

Development Consent

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

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

These conditions are required to:

- prevent, minimise and/or offset 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.

Nicole Brewer
Director
Energy Assessments

Sydney

3 March 2022

SCHEDULE 1

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.

Application Number: SSD 9619
Applicant: **EP Sunspot 5 Pty Ltd**
Consent Authority: Minister for Planning
Land: See Appendix 2
Development: Tilbuster Solar Farm

Red type represents Modification 1 (SSD-9619-Mod-1)

Application Number	Determination Date	Decider	Modification Description
SSD-9619-Mod-1	4/09/2026	Director	Development footprint change and additional port route

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DEFINITIONS

Aboriginal stakeholders	Aboriginal stakeholders registered for cultural heritage consultation for the development
Access road	Unnamed road between the New England Highway intersection and the site
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	EP Sunspot 5 Pty Ltd , or any person who seeks to carry out the development approved under this consent
BAL	Basic Left Turn
BAR	Basic Right Turn
Battery storage	Large scale energy storage system
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, building/road dilapidation surveys, installation of fencing, artefact survey and/or salvage, overhead line safety marking and geotechnical drilling and/or surveying)
Council	Armidale Regional Council
CPHR	Conservation Programs, Heritage and Regulation Group within NSW DCCEEW
DCCEEW	Commonwealth Department of Climate Change, Energy, the Environment and Water
Decommissioning	The removal of solar panels and ancillary infrastructure and/or rehabilitation of the site
Demolition	The deconstruction and removal of buildings, sheds, and other structures on the site
Department	Department of Planning, Housing and Infrastructure
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)
EIS	The Environmental Impact Statement for Tilbuster Solar Farm dated 6 October 2020, the Submissions Report dated 9 August 2021, the Amendment Report dated 9 August 2021, additional information dated 15 February 2022, Tilbuster Solar Farm Modification Report dated August 2024, the Submissions Report dated May 2025, and additional information dated 18 July 2025, 13 April 2026, 18 June 2026, 16 July 2026 and 2 September 2026.
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i>
EP&A Regulation	<i>Environmental Planning and Assessment Regulation 2001</i>
EPA	Environment Protection Authority
EnergyCo	Energy Corporation of NSW
EPBC Act	Commonwealth Environment Protection and Biodiversity Conservation Act 1999
Feasible	Means what is possible and practical including engineering considerations of what is practical to build or implement
FRNSW	Fire and Rescue NSW
Heavy vehicle	As defined by the <i>Heavy Vehicle National Regulator</i> under the <i>Heavy Vehicle National Law</i>
Heavy vehicle requiring escort	Any vehicle that requires a pilot vehicle and/or escort vehicle, as defined by the National Heavy Vehicle Regulator's NSW Class 1 Load Carrying Vehicle Operator's Guide
Heritage NSW	Heritage NSW division within NSW DCCEEW
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>
High risk heavy vehicle	A vehicle under escort identified as "high risk" as defined in Table 1 of TfNSW's Fact Sheet for Transport Management Plan (as amended)

Incident	An occurrence or set of circumstances that causes or threatens to cause material harm and which may or may not be or cause a non-compliance.
Material harm	Is harm that: - involves actual or potential harm to the health or safety of human beings or to ecosystems that is not trivial; or - results in actual or potential loss or property damage of an amount, or amounts in aggregate, exceeding \$50,000 (such loss includes the reasonable costs and expenses that would be incurred in taking all reasonable and practicable measures to prevent, mitigate or make good harm to the environment). Note: This definition excludes 'harm' that is authorised under either this consent or any other statutory approval. Note: This definition excludes incidents captured by Work Health and Safety reporting requirements.
MW	Megawatt
Minister	Minister for Planning and Public Spaces , or delegate
Minimise	Implement all reasonable and feasible mitigation measures to reduce the impacts of the development
Mitigation	Activities associated with reducing 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
NSW DCCEEW	NSW Department of Climate Change, Energy, the Environment and Water
Operation	The operation of the development, but does not include commissioning, trials of equipment or the use of temporary facilities
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
REZ	Renewable Energy Zone
Residence	A dwelling in existence at the date of this consent
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 New South Wales
Upgrading	The augmentation and/or replacement of solar panels and ancillary infrastructure on site (excluding maintenance) in accordance with the conditions of this consent
Vehicle movement	One vehicle entering and leaving the site
VPA	Voluntary Planning Agreement
Water Group	Water Group within NSW DCCEEW

SCHEDULE 2

PART A ADMINISTRATIVE CONDITIONS

OBLIGATION TO MINIMISE HARM TO THE ENVIRONMENT

- A1. In meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and if prevention is not reasonable and feasible, minimise, any material harm to the environment that may result from the construction, operation, rehabilitation or decommissioning of the development.

TERMS OF CONSENT

- A2. The development may only be carried out:
- (a) in compliance with the conditions of this consent;
 - (b) in accordance with all written directions of the Planning Secretary;
 - (c) generally in accordance with the EIS; and
 - (d) generally in accordance with the Development Layout in Appendix 1.
- A3. 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.
- A4. The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in condition A2(c) or A2(d). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A2(c) or A2(d), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.

BATTERIES

Battery Storage Restriction

- A5. Unless the Planning Secretary agrees otherwise, the battery storage facility or system associated with the development must not exceed a total delivery capacity of 15 MW.

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

UPGRADING OF SOLAR PANELS AND ANCILLARY INFRASTRUCTURE

- A6. 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 Planning Secretary incorporating the proposed upgrades.

STRUCTURAL ADEQUACY

- A7. 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

- A8. 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

- A9. 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.

Note: 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

- A10. All plant and equipment used on site, or in connection with the development, must be:
- (a) maintained in a proper and efficient condition; and
 - (b) operated in a proper and efficient manner.

SUBDIVISION

- A11. The Applicant may subdivide land comprising the site for the purposes of carrying out the development as identified in Appendix 4 and in accordance with the requirements of the EP&A Act, EP&A Regulation and the Conveyancing Act 1919 (NSW).

Notes:

- Under Part 6 of the EP&A Act, the Applicant is required to obtain a subdivision certificate for a plan of subdivision.
- Division 6.4 of Part 6 of the EP&A Act sets out the application requirements for subdivision certificates.

APPLICABILITY OF GUIDELINES

- A12. References in the conditions of this consent to any guideline, protocol, Australian Standard or policy are to such guidelines, protocols, Standards or policies in the form they are in as at the date of this consent.

However, consistent with the conditions of this consent and without altering any limits or criteria in this consent, the Planning Secretary may, when issuing directions under this consent in respect of ongoing monitoring and management obligations, require compliance with an updated or revised version of such a guideline, protocol, Standard or policy, or a replacement of them.

COMPLIANCE

- A13. The Applicant must ensure that all of its employees, contractors (and their sub-contractors) are made aware of, and are instructed to comply with, the conditions of this consent relevant to activities they carry out in respect of the development.

EVIDENCE OF CONSULTATION

- A14. Where conditions of this consent require consultation with an identified party, the Applicant must:
- (a) consult with the relevant party prior to submitting the subject document to the Planning Secretary for approval; and
 - (b) provide details of the consultation undertaken including:
 - (i) the outcome of that consultation, matters resolved and unresolved; and
 - (ii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.

