

24 March 2023

Karl Okorn
Team Leader
Energy Assessments
Department of Planning, Industry and Environment
4 Parramatta Square, 12 Darcy Street
Parramatta NSW 2150

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Dear Karl

Re: Dunedoo Solar Farm (SSD-8847)

The Proponent, ib vogt GmbH, for the approved Dunedoo Solar Farm wish to request staging of strategies, plans and the program of works in accordance with the provisions of Condition 3 of Schedule 4 of the Conditions of Consent (CoC) as per Annexure A – Amended Development Consent (LEC No: 2021/303846).

Details of the proposed staging works and strategies are provided overleaf.

With the approval of the Planning Secretary the Proponent intends to apply CoC relevant to the staged works.

If you have any questions, please contact me on 0425 283 868. I would be pleased to discuss this project with you further.

Yours sincerely,

Les Seddon
Principal Environmental Planner
0425 283 868



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Background

The Proponent wishes to commence implementation of the approved solar farm development. Construction planning has identified that distinct intersection and road upgrade works are best progressed early ahead of the wider solar farm construction. Similarly early landscape planting will ensure the most effective visual impact mitigation throughout construction and satisfaction of conditions of consent.

Given the timeframes for deliverables of all relevant CoC and Management Plans, the Proponent wishes to stage the delivery of the intersection widening and passing bay, as well as landscaping works along the solar farm boundaries and close out CoC relevant only to those pre-construction works.

The CoC requires certain works to be conducted prior to construction commencing. It defines construction work, and pre-construction works by exclusions, as follows:

Construction: The construction of the development, including but not limited to the carrying out of any earthworks on site and the construction of solar panels and any ancillary infrastructure (but excludes road upgrades or maintenance works to the public road network, building/road dilapidation surveys, installation of fencing, artefact survey and/or salvage, overhead line safety marking and geotechnical drilling and/or surveying)

Stage 1 Pre-construction works

It is proposed that Stage 1 will involve the following pre-construction works, as outlined in Section 4.1 of the Environmental Impact Statement (EIS) and the CoC, and as shown in Figure 1 below.

- Intersection upgrade works, as per Appendix 4 of the CoC, comprising:
 - Widening and sealing of Castlereagh Highway and All Weather Road (the intersection) to facilitate B-double vehicle turning circles
 - Heavy vehicle passing bay along All Weather Road
- Landscaping works, as per Appendix 1 of the CoC and the approved Landscaping Plan, dated 16 February 2022, comprising:
 - Implementation of Vegetation Screening Treatments A and B at nominated locations along the boundaries of the solar farm.
 - Retain existing selected trees to match existing landscape character.
- Subdivision and consolidation of lots
 - It is noted that subdivision and consolidation has been undertaken already with Lot 1/DP854326, Lot 1/DP1260716 (former Crown Road reserve as per EIS), Lot 137/DP754309 and Lot 140/DP754309 consolidated into Lot 1 DP 1281886 (excluded from the solar farm) and Lot 2 DP1281886 covering the solar farm.

Stage 2 Construction works

Stage 2 works will involve the balance of works as described within the EIS, including:

- Approximately 173,000 PV solar panels, mounted on single axis tracking systems, powered by approximately 2,850 tracker motors
- Electrical cables and conduits
- Inverter/transformer stations, containerised or skid mounted, distributed across the site
- Battery storage units, containerised
- On site substation containing transformer, synchronous condenser, associated HV switchgear, switch room, control room and lightning protection masts
- Communications tower (up to 25m high), within the facility connection substation fenced area
- Site office, compounds, storage shed, parking, access tracks and perimeter fencing
- Internal access tracks

- Lighting, CCTV system, security fencing
- A new hybrid transmission line (TL) to connect the solar farm into the Essential Energy transmission network, which will be handed to Essential Energy upon completion. Three TL options are being considered
- Extension of the existing Essential Energy Dunedoo Substation, including
 - The installation of a new 66kV bay and any required augmentation within the existing Dunedoo Substation.
 - A new communications tower up to 15m tall.
 - Vegetation screening.

