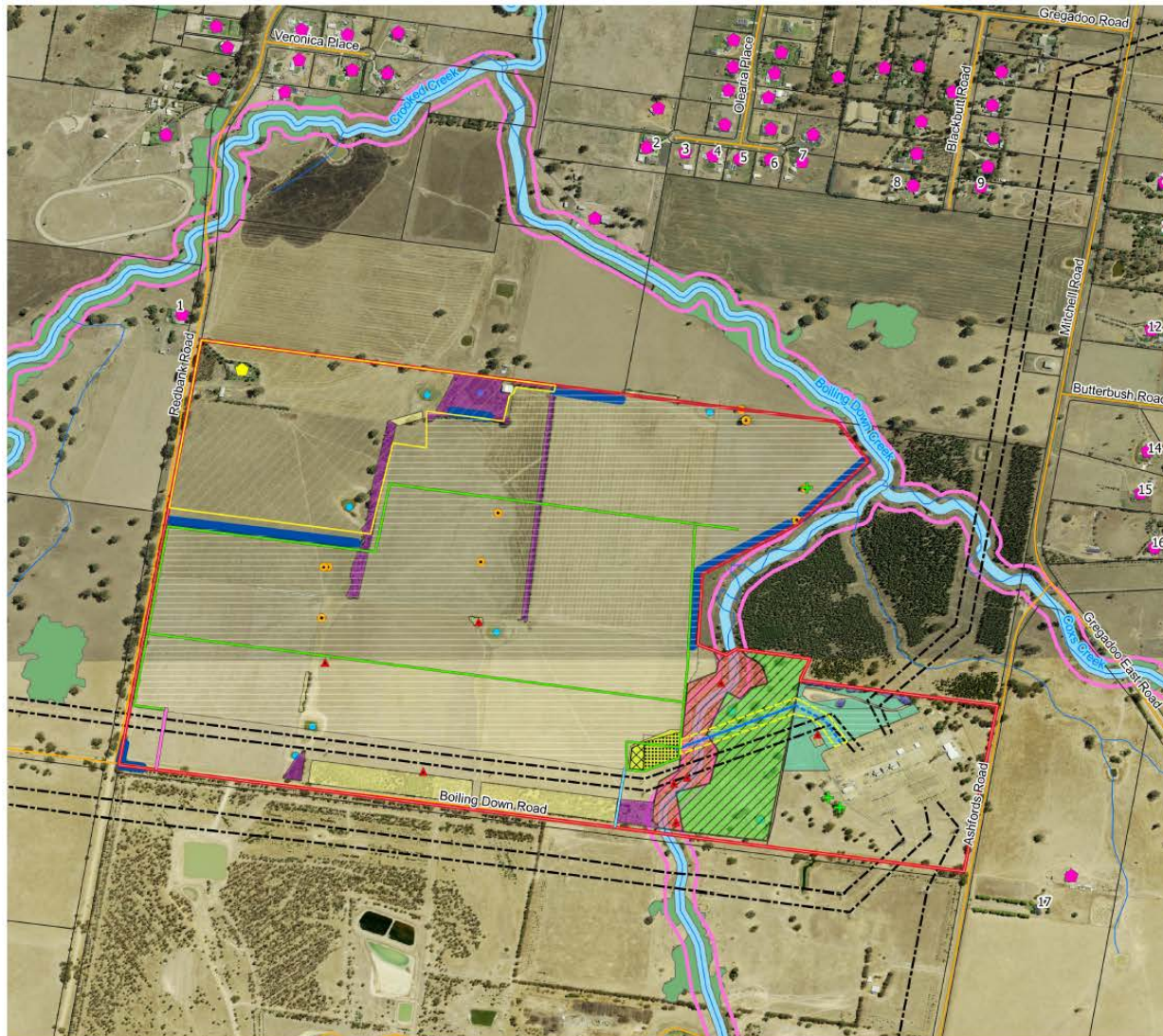
8. Independent Audits of the development must be conducted and carried out in accordance with the *Independent Audit Post Approval Requirements (2020)* to the following frequency:
  - (a) within 3 months of commencing construction; and
  - (b) within 3 months of commencement of operations.
- 8A. Proposed independent auditors be agreed to in writing by the Planning Secretary prior to the commencement of an Independent Audit.
- 8B. The Planning Secretary may require the initial and subsequent Independent Audits to be undertaken at different times to those specified in condition 8 of Schedule 4 upon giving at least 4 weeks' notice to the Applicant of the date upon which the audit must be commenced.
- 8C. In accordance with the specific requirements of the *Independent Audit Post Approval Requirements (2020)*, the Applicant must:
  - (a) review and respond to each Independent Audit Report prepared under condition 6 of Schedule 4 of this consent, or condition 8B of Schedule 4 where notice is given by the Planning Secretary;
  - (b) submit the response to the Planning Secretary; and
  - (c) make each Independent Audit Report, and response to it, publicly available within 60 days of submission to the Planning Secretary unless otherwise agreed by the Planning Secretary.
- 8D. Independent Audit Reports and the Applicant's response to audit findings must be submitted to the Planning Secretary within 2 months of undertaking the Independent audit site inspection as outlined in the *Independent Audit Post Approvals Requirements (2020)* unless otherwise agreed by the Planning Secretary.
- 8E. Notwithstanding the requirements of the *Independent Audit Post Approvals Requirements (2020)*, the Planning Secretary may approve a request for ongoing independent operational audits to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that independent operational audits have demonstrated operational compliance.