COMMUNITY ENHANCEMENT

- A15. Prior to commencing construction, or other timeframe agreed by the Planning Secretary, the Applicant must enter into a VPA with Council in accordance with:
- (a) Division 7.1 of Part 7 of the EP&A Act; and
 - (b) the terms of the letter of offer dated 28 October 2021, which are summarised in Appendix 3.

SCHEDULE 3

PART B ENVIRONMENTAL CONDITIONS – GENERAL

TRANSPORT

Vehicle Restrictions

- B1. The Applicant must ensure that the:
- (a) development does not generate more than:
 - (i) 35 heavy vehicle movements a day during construction, upgrading and decommissioning;
 - (ii) 2 **heavy vehicles requiring escort** movements during construction, upgrading and decommissioning;
 - (iii) 6 heavy vehicle movements a day during operations; on the public road network;
 - (iv) **10 vehicles during the AM peak period between 7:30 AM – 8:30 AM; and**
 - (v) **10 vehicles during the PM peak period between 3:45 PM – 4:45 PM; and**
 - (b) length of any vehicles (excluding **heavy vehicles requiring escort**) used for the development does not exceed 26 metres,
- unless the Planning Secretary agrees otherwise.
- B2. The Applicant must keep accurate records of the number of **heavy vehicles requiring escort** and heavy vehicles entering or leaving the site each day for the duration of the project.

Access Route

- B3. All heavy vehicles associated with the development must travel to and from the site via New England Highway as identified in the figure in Appendix 5.

B3A. Unless the Planning Secretary agrees otherwise, all heavy vehicles requiring escort associated with the development must travel to and from the site via route options 1 and 2 as detailed in Appendix 8.

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

Site Access

- B4. All vehicles associated with the development must enter and exit the site via the access point off the New England Highway, as identified in Appendix 1 and Appendix 5.

Road Upgrades

- B5. Unless the Planning Secretary agrees otherwise, prior to commencing construction the Applicant must upgrade:
- (a) the access point off New England Highway with BAR and BAL treatments to cater for the largest vehicle accessing the site;
 - (b) the access road with a 6.0 m sealed carriageway with 0.75 m wide unsealed shoulders on both sides between New England Highway and the site, as identified in Appendix 5.

Unless the relevant road authority agrees otherwise, these upgrades must comply with the current *Austroads Guidelines, Australian Standards and TfNSW supplements*, and be carried out to the satisfaction of the relevant roads authority.

Road Maintenance

- B6. The Applicant must:
- (a) undertake an independent dilapidation survey to assess the:
 - (i) existing condition of the access road on the transport route, prior to construction, upgrading or decommissioning works; and
 - (ii) condition of the access road on the transport route, following construction, upgrading or decommissioning works;
 - (b) repair the access road on the transport route if dilapidation surveys identify that the road has been damaged during construction, upgrading or decommissioning works;

in consultation with Council.

If there is a dispute between the Applicant and Council about the repair of the access road, then either party may refer the matter to the Planning Secretary for resolution.

Operating Conditions

B7. 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

B8. Prior to commencing road upgrades identified in condition B5, the Applicant must prepare a Traffic Management Plan for the development in consultation with TfNSW and Council, and to the satisfaction of the Planning Secretary. 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 B5 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:
 - (i) details of the dilapidation surveys required by condition B6 of Schedule 3 of this consent;
 - (ii) temporary traffic controls, including detours and signage;
 - (iii) notifying the local community about development-related traffic impacts;
 - (iv) procedures for receiving and addressing complaints from the community about development-related traffic;
 - (v) minimising potential cumulative traffic impacts with other State significant development projects in the area, including other solar farms and wind farms;
 - (vi) minimising potential for conflict with school buses and other road users as far as practicable, including preventing queuing on the public road network;
 - (vii) minimising dirt tracked onto the public road network from development-related traffic;
 - (viii) 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;
 - (ix) encouraging car-pooling or ride sharing by employees;
 - (x) scheduling of heavy vehicle movements to minimise convoy length or platoons, and to minimise conflict with light vehicles;
 - (xi) responding to local climate conditions that may affect road safety such as fog, dust, wet weather and flooding;
 - (xii) responding to any emergency repair or maintenance requirements;
 - (xiii) a traffic management system for managing **high risk heavy vehicles requiring escort; and**
 - (xiv) **updated high risk heavy vehicle swept path analysis of the Industrial Drive / George Street / Selwyn Street intersection, in line with EnergyCo Port to REZ road upgrades.**
- (d) a driver's code of conduct that addresses:
 - (i) driver fatigue;
 - (ii) procedures to ensure that drivers adhere to the designated transport routes and speed limits; and
 - (iii) procedures to ensure that drivers implement safe driving practices;
- (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 Planning Secretary's approval, the Applicant must implement the Traffic Management Plan.

LAND MANAGEMENT

- B9. 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.

BIODIVERSITY

Vegetation Clearance

- B10. The Applicant must:
- (a) not clear any native vegetation or fauna habitat located outside the approved disturbance areas described in the EIS;
 - (b) ensure that no more than **2.32** ha of the PCT **3359** woodland and **0.81** ha of PCT **3363** woodland identified as Vegetation Zone **6** and Zone **7** in the EIS is cleared for the development; and
 - (c) not build any panel arrays on vegetation mapped as PCT **3359** woodland and PCT **3363** woodland identified as Vegetation Zone **6** and Zone **7** in the EIS.

Note: PCT 3359 and PCT 3363 were recognised as PCT 567 and PCT 704 respectively in the original EIS, prior to the East Coast PCT classifications changes.

Biodiversity Offsets

- B11. Prior to commencing construction, the Applicant must retire biodiversity credits of a number and class specified in Table 1 and Table 2 below, unless the Planning Secretary agrees otherwise.

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

Vegetation Community	PCT ID	Credits Required
Broad-leaved Stringybark – Yellow Box shrub/grass open forest of the New England Tableland bioregion	567	269
Tenterfield Woollybutt – Silvertop Stringybark open forest of the New England Tableland bioregion	575	18
Blakely's Red Gum – White Box - Yellow Box grassy open forest or woodland of New England Tableland bioregion	704	103

Table 2: Species Credit Requirements

Species Credit Species	Credits Required
Greater Glider (<i>Petauroides volans</i>)	55
Koala (<i>Phascolarctos cinereus</i>)	299
Pale-headed Snake (<i>Hoplocephalus bitorquatus</i>)	83
Southern Myotis (<i>Myotis macropus</i>)	123

Note: Any residual impact on EPBC Act listed threatened species or communities must be offset in accordance with an offset process endorsed by DCCEEW.

- B11A. Prior to commencing construction, the Applicant must retire biodiversity credits of a number and class specified in Table 3 and Table 4 below. 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**

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- (c) funding a biodiversity conservation action that benefits the entity impacted and is listed in the ancillary rules of the biodiversity offsets scheme.

