

# Development Consent

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

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

**Mike Young**  
**Executive Director**  
**Energy, Resources and Compliance**

Sydney

2022

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

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

**SCHEDULE 1**

**Application Number:** SSD 9254  
**Applicant:** Wollar Solar Development Pty Ltd  
**Consent Authority:** Minister for Planning and Public Spaces  
**Land:** See Appendix 2  
**Development:** Wollar Solar Farm

**SUMMARY OF MODIFICATIONS**

<b>Application Number</b>	<b>Determination Date</b>	<b>Decider</b>	<b>Modification Description</b>
<b>SSD-9254-Mod 1</b>	<b>Withdrawn</b>		<b>Realignment of site access and subdivision for the substation</b>
<b>SSD-9254-Mod 2</b>	<b>12 November 2020</b>	<b>Director</b>	<b>Site Access and Subdivision</b>
<b>SSD-9254-Mod 3</b>	<b>23 August 2022</b>	<b>Director</b>	<b>Changes to vehicle movement and increase in panel height</b>

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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, battery storage and site compounds, electricity transmission lines and internal roads
Applicant	Wollar Solar Development Pty Ltd, or any person who seeks to carry out the development approved under this consent
AV/B-Double	An articulated vehicle that has a combined Gross Vehicle Mass or Aggregate Trailer Mass of up to <b>62.5 tonnes</b>
Battery storage	Large scale energy storage system
BCD	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 upgrades or maintenance works to the public road network and associated temporary construction facilities, building/road dilapidation surveys, installation of fencing, artefact survey and/or salvage, overhead line safety marking and geotechnical drilling and/or surveying)
Council	Mid-Western Regional Council
Decommissioning	The removal of solar panels and ancillary infrastructure and/or rehabilitation of the site
<b>Department</b>	<b>Department of Planning and Environment</b>
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)
DAWE	Commonwealth Department of Agriculture, Water and the Environment administering the EPBC Act (formerly Department of Environment and Energy)
DPIE Water	Water Group within the Department
<b>EIS</b>	<b>The Environmental Impact Statement for Wollar Solar Farm dated March 2019 as modified by:</b> <ul style="list-style-type: none"> <li>• the Submissions Report dated October 2019 and, the Amendment Report dated October 2019, email titled Voluntary Contribution from Wollar Solar Development Pty Ltd for local road network maintenance, dated 11 October 2019 and additional information memorandum dated 22 January 2020; and</li> <li>• <i>Wollar Solar Farm Modification Application Report</i> dated August 2020.</li> <li>• <i>Modification Application: Wollar Solar Farm Modification Report</i>, dated 17 June 2022; and</li> <li>• <i>Wollar Solar Farm Modification 3 Submissions Report</i>, dated 5 August 2022.</li> </ul>
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i>
EP&A Regulation	<i>Environmental Planning and Assessment Regulation 2000</i>
EPBC Act	<i>Environment Protection and Biodiversity Conservation Act 1999</i>
Feasible	Feasible relates to engineering considerations and what is practical to build or implement
FRNSW	Fire and Rescue NSW
<b>Heritage NSW</b>	<b>Heritage NSW within Department of Premier and Cabinet</b>
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>
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>
Medium and/or heavy rigid vehicle	A vehicle that has a combined Gross Vehicle Mass or Aggregate Trailer Mass of up to 30.0 tonnes and a maximum length of up to 12.5 metres

## CONSOLIDATED CONSENT

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
Planning Secretary	Secretary of the Department, or nominee
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
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, material stockpiles, laydown areas and parking spaces
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 [Planning 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.

**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 and in accordance with the conditions of this consent. Prior to carrying out any such upgrades, the Applicant must provide revised layout plans and project details of the development to the [Planning Secretary](#) incorporating the proposed upgrades.

**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 *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 development.*
- *Part 8 of the EP&A Regulation sets out the requirements for the certification of the development.*

**DEMOLITION**

7. 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**

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.

### 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.

### SUBDIVISION

10. The Applicant may subdivide the site to create one new allotment, as identified in the figure in Appendix 6 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**

**TRANSPORT**

**Over-Dimensional and Heavy Vehicle Restrictions**

1. The Applicant must ensure that the:
  - (a) development does not generate more than:
    - a combined total of up to 72 medium, heavy rigid vehicle and/or AV/B-double movements a day during construction, upgrading and decommissioning, with a maximum of 36 AV/B-double vehicle movements a day.
    - 60 over-dimensional vehicle movements during construction, upgrading and decommissioning; and;
    - 7 AV/B-Double, medium and/or heavy rigid 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 26 metres, unless the [Planning Secretary](#) agrees otherwise in writing.
2. The Applicant must keep accurate records of the number of over-dimensional vehicles, AV/B-Double vehicles, medium and/or heavy entering or leaving the site each day for the duration of the project.

**Access Routes**

3. All over-dimensional and AV/B-Double vehicles ([with the exception of the two over-dimensional vehicles associated with the transport of the transformers](#)) associated with the development must travel to and from the site via:
  - (a) Golden Highway, Ulan Road, Ulan-Wollar Road, Barigan Street, Maitland Street, Wollar Road and Barigan Road; and/or
  - (b) Castlereagh Highway, Ulan Road, Ulan-Wollar Road, Barigan Street, Maitland Street, Wollar Road and Barigan Road as identified in the figure in Appendix 3;

[3A. The two over-dimensional vehicles associated with the transport of the transformers must travel to and from the site via Golden Highway, Castlereagh highway, Old Mill Road, Rouse Street, Station Street, Cope Road, Robinson Street, Mackay Street, Main Street, Ulan Road, Ulan-Wollar Road, Barigan Street, Maitland Street, Wollar Road and Barigan Road as identified in the figure in Appendix 3](#)

*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.*

4. All medium and/or heavy rigid vehicles and shuttle buses associated with the development must travel to and from the site via the routes detailed in condition 3 of Schedule 3 to this consent, and/or via:
  - (a) Cope Road, Ulan Road, Ulan-Wollar Road, Barigan Street, Maitland Street, Wollar Road and Barigan Road; and/or
  - (b) Castlereagh Highway, Ulan Road, Wollar Road, Phillip Street, Maitland Street, Wollar Road and Barigan Road;
 as identified in the figure in Appendix 3.

**Preferred Site Access Points**

5. All over-dimensional, AV/B-Double, medium and/or heavy rigid vehicles and shuttle buses associated with the development must enter and exit the site via the approved northern site access point on Barigan Road, as identified in the figure in Appendix 1.
6. All light vehicles associated with the development must enter and exit the site via the approved northern site access point and/or southern site access option 1 on Barigan Road, as identified in the figure in Appendix 1.