## ACCESS TO INFORMATION

9. The Applicant must:
  - (a) make the following information publicly available on its website as relevant to the stage of the development:
    - the EIS;
    - 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 or decommissioning of the development is to be staged;
  - how complaints about the development can be made;
  - a complaints register;
  - compliance reports;
  - 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,

## APPENDIX 1: GENERAL LAYOUT OF DEVELOPMENT



### Indicative Layout

- Development Footprint
  - Project Site (Development Site)
  - Landholder subdivision
  - Proposed on-site substation subdivision
  - Cadastre
  - Construction Compound / Laydown
  - Onsite Substation
  - Indicative transmission line**
  - Proposed underground transmission line
  - Project overhead transmission line
  - Connection easement
  - Existing transmission lines
  - Site access**
  - Main access road
  - Emergency access road
  - Internal access road
  - Public road
  - Sensitive receptors**
  - Associated landowner
  - Non-associated landowner
  - Aboriginal artefacts
  - Cultural tree (to be retained)
  - Farm dams
  - Waterways
  - Aquatic Groundwater Dependant Ecosystem
  - 20m Buffer - Aquatic Groundwater Dependent Ecosystem
  - Terrestrial Groundwater Dependant Ecosystem
  - Vegetation screening
  - Paddock trees
  - Plan Community Types (PCTs)**
  - PCT 76: Western grey box tall grassy woodland
  - PCT 277 - No trees
  - PCT 277 - Trees
  - PCT 277 - Planted: Planted
  - PCT 277: Blakely's Red Gum - Yellow Box Grassy Woodland
  - Planted Vegetation (no PCT)
  - Threatened Ecological Community, Box Gum Woodland
- Data Attribution  
 © NGH 2021  
 © Design courtesy Greenswitch, 2017  
 © Base map and topographic features, Land and Property Information (NSW) 2020  
 Ref: 19-590 Gregadoo SF RSD 20201012 \\  
 Modification constraints A3  
 Author: clancy.b  
 Date created: 08.02.2021  
 Datum: GDA94