Table 3: Ecosystem Credit Requirements

Vegetation Community	PCT ID	Credits Required
New England Hills Stringybark-Box Woodland	3359	60
Western New England Blakely's Red Gum-Box Grassy Forest	3363	18

Table 4: Species Credit Requirements

Species Credit Species	Credits Required
Greater Glider (<i>Petauroides volans</i>)	3
Koala (<i>Phascolarctos cinereus</i>)	57
Southern Myotis (<i>Myotis macropus</i>)	50

Note: Any residual impact on EPBC Act listed threatened species or communities must be offset in accordance with an offset process endorsed by DCCEEW.

Biodiversity Management Plan

- B12. Prior to commencing construction, the Applicant must prepare a Biodiversity Management Plan for the development in consultation with **CPHR**, and to the satisfaction of the Planning Secretary. This plan must:
- include a description of the measures and timeframes that would be implemented **over the life of the project** for:
 - protecting vegetation and fauna habitat outside the approved disturbance areas;
 - managing the remnant vegetation and fauna habitat on site;
 - maintaining and actively improving the condition, connectivity and extent of vegetation communities PCT 567, 575, 704, **3359 and 3363** to achieve nominated condition targets, including regular reporting on the effectiveness of these measures to **CPHR**;
 - improving habitat for the Koala and Greater Glider;
 - enabling the movement of native fauna into and out of the development 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;
 - staged removal of hollow bearing trees, avoiding the removal of hollow-bearing trees during spring to avoid the main breeding period for hollow-dependent fauna and replacing lost hollows with nest boxes or other hollow augmentation methods, at a ratio of 2:1;
 - 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;
 - include a program to monitor and report on the effectiveness of mitigation measures;
 - include an incidental threatened species finds protocol to identify the avoid and/or minimise and/or offset options to be implemented if additional threatened species are discovered on site,

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

Note:

- To avoid any doubt, mitigation measures are not required to be implemented to reduce the visibility of the project from any other locations on the property other than the residence and its curtilage*
- 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*
- PCTs listed in (a)(iii) represent those as described in original EIS and Modification 1, reflecting both pre and post change in the East Coast PCT classifications.**

AMENITY

Construction, Upgrading and Decommissioning Hours

B13. Unless the Planning 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 Planning Secretary:

- **commissioning 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.

Variation of Construction Hours

B13A. The hours of construction activities specified in condition B13 of this approval may be varied with the prior written approval of the Planning Secretary. Any request to alter the hours of construction must be:

- (a) **considered on a case-by-case or activity-specific basis;**
- (b) **accompanied by details of the nature and justification for activities to be conducted during the varied construction hours;**
- (c) **accompanied by written evidence that appropriate consultation with potentially affected sensitive receivers and notification of Councils (and other relevant agencies) has been or will be undertaken;**
- (d) **accompanied by evidence that all feasible and reasonable noise mitigation measures have been put in place; and**
- (e) **accompanied by a construction method statement consistent with the requirements of the Interim Construction Noise Guideline (DECC, 2009), or latest version.**

Noise

B14. The Applicant must:

- (a) minimise the noise generated by any construction, upgrading or decommissioning activities on site in accordance with best practice requirements outlined in the *Interim Construction Noise Guideline* (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 *NSW Noise Policy for Industry* (EPA, 2017) at any non-associated residence

Dust

B15. The Applicant must minimise the dust generated by the development.

Visual

B16. 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

B17. The Applicant must:

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

HERITAGE

Protection of Heritage Items

B18. 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 6 or any Aboriginal heritage items located outside the approved development footprint.

B19. Prior to carrying out any development that could directly or indirectly impact the heritage items identified in Table 2 of Appendix 6, 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 6.

Heritage Management Plan

B20. Prior to carrying out any development that could directly or indirectly impact the heritage items identified in Appendix 6, 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:
 - (i) protecting the Aboriginal heritage items identified in Table 1 of Appendix 6 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 identified in Table 2 of Appendix 6;
 - (ii) salvaging (including subsurface salvage at artefact scatter sites located in areas with an intact A soil horizon) and relocating the Aboriginal heritage items located within the approved development footprint, as identified in Table 2 of Appendix 6;
 - (iii) a contingency plan and reporting procedure if:
 - previously unidentified heritage items are found; or
 - Aboriginal skeletal material is discovered;
 - (iv) 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
 - (v) 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

B21. 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

B22. The Applicant must ensure that the development does not cause any water pollution, as defined under Section 120 of the POEO Act.

Operating Conditions

B23. The Applicant must:

- (a) minimise any soil erosion and control sediment generation;
- (b) ensure that construction, upgrading or decommissioning of the development has appropriate drainage and erosion and sediment controls designed, installed and maintained 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 reduce impacts on localised flooding and groundwater at the site;
- (d) ensure the solar panels do not cause any increased water being diverted off the 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;
- (f) ensure that all works are undertaken **in accordance** with the following, unless **Water Group** agrees otherwise:
 - *Guidelines for Controlled Activities on Waterfront Land* (NRAR, 2018), or its latest version; and
 - *Policy and Guidelines for Fish Habitat Conservation and Management* (2013), or its latest version; **and**
- (g) **ensure that no permanent infrastructure occurs within the stream buffers shown in Appendix 1, except for the construction of approved watercourse crossings and access tracks, or measures outlined within the Biodiversity Management Plan.**

HAZARDS**Fire Safety Study**

B24. Prior to commencing construction of the battery storage facility, the Applicant must prepare a Fire Safety Study for the development, in consultation with RFS, the operators of the transmission and distribution lines that transect the site, and to the satisfaction of FRNSW and the Planning Secretary. The study must:

- (a) be consistent with the:
 - (i) Department's Hazardous Industry Planning Advisory Paper No. 2 'Fire Safety Study' guideline;
 - (ii) 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 completion of the Study, the Applicant must implement the measures described in the Fire Safety Study.

Storage and Handling of Dangerous Goods

B25. 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 (a) and (b) above, the most stringent requirement must prevail to the extent of the inconsistency.

Operating Conditions

B26. The Applicant must:

- (a) minimise the fire risks of the development, including managing vegetation fuel loads on-site;
- (b) ensure that the development:
 - (i) includes at least:

- 20 metre around woody vegetation; and
 - 10 metre around grassland
- defendable space around the perimeter of the solar array area that permits unobstructed vehicle access;
- (ii) manages the defendable space and solar array areas as an Asset Protection Zone;
 - (iii) complies with the relevant asset protection requirements in the RFS's *Planning for Bushfire Protection 2019* (or equivalent) and Standards for Asset Protection Zones;
 - (iv) 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 an internal 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

B27. Prior to commencing operation, the Applicant must develop and implement a comprehensive Emergency Plan and detailed emergency procedures for the development in consultation with FRNSW, RFS and the operators of the transmission and distribution lines that transect the site and provide a copy of the plan to the local Fire Control Centre. The Applicant must keep two copies of the plan on-site in a prominent position adjacent to the site entry point at all times. The plan must:

- (a) be consistent with the Department's *Hazardous Industry Planning Advisory Paper No. 1, 'Emergency Planning'* and RFS's *Planning for Bushfire Protection 2019* (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;
- (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 on-site water supply tank;
- (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; and
- (m) include details of the how RFS would be notified, and procedures that would be implemented, in the event that:
 - (i) there is a fire on-site or in the vicinity of the site;
 - (ii) there are any activities on site that would have the potential to ignite surrounding vegetation; or
 - (iii) there are any proposed activities to be carried out during a bushfire danger period.
- (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.