**Alternate Site Access Point**

7. If the Applicant cannot secure access to the preferred site access points detailed in conditions 5 and 6 of Schedule 3 to this consent, all vehicles associated with the development must enter and exit the site via the approved site access point on Maree Road (southern access option 2), as identified in the figure in Appendix 1.

**Road Upgrades**

8. Prior to commencing construction, the Applicant must implement the road upgrades identified in Appendix 4, unless the [Planning Secretary](#) agrees otherwise in writing. These upgrades must be carried out to the satisfaction of the relevant roads authority.

**Operating Conditions**

9. 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**

10. Prior to commencing the development, the Applicant must prepare a Traffic Management Plan for the development in consultation with [TfNSW](#), Council, Ulan, Moolarben and Wilpinjong mines and to the satisfaction of the [Planning Secretary](#) in writing. This plan must include:
- (a) details of the transport route to be used for all development-related traffic;
  - (b) details of the road upgrade works required by condition 8 of Schedule 3 to this consent;
  - (c) a protocol for undertaking independent dilapidation surveys to assess the:
    - existing condition of Ulan-Wollar Road, Wollar Road, Phillip Street, Barigan Street, Maitland Street, Barigan Road and Maree Road prior to construction, upgrading or decommissioning activities; and
    - condition of Ulan-Wollar Road, Wollar Road, Phillip Street, Barigan Street, Maitland Street, Barigan Road and Maree Road following construction, upgrading or decommissioning activities;
  - (d) a protocol for the repair of Ulan-Wollar Road, Wollar Road, Phillip Street, Barigan Street, Maitland Street, Barigan Road and Maree Road if dilapidation surveys identify these roads to be damaged during construction, upgrading or decommissioning works;
  - (e) details of the measures that would be implemented to minimise traffic impacts 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 cumulative traffic impacts with other projects in the area, including the Ulan Coal Mine, Moolarben Coal Mine and Wilpinjong Coal Mine during construction, upgrading or decommissioning works ;
    - minimising potential for conflict with school buses, other road users and rail services as far as practicable (measures also required during operation of the project);
    - minimising 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 ensure employee use of this service;
    - 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;
  - (f) 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;
  - (g) 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; and
  - (h) a flood response plan detailing procedures and options for safe access to and from the site in the event of flooding.

Following the [Planning Secretary's](#) approval, the Applicant must implement the Traffic Management Plan.

**LAND MANAGEMENT**

11. 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 in writing.

**BIODIVERSITY**

**Vegetation Clearance**

12. The Applicant must not clear any native vegetation or fauna habitat located outside the approved disturbance areas described in the EIS.

**Biodiversity Offsets**

13. Prior to commencing development under this consent, the Applicant must retire biodiversity credits of a number and class specified in Table 1 and Table 2 below, to the satisfaction of BCD, unless the [Planning Secretary](#) agrees otherwise in writing.

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

- (a) acquiring or retiring 'biodiversity credits' within the meaning of the *Biodiversity Conservation Act 2016*;
- (b) making payments into an offset fund that has been 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**

<b>Vegetation Community</b>	<b>PCT ID</b>	<b>Credits Required</b>
White Box - Grey Gum - Kurrajong grassy woodland on slopes of the northern Capertee Valley, Sydney Basin Bioregion	1303	479
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	242
White Box - Black Cypress Pine shrubby woodland of the Western Slopes	1610	2

**Table 2: Species Credit Requirements**

<b>Species Credit Species</b>	<b>Credits Required</b>
Austfeld's Wattle ( <i>Acacia ausfeldii</i> )	34
Bush Stone-curlew ( <i>Burhinus grallarius</i> )	34
Gang-gang Cockatoo ( <i>Callocephalon fimbriatum</i> )	67
Large-eared Pied Bat ( <i>Chalinolobus dwyeri</i> )	50
<i>Commersonia procumbens</i>	2
Large-leafed Monotaxis ( <i>Monotaxis macrophylla</i> )	34
Barking Owl ( <i>Ninox connivens</i> )	16
Powerful Owl ( <i>Ninox strenua</i> )	16
Squirrel Glider ( <i>Petaurus norfolcensis</i> )	34
Brush-tailed Phascogale ( <i>Phascogale tapoatafa</i> )	13
Koala ( <i>Phascolarctos cinereus</i> )	34
Masked Owl ( <i>Tyto novaehollandiae</i> )	16

*Note: Any residual impact on EPBC Act listed threatened species and ecological communities must be offset in accordance with an offset process endorsed by DAWE.*

**Biodiversity Management Plan**

14. Prior to commencing the development, the Applicant must prepare a Biodiversity Management Plan for the development in consultation with BCD, and to the satisfaction of the [Planning Secretary](#) in writing. 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 details of who would be responsible for monitoring, reviewing and implementing the plan, and timeframes for completion of actions.

Following the [Planning 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 that are covered under the Biodiversity Stewardship Agreement.*

## **AMENITY**

### **Construction, Upgrading and Decommissioning Hours**

15. Unless the [Planning Secretary](#) agrees otherwise in writing, the Applicant may only undertake construction, upgrading or decommissioning activities on site 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 [Planning Secretary](#):

- activities that are inaudible at non-associated receivers;
- 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**

16. 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**

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

### **Visual**

18. 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.

### **Lighting**

19. 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 *Australian Standard AS4282 (INT) 1997 – Control of Obtrusive Effects of Outdoor Lighting*, or its latest version.

## **HERITAGE**

### **Protection of Heritage Items**

20. The Applicant must ensure the development does not cause any direct or indirect impacts on the Aboriginal heritage items identified in Table 1 of Appendix 5 or located outside the approved development footprint.

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, in accordance with the *Code of Practice for Archaeological Investigation of Aboriginal Objects in NSW* (DECCW, 2010), or its latest version.

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

### **Heritage Management Plan**

21. Prior to commencing construction, the Applicant must prepare a Heritage Management Plan for the development to the satisfaction of the **Planning Secretary** in writing. This plan must:
- (a) be prepared by suitably qualified and experienced persons whose appointment has been endorsed by the **Planning Secretary** in writing;
  - (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 of Appendix 5 or outside the approved development footprint, including fencing off the Aboriginal heritage items prior to commencing construction;
    - 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; and
  - (d) include a program to monitor and report on the effectiveness of these measures and any heritage impacts of the project.

