

Infrastructure Approval

Section 5.19 of the *Environmental Planning & Assessment Act 1979*

I grant approval to the application for the Critical State Significant Infrastructure (CSSI) project referred to in Schedule 1, subject to the conditions in Schedules 2 to 4.

These conditions are required to:

- prevent, minimise or offset adverse environmental impacts;
- set standards and performance measures for acceptable environmental performance;
- require regular monitoring and reporting; and
- provide for the ongoing environmental management of the development.



Minister for Planning and Public Spaces

Sydney *31st March* 2020

SCHEDULE 1

Application Number:	CSSI 10034
Proponent:	Snowy Hydro Limited
Approval Authority:	Minister for Planning and Public Spaces
Land:	Polo Flat Road, Polo Flat NSW 2630 Lot 14 DP 250029, Lot 3 DP 238762 and the adjacent unmade road corridor
Development:	Snowy 2.0 Segment Factory
Critical State Significant Infrastructure	Development for the Snowy 2.0 and Transmission Project as described in Clause 9 of Schedule 5 of <i>State Environmental Planning Policy (State and Regional Development) 2011</i>

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DEFINITIONS

AEP	Annual Exceedance Probability - the probability that a given rainfall total accumulated over a given duration will be exceeded in any one year, expressed as a percentage, i.e. 1%, 2%, 5%
BCD	Biodiversity and Conservation Division of the Department
Cessation of operations	Operation of the development has ceased for a continuous period of 12 months
Conditions of this approval	Conditions contained in Schedules 1 to 4 inclusive
Construction	The construction of the development, including but not limited to the carrying out of any bulk earthworks on site and construction of the site access road, a concrete batching plant, precast building, storage areas and ancillary infrastructure, and excluding pre-construction works and operation
Council	Snowy Monaro Regional Council
Day	The period from 7 am to 6 pm on Monday to Saturday, and 8 am to 6 pm on Sundays and Public Holidays
Decommissioning	The removal of plant, equipment and infrastructure from the site
Demolition	The deconstruction and removal of buildings, sheds and other structures on the site
Department	Department of Planning, Industry and Environment
Development	The development as described in the EIS
DPIE - Water	Department of Planning, Industry and Environment - Water
EIS	The Environmental Impact Statement for the Snowy 2.0 Segment Factory dated September 2019 and the Response to Submissions dated December 2019
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i>
EP&A Regulation	<i>Environmental Planning and Assessment Regulation 2000</i>
EPL	Environment Protection Licence under the POEO Act
Evening	The period from 6 pm to 10 pm
Feasible	Feasible relates to engineering considerations and what is practical to build or implement
Heavy vehicle	A vehicle that has a combined Gross Vehicle Mass or Aggregate Trailer Mass of more than 4.5 tonnes
Heritage item	An item as defined under the <i>Heritage Act 1977</i> and/or an Aboriginal Object or Aboriginal Place as defined under the <i>National Parks and Wildlife Act 1974</i>
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"> 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 \$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)
Maximise	Implement all reasonable and feasible measures to achieve the specified outcome
Minister	Minister for Planning and Public Spaces, or delegate
Minimise	Implement all reasonable and feasible mitigation measures to reduce the impacts of the development
Night	The period from 10 pm to 7 am on Monday to Saturday, and 10 pm to 8 am on Sundays and Public Holidays
Non-compliance	An occurrence, set of circumstances or development that is a breach of this approval but is not an incident
Operation	The operation of the development including transport of raw materials to the site for the purpose of producing concrete segments, production of concrete segments and transport of finished concrete segments from the site
Over-dimensional vehicle	Over-mass and/or over-size/length vehicles
Planning Secretary	Planning Secretary of the Department, or nominee
POEO Act	<i>Protection of the Environment Operations Act 1997</i>
Pre-construction	Includes the following activities: <ul style="list-style-type: none"> service identification and protection, relocation and installation of utilities hazardous material removal, including asbestos, lead paint and PCBs removal, transport and disposal of weeds installation of mitigation measures including erosion and sediment controls and the stormwater basin minor clearing building/road dilapidation studies

Proponent	<ul style="list-style-type: none"> • geotechnical drilling and/or survey works • installation of temporary fencing, signage and security measures <p>Snowy Hydro Limited, or any person who seeks to carry out the development to which this approval applies</p>
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
Sensitive receivers	A location where people are likely to work, occupy or reside, including a dwelling, school, hospital, office or public recreational area
Site	As listed in Schedule 1 and shown on the figures in Appendix 1
Snowy 2.0 Main Works	Construction and operation of an underground hydroelectric power and pump station and water and access tunnels between Talbingo and Tantangara reservoirs in Kosciuszko National Park
TfNSW	Transport for NSW, incorporating the former Roads and Maritime Services
Vehicle movement	One vehicle entering and leaving the site
Waste	Has the same meaning as the definition of the term in the Dictionary to the POEO Act