WASTE

B28. 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 reused, recycled or sent to an appropriately licensed waste facility for disposal.

ACCOMMODATION AND EMPLOYMENT STRATEGY

- B29. 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. 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;
 - (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

- B30. Within 18 months of the cessation of operations, unless the Planning Secretary agrees otherwise, the Applicant must rehabilitate the site to the satisfaction of the Planning Secretary. This rehabilitation must comply with the objectives in Table 3.

Table 3: 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 Planning Secretary agrees otherwise
Land use	• Restore land capability to pre-existing use
Community	• Ensure public safety at all times.

SCHEDULE 4

PART C ENVIRONMENTAL MANAGEMENT, REPORTING AND AUDITING

ENVIRONMENTAL MANAGEMENT

Environmental Management Strategy

- C1. 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:
- (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) set out the procedures that would be implemented to:
 - (i) keep the local community and relevant agencies informed about the operation and environmental performance of the development;
 - (ii) receive, handle, respond to, and record complaints;
 - (iii) resolve any disputes that may arise;
 - (iv) respond to any non-compliance;
 - (v) respond to emergencies; and
 - (e) include:
 - (i) references to any strategies, plans and programs approved under the conditions of this consent; and
 - (ii) a clear plan depicting all the monitoring to be carried out in relation to the development, including a table summarising all the monitoring and reporting obligations under the conditions of this consent.

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

Revision of Strategies, Plans and Programs

- C2. 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:
 - (i) submission of an incident report under condition C10 of Schedule 4;
 - (ii) submission of an audit report under condition C15 of Schedule 4; or
 - (iii) any modification to the conditions of this consent.

Staging, Combining and Updating Strategies, Plans or Programs

- C3. With the approval of the Planning Secretary, the Applicant may:
- (a) prepare and submit any strategy, plan or program required by this consent on a staged basis (if a clear description is provided as to the specific stage and scope of the development to which the strategy, plan or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan or program);
 - (b) combine any strategy, plan or program required by this consent (if a clear relationship is demonstrated between the strategies, plans or programs that are proposed to be combined); and
 - (c) update any strategy, plan or program required by this consent (to ensure the strategies, plans and programs required under this consent are updated on a regular basis and incorporate additional measures or amendments to improve the environmental performance of the development).
- C4. If the Planning Secretary agrees, a strategy, plan or program may be staged or updated without consultation being undertaken with all parties required to be consulted in the relevant condition in this consent.
- C5. If approved by the Planning Secretary, updated strategies, plans or programs supersede the previous versions of them and must be implemented in accordance with the condition that requires the strategy, plan

or program.

- C6. If the Planning Secretary agrees, a strategy, plan or program may be staged without addressing particular requirements of the relevant condition of this consent if those requirements are not applicable to the particular stage.

NOTIFICATIONS

Notification of Department

- C7. 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

- C8. Prior to commencing construction, the Applicant must submit detailed plans of the final layout of the development to the Department via the Major Projects website, showing comparison to the approved layout and including details on the siting of solar panels and ancillary infrastructure, via the Major Projects website.

The Applicant must ensure that the development is constructed in accordance with the Final Layout Plans.

Work as Executed Plans

- C9. 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 showing comparison to the final layout plans to the Department via the Major Projects website.

Incident Notification

- C10. The Department must be notified in writing via the Major Projects website 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 7.

Non-Compliance Notification

- C11. The Planning Secretary must be notified in writing via the Major Projects website within seven days after the Applicant becomes aware of any non-compliance.
- C12. 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, or will be, undertaken to address the non-compliance.
- C13. A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.

Notification of Landowners

- C14. Prior to the commencement of construction, the Applicant must notify the owners of R1 of their rights under condition B17 of Schedule 3.

INDEPENDENT ENVIRONMENTAL AUDIT

- C15. **Independent Environmental Audits of the development must be conducted and carried out in accordance with the *Independent Audit Post Approval Requirements (2020)* or as updated from time to time and published on the Department's website.**