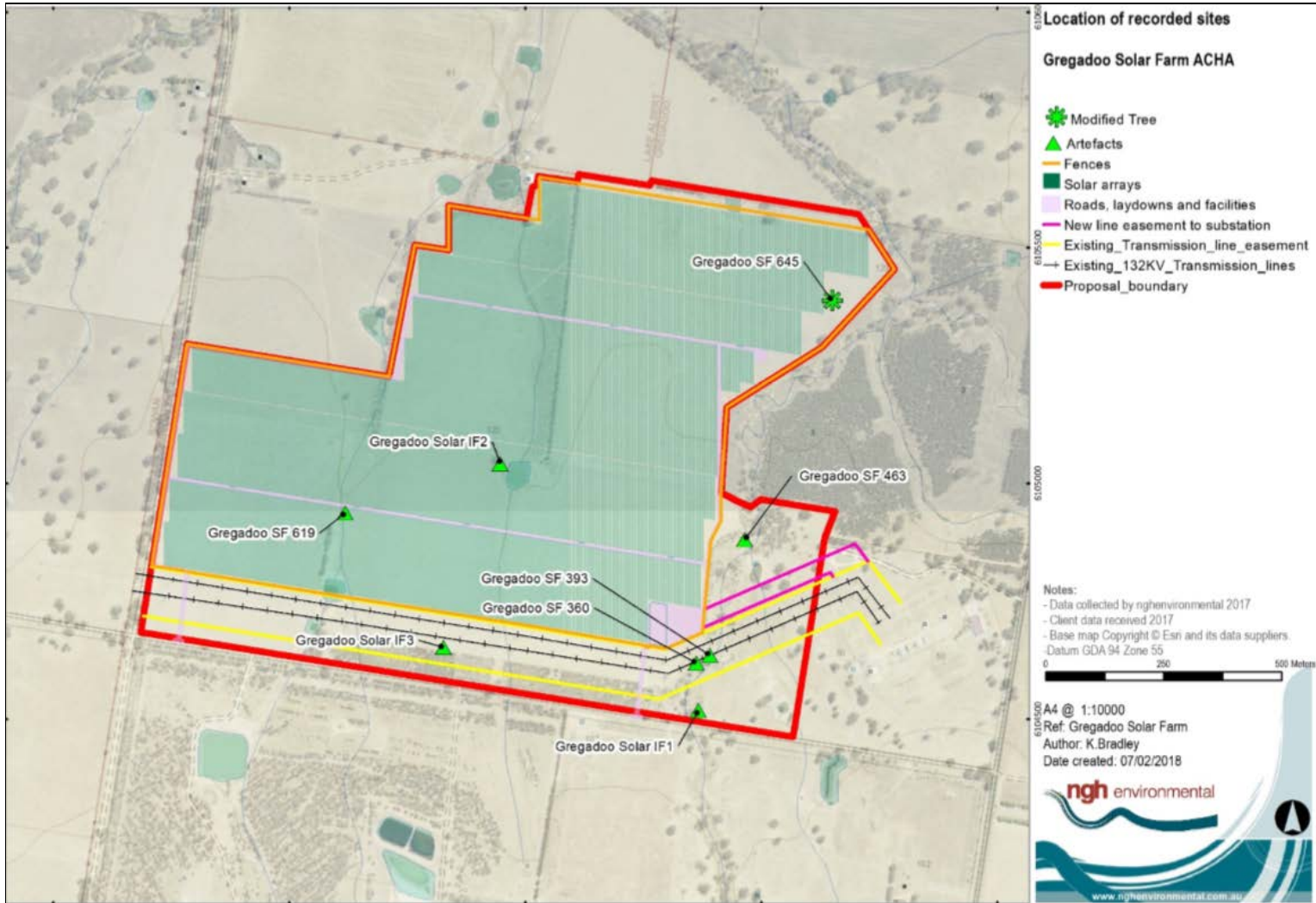


**APPENDIX 2:  
SCHEDULE OF LANDS**

| <i>Lot Number</i> | <i>Deposit Plan (DP)</i> |
|-------------------|--------------------------|
| 11                | 1043022                  |
| 1                 | 524499                   |

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

## APPENDIX 3: ABORIGINAL HERITAGE SITES



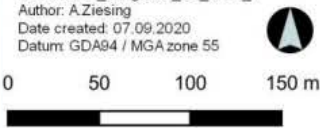


## Gregadoo Solar Farm Modification Heritage Survey Results

- Legend**
- Proposal Area
  - Substation Lot Boundary
  - Development Footprint
  - Heritage Survey Area
  - Existing Transmission Line Corridor
  - 5 m Isolated Artefact Buffer Zone
  - Isolated Artefact
  - Cultural Trees
  - 10 m Cultural Tree Buffer Zone

Data Attribution  
 © NGH 2020  
 © Gregadoo Solar Farm Pty Ltd 2020  
 © Hanwha Energy Australia 2020  
 © ESRI 2020

Ref: 20-401\_Gregadoo\_SF\_MOD\_1  
 Author: A.Ziesing  
 Date created: 07.09.2020  
 Datum: GDA84 / MGA zone 55