SCHEDULE 2 ADMINISTRATIVE CONDITIONS

OBLIGATION TO MINIMISE HARM TO THE ENVIRONMENT

1. In meeting the specific environmental performance criteria established under this approval, the Proponent must prevent and/or minimise any material harm to the environment that may result from the construction, operation or decommissioning and rehabilitation of the development.

TERMS OF APPROVAL

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

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 approval must prevail to the extent of any inconsistency.
4. The Proponent 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 approval;
 - (b) any reports, reviews or audits commissioned by the Department regarding compliance with this approval; and
 - (c) the implementation of any actions or measures contained in these documents.

LIMITS OF APPROVAL

5. Apart from the exemptions in Condition 6 below, the Proponent may only carry out construction during the hours listed in Table 1.

Table 1 Hours of Work

Activity	Period	Time
Construction	Monday to Saturday	7 am to 6 pm

6. The Proponent may carry out the following construction works outside the hours listed in Condition 5:
 - (a) works that are inaudible at the nearest sensitive receivers;
 - (b) works agreed to in writing by the Planning Secretary;
 - (c) the delivery of materials required by the NSW Police Force or other authorities for safety reasons; or
 - (d) works required in an emergency to avoid environmental harm, the loss of life, or property damage.

LAPSE OF APPROVAL

7. This approval will lapse if the Proponent does not physically commence the development within 5 years of the date on which it is granted.

WORK AS EXECUTED PLANS

8. Prior to commencing operation, the Proponent must submit work as executed plans of the development to the Department.

STRUCTURAL ADEQUACY

9. The Proponent 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 Proponent 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

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

PROTECTION OF PUBLIC INFRASTRUCTURE

11. Unless the Proponent and the applicable authority agree otherwise, the Proponent 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 any damage to roads caused by the development.

OPERATION OF PLANT AND EQUIPMENT

12. The Proponent 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.

SCHEDULE 3 SPECIFIC ENVIRONMENTAL CONDITIONS

TRAFFIC

Road Upgrades

1. The Proponent must complete the following road works (see figure in Appendix 2) to the satisfaction of Council:
 - (a) construct the site access road and its intersection with Polo Flat Road as a basic right (BAR) turn treatment and basic left (BAL) turn treatment prior to commencing operation;
 - (b) pavement strengthening works on Polo Flat Road from the Monaro Highway intersection to the site access road prior to transporting concrete segments from the site;

These works must comply with the relevant requirements in the *Austroads Guide to Road Design* (as amended by TfNSW supplements).

If there is a dispute in the scope of the pavement strengthening works, then either party may refer the matter to the Planning Secretary for resolution.

2. Prior to transporting concrete segments from the site, the Proponent must install temporary traffic signals at the Snowy Mountains Highway/Bombala Street intersection to the satisfaction of TfNSW.

Road Maintenance

3. The Proponent must do the following to the satisfaction of Council:
 - (a) prepare a dilapidation survey of Polo Flat Road, in accordance with guidelines and standards established by Austroads:
 - prior to the commencement of any construction works;
 - within 2 months of the cessation of operation;
 - (b) rehabilitate and/or make good any development-related damage to Polo Flat Road:
 - identified during the carrying out of construction and/or operation if it could endanger road safety, as soon as possible after the damage is identified, but within 7 days at the latest; and
 - identified in the dilapidation survey carried out following the cessation of operations within 2 months of the completion of the survey, unless Council agrees otherwise.

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

Heavy Vehicle Restrictions

4. Unless the Planning Secretary agrees otherwise, the Proponent must only use Performance Based Standards (PBS) vehicles to transport concrete segments from the site.
5. All heavy vehicles associated with the development must use the designated heavy vehicle routes in Cooma, including the Monaro Highway, Polo Flat Road and the Snowy Mountains Highway (see the figure in Appendix 3).
6. Heavy vehicles associated with the development must not use the southern end of Polo Flat Road containing the timber rail bridge, between Sale Yards Road and the Monaro Highway.
7. The Proponent must:
 - (a) not receive raw material deliveries by heavy vehicles to the site between the hours of 10pm and 5am;
 - (b) ensure that the development does not generate more than:
 - 175 heavy vehicle movements during the day and evening; and
 - 45 heavy vehicle movements transporting finished segments from the site during the night on the public road network;
 - (c) ensure that the length of any vehicles (excluding over-dimensional vehicles) used for the development does not exceed 27 metres;unless the Planning Secretary agrees otherwise.
8. The Proponent must keep accurate records of the number of heavy vehicles entering or leaving the site for the duration of the development.