C16. Deleted

C17. Deleted

C18. Deleted

C19. Deleted

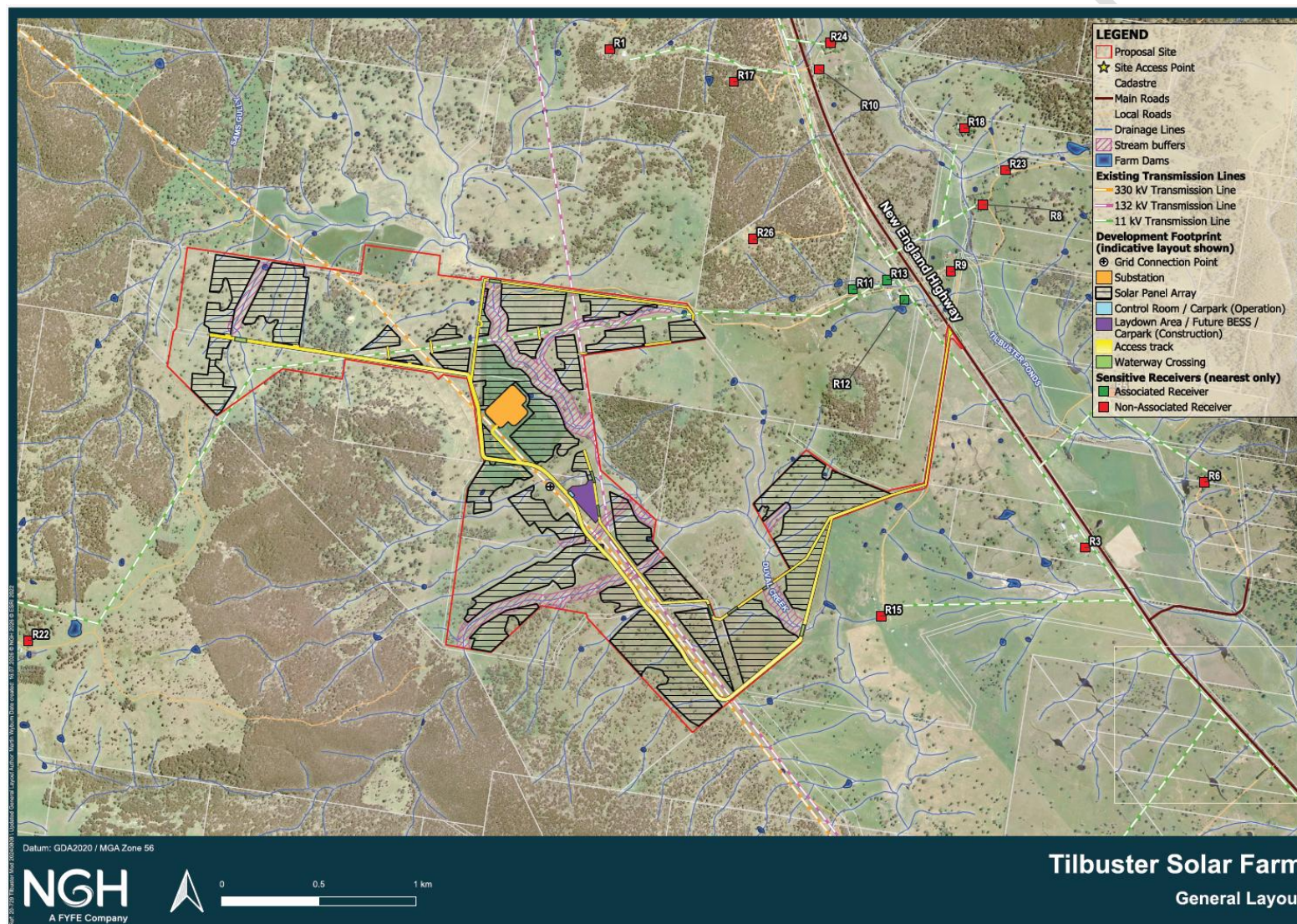
C20. Deleted

ACCESS TO INFORMATION

C21. The Applicant must:

- (a) make the following information publicly available on its website as relevant to the stage of the development:
 - (i) the EIS;
 - (ii) the final layout plans for the development;
 - (iii) current statutory approvals for the development;
 - (iv) approved strategies, plans or programs required under the conditions of this consent;
 - (v) the proposed staging plans for the development if the construction, operation and/or decommissioning of the development is to be staged;
 - (vi) a comprehensive summary of the monitoring results of the development, which have been reported in accordance with the various plans and programs approved under the conditions of this consent;
 - (vii) how complaints about the development can be made;
 - (viii) any independent environmental audit, and the Applicant's response to the recommendations in any audit; and
 - (ix) any other matter required by the Planning Secretary; and
- (b) keep this information up to date.

APPENDIX 1: GENERAL LAYOUT OF DEVELOPMENT



**APPENDIX 2:
SCHEDULE OF LANDS**

<i>Lot Number</i>	<i>Deposit Plan (DP)</i>
100	1301033
1	225170
1	585523

Notes:

- The project site will also be taken to include any Crown land and road reserves contained within the project site.
- Any inclusion of Crown roads in the project are subject to road closing application by the landholder and any works on Crown land requires Crown Lands licence to be obtained prior to commencing construction of works or road upgrades on any Crown lands.

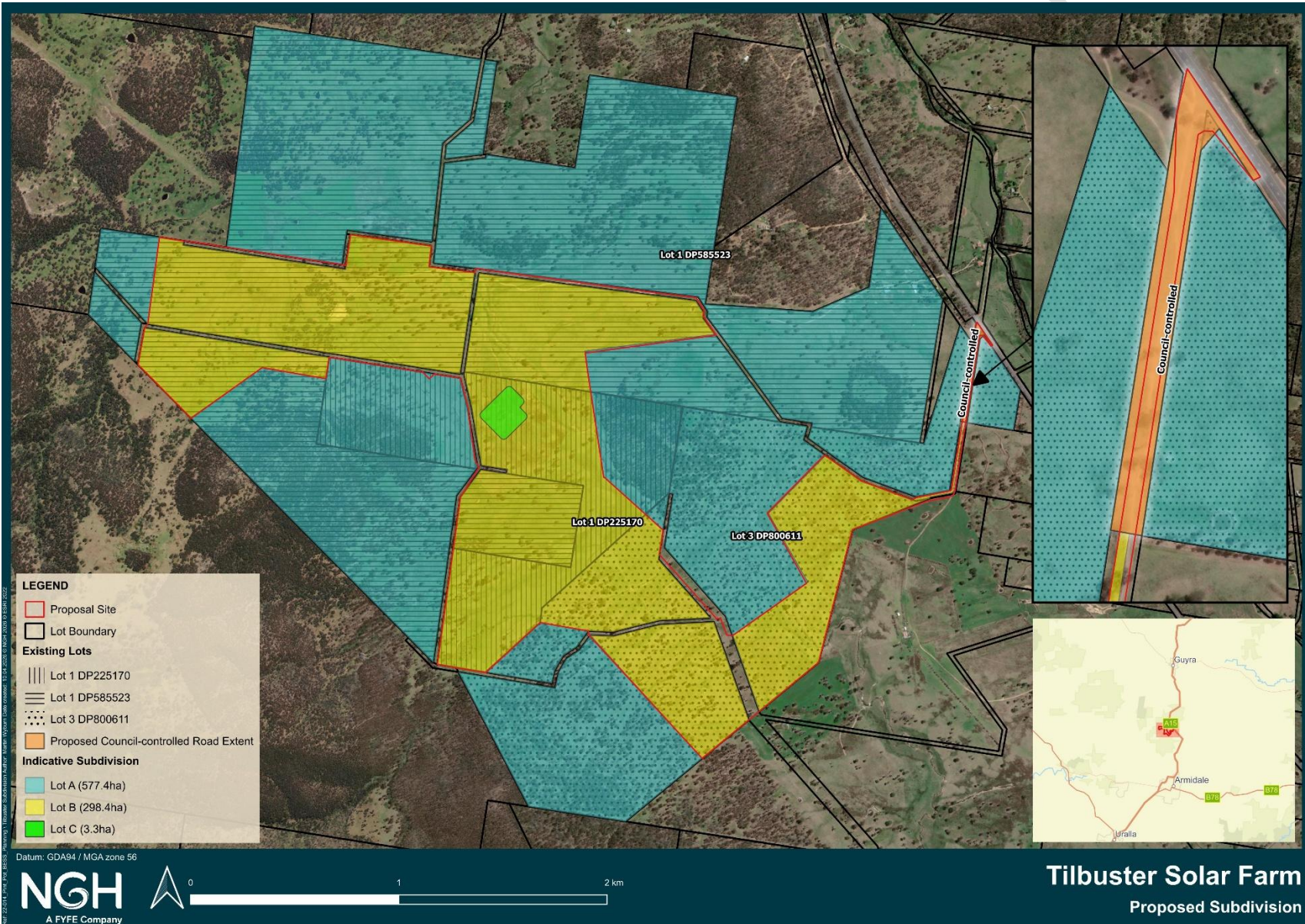
FOR INFORMATION

**APPENDIX 3:
GENERAL TERMS OF THE APPLICANT'S VPA OFFER**

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

<i>Council</i>	<i>Payment Details</i>
Armidale Regional Council	Lump sum payment of \$1,529,000, to be paid to Council on commencement of construction of the development.

SUBDIVISION PLAN



APPENDIX 5: ROAD UPGRADES AND SITE ACCESS



The following design details have been taken from Austroads Guide to Road Design Part 4A:

Rural Basic Right-turn Treatment (BAR) Section 7.5.1.

- 1: Design speed of 110km/h.
- 2: Lane widths of 3.5m have been used.
- 3: Formation/carriageway widening is 3.0m.
- 4: Taper lengths calculate to 46m.
- 5: Storage length is 22.5m for one 19m design vehicle.

Rural Left-turn Treatment (BAL) Section 8.2.1.