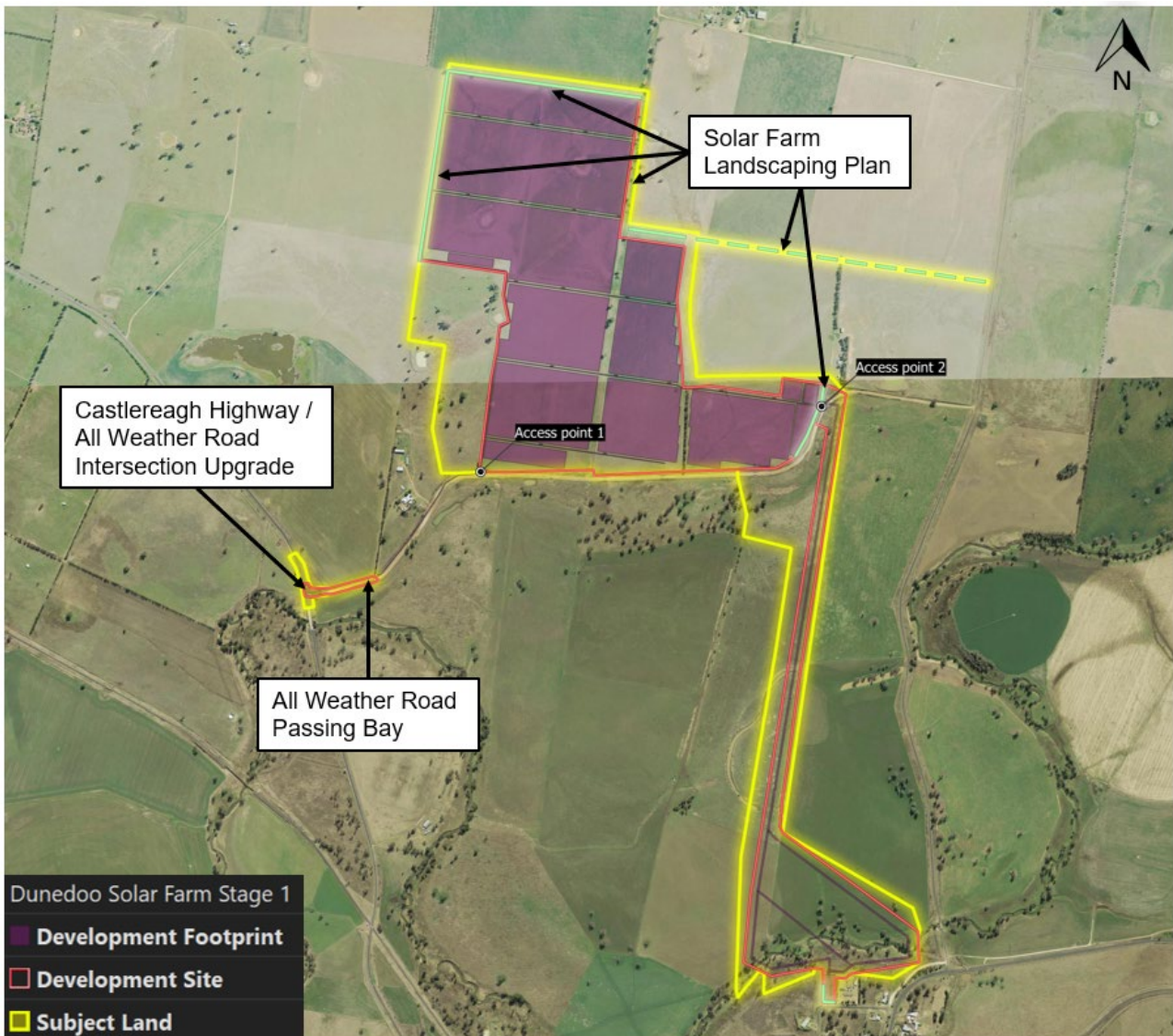


Figure 1 Proposed intersection, passing bay and landscaping works

Staging Requirements

The proposed Stage 1 pre-construction intersection widening, passing bay and landscaping works would require the following conditions to be satisfied by the Proponent prior to Stage 1 commencing, or during Stage 1 where applicable, and is further detailed in Table 1 below:

(a) Schedule 3:

- CoC 8 Road upgrades
- CoC 11 Traffic Management Plan
- CoC 12 Landscaping
- CoC 13 Landscaping Plan
- CoC 16 Biodiversity Offsets
- CoC 17 Biodiversity Management Plan
- CoC 23 & 24 Heritage - protection of heritage items
- CoC 25 Heritage Management Plan

(b) Schedule 4 Environmental Management and Reporting

- CoC 1 Environmental Management Strategy
- CoC 3 Updating and staging of strategies, plans or programs
- CoC 4 Notifications
- CoC 5 Final layout plans
- CoC 6 Works as executed plans

It is noted many conditions are applicable throughout pre-construction, construction, operation and decommissioning and would also be satisfied throughout Stage 1.

Table 1 Stage 1 works and compliance with CoC

Condition of Consent	Stage 1 Applicable	Stage 2 Applicable	Deliverable	Date Action Required	Relevant Approval Authority	Comments
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.	Applicable throughout development		N/A	Construction Operation	Department of Planning, and Environment (DPE)	
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. 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.	Applicable throughout development		N/A	Construction Operation	DPE	
Upgrading of solar panels and ancillary infrastructure 5. 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.	Applicable throughout development		Provision of updated plans	Prior to upgrades	DPE	
Structural adequacy 6. 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 <i>Building Code of Australia</i> .	Applicable throughout development		Provision of plans and certification	Prior to construction	DPE	
Demolition 7. The Applicant must ensure that all demolition work on site is carried out in accordance with <i>Australian Standard AS 2601-2001: The Demolition of Structures</i> , or its latest version.	Applicable throughout development		N/A	Construction Operation	DPE	
Protection of public infrastructure 8. 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.	Applicable throughout development		N/A	Construction Operation	DPE	
Operation of plant and equipment 9. 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.	Applicable throughout development		N/A	Construction Operation	DPE	