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

## **SOIL AND 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.

### **Operating Conditions**

24. The Applicant must:
- (a) ensure the solar panels and ancillary infrastructure (including security fencing) are designed, constructed and maintained to reduce impacts on localised flooding and groundwater at the site;
  - (b) 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;
  - (c) ensure the solar panels and ancillary infrastructure are designed, constructed and maintained to avoid causing any erosion on site; and
  - (d) ensure all works are undertaken in accordance with the following, unless DPIE Water agrees otherwise:
    - *Guidelines for Controlled Activities on Waterfront Land* (NRAR, 2018), 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**

### **Fire Safety Study**

25. Prior to commencing construction of the battery storage facility, unless the **Planning Secretary** agrees otherwise in writing, the Applicant must prepare a Fire Safety Study for the development in consultation with FRNSW and RFS, and to the satisfaction of the **Planning Secretary** in writing. The study must:
- (a) be consistent with the:
    - Department's *Hazardous Industry Planning Advisory Paper No. 2 'Fire Safety Study'* guideline; and
    - NSW Government's *Best Practice Guidelines for Contaminated Water Retention and Treatment Systems*; and
  - (b) describe the final design of the battery storage facility.

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

### **Storage and Handling of Dangerous Goods**

26. The Applicant must store and handle all chemicals, fuels and oils used on-site in accordance with:
- (a) the requirements of all relevant Australian Standards; and
  - (b) the NSW EPA's *Storing and Handling of Liquids: Environmental Protection – Participants Handbook* 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.

### **Operating Conditions**

27. 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 defensible space around the perimeter of the solar array area and battery storage facility 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 2006 (or equivalent)* and *Standards for Asset Protection Zones*;
    - 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.

### **Emergency Plan**

28. Prior to commissioning operations, 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 *Hazardous Industry Planning Advisory Paper No. 1, 'Emergency Planning'*;
  - (b) identify the fire risks and controls of the development; and
  - (c) include procedures that would be implemented if there is a fire on-site or in the vicinity of the site.

Following approval, the Applicant must implement the Emergency Plan.

## **WASTE**

29. The Applicant must:
- (a) minimise the waste generated by the development;
  - (b) classify all waste generated on site in accordance with the EPA's *Waste Classification Guidelines 2014* (or its latest version);
  - (c) store and handle all waste 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.

**ACCOMMODATION AND EMPLOYMENT STRATEGY**

- 30. 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 [Planning Secretary](#) in writing. 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 development projects in the area, including nearby mines;
  - (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 [Planning Secretary's](#) approval, the Applicant must implement the Accommodation and Employment Strategy.

**DECOMMISSIONING AND REHABILITATION**

- 31. Within 18 months of the cessation of operations, unless the [Planning Secretary](#) agrees otherwise in writing, the Applicant must rehabilitate the site to the satisfaction of the [Planning Secretary](#) in writing. This rehabilitation must comply with the objectives in Table 3.

*Table 3: 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 <a href="#">Planning Secretary</a> 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 commencing the development, the Applicant must prepare an Environmental Management Strategy for the development to the satisfaction of the [Planning Secretary](#) in writing. 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 [Planning 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 [Planning 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 [Planning Secretary](#) within 1 month of the:
    - submission of an incident report under condition 7 of Schedule 4;
    - submission of an audit report under condition 9 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 [Planning Secretary](#) in writing, 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 [Planning Secretary](#) in writing, 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.*

**NOTIFICATIONS**

**Notification of Department**

4. Prior to commencing the 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.

### Final Layout Plans

5. Prior to commencing construction, the Applicant must submit detailed plans of the final layout of the development to the [Planning Secretary](#), including details on the siting of solar panels and ancillary infrastructure, via the Major Projects website.

### Work 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 [Planning Secretary](#), via the Major Projects website.

### Incident Notification

7. 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.

### Non-Compliance Notification

8. 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 with the conditions of this consent. The 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.

### INDEPENDENT ENVIRONMENTAL AUDIT

9. The Applicant must commission and pay the full cost of Independent Environmental Audits of the development. The audits must:
  - (a) be prepared in accordance with the relevant *Independent Audit Post Approval* requirements (DPE 2020);
  - (b) be led and conducted by a suitably qualified, experienced and independent team of experts whose appointment has been endorsed by the [Planning Secretary](#) in writing;
  - (c) be prepared, unless otherwise agreed with the [Planning Secretary](#) in writing:
    - within 3 months of commencing construction;
    - within 3 months of commencement of operations; and
    - as directed by the [Planning Secretary](#) ;
  - (d) be carried out in consultation with the relevant agencies;
  - (e) assess whether the development complies with the relevant requirements in this consent, and any strategy, plan or program required under this consent; and
  - (f) recommend appropriate measures or actions to improve the environmental performance of the development and any strategy, plan or program required under this consent.

Within 3 months of commencing an Independent Environmental Audit, or unless otherwise agreed by the [Planning Secretary](#) in writing, a copy of the audit report must be submitted to the [Planning Secretary](#), and any other NSW agency that requests it, together with a response to any recommendations contained in the audit report, and a timetable for the implementation of the recommendations.

The recommendations of the Independent Environmental Audit must be implemented to the satisfaction of the [Planning Secretary](#), confirmed in writing.