- 1: Design speed of 110km/h.
- 2: Lane widths of 3.5m have been used.
- 3: Formation/carriageway widening is 2.5m.
- 4: Taper length calculates to 38m.
- 5: Minimum length of parallel widened shoulder used from Table 8.1 is 35m.

Tilbuster Solar Farm
New England Highway / Access Road Intersection
Intersection Design

DRAWN: MW
DATE: 08/06/2021
SCALE: 1:600 @ A3
DWG NO: 045-S01F

Amber 1

Table 1: Road upgrades

Road	Location	Upgrade requirements	Timing
New England Highway and access road	Intersection	•Basic Right turn (BAR) treatment •Basic Left turn (BAL) treatment	Prior to construction
Access road	From New England Highway to the site	•Rural Access Minor •6.0 m sealed carriageway with 0.75 m wide unsealed shoulders. •Total trafficable width of 7.5 m. •Flood immunity (ARI 2 years). •Trafficable immunity (ARI 20 years).	

Notes:

- Upgrades must comply with the current Austroads Guidelines, Australian Standards and TfNSW supplements).
- Works on local Council roads: Under Part 4.4.2 of the EP&A Act, the Proponent is required to obtain consent under section 138 of the Roads Act 1993 from the relevant road authority prior to commencing the road upgrades.
- Works on classified State roads: Under Part 4.4.2 of the EP&A Act, the Proponent is required to obtain a Works Authorisation Deed (WAD) or other suitable arrangement as agreed to by TfNSW prior to commencing road upgrades at the intersection of New England Highway and the access local road.
- Figures in Appendix 5 are indicative only. Detailed design drawings are to be submitted to the relevant road authority for acceptance and approval prior to commencement of road upgrades.

APPENDIX 6: ABORIGINAL HERITAGE ITEMS

Table 1: Aboriginal heritage items – avoid impacts

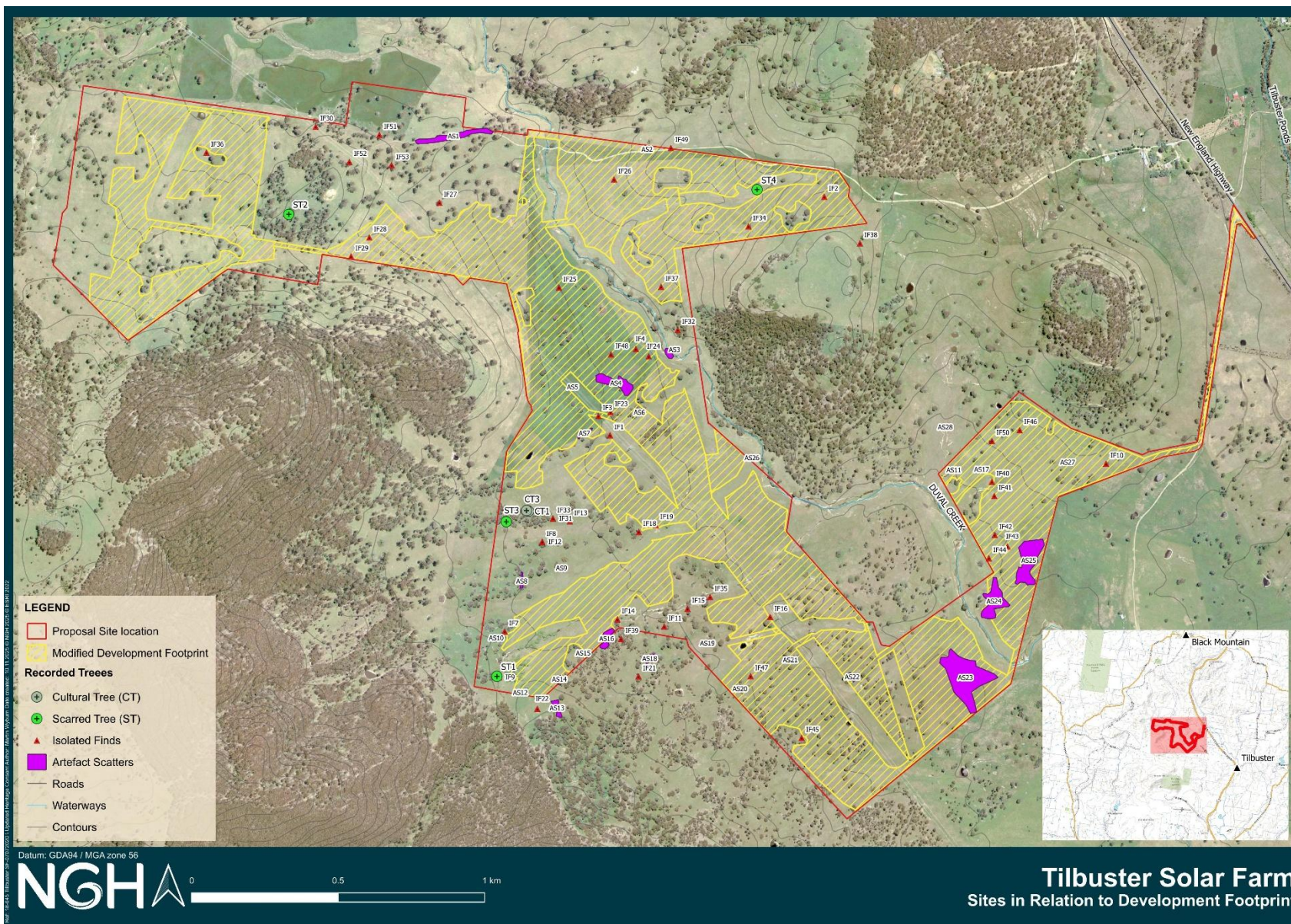
<i>Item name</i>	<i>Item name</i>
Tilbuster Solar IF7 (Isolated Artefact)	Tilbuster Solar IF53 (Isolated Artefact)
Tilbuster Solar IF8 (Isolated Artefact)	Tilbuster Solar AS1 (Artefact Scatter)
Tilbuster Solar IF9 (Isolated Artefact)	Tilbuster Solar AS3 (Artefact Scatter)
Tilbuster Solar IF11 (Isolated Artefact)	Tilbuster Solar AS5 (Artefact Scatter)
Tilbuster Solar IF12 (Isolated Artefact)	Tilbuster Solar AS8 (Artefact Scatter)
Tilbuster Solar IF13 (Isolated Artefact)	Tilbuster Solar AS9 (Artefact Scatter)
Tilbuster Solar IF14 (Isolated Artefact)	Tilbuster Solar AS10 (Artefact Scatter)
Tilbuster Solar IF15 (Isolated Artefact)	Tilbuster Solar AS13 (Artefact Scatter)
Tilbuster Solar IF18 (Isolated Artefact)	Tilbuster Solar AS18 (Artefact Scatter)
Tilbuster Solar IF21 (Isolated Artefact)	Tilbuster Solar AS19 (Artefact Scatter)
Tilbuster Solar IF22 (Isolated Artefact)	Tilbuster Solar AS26 (Artefact Scatter)
Tilbuster Solar IF27 (Isolated Artefact)	Tilbuster Solar AS28 (Artefact Scatter)
Tilbuster Solar IF30 (Isolated Artefact)	Tilbuster Solar ST1 (Scarred tree)
Tilbuster Solar IF31 (Isolated Artefact)	Tilbuster Solar ST2 (Scarred tree)
Tilbuster Solar IF32 (Isolated Artefact)	Tilbuster Solar ST3 (Scarred tree)
Tilbuster Solar IF33 (Isolated Artefact)	Tilbuster Solar ST4 (Scarred tree)
Tilbuster Solar IF35 (Isolated Artefact)	Tilbuster Solar CT1 (Cultural Tree)
Tilbuster Solar IF38 (Isolated Artefact)	Tilbuster Solar CT3 (Cultural Tree)
Tilbuster Solar IF39 (Isolated Artefact)	
Tilbuster Solar IF51 (Isolated Artefact)	
Tilbuster Solar IF52 (Isolated Artefact)	