Condition of Consent		Stage 1 Applicable	Stage 2 Applicable	Deliverable	Date Action Required	Relevant Approval Authority	Comments
Subdivision 10. The Applicant may subdivide land comprising the site for the purposes of carrying out the development, as shown in Appendix 3 and in accordance with the EIS and the requirements of the EP&A Act, EP&A Regulation, <i>Conveyancing Act 1919</i> (NSW) and the NSW Land Registration Services (or its successor).		Applicable throughout development		Provision of subdivision certificate	Prior to construction	DPE	Subdivision (as above) has been completed as preconstruction works.
	Schedule 3 Environmental Conditions – General						
BATTERIES – Battery storage restriction 1. The battery storage facility or systems associated with the development must not exceed a total delivery capacity of 60.48 MW.		N/A	Applicable	N/A		DPE	Battery storage not a requirement of Stage 1 works.
TRANSPORT – Heavy vehicle restrictions 2. The Applicant must ensure that the: (a) development does not generate more than 80 heavy vehicle movements a day during construction, upgrading and decommissioning on the public road network; and (b) length of any vehicles used for the development does not exceed 20.6 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 for the duration of the project.		Applicable throughout development		Heavy vehicle movement records	Construction	DPE	Heavy vehicle movements during Stage 1 will be less than 80 movements a day. Records will be maintained throughout all stages. Minimal heavy vehicle movements are anticipated for landscaping works. Initial delivery of stock and equipment, and occasional water deliveries are unlikely to exceed 5 heavy vehicles per day.
Access route 4. All heavy vehicles associated with the development must travel to and from the site via Castlereagh Highway and All Weather Road, as shown in Appendix 1. 5. All light vehicles associated with the development must travel to and from the site via Golden Highway, Digilah Road and All Weather Road, as shown in Appendix 1.		Applicable throughout development		N/A	Construction Operation	DPE	
Site access 6. All heavy vehicles associated with the development must enter and exit the site via Access Point 1, as identified in Appendix 1. 7. All light vehicles associated with the development must enter and exit the site via Access Point 2, as identified in Appendix 1.		Applicable throughout development		Applicable	Construction Operation	DPE	
Road upgrades 8. Unless the Planning Secretary agrees otherwise, prior to commencing construction, the Applicant must upgrade: (a) the intersection of Castlereagh Highway and All Weather Road with BAL treatments to be sealed, designed and constructed for 100 km/h speed environment, able to accommodate the largest vehicle using the intersection, match existing road levels and not interfere with existing road drainage, identified in Appendix 4. (b) the south-western section of All Weather Road to provide a heavy vehicle passing bay identified in Appendix 4. Unless the relevant roads authority agrees otherwise, these upgrades must comply with the <i>Austroads Guide to Road Design</i> (as amended by TfNSW supplements), and be carried out to the satisfaction of the relevant roads authority.		Proposed Stage 1	N/A	N/A	Construction	DPE	The Proponent for Dunedoo Solar Farm must ensure that road upgrades are in accordance with TfNSW-supplemented designs.

Condition of Consent	Stage 1 Applicable	Stage 2 Applicable	Deliverable	Date Action Required	Relevant Approval Authority	Comments
Road maintenance 9. The Applicant must: (a) undertake an independent dilapidation survey to assess the: - existing condition of Castlereagh Highway / All Weather Road intersection, Digilah Road and All Weather Road on the transport route, prior to construction, upgrading and decommissioning activities; and - condition of Castlereagh Highway / All Weather Road intersection, Digilah Road and All Weather Road on the transport route, following construction, upgrading and decommissioning activities; (b) repair Castlereagh Highway / All Weather Road intersection, Digilah Road and All Weather Road on the transport route, if dilapidation surveys identify that the road/s have been damaged during construction, upgrading and decommissioning works; in consultation with the relevant roads authority, and to the satisfaction of the Planning Secretary. If there is a dispute about the repair of Castlereagh Highway / All Weather Road intersection, Digilah Road or All Weather between the applicant and the relevant roads authority, then either party may refer the matter to the Planning Secretary for resolution. The Planning Secretary's decision on the matter must be final and binding on both parties.	Applicable throughout development		N/A	Construction	DPE	Dilapidation surveys will be completed - during stage 1 prior to road upgrades - during stage 2 following construction - prior and post future decommissioning
Operating conditions 10. 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.	N/A	Applicable	N/A		DPE	It is the responsibility of the Proponent for Dunedoo Solar Farm to ensure internal access and parking are suitable throughout pre construction, construction and operation.
Traffic Management Plan 11. Prior to commencing 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) details of the road upgrade works required by condition 8 of Schedule 3 of this consent; (c) details of the measures that would be implemented to minimise traffic impacts during construction, upgrading or decommissioning works, including: - details of the dilapidation surveys required by condition 9 of Schedule 3 of this consent; - temporary traffic controls, including detours, signage and provisions detailed in the draft Traffic Control Plan provided with the EIS; - notifying the local community about project-related traffic impacts; - procedures for receiving and addressing complaints from the community about development-related traffic; - minimising potential cumulative traffic impacts with other projects in the area, including during construction, upgrading or decommissioning works; - minimising potential for conflict with school buses and other road users as far as practicable, including preventing queuing on the public road network (measures also required during operation of the project); - minimise dirt tracked onto the public road network from development-related traffic; - details of the employee shuttle bus service, including pick-up and drop-off points and associated parking arrangements for construction workers, and measures to encourage employee use of this service; - encourage car-pooling or ride sharing by employees; - scheduling of haulage vehicle movements to minimise convoy length or platoons;	Required for associated staged works	Required for associated staged works	N/A		DPE Warrumbungle Shire Council Transport for NSW	Proponent would prepare a Traffic Management Plan (TMP) including specifics for Stage 1 pre-construction works in consultation with TfNSW and Council to the satisfaction of the Planning Secretary. A revised TMP would most likely be submitted prior to construction commencing in Stage 2.