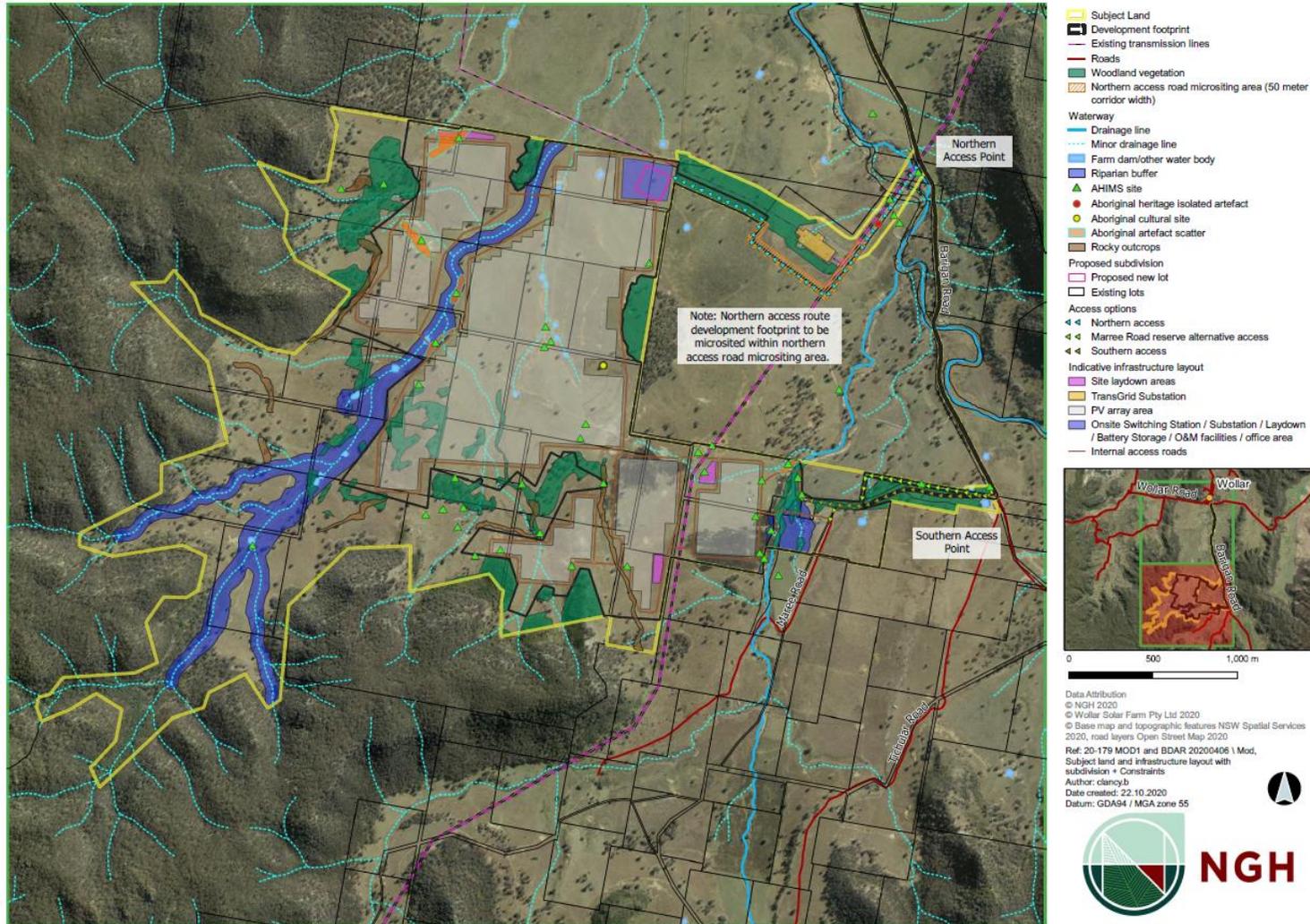
### ACCESS TO INFORMATION

10. 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;

## CONSOLIDATED CONSENT

- 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 [Planning Secretary](#) ; and
- (b) keep this information up to date, [to the satisfaction of the Planning Secretary](#).