* Refer to the Figure in this Appendix to identify items

Table 2: Aboriginal heritage items – salvage

<i>Item name</i>	<i>Degree of Impact</i>	<i>Item name</i>	<i>Degree of Impact</i>
Tilbuster Solar IF1 (Isolated Artefact)	Partial	Tilbuster Solar IF46 (Isolated Artefact)	Whole
Tilbuster Solar IF2 (Isolated Artefact)	Whole	Tilbuster Solar IF47 (Isolated Artefact)	Whole
Tilbuster Solar IF3 (Isolated Artefact)	Partial	Tilbuster Solar IF48 (Isolated Artefact)	Whole
Tilbuster Solar IF4 (Isolated Artefact)	Whole	Tilbuster Solar IF49 (Isolated Artefact)	Partial
Tilbuster Solar IF10 (Isolated Artefact)	Whole	Tilbuster Solar IF50 (Isolated Artefact)	Whole
Tilbuster Solar IF16 (Isolated Artefact)	Partial	Tilbuster Solar AS2 (Artefact Scatter)	Partial
Tilbuster Solar IF19 (Isolated Artefact)	Partial	Tilbuster Solar AS4 (Artefact Scatter)	Whole
Tilbuster Solar IF23 (Isolated Artefact)	Partial	Tilbuster Solar AS6 (Artefact Scatter)	Whole
Tilbuster Solar IF24 (Isolated Artefact)	Whole	Tilbuster Solar AS7 (Artefact Scatter)	Whole
Tilbuster Solar IF25 (Isolated Artefact)	Whole	Tilbuster Solar AS11 (Artefact Scatter)	Whole
Tilbuster Solar IF26 (Isolated Artefact)	Whole	Tilbuster Solar AS12 (Artefact Scatter)	Whole
Tilbuster Solar IF28 (Isolated Artefact)	Whole	Tilbuster Solar AS14 (Artefact Scatter)	Whole
Tilbuster Solar IF29 (Isolated Artefact)	Whole	Tilbuster Solar AS15 (Artefact Scatter)	Whole
Tilbuster Solar IF34 (Isolated Artefact)	Whole	Tilbuster Solar AS16 (Artefact Scatter)	Partial
Tilbuster Solar IF36 (Isolated Artefact)	Whole	Tilbuster Solar AS17 (Artefact Scatter)	Whole
Tilbuster Solar IF37 (Artefact Scatter)	Whole	Tilbuster Solar AS20 (Artefact Scatter)	Whole
Tilbuster Solar IF40 (Isolated Artefact)	Partial	Tilbuster Solar AS21 (Artefact Scatter)	Whole
Tilbuster Solar IF41 (Isolated Artefact)	Whole	Tilbuster Solar AS22 (Artefact Scatter)	Whole
Tilbuster Solar IF42 (Isolated Artefact)	Whole	Tilbuster Solar AS23 (Artefact Scatter)	Whole
Tilbuster Solar IF43 (Isolated Artefact)	Whole	Tilbuster Solar AS24 (Artefact Scatter)	Whole
Tilbuster Solar IF44 (Isolated Artefact)	Partial	Tilbuster Solar AS25 (Artefact Scatter)	Whole
Tilbuster Solar IF45 (Isolated Artefact)	Partial	Tilbuster Solar AS27 (Artefact Scatter)	Whole

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



APPENDIX 7: INCIDENT NOTIFICATION AND REPORTING REQUIREMENTS

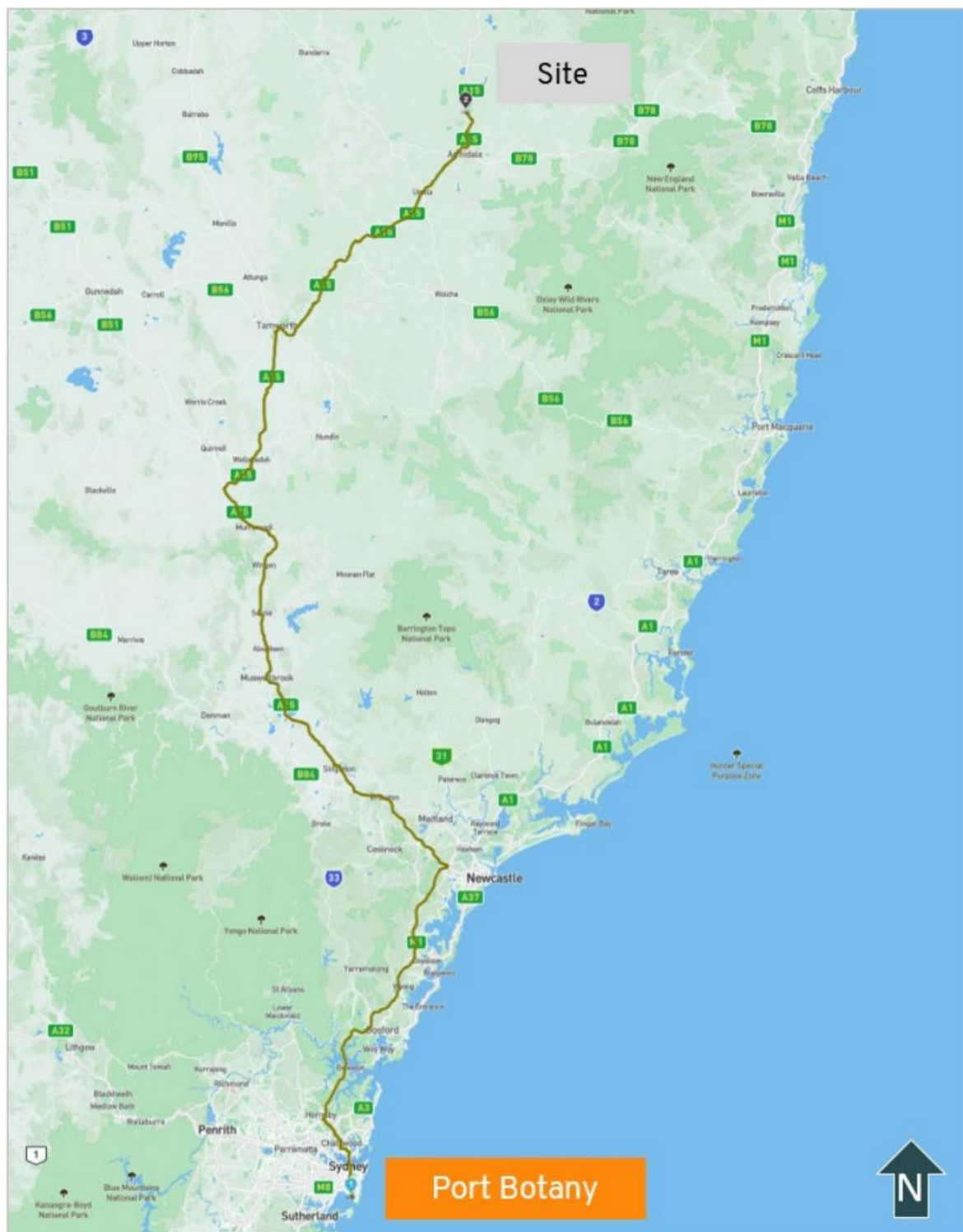
WRITTEN INCIDENT NOTIFICATION REQUIREMENTS