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

Operating Conditions

9. The Proponent must:
- (a) minimise the road traffic noise of the development;
 - (b) construct all internal roads on site as all-weather roads;
 - (c) provide sufficient parking on site for all vehicles, and ensure vehicles associated with the development do not park on the surrounding public road network;
 - (d) ensure all vehicles are loaded and unloaded on site, and enter and leave the site in a forward direction; and
 - (e) ensure all heavy vehicles leaving the site are in a clean condition, and do not track dirt onto the public road network or spread weeds into the Kosciuszko National Park.

Traffic Management Plan

10. Prior to the commencement of construction, the Proponent 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) a schedule for avoiding peak traffic periods and conflicts with other road users, including:
 - minimising potential for conflict with peak winter traffic, school buses and other motorists as far as practicable;
 - scheduling haulage vehicle movements to minimise convoy length or platoons;
 - a traffic management system for managing over-dimensional vehicles;
 - (b) measures to maintain road safety and network efficiency, including:
 - temporary traffic controls, including detours and signage;
 - measures to minimise the cumulative traffic impacts of the development and the Snowy 2.0 Main Works project;
 - measures to maintain safety for other road users and pedestrians in the Cooma town centre;
 - heavy vehicle salvage plans or protocols, including measures to inform road users of any incidents, delays and/or alternative routes;
 - details of any employee shuttle bus service and measures to encourage employee use of this service;
 - responding to any emergency repair or maintenance requirements; and
 - responding to local climate conditions that may affect road safety;
 - (c) measures to minimise noise from development-related traffic, including but not limited to:
 - limits on truck engine braking on Polo Flat Road and through Cooma;
 - notifying the local community about development-related traffic impacts;
 - procedures for receiving and addressing complaints from the community about development-related traffic and noise;
 - (d) a driver's code of conduct that addresses:
 - travelling speeds;
 - driver fatigue;
 - procedures to ensure that drivers adhere to the designated heavy vehicle routes;
 - procedures to ensure that drivers implement safe driving practices; and
 - (e) a program to ensure drivers working on the development receive suitable training on the code of conduct and any other relevant obligations under the Traffic Management Plan;
 - (f) measures to minimise dirt and weeds being tracked onto the public road network.

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

NOISE

Construction

11. The Proponent must minimise the construction noise of the development in accordance with the best practice requirements outlined in the *Interim Construction Noise Guideline* (DECC, 2009), or its latest version.

Operational Noise Limits

12. The Proponent must ensure that noise generated by operation of the development does not exceed the noise limits in Table 2:

Table 2 Noise Limits dB(A)

Location	Day	Evening	Night	Night
	L _{Aeq} , (15 minute)	L _{Aeq} , (15 minute)	L _{Aeq} , (15 minute)	L _{AMax}
R15	40	35	35	52
R16	40	37	37	52
R17	40	35	35	52

Note: Noise generated by the development is to be measured in accordance with the relevant procedures and modifications (including certain meteorological conditions) of the Noise Policy for Industry (EPA, 2017) (as may be updated or replaced from time to time). Refer to the plan in Appendix 4 for the location of residential sensitive receivers.

Noise Monitoring Plan

13. Prior to commencing operation, the Proponent must prepare a Noise Monitoring Plan for the development to the satisfaction of the Planning Secretary. This plan must include:
 - (a) a noise monitoring program for the development with quarterly attended noise monitoring at the nearest residential sensitive receivers to demonstrate compliance with the noise limits in condition 12 in Schedule 3; and
 - (b) procedures for receiving and addressing complaints from the community about development-related noise, including road traffic noise.

Following the Planning Secretary's approval, the Proponent must implement the Noise Monitoring Plan.

LAND

Weed Management

14. The Proponent must do the following to the satisfaction of the Planning Secretary:
 - (a) undertake weed control measures on site prior to the commencement of construction to prevent, as far as reasonably practicable, the transfer of African Lovegrass from the site;
 - (b) construct and operate a wheel wash down facility on site, and ensure that all heavy vehicles leaving the site and any other vehicles travelling to the Kosciuszko National Park use the facility before they leave the site; and
 - (c) regularly inspect the site for weeds and implement further weed control measures if any weeds are detected during this monitoring.