Condition of Consent	Stage 1 Applicable	Stage 2 Applicable	Deliverable	Date Action Required	Relevant Approval Authority	Comments
- responding to local climate conditions that may affect road safety such as fog, dust or wet weather; and - responding to any emergency repair or regular maintenance requirements (d) a driver's code of conduct that addresses: - travelling speeds; - driver fatigue; - procedures to ensure that drivers adhere to the designated transport routes; and - procedures to ensure that drivers implement safe driving practices; and (e) a program to ensure drivers working on the development receive suitable training on the code of conduct and any other relevant obligations under the Traffic Management Plan. Following the Secretary's approval, the Applicant must implement the Traffic Management Plan.						
LANDSCAPING – Vegetation buffer 12. The Applicant must establish and maintain a vegetation buffer (landscape screening) as outlined in the figure in Appendix 1 to the satisfaction of the Secretary. The landscape screening must: (a) be planted prior to commencing construction; (b) be comprised of species that are endemic to the area; (c) minimise views from residences R5, R8 and R9 within 3 years of commencing operations (d) be designed and maintained in accordance with RFS's <i>Planning for Bushfire Protection 2019</i> (or equivalent); and (e) be properly maintained with appropriate weed management, unless the Secretary agrees otherwise. 12A The vegetation buffer (landscape screening) required by condition 12 must minimise views of the development from residences R3 and R4 within 3 years of commencing operations.	Required for associated staged works	Required for associated staged works	Landscape screening	Construction Operation	DPE	The Planning Secretary's discretion is sought to stage the implementation of the vegetation buffer as follows. - Stage 1 Implement the vegetation buffer associated with the solar farm. - Stage 2 - Implement the vegetation buffer associated with the Essential Energy substation expansion. It is noted that the design and construction methodology for the substation expansion is dependent on Essential Energy and landscaping implementation is more appropriate once confirmed.
Landscaping plan 13. The Applicant must implement the Landscaping Plan for the development to the satisfaction of the Planning Secretary. This plan includes: (a) a description of measures that would be implemented to ensure that the vegetated buffer achieves the objectives of condition 12 (a) – (e) and 12A above; (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 completion of actions. 13A Any updates to the Landscaping Plan must be made in consultation with the owner of residences R3 and R4 and approved by the Planning Secretary prior to being implemented by the Applicant.	Applicable throughout development		Landscaping Plan	Construction Operation	DPE	The Proponent would implement the Landscaping Plan During Stage 1 and subsequent stages of construction and operation.
Land Management 14. The Applicant must maintain the agricultural land capability of the site, including: (a) establishing the ground cover of the site within 3 months following completion of any construction or upgrading; (b) properly maintaining the ground cover with appropriate perennial species and weed management; and (c) maintaining grazing within the development footprint, where practicable, unless the Planning Secretary agrees otherwise.	N/A	Applicable	N/A		DPE	Agricultural capability does not need to be maintained regarding Stage 1 works.