# APPENDIX 1 GENERAL LAYOUT OF DEVELOPMENT

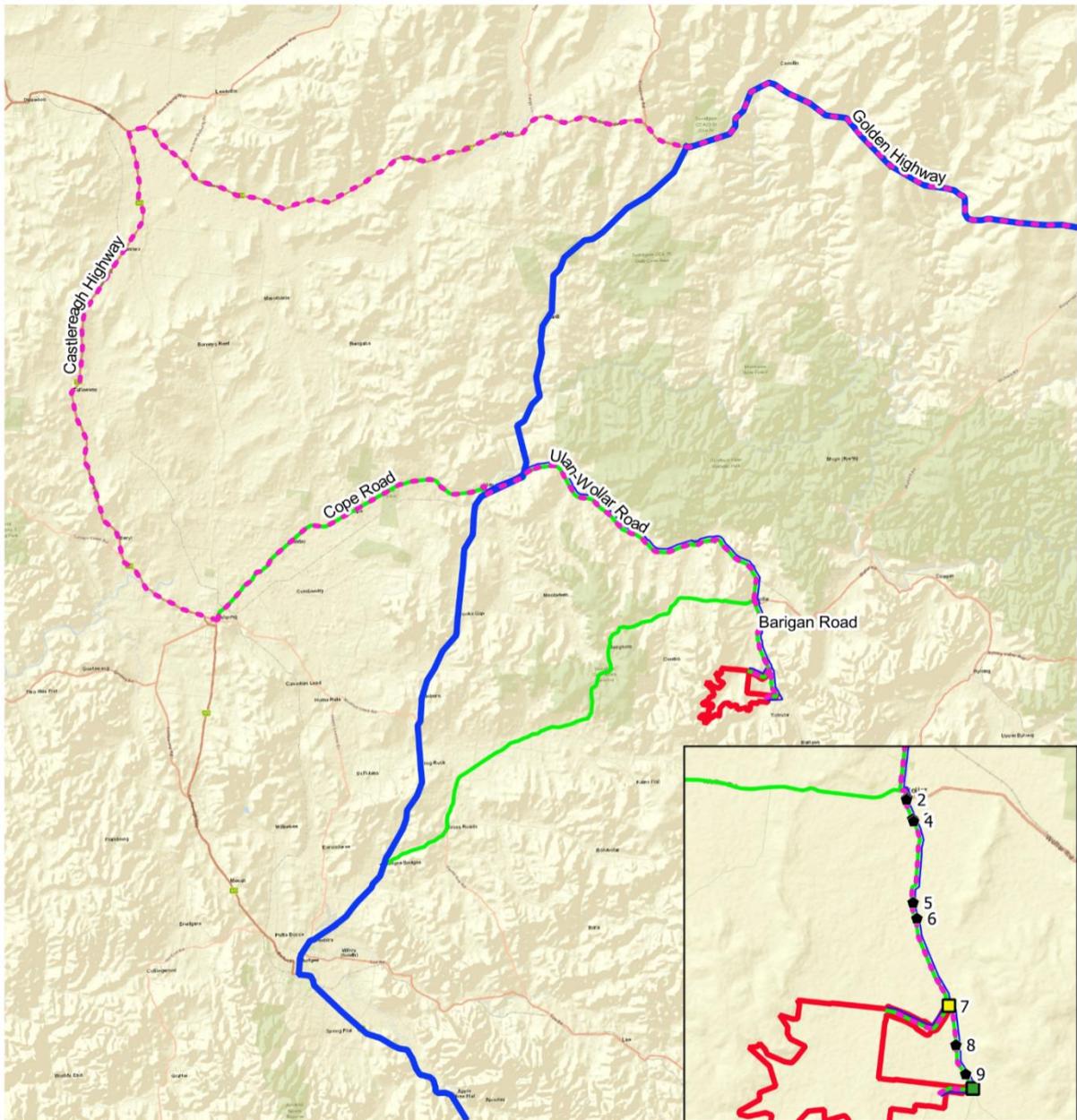


**APPENDIX 2  
SCHEDULE OF LAND**

<b>Project Site</b>			
<b>Lot</b>	<b>Deposited Plan</b>	<b>Lot</b>	<b>Deposited Plan</b>
1	650653	76	755430
22	755430	77	755430
23	755430	78	755430
24	755430	79	755430
25	755430	80	755430
27	755430	84	755430
30	755430	92	755430
45	755430	105	755430
46	755430	106	755430
49	755430	107	755430
50	755430	119	755430
51	755430	152	755430
60	755430	153	755430
61	755430	154	755430
62	755430	1	1090027
63	755430	2	1090027
69	755430	4	1090027
70	755430	6	1090027
71	755430	7	1090027
72	755430	8	1090027
73	755430	10	1090027
74	755430	11	1090027
75	755430	7303	1139558
<b>Barigan Road</b>			
<b>Lot</b>	<b>Deposited Plan</b>	<b>Lot</b>	<b>Deposited Plan</b>
6	131083	34	755455
8	131083	35	755455
11	131083	40	755455
13	131083	41	755455
31	755430	62	755455
33	755430	65	755455
34	755430	87	755455
41	755430	131	755455
84	755430	136	755455
134	755430	61A	755455
137	755430	7006	1024130
29	755455	7001	1055786
30	755455	9	1090027
31	755455	11	1090027
32	755455	7011	1116440
33	755455	-	-

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

## APPENDIX 3 SITE ACCESS



### Site Access

0 5 10 15 km



Data Attribution  
 © NGH 2022  
 © Wollar Solar Development 2022  
 © ESRI & QGIS 2022  
 Ref: 20-907 Wollar Solar Farm 220617 \ Site Access  
 Author: kyle.m  
 Date created: 12.08.2022  
 Datum: GDA94 / MGA, zone 56

### Legend

- |                                                                           |                                          |
|---------------------------------------------------------------------------|------------------------------------------|
| <span style="border: 2px solid red; padding: 2px;"> </span> Proposal Site | ◆ Swept path locations                   |
| ● Access points                                                           | — AV / B-double Access Route             |
| ■ Northern Access Point                                                   | — Transformer haulage route              |
| ■ Southern Access Point                                                   | — Shuttle Buses / MRV + HRV Access Route |