Contamination

15. Prior to the commencement of demolition, the Proponent must remove hazardous materials from the buildings to be demolished and obtain clearance certificates, in accordance with relevant guidelines.
16. The Proponent must implement an unexpected finds protocol to manage any contaminated material encountered on site. The protocol must include procedures for identifying contaminated material, testing, classification and appropriate disposal of the material.
17. The Proponent must ensure only virgin excavated natural material or excavated natural material is imported for use as fill material on the site.

Asbestos

18. Prior to the commencement of any construction or demolition, the Proponent must remove and dispose of asbestos from the site, using appropriately qualified and licensed contractors in accordance with the requirements of SafeWork NSW, the *Work Health and Safety Regulation 2017* and relevant guidelines.

WATER

Water Supply

19. The Proponent must ensure it has sufficient water for all stages of the development; and if necessary, adjust the intensity of development on site to match its available water supply.

20. The Proponent must maximise the reuse of water from the on-site stormwater management system.

Discharge Limits

21. Except as expressly provided for in an EPL, the Proponent must ensure the development complies with Section 120 of the POEO Act.

Erosion and Sediment Control

22. Prior to commencing construction, the Proponent must install suitable erosion and sediment control measures on site, including the proposed stormwater management basin, in accordance with the relevant requirements of *Managing Urban Stormwater: Soils and Construction - Volume 1: Blue Book* (Landcom, 2004). The Proponent must then ensure these measures operate effectively during the development.

Stormwater Management

23. The Proponent must carry out the creek realignment works generally in accordance with the *Guidelines for Controlled Activities on Waterfront Land* (NRAR, 2018), or its latest version, and implement additional measures if necessary to minimise the water quality and erosion impacts of the diversion.
24. The Proponent must provide an inter-allotment stormwater easement in favour of Council along the western boundary of the site. The easement shall be established in accordance with the requirements of Council and allow for stormwater from the industrial properties to the west of the site to be discharged via the easement to Council's existing stormwater infrastructure.

Flooding

25. The Proponent must ensure:
- (a) all new habitable buildings, electrical wiring and equipment are constructed above the 1% AEP flood level with a minimum 500 mm of freeboard;
 - (b) all new non-habitable buildings are constructed above the 1% AEP flood level with a minimum 300 mm of freeboard;
 - (c) waste and hazardous materials are stored outside the 1% AEP flood extent; to the satisfaction of Council.
26. Prior to commencing operation, the Proponent must prepare a Flood Emergency Response Plan for the development in consultation with Council, and to the satisfaction of the Planning Secretary. This plan must include:
- (a) procedures for managing flood risks on site, including flood recovery measures and procedures for protecting human safety and infrastructure;
 - (b) identify assembly points, emergency evacuation routes and evacuation procedures;
 - (c) describe the controls to be implemented to ensure plant, equipment and stockpiles do not become floating debris during flood events.

Following the Planning Secretary's approval, the Proponent must implement the Flood Emergency Response Plan.

AMENITY

Dust

27. The Proponent must minimise the dust generated by the development.

Visual

28. The Proponent must:
- (a) minimise the off-site visual impacts of the development, including maintaining the material storage areas in a neat and tidy condition;
 - (b) minimise the potential for any glare or light reflection from building roofs and facades;
 - (c) ensure the visual appearance of all ancillary infrastructure (including paint colours) blends in as far as possible with the surrounding landscape; and
 - (d) not mount any advertising signs or logos on site, except where this is required for identification or safety purposes.

29. The Proponent must:
- minimise the off-site lighting impacts of the development; and
 - ensure that any external lighting associated with the development:
 - is installed as low intensity lighting (except where required for safety or emergency purposes);
 - does not shine above the horizontal; and
 - complies with *Australian Standard AS4282 (INT) 1997 – Control of Obtrusive Effects of Outdoor Lighting*, or its latest version.

ACCOMMODATION AND EMPLOYMENT STRATEGY

30. Prior to commencing operation, the Proponent 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:
- ensure there is sufficient accommodation for the workforce associated with the development, including contingency measures if the planned accommodation proposal does not proceed;
 - consider the cumulative impacts with the Snowy 2.0 Main Works project and any other State significant development projects in the area;
 - investigate options for prioritising the employment of local workers for the construction and operation of the development, where feasible, including a program for providing training and apprenticeships for local people; and
 - include a program to monitor and review the effectiveness of the strategy over the life of the development, including regular monitoring and review during operation.