Condition of Consent	Stage 1 Applicable	Stage 2 Applicable	Deliverable	Date Action Required	Relevant Approval Authority	Comments																								
BIODIVERSITY – Vegetation clearance 15. The Applicant must not clear any native vegetation or fauna habitat located outside the approved disturbance areas described in the EIS.	Applicable throughout development		N/A	Construction Operation	DPE																									
Biodiversity Offsets 16. Prior to commencing construction, the Applicant must retire biodiversity credits of a number and class specified in Table 1 below, unless the Secretary agrees otherwise. The retirement of these credits must be carried out in accordance with the <i>NSW Biodiversity Offsets Scheme</i> and can be achieved by: (a) acquiring or retiring ‘biodiversity credits’ within the meaning of the <i>Biodiversity Conservation Act 2016</i> ; (b) making payments into an offset fund that has been developed by the NSW Government; or (c) funding a biodiversity conservation action that benefits the entity impacted and is listed in the ancillary rules of the biodiversity offset scheme. Table 1: Ecosystem Credit Requirements <table><tr><th>Vegetation Community</th><th>PCT ID</th><th colspan="3">Ecosystem Credits Required</th></tr><tr><td></td><td></td><th>Transmission Option 1</th><th>Transmission Option 2</th><th>Transmission Option 3</th></tr><tr><td>Fuzzy Box woodland on alluvial brown loam soils mainly in the NSW South Western Slopes Bioregion</td><td>201</td><td>1</td><td>1</td><td>1</td></tr><tr><td>River Red Gum riparian tall woodland / open forest wetland in the Nandewar Bioregion and Brigalow Belt South Bioregion</td><td>78</td><td>5</td><td>4</td><td>4</td></tr><tr><td>Rough-Barked Apple – red gum – Yellow Box woodland on alluvial clay to loam soils on valley flats in the northern NSW South Western Slopes Bioregion and Brigalow Belt South Bioregion</td><td>281</td><td>14</td><td>14</td><td>19</td></tr></table>	Vegetation Community	PCT ID	Ecosystem Credits Required					Transmission Option 1	Transmission Option 2	Transmission Option 3	Fuzzy Box woodland on alluvial brown loam soils mainly in the NSW South Western Slopes Bioregion	201	1	1	1	River Red Gum riparian tall woodland / open forest wetland in the Nandewar Bioregion and Brigalow Belt South Bioregion	78	5	4	4	Rough-Barked Apple – red gum – Yellow Box woodland on alluvial clay to loam soils on valley flats in the northern NSW South Western Slopes Bioregion and Brigalow Belt South Bioregion	281	14	14	19	Applicable throughout development	Retirement of biodiversity credits	Prior to construction	DPE	Biodiversity credits will be retired in full prior to prior to intersection upgrade and/or construction works commencing (Note: credit retirement is not required prior to landscaping works as no native vegetation requiring credits will be impacted).
Vegetation Community	PCT ID	Ecosystem Credits Required																												
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Biodiversity Management Plan 17. Prior to commencing construction, the Applicant must prepare a Biodiversity Management Plan for the development in consultation with BCD, and to the satisfaction of the Planning Secretary. This plan must: (a) include a description of the measures that would be implemented for: - protecting vegetation and fauna habitat outside the approved disturbance areas; - 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 and implementing fauna management protocols; - avoiding the removal of hollow-bearing trees during spring to avoid the main breeding period for hollow-dependent fauna; - rehabilitating and revegetating temporary disturbance areas with species that are endemic to the area; - 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, feral pests and pathogens; and (b) include a program to monitor and report on the effectiveness of mitigation measures; and (c) include details of who would be responsible for monitoring, reviewing and implementing the plan, and timeframes for completion of actions.	Applicable throughout development		Biodiversity Management Plan	Prior to construction	DPE	A Biodiversity Management Plan (BMP) would be prepared in consultation with BCD for the Planning Secretary’s approval prior to Stage 1 commencing.																								

Condition of Consent	Stage 1 Applicable	Stage 2 Applicable	Deliverable	Date Action Required	Relevant Approval Authority	Comments
Following the Secretary's approval, the Applicant must implement the Biodiversity Management Plan.						
AMENITY – Construction, upgrading and decommissioning hours 18. Unless the Secretary agrees otherwise, the Applicant may only undertake road upgrades, construction, upgrading 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, 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; - emergency work to avoid the loss of life, property and/or material harm to the environment.		Applicable throughout development	N/A	Construction	DPE	
Noise 19. The Applicant must: (a) minimise the noise generated by any construction, upgrading or decommissioning activities on site in accordance with the best practice requirements outlined in the <i>Interim Construction Noise Guideline</i> (DECC, 2009), or its latest version. (b) ensure that the noise generated by the operation of the development during the night does not exceed 35 dB(A) $L_{Aeq,15min}$ to be determined in accordance with the procedures in the <i>NSW Noise Policy for Industry</i> (EPA, 2017) at any non-associated residence.		Applicable throughout development	N/A	Construction	DPE	
Dust 20. The Applicant must minimise dust generated by the development.		Applicable throughout development	N/A	Construction Operation	DPE	
Visual 21. The Applicant must: (a) minimise the off-site visual impacts of the development, including the potential for any glare or reflection; (b) ensure the visual appearance of all ancillary infrastructure (including paint colours) blends in as far as possible with the surrounding landscape; and (c) not mount any advertising signs or logos on site, except where this is required for identification or safety purposes.		Applicable throughout development	N/A	Construction Operation	DPE	
CCTV cameras 21A. Any security cameras installed as part of the development must be mounted so that they are not directed towards residences R3 and R4.		Applicable throughout development				
Lighting 22. The Applicant must: (a) minimise the off-site lighting impacts of the development; and (b) 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 <i>Australian Standard AS4282 (INT) 1997 – Control of Obtrusive Effects of Outdoor Lighting</i>, or its latest version.		Applicable throughout development	N/A	Construction Operation	DPE	
HERITAGE – Protection of heritage items 23. The Applicant must ensure the development does not cause any direct or indirect impacts on the Aboriginal heritage item identified in Table 1 of Appendix 5 or located outside the approved development footprint. 24. Prior to carrying out any development that could directly or indirectly impact the heritage items identified in Table 2 of Appendix 5, the Applicant must salvage and relocate the item/s that would be impacted to a suitable alternative location.	Required for associated staged works	Required for associated staged works	N/A	Construction	DPE	A staged Heritage Management Plan will be prepared to the satisfaction of the Planning Secretary to ensure