## APPENDIX 4 ABORIGINAL HERITAGE ITEMS

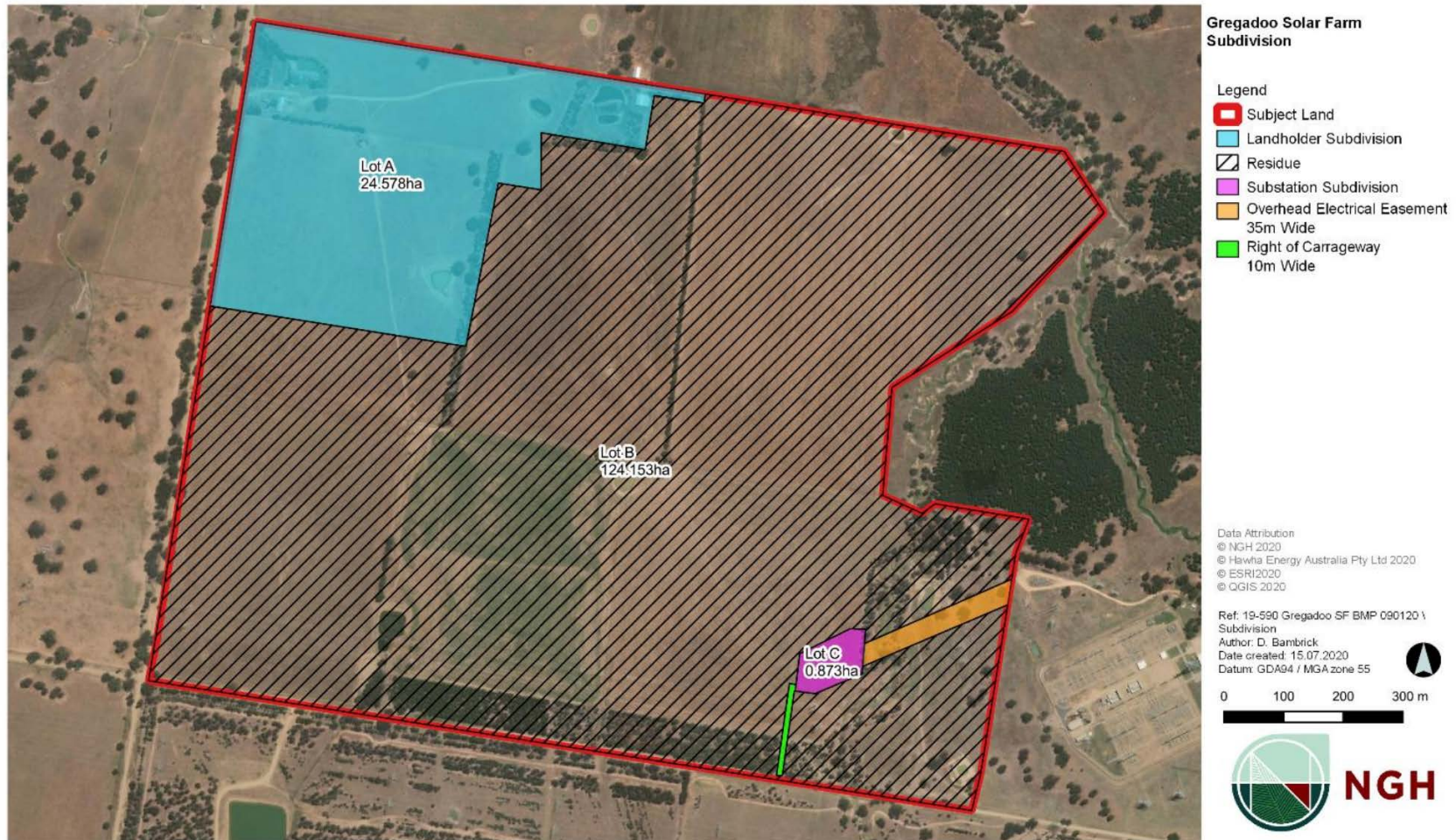
*Table 1: Aboriginal heritage items – avoid impacts*

| <b><i>Item</i></b>          |
|-----------------------------|
| Gregadoo SF 645             |
| Gregadoo SF IF 5            |
| Gregadoo SF Cultural Tree 1 |
| Gregadoo SF Cultural Tree 2 |

*Table 2: Aboriginal heritage items – surface collection salvage*

| <b><i>Item</i></b> |
|--------------------|
| Gregadoo SF 463    |
| Gregadoo SF 619    |
| Gregadoo SF 393    |
| Gregadoo SF 360    |
| Gregadoo Solar IF1 |
| Gregadoo Solar IF2 |
| Gregadoo Solar IF3 |

## APPENDIX 5 SUBDIVISION



## **APPENDIX 6**

### **INCIDENT NOTIFICATION AND REPORTING REQUIREMENTS**

#### **WRITTEN INCIDENT NOTIFICATION REQUIREMENTS**

1. A written incident notification addressing the requirements set out below must be submitted to the Planning Secretary via the Major Projects website within seven days after the Applicant becomes aware of an incident. Notification is required to be given under this condition even if the Applicant fails to give the notification required under condition 4 of Schedule 4 or, having given such notification, subsequently forms the view that an incident has not occurred.
  
2. Written notification of an incident must:
  - a. identify the development and application number;
  - b. provide details of the incident (date, time, location, a brief description of what occurred any why it is classified as an incident);
  - c. identify how the incident was detected;
  - d. identify when the applicant became aware of the incident;
  - e. identify any actual or potential non-compliance with conditions of consent;
  - f. describe what immediate steps were taken in relation to the incident;
  - g. identify further action(s) that will be taken in relation to the incident; and
  - h. identify a project contact for further communication regarding the incident.
  
3. Within 30 days of the date on which the incident occurred or as otherwise agreed to by the Planning Secretary, the Applicant must provide the Planning Secretary and any relevant public authorities (as determined by the Planning Secretary) with a detailed report on the incident addressing all requirements below, and such further reports as may be requested.
  
4. The Incident Report must include:
  - a. a summary of the incident;
  - b. outcomes of an incident investigation, including identification of the cause of the incident;
  - c. details of the corrective and preventative actions that have been, or will be, implemented to address the incident and prevent recurrence, and
  - d. details of any communication with other stakeholders regarding the incident.