Following the Planning Secretary's approval, the Proponent must implement the Accommodation and Employment Strategy.

BIODIVERSITY

Vegetation Clearance

31. The Proponent must not clear any native vegetation or fauna habitat located outside the approved disturbance areas described in the EIS and must install fencing to protect these areas prior to the commencement of construction.

Biodiversity Offsets

32. Prior to construction, the Proponent must retire biodiversity credits of a number and class specified in Table 3 and Table 4 below, to the satisfaction of the BCD, 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:

- acquiring or retiring 'biodiversity credits' within the meaning of the *Biodiversity Conservation Act 2016*;
- making payments into an offset fund that has been developed by the NSW Government; or
- funding a biodiversity conservation action that benefits the entity impacted and is listed in the ancillary rules of the biodiversity offset scheme.

Table 3 Ecosystem Credit Requirements

Vegetation Community	PCT ID	Credits Required
Kangaroo Grass – Redleg Grass forb-rich temperate tussock grassland of the northern Monaro, ACT and upper Lachlan River regions of the NSW South Western Slopes Bioregion and South Eastern Highlands Bioregion	320	25

Table 4 Species Credit Requirements

Species Credit Species	Credits Required
Striped Legless Lizard (<i>Delmar impar</i>)	9

HERITAGE

Unexpected Finds Protocol

33. If any new heritage items or archaeological relics are identified on site during the development, the Proponent must:
- cease all work in the immediate vicinity of the suspected item or relic immediately;

- (b) cordon off a 10 m wide buffer area around the item or relic;
- (c) contact BCD and/or Heritage NSW immediately; and
- (d) only recommence in the buffer area with the approval of BCD and/or Heritage NSW.

WASTE

- 34. All waste materials removed from the site must only be directed to a waste management facility or premises lawfully permitted to accept the materials.
- 35. The Proponent must assess and classify all liquid and non-liquid wastes to be taken off site in accordance with the latest version of EPA's *Waste Classification Guidelines Part 1: Classifying Waste* (EPA, 2014) and dispose of all wastes to a facility that may lawfully accept the waste.
- 36. Waste generated outside the site must not be received at the site for storage, treatment, processing, reprocessing, or disposal.

HAZARDS

Dangerous Goods

- 37. The quantities of dangerous goods stored and handled at the site must be below the threshold quantities listed in the Department of Planning's *Hazardous and Offensive Development Application Guidelines – Applying SEPP 33* at all times.

Bunding

- 38. The Proponent must store all chemicals, fuels and oils used on site in appropriately banded areas in accordance with the requirements of all relevant Australian Standards, and/or EPA's *Storing and Handling of Liquids: Environmental Protection – Participants Manual* (Department of Environment and Climate Change, 2007).

DECOMMISSIONING AND REHABILITATION

- 39. Within 6 months of the cessation of operation, unless the Planning Secretary agrees otherwise, the Proponent must decommission the infrastructure on site and rehabilitate the site to the satisfaction of the Planning Secretary. This rehabilitation must comply with the objectives in Table 5.

Table 5 Rehabilitation Objectives

Feature	Objective
Site	<ul style="list-style-type: none"> • Safe, stable and non-polluting • Minimise the visual impact of any infrastructure agreed to be retained for an alternative use • Remediate any contaminated land disturbed or caused by the development
Concrete plant infrastructure	<ul style="list-style-type: none"> • To be decommissioned and removed, unless the Planning Secretary agrees otherwise
Land use	<ul style="list-style-type: none"> • Restore land capability to pre-existing use, unless infrastructure retained for alternative use
Community	<ul style="list-style-type: none"> • Ensure public safety

SCHEDULE 4 ENVIRONMENTAL MANAGEMENT AND REPORTING

ENVIRONMENTAL MANAGEMENT

Environmental Management Strategy

1. Prior to carrying out any development, the Proponent 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) 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 approval; and
 - a clear plan depicting all the monitoring to be carried out in relation to the development.

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

Revision of Strategies, Plans and Programs

2. The Proponent must:
 - (a) update the strategies, plans or programs required under this approval to the satisfaction of the Planning Secretary prior to carrying out any construction, operation or decommissioning activities on site; and
 - (b) review and, if necessary, revise the strategies, plans or programs required under this approval to the satisfaction of the Planning Secretary within 1 month of the:
 - submission of an incident report under condition 5 of Schedule 4;
 - submission of an audit report under condition 7 of Schedule 4; or
 - any modification to the conditions of this approval.