Condition of Consent	Stage 1 Applicable	Stage 2 Applicable	Deliverable	Date Action Required	Relevant Approval Authority	Comments
Heritage Management Plan 25. Prior to carrying out any development that could directly or indirectly impact the heritage items identified in Appendix 5, the Applicant must prepare a Heritage Management Plan for the development to the satisfaction of the Planning Secretary. This plan must: (a) be prepared by suitably qualified and experienced persons whose appointment has been endorsed by the Planning Secretary; (b) be prepared in consultation with Heritage NSW and Aboriginal Stakeholders; (c) include a description of the measures that would be implemented for: • protecting the Aboriginal heritage items identified in Table 1 in Appendix 5 or items located outside the approved development footprint, including fencing off the Aboriginal heritage items prior to carrying out any development that could directly or indirectly impact the heritage items located in Table 2 of Appendix 5; • salvaging and relocating the Aboriginal heritage items located within the approved development footprint, as identified in Table 2 of Appendix 5; • 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; (d) 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.	Required for associated staged works	Required for associated staged works	N/A	Construction	DPE	• Stage 1 intersection, passing bay and landscaping works, do not impact on Aboriginal heritage items listed in Table 1 of Appendix 5, • Appropriate salvage is undertaken if impacts cannot be avoided to Dunedoo Solar AFT 2 as a result of Landscape Treatment B. • Provisions for inductions and unexpected finds protocols are in place for Stage 1. The HMP will likely be revised for Stage 2 and resubmitted prior to works.
SOIL AND WATER – Water supply 26. 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.	Applicable throughout development		N/A	Construction Operation	DPE	
Water pollution 27. The Applicant must ensure that the development does not cause any water pollution, as defined under Section 120 of the POEO Act.	Applicable throughout development		N/A	Construction Operation	DPE	
Operating conditions 28. The Applicant must: (a) minimise erosion and control sediment generation; (b) ensure that construction, upgrading or decommissioning of the development has appropriate drainage and erosion sediment controls designed, installed and maintained in accordance with the relevant requirements in the <i>Managing Urban Stormwater: Soils and Construction</i> (Landcom, 2004) manual, or its latest version; (c) ensure the solar panels and ancillary infrastructure are designed, constructed and maintained to reduce impacts on localised flooding and groundwater at the site; (d) ensure the solar panels do not cause any increased water being diverted off site or alter hydrology off site; (e) ensure the solar panels and ancillary infrastructure are designed, constructed and maintained to avoid causing any erosion on site; and (f) ensure all works are undertaken in accordance with the <i>Guidelines for Controlled Activities on Waterfront Land</i> (NRAR, 2018), unless DPE Water agrees otherwise.	Applicable throughout development		N/A	Construction Operation	DPE	
HAZARDS – Fire safety study 29. Prior to commencing construction of the battery storage facility, unless the Secretary agrees otherwise, the Applicant must prepare a Fire Safety Study for the development, in consultation with FRNSW and RFS and to the satisfaction of the Secretary in writing. The study must: (a) be consistent with the: • Department's <i>Hazardous Industry Planning Advisory Paper No. 2 'Fire Safety Study' guideline</i>; and	N/A	Applicable	N/A		DPE	Proposed Stage 1 does not involve construction of the BESS