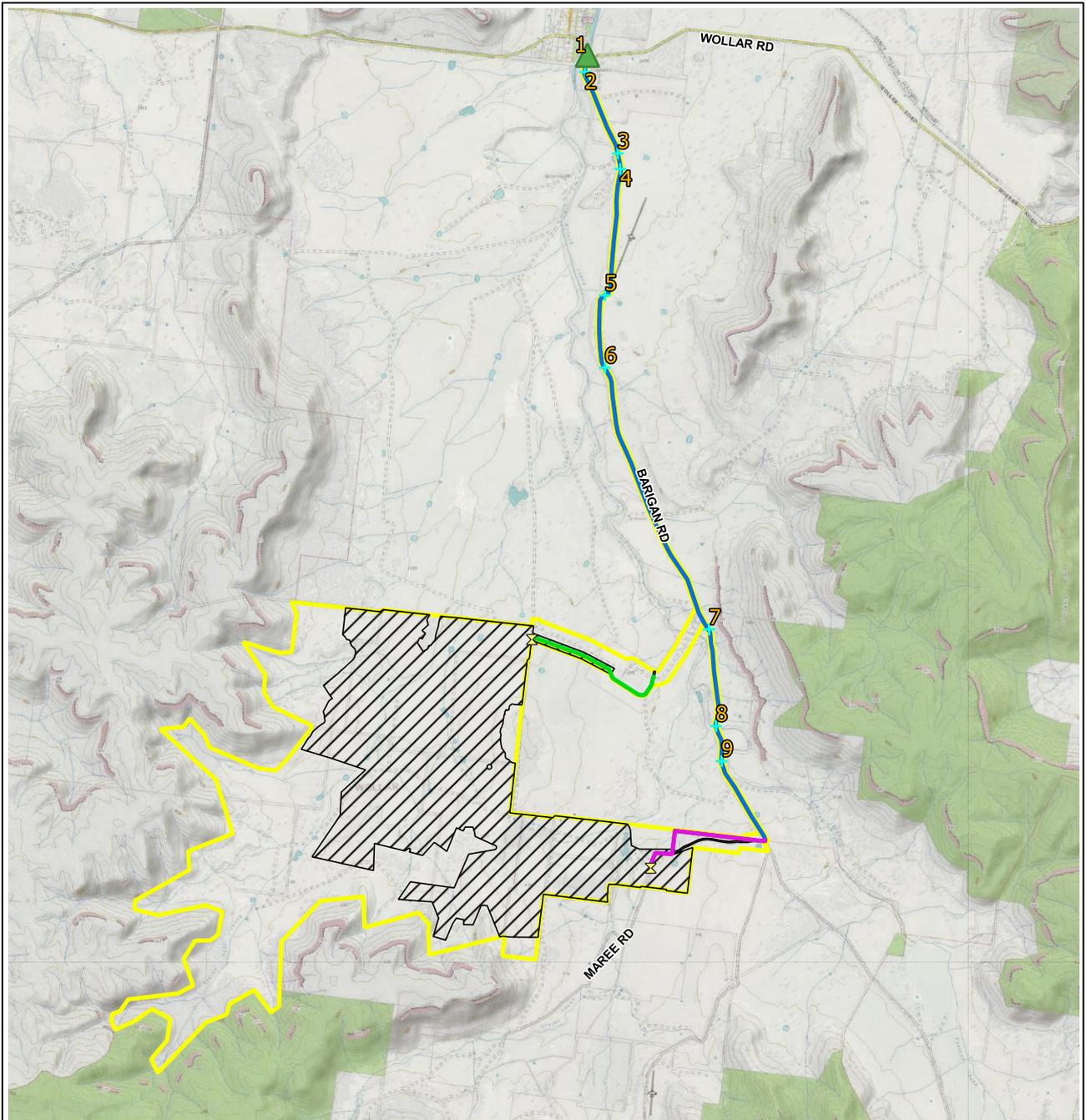
## APPENDIX 4 ROAD UPGRADES

<i>Road</i>	<i>Location</i> <sup>1</sup>	<i>Upgrade Requirements</i> <sup>1</sup>	<i>Timing</i>
Wollar Road and Barigan Road	Intersection	Basic Right (BAR) turn and Basic Left (BAL) turn treatments for the largest vehicle accessing the site (excluding over-dimensional vehicles)	Prior to construction
Barigan Road	Between Wollar Road and the northern site access point	Seal to a width of 7 m with 1 m unsealed shoulders (total carriageway 9 m), with the exception of locations 1 to 6 which require upgrading in accordance with the figures below	
	Between the northern site access point and southern site access point	Seal to a width of 7 m with 1 m unsealed shoulders (total carriageway 9 m), with the exception of locations 7 to 9 which require upgrading in accordance with the figures below <sup>2</sup>	
	Northern site access point <sup>3</sup>	Rural Property Access Type	
Southern site access point			
Southern access option 2 (Maree Road road reserve)	From its intersection with Barigan Road, for a distance of approximately 1.2 km	Gravel (unsealed) to a width of 7 m <sup>2</sup>	

<sup>1</sup> Refer to the figures in Appendix 4 for the location and further details of the road upgrades.

<sup>2</sup> These upgrades are only required if the alternate site access option detailed in condition 7 of Schedule 3 of this consent is used.

<sup>3</sup> A rural property access treatment is only required if the preferred site access option detailed in conditions 5 and 6 of Schedule 3 of this consent is used.



Data Attribution  
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 © Wollar Solar Development 2019  
 © Basemap Courtesy NSW LPI 2019

## Road Upgrades

### Legend

Proposal Site

Development Footprint

Swept Path Locations (1-9 Refer figure below)

### Road Upgrades

Barigan Rd - Widen and seal to 7m and widen at nine identified section in accordance with swept paths

Lot 1 & 11 DP1090027 (Northern access) - Construct gravel (unsealed) carriageway within potential easement

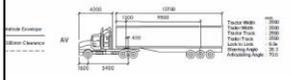
Maree Rd road reserve (Southern access option 2) - Construct gravel (unsealed) carriageway to a width of 7m within road reserve

Intersection Upgrade - Dependant On Road Safety Audit Outcome

Ref: 18-012 New Wollar Solar Farm  
 workspace 190827 \ Road Upgrades  
 Author: Vitaly.K  
 Date created: 17.01.2020  
 Datum: GDA94 / MGA zone 56



**NGH**

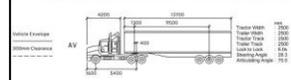


Tractor Width	750
Tractor Height	2000
Tractor Wheel	2000
Tractor Track	2000
Tractor Axle	2000
Tractor Wheel	2000
Tractor Track	2000
Tractor Axle	2000
Tractor Wheel	2000
Tractor Track	2000
Tractor Axle	2000

Wollar Solar Farm  
Road Widening  
Sweep Paths  
DRAWN BY: [Name]  
DATE: 05/09/2019  
SCALE: 1:500 @ A3  
DWG NO: 043-004



1

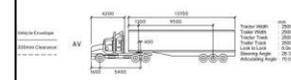


Tractor Width	750
Tractor Height	2000
Tractor Wheel	2000
Tractor Track	2000
Tractor Axle	2000
Tractor Wheel	2000
Tractor Track	2000
Tractor Axle	2000
Tractor Wheel	2000
Tractor Track	2000
Tractor Axle	2000

Wollar Solar Farm  
Road Widening  
Sweep Paths  
DRAWN BY: [Name]  
DATE: 05/09/2019  
SCALE: 1:500 @ A3  
DWG NO: 043-004



3

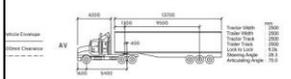


Tractor Width	750
Tractor Height	2000
Tractor Wheel	2000
Tractor Track	2000
Tractor Axle	2000
Tractor Wheel	2000
Tractor Track	2000
Tractor Axle	2000
Tractor Wheel	2000
Tractor Track	2000
Tractor Axle	2000

Wollar Solar Farm  
Road Widening  
Sweep Paths  
DRAWN BY: [Name]  
DATE: 05/09/2019  
SCALE: 1:500 @ A3  
DWG NO: 043-004



5

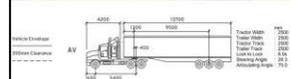


Tractor Width	750
Tractor Height	2000
Tractor Wheel	2000
Tractor Track	2000
Tractor Axle	2000
Tractor Wheel	2000
Tractor Track	2000
Tractor Axle	2000
Tractor Wheel	2000
Tractor Track	2000
Tractor Axle	2000

Wollar Solar Farm  
Road Widening  
Sweep Paths  
DRAWN BY: [Name]  
DATE: 05/09/2019  
SCALE: 1:500 @ A3  
DWG NO: 043-004



2

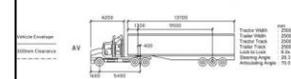


Tractor Width	750
Tractor Height	2000
Tractor Wheel	2000
Tractor Track	2000
Tractor Axle	2000
Tractor Wheel	2000
Tractor Track	2000
Tractor Axle	2000
Tractor Wheel	2000
Tractor Track	2000
Tractor Axle	2000

Wollar Solar Farm  
Road Widening  
Sweep Paths  
DRAWN BY: [Name]  
DATE: 05/09/2019  
SCALE: 1:500 @ A3  
DWG NO: 043-004



4

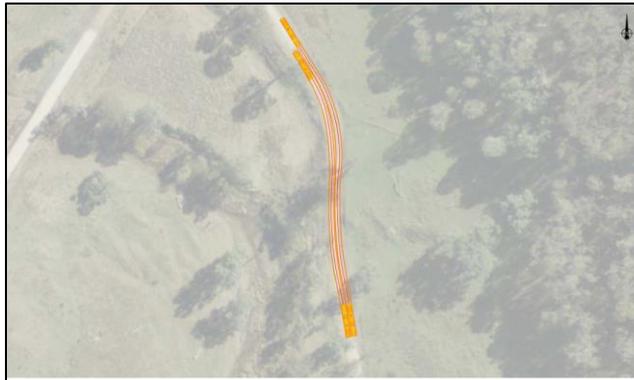


Tractor Width	750
Tractor Height	2000
Tractor Wheel	2000
Tractor Track	2000
Tractor Axle	2000
Tractor Wheel	2000
Tractor Track	2000
Tractor Axle	2000
Tractor Wheel	2000
Tractor Track	2000
Tractor Axle	2000