Updating and Staging of Strategies, Plans or Programs

3. With the approval of the Planning Secretary, the Proponent may submit any strategy, plan or program required by this approval on a progressive basis.

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

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

Notes:

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

COMPLIANCE

Notification

4. The Proponent must notify the Department in writing of the date of commencement of the following phases, prior to commencing the relevant phase:
 - (a) pre-construction;
 - (b) construction;

- (c) operation;
- (d) cessation of operation;
- (e) decommissioning.

If any of these phases of the development are to be staged, then the Proponent 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.

Incident Notification

5. If the Proponent becomes aware of an incident, it must notify the Department immediately in writing via the Major Projects Portal. The notice must identify the development (including the development application number) and set out the location and nature of the incident.

Non-Compliance Notification

6. Within 7 days of becoming aware of any non-compliance with the conditions of this approval, the Proponent must notify the Department in writing via the Major Projects Portal. The notice must identify the development (including the development application number), the relevant condition of approval, the way in which the development does not comply, the reasons for the non-compliance (if known) and what actions have been, or will be, undertaken to address the non-compliance.

INDEPENDENT ENVIRONMENTAL AUDIT

7. Within 3 months of commencing operation, and two years after commencing operation, unless the Planning Secretary directs otherwise, the Proponent must commission and pay the full cost of an Independent Environmental Audit of the development. The audit must:
 - (a) be prepared in accordance with the relevant *Independent Audit Post Approval* requirements (DPE 2018);
 - (b) be led and conducted by a suitably qualified, experienced and independent team of experts, including a traffic management expert, whose appointment has been endorsed by the Planning Secretary;
 - (c) be carried out in consultation with the relevant agencies;
 - (d) assess whether the development complies with the relevant requirements in this approval, and any strategy, plan or program required under this approval; and
 - (e) recommend appropriate measures or actions to improve the environmental performance of the development and any strategy, plan or program required under this approval.

Within 3 months of commencing an Independent Environmental Audit, or unless otherwise agreed by the Planning Secretary, 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.

ACCESS TO INFORMATION

8. The Proponent must:
 - (a) make the following information publicly available on its website as relevant to the stage of the development:
 - the EIS;
 - the final layout plans for the development;
 - current statutory approvals for the development;
 - approved strategies, plans or programs required under the conditions of this approval;
 - 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 Proponent'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.