Condition of Consent	Stage 1 Applicable	Stage 2 Applicable	Deliverable	Date Action Required	Relevant Approval Authority	Comments
- NSW Government's <i>Best Practice Guidelines for Contaminated Water Retention and Treatment Systems</i>; and (b) describe the final design of the battery storage facility including, but not limited to, demonstrating appropriate separation distances to on-site and off-site receptors, and within sub-units. Following approval, the Applicant must implement the measures described in the Fire Safety Study.						
Safety management study 30. Prior to commencing construction, unless the Planning Secretary agrees otherwise, the Applicant must prepare a Safety Management Study for the development, in consultation with the owner of the gas pipeline. The study must include an assessment of potential electrical hazards, and must be consistent with the <i>Australian Standard 2885 for Pipelines – Gas and Liquid Petroleum</i> and <i>Australian Standard 4853-2012-Electrical Hazards on Metallic Pipelines</i> . Following completion of the Study, the Applicant must implement the measures described in the Safety Management Study.	N/A	Applicable				Proposed Stage 1 works are not in the vicinity of the gas pipeline.
Storage and handling of dangerous goods 31. 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 <i>Storing and Handling of Liquids: Environmental Protection – Participants Handbook</i> if the chemicals are liquids. In the event of an inconsistency between the requirements listed from (a) to (b) above, the most stringent requirement must prevail to the extent of the inconsistency.	Applicable throughout development		N/A	Construction Operation	DPE	
Operating conditions 32. The Applicant must: (a) minimise the fire risks of the development, including managing vegetation fuel loads on-site; (b) ensure that the development: - includes at least a 10 metre defendable space around the perimeter of the solar array area and battery storage facility that permits unobstructed vehicle access; - manages the defendable space and solar array areas as an Asset Protection Zone; - complies with the relevant asset protection requirements in the RFS's <i>Planning for Bushfire Protection 2019</i> (or equivalent) and <i>Standards for Asset Protection Zones</i> - includes an Asset Protection Zone that is wholly contained within the development footprint; - is suitably equipped to respond to any fires on site including provision of a 20,000 litre water supply tank fitted with a 65 mm Storz fitting and a FRNSW compatible suction connection located adjacent to the internal access road; (c) assist the RFS and emergency services as much as practicable if there is a fire in the vicinity of the site; and (d) notify the relevant local emergency management committee following construction of the development, and prior to commencing operations.	Applicable throughout development		N/A	Construction Operation	DPE	
Emergency Plan 33. Prior to commencing construction, the Applicant must develop and implement a comprehensive Emergency Plan and detailed emergency procedures for the development, to the satisfaction of FRNSW and the RFS. The Applicant must keep two copies of the plan on-site in a prominent position adjacent to the site entry points at all times. The plan must: (a) be consistent with the Department's <i>Hazardous Industry Planning Advisory Paper No. 1, 'Emergency Planning'</i> and RFS's <i>Planning for Bushfire Protection 2019</i> (or equivalent); (b) identify the fire risks and hazards and detailed measures for the development to prevent or mitigate fires igniting; (c) include procedures that would be implemented if there is a fire on-site or in the vicinity of the site; (d) list works that should not be carried out during a total fire ban; (e) include availability of fire suppression equipment, access and water; (f) include procedures for the storage and maintenance of any flammable materials;	N/A	Applicable	N/A		FRNSW RFS NSW	It is not anticipated that an Emergency Plan is required for the early proposed Stage 1 works and the Planning Secretary's discretion is sought to delay the development of the Emergency Plan to Stage 2. Relevant considerations of the Emergency Plan would be incorporated into a Stage

Condition of Consent	Stage 1 Applicable	Stage 2 Applicable	Deliverable	Date Action Required	Relevant Approval Authority	Comments
(g) notification of the local RFS Fire Control Centre for any works that have the potential to ignite surrounding vegetation proposed to be carried out during a bushfire danger period to ensure whether conditions are appropriate; (h) detail access provisions for emergency vehicles and contact details for both a primary and alternative site contact who may be reached 24/7 in the event of an emergency; (i) include a figure showing site infrastructure, Asset Protection Zone and the fire fighting water supply; (j) include location of hazards (physical, chemical and electrical) that may impact on fire fighting operations and procedures to manage identified hazards during fire fighting operations; (k) include details of the location, management and maintenance of the Asset Protection Zone and who is responsible for the maintenance and management of the Asset Protection Zone; (l) include bushfire emergency management planning; (m) include details of the how RFS would be notified, and procedures that would be implemented, in the event that: - there is a fire on-site or in the vicinity of the site; - there are any activities on site that would have the potential to ignite surrounding vegetation; or - there are any proposed activities to be carried out during a bushfire danger period; and (n) include details on how the battery storage facility and sub-systems can be safely isolated in an emergency. The Applicant must implement the Emergency Plan for the duration of the development.						1 work specific EMS (see below).
Waste 34. The Applicant must: (a) minimise the waste generated by the development; (b) classify all waste generated on site in accordance with the EPA's <i>Waste Classification Guidelines 2014</i> (or its latest version); (c) store and handle all waste on site in accordance with its classification; (d) not receive or dispose of any waste on site; and (e) remove all waste from the site as soon as practicable, and ensure it is sent to an appropriately licensed waste facility for disposal.	Applicable throughout development		N/A	Construction Operation	DPE	
Accommodation and employment strategy 35. Prior to commencing construction, the Applicant must prepare an Accommodation and Employment Strategy for the development in consultation with Council, and to the satisfaction of the Secretary. This strategy must: (a) propose measures to ensure there is sufficient accommodation for the workforce associated with the development; (b) consider the cumulative impacts associated with other State significant developments in the area and tourism activity; (c) investigate options for prioritising the employment of local workers for the construction and operation of the development, where feasible; and (d) include a program to monitor and review the effectiveness of the strategy over the life of the development, including regular monitoring and review during construction. Following the Secretary's approval, the Applicant must implement the Accommodation and Employment strategy.	N/A	Applicable	N/A	Construction Operation	DPE	The accommodation and employment strategy will be prepared to the satisfaction of the Secretary before commencement of construction (Stage 2). The Proponent will continue ongoing consultation with Council regarding this strategy and regarding pre-construction works.
Decommissioning and rehabilitation 36. 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.	N/A	Applicable	N/A	Decommissioning	DPE	