Wollar Solar Farm  
Road Widening  
Sweep Paths  
DRAWN BY: [Name]  
DATE: 05/09/2019  
SCALE: 1:500 @ A3  
DWG NO: 043-004



6



Vehicle Envelope	AV	Tractor Width	2000
Minimum Clearance	4000	Tractor Height	2000
		Sweep Path	2000
		Tractor Track	2000
		Tractor Wheel	2000
		Lock to Lock	2000
		Turning Angle	15.1
		Wheeling Angle	15.1

Wollar Solar Farm  
Road Widening  
Sweep Paths

DATE: 10/09/2019  
SCALE: 1:10000 A3  
DWG NO: 340-300A

**Amber 7**



Vehicle Envelope	AV	Tractor Width	2000
Minimum Clearance	4000	Tractor Height	2000
		Sweep Path	2000
		Tractor Track	2000
		Tractor Wheel	2000
		Lock to Lock	2000
		Turning Angle	15.1
		Wheeling Angle	15.1

Wollar Solar Farm  
Road Widening  
Sweep Paths

DATE: 02/07/2019  
SCALE: 1:10000 A3  
DWG NO: 340-300B

**Amber 9**



Vehicle Envelope	AV	Tractor Width	2000
Minimum Clearance	4000	Tractor Height	2000
		Sweep Path	2000
		Tractor Track	2000
		Tractor Wheel	2000
		Lock to Lock	2000
		Turning Angle	15.1
		Wheeling Angle	15.1

Wollar Solar Farm  
Road Widening  
Sweep Paths

DATE: 10/09/2019  
SCALE: 1:10000 A3  
DWG NO: 340-300C

**Amber 8**

## APPENDIX 5 ABORIGINAL HERITAGE ITEMS

Table 1: Aboriginal heritage items – avoid impacts

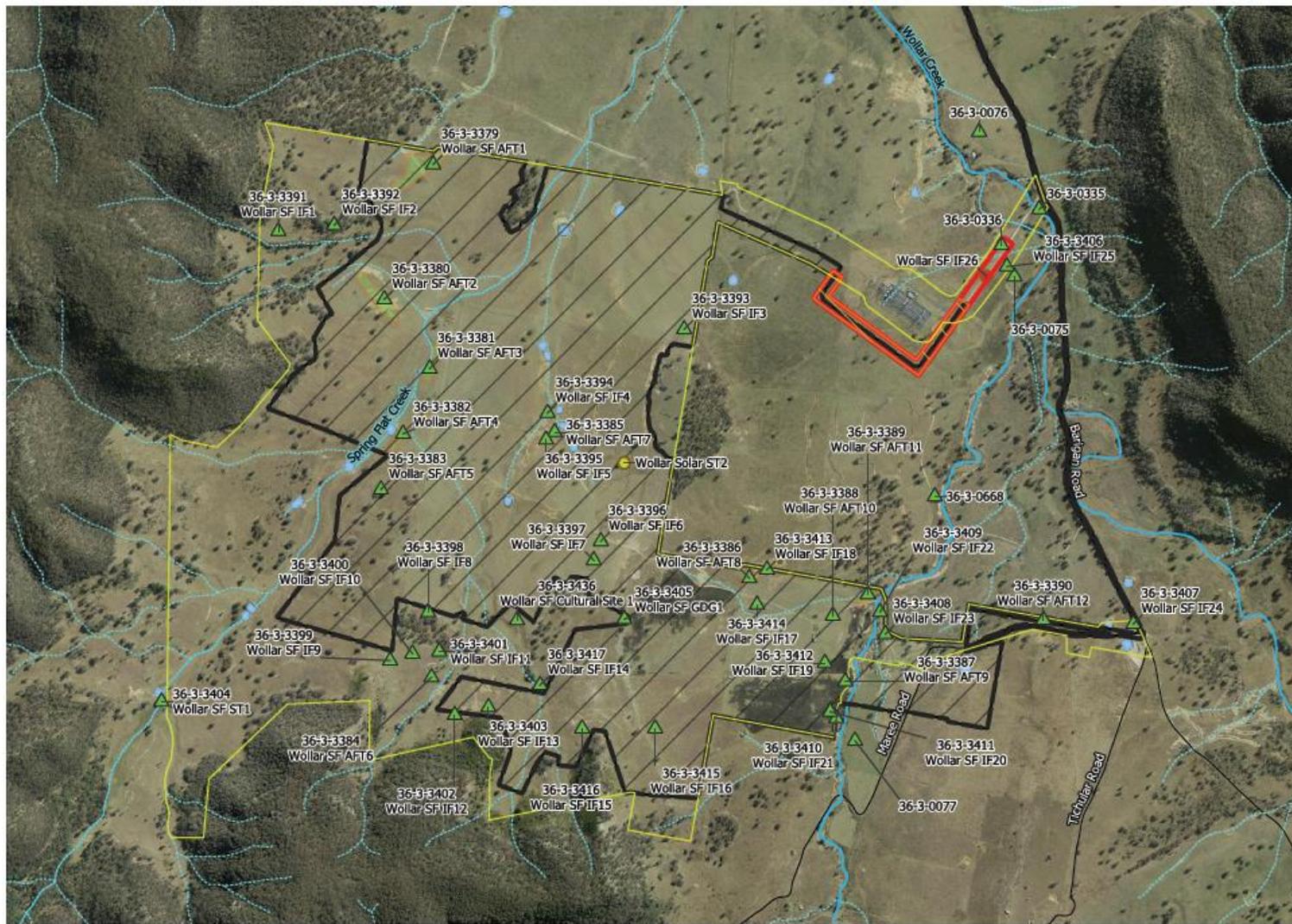
<i>Item*</i>	
Wollar SF AFT 6	Wollar SF IF25
Wollar SF IF8	Wollar SF GDG 1
Wollar SF IF9	Wollar SF ST 1
Wollar SF IF10	Wollar SF ST 2
Wollar SF IF11	Wollar SF Cultural Site 1
Wollar SF IF12	Wollar Creek 1
Wollar SF IF14	Wollar Creek 2
Wollar SF IF21	-