APPENDIX 1 GENERAL LAYOUT OF DEVELOPMENT

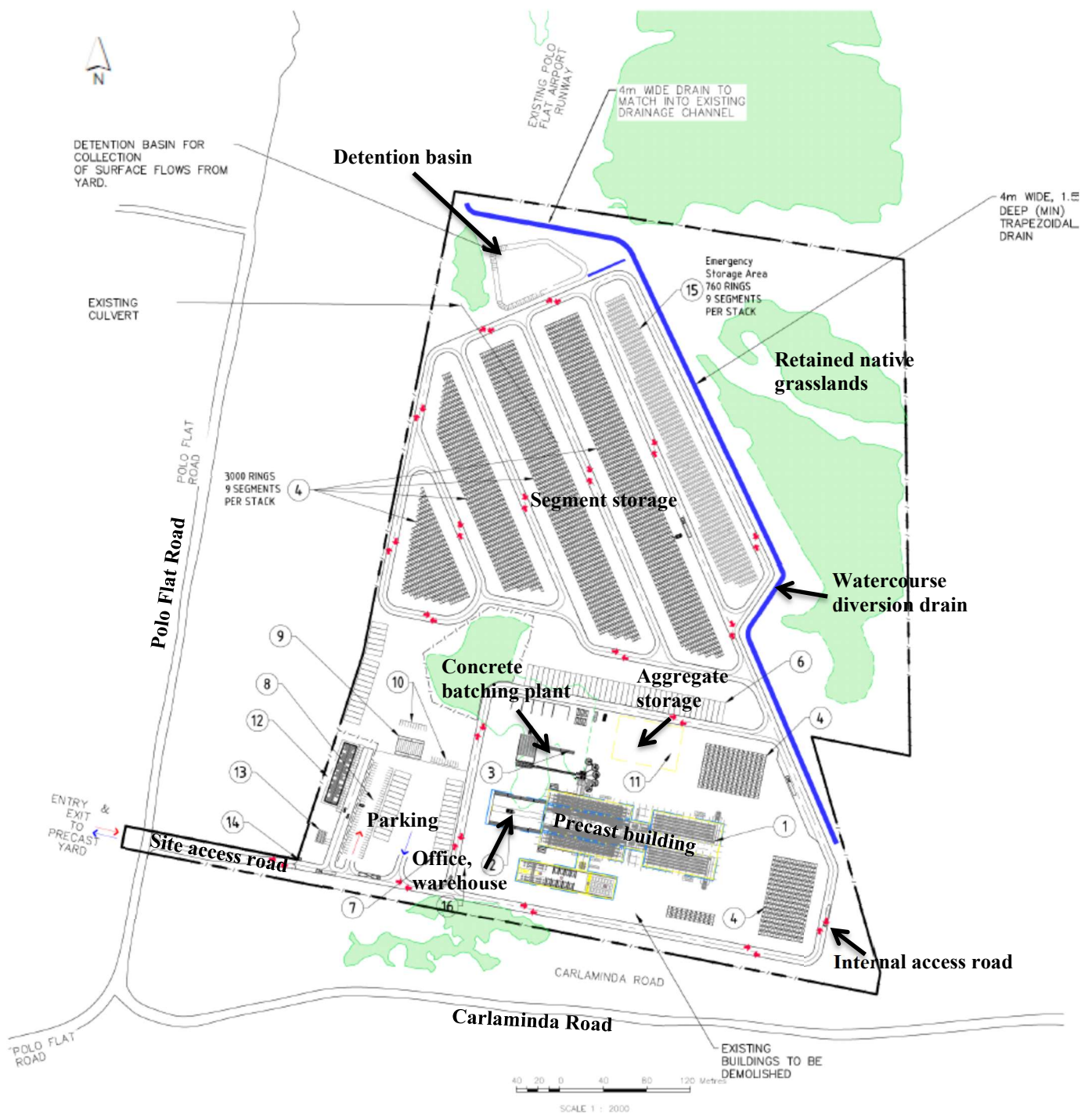


Figure 1 | Layout of the Development

APPENDIX 2 POLO FLAT ROAD WORKS



- KEY**
- Site boundary
 - Extent of pavement investigations and upgrades
 - Indicative intersection and driveway
 - Indicative site layout
 - Rail line
 - Main road
 - Local road or track
 - Cadastral boundary