Condition of Consent		Stage 1 Applicable	Stage 2 Applicable	Deliverable	Date Action Required	Relevant Approval Authority	Comments
Table 2: Rehabilitation Objectives							
Feature	Objective						
Site	- Safe, stable and non-polluting - Minimise the visual impact of any above ground ancillary infrastructure agreed to be retained for an alternative use						
Solar farm infrastructure	To be decommissioned and removed, unless the Secretary agrees otherwise						
Land use	Restore land capability to pre-existing use						
Community	Ensure public safety at all times						
Schedule 4 Environmental Management and Reporting							
ENVIRONMENTAL MANAGEMENT – Environmental Management Strategy - Prior to commencing construction, the Applicant must prepare an Environmental Management Strategy for the development to the satisfaction of the Planning Secretary. This strategy must: - provide the strategic framework for environmental management of the development; - identify the statutory approvals that apply to the development; - describe the role, responsibility, authority and accountability of all key personnel involved in the environmental management of the development; - 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 - 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 Planning Secretary's approval, the Applicant must implement the Environmental Management Strategy.		Required for associated staged works	Required for associated staged works	Environmental Management Strategy	Prior to construction	DPE	It is proposed to prepare a work-specific Environmental Management Strategy (EMS) relevant to Stage 1 detailing: - Strategic framework. - Statutory approvals. - Roles and responsibilities. - Environmental procedures. - Reference to other relevant plans. - Monitoring requirements. The EMS will be revised for and resubmitted for Stage 2 (it is proposed the future EPC for the solar farm will prepare an EMS for future work stages)
Review of strategies, plans and programs - The Applicant must: - 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 - 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 7 of Schedule 4; - submission of an audit report under condition 11 of Schedule 4; or - any modification to the conditions of this consent.		Applicable throughout development		All applicable Management Plans	Prior to construction	DPE	
Updating and staging of strategies, plans or programs With the approval of the Planning Secretary, the Applicant may submit any strategy, plan or program required by this consent on a progressive basis.		Required for associated staged works	Required for associated staged works	Provide staging request and plan	Prior to construction	DPE	This notification seeks to establish staging agreement.

Condition of Consent	Stage 1 Applicable	Stage 2 Applicable	Deliverable	Date Action Required	Relevant Approval Authority	Comments
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 Planning Secretary for approval. With the agreement of the Planning 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.						
NOTIFICATIONS – Notification of Department 4. Prior to commencing the road upgrades, construction, operations, upgrading or decommissioning of the development or the cessation of operations, the Applicant must notify the Department in writing via the Major Projects website portal of the date of commencement, or cessation, of the relevant phase. If any of these phases of the development are to be staged, then the Applicant must notify the Department in writing prior to commencing the relevant stage, and clearly identify the development that would be carried out during the relevant stage.	Required for associated staged works	Required for associated staged works	Notify DPE of relevant stage	Prior to construction	DPE	The Proponent will notify DPE on commencement of Stage 1 works.
Final layout plans 5. Prior to commencing 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 via the Major Projects website.	Required for associated staged works	Required for associated staged works	Layout plans Included as part of EMS	Prior to construction	DPE	The Proponent will supply DPE with design plans relevant to upcoming Staged works.
Works as executed plans 6. Prior to commencing operations or following the upgrades of any solar panels or ancillary infrastructure, the Applicant must submit work as executed plans of the development to the Secretary via the Major Projects website.	Required for associated staged works	Required for associated staged works	Works as Executed Plans	Prior to operation	DPE	The Proponent will supply DPE with Works as Executed plans.
Incident notification 7. The Department must be notified 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.	Applicable throughout development		N/A	As required	DPE	
Non-compliance notification 8. The Department must be notified in writing via the Major Projects website portal within 7 days after the Applicant becomes aware of any non-compliance. 9. 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. 10. A non-compliance which has been notified as an incident does need to also be notified as a non-compliance.	Applicable throughout development		N/A	As required	DPE	
Independent environmental audit 11. Independent Audits of the development must be conducted and carried out in accordance with the <i>Independent Audit Post Approval Requirements (2020)</i> for the following frequency: (a) within 3 months of commencing construction; and (b) within 3 months of commencing operations. 12. Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the commencement of an Independent Audit. 13. The Planning Secretary may require the initial and subsequent Independent Audits to be undertaken at different times to those specified in condition 11 of Schedule 4, upon giving at least 4 weeks' notice to the Applicant of the date upon which the audit must be commenced.	N/A	Applicable	N/A		DPE	Independent Environmental Audits will be undertaken in accordance with requirements once construction commences (Stage 2). It is the responsibility of the Proponent of Dunedoo Solar Farm to commission the Independent Environmental Audit.

Condition of Consent	Stage 1 Applicable	Stage 2 Applicable	Deliverable	Date Action Required	Relevant Approval Authority	Comments
14. In accordance with the specific requirements of the <i>Independent Audit Post Approval Requirements</i> (2020), the Applicant must: (a) review and respond to each Independent Audit Report prepared under condition 11 of Schedule 4 of this consent, or condition 13 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. 15. 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 <i>Independent Audit Post Approval Requirements</i> (2020) unless otherwise agreed by the Planning Secretary. 16. Notwithstanding the requirements of the <i>Independent Audit Post Approval Requirements</i> (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 17. 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; • any independent environmental audit, and the Applicant's response to the recommendations in any audit; and • any other matter required by the Planning Secretary; and (b) keep this information up to date.	Applicable throughout development		N/A	As required	DPE	