1. A written incident notification addressing the requirements set out below must be submitted to the Planning Secretary via the Major Projects website within seven days after the Applicant becomes aware of an incident. Notification is required to be given under this condition even if the Applicant fails to give the notification required under condition C7 of Schedule 4 or, having given such notification, subsequently forms the view that an incident has not occurred.
2. Written notification of an incident must:
 - (a) identify the development and application number;
 - (b) provide details of the incident (date, time, location, a brief description of what occurred and why it is classified as an incident);
 - (c) identify how the incident was detected;
 - (d) identify when the applicant became aware of the incident;
 - (e) identify any actual or potential non-compliance with conditions of consent;
 - (f) describe what immediate steps were taken in relation to the incident;
 - (g) identify further action(s) that will be taken in relation to the incident; and
 - (h) identify a project contact for further communication regarding the incident.
3. Within 30 days of the date on which the incident occurred or as otherwise agreed to by the Planning Secretary, the Applicant must provide the Planning Secretary and any relevant public authorities (as determined by the Planning Secretary) with a detailed report on the incident addressing all requirements below, and such further reports as may be requested.
4. The Incident Report must include:
 - (a) a summary of the incident;
 - (b) outcomes of an incident investigation, including identification of the cause of the incident;
 - (c) details of the corrective and preventative actions that have been, or will be, implemented to address the incident and prevent recurrence; and
 - (d) details of any communication with other stakeholders regarding the incident.

APPENDIX 8:
Heavy vehicle requiring escort route

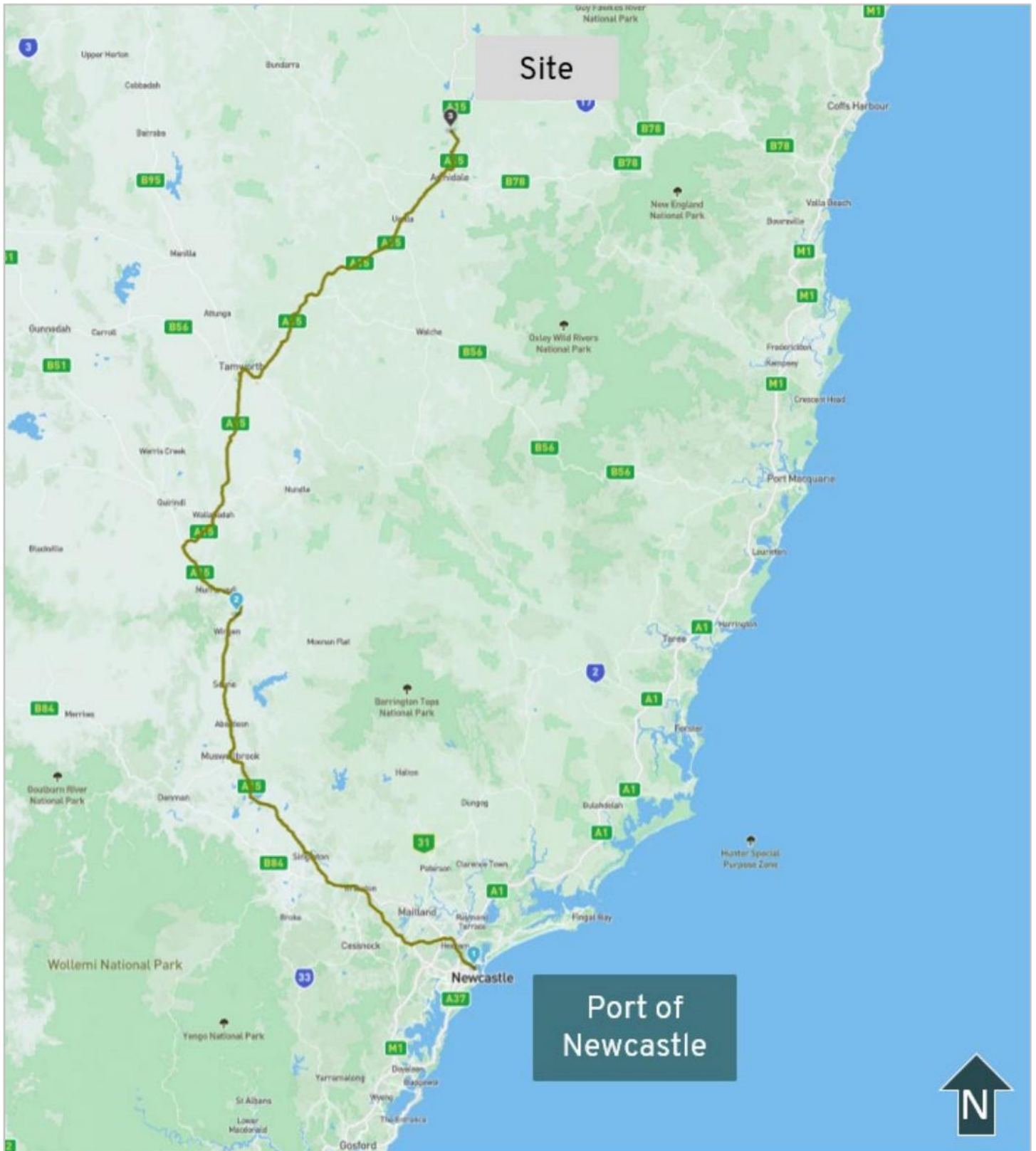
Table 1

Route Option	Roads Along the Haulage Route
Route Option 1 from Port Botany (as shown in Figure 1 of Appendix 8)	From Port Botany via, M1 Motorway, Hunter Expressway, New England Highway and the unnamed site access road.
Route Option 2 from Port of Newcastle (as shown in Figure 2 of Appendix 8)	From Port of Newcastle via, Industrial Drive, Maitland Road, John Renshaw Drive, New England Highway (short section), Hunter Expressway, New England Highway and the unnamed site access road.



Source: NHVR Route Planner

Figure 1: Port Botany to site route



Source: NHVR Route Planner

Figure 2: Port of Newcastle to site route