Proposed road upgrade locations



Figure 2 | Site Access and Polo Flat Road Works

APPENDIX 3 HEAVY VEHICLE ROUTES

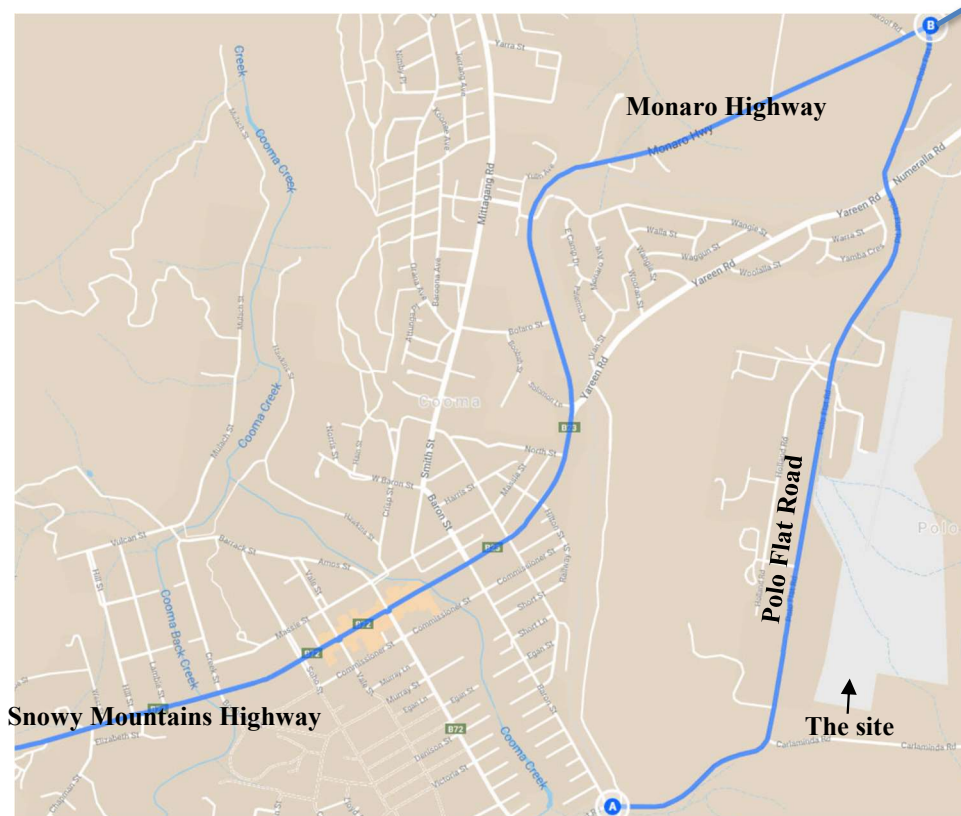


Figure 3 | Heavy Vehicle Routes

APPENDIX 4

SENSITIVE RECEIVERS

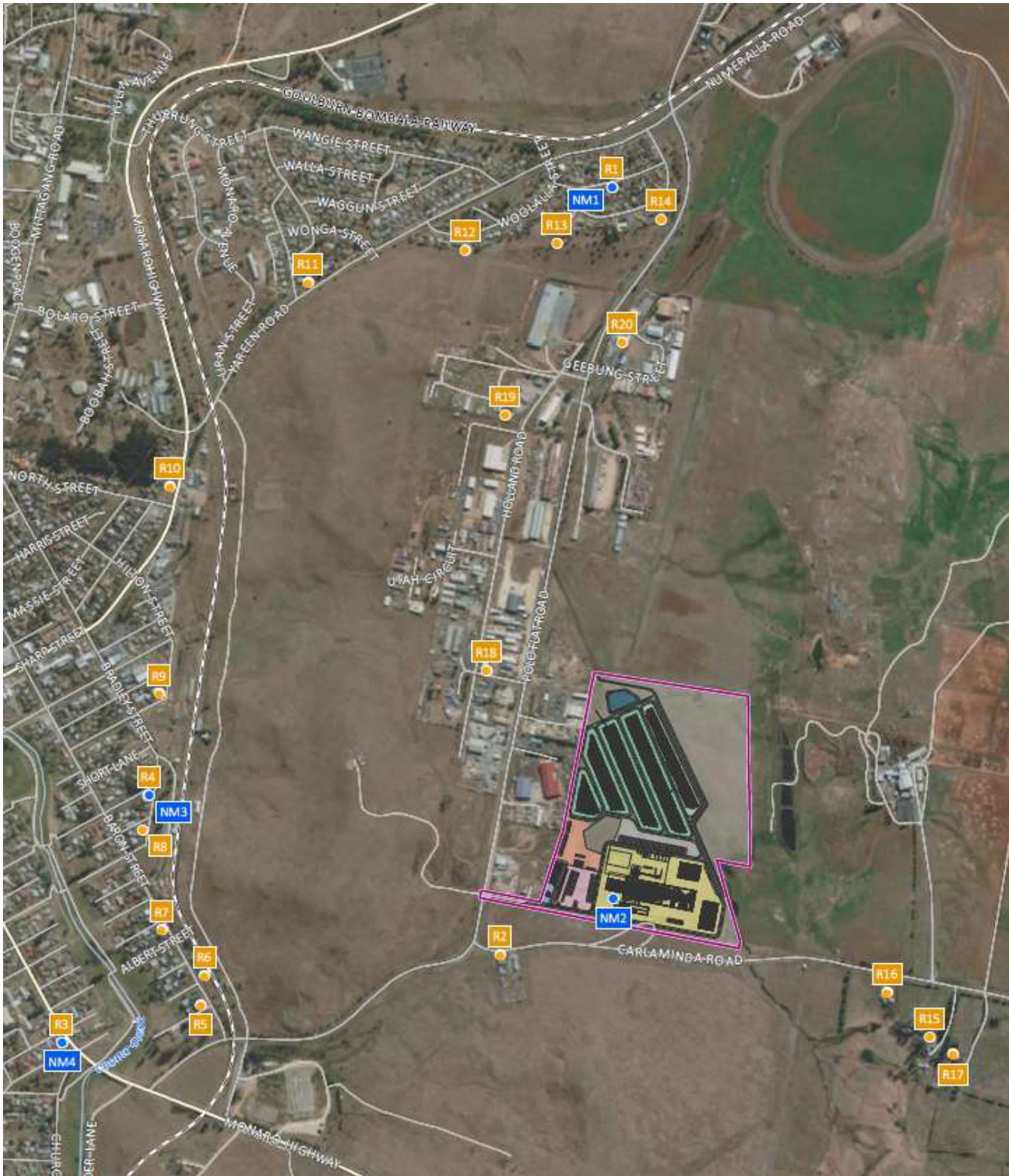


Figure 4 | Sensitive Receivers (Orange dots R1 to R20)