\* Refer to the Figure in this Appendix to identify items

Table 2: Aboriginal heritage items – surface collection salvage

<i>Item</i>	
Wollar SF AFT 1	Wollar SF IF15
Wollar SF AFT 2	Wollar SF IF16
Wollar SF AFT 3	Wollar SF IF17
Wollar SF AFT 4	Wollar SF IF18
Wollar SF AFT 5	Wollar SF IF19
Wollar SF AFT 7	Wollar SF IF20
Wollar SF AFT 8	Wollar SF IF22
Wollar SF AFT 9	Wollar SF IF23
Wollar SF AFT 10	Wollar SF IF24
Wollar SF AFT 11	<b>Wollar SF IF26</b>
Wollar SF AFT 12	NGH Barigan AFT 1
Wollar SF IF1	NGH Barigan AFT 2
Wollar SF IF2	NGH Barigan AFT 3
Wollar SF IF3	NGH Barigan AFT 4
Wollar SF IF4	NGH Barigan IF 1
Wollar SF IF5	NGH Barigan IF 2
Wollar SF IF6	NGH Barigan IF 3
Wollar SF IF7	NGH Barigan IF 4
Wollar SF IF13	NGH Barigan IF 5

\* Only items located within the development footprint are to be salvaged (refer to the Figure in this Appendix to identify it).

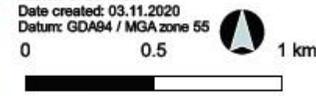


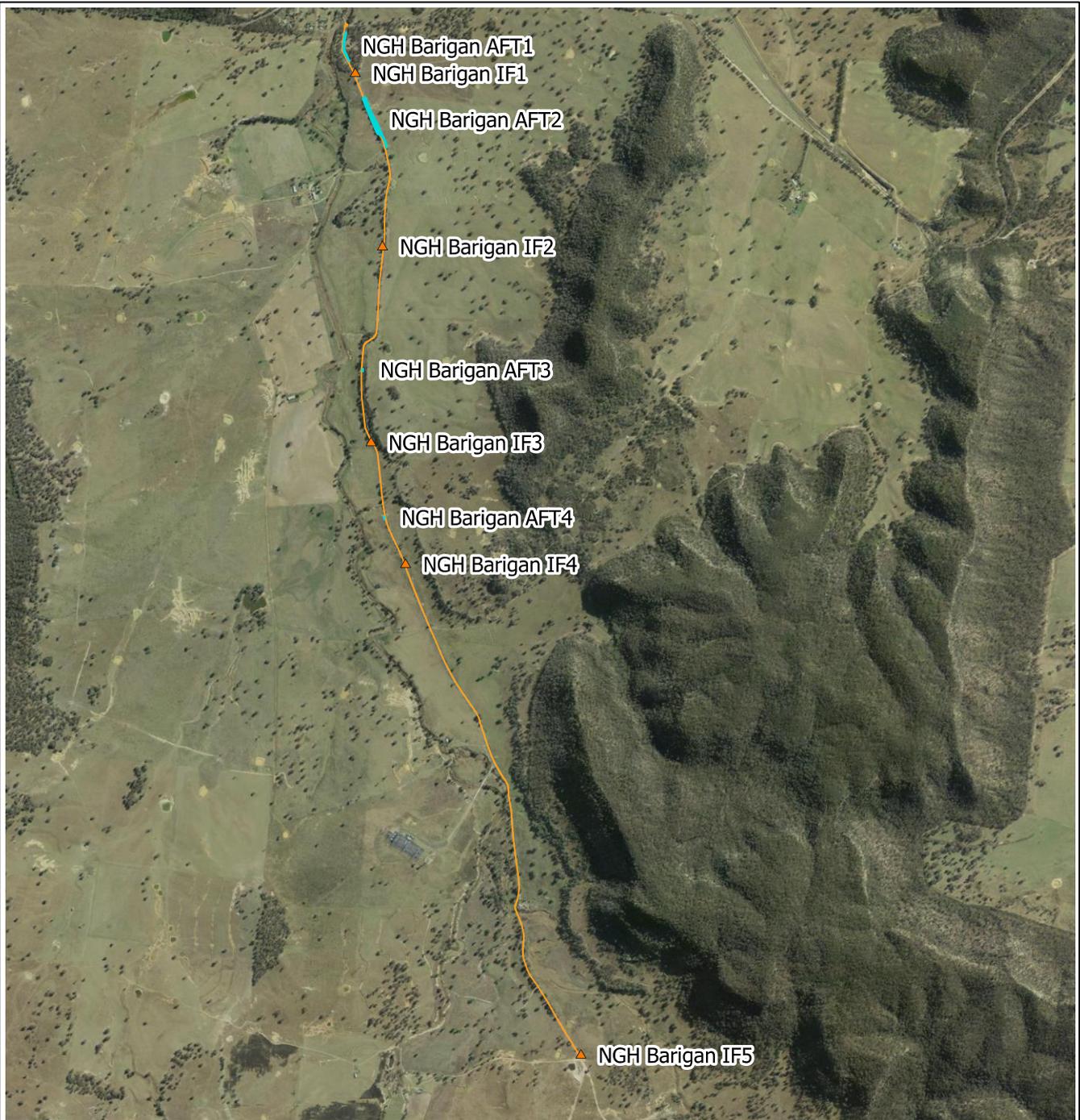
- Legend**
- Project footprint
  - Northern access road microsetting area
  - Modification heritage study area
  - EIS heritage study area
  - Aboriginal Artefact Scatter
  - AHIMS site: AHIMS ID indicated for all sites, Wollar SF survey ID indicated for sites recorded during field work for the Wollar SF project
  - Isolated artefact, recorded during
  - Modification Report addendum ACHA
  - Aboriginal cultural site recorded during Wollar SF EIS ACHA, not registered to AHIMS

- Waterway**
- Minor drainage line
  - Drainage line
  - Farm dam / other water body

Data Attribution  
 © NGH 2020  
 © Wollar Solar Farm Pty Ltd 2020  
 © DFSI 2020

Ref: 20-179\_HeritageWorkspace\_20200330  
 \AHIMS and Previously Identified Sites  
 Author: C. Bowman  
 Date created: 03.11.2020  
 Datum: GDA84 / MGA zone 55





**Barigan Road  
Field Results**



Data Attribution  
 © NGH 2020  
 © Wollar Solar Development 2020  
 © Basemaps Courtesy NSW LPI 2020

Legend

-  Barigan Road Study Area
-  Isolated Artefacts
-  Artefact Scatter

Ref: 18-012 Wollar All maps combined  
 190912 \ Barigan Rd Field Results  
 Author: lewis.t  
 Date created: 15.01.2020  
 Datum: GDA94 / MGA zone 56



# APPENDIX 6 SUBDIVISION PLAN

