

# Infrastructure Approval

## Section 5.19 of the *Environmental Planning and Assessment Act 1979*

I grant approval to the application referred to in Schedule 1, subject to the conditions in Schedule 2.

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

2024

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

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

# CONSOLIDATED APPROVAL

## SCHEDULE 1

**Application Number:** SSI 48323210

**Proponent:** Energy Corporation of NSW

**Approval Authority:** Minister for Planning and Public Spaces

**Land:** Land in the Dubbo Regional, Mid-western Regional, Warrumbungle Shire and Upper Hunter Shire local government areas, as described in the EIS and shown on the development layout plans

**Development:** Central-West Orana REZ Transmission Project  
Program of works including pre-construction minor works, road upgrades, construction, operation, upgrading, and decommissioning the high-voltage electricity transmission infrastructure required to connect energy generation and storage projects within the Central-West Orana REZ to the existing electricity network

**Critical State Significant Infrastructure:** Development for the Central-West Orana REZ Transmission Project as described in Section 23 of Schedule 5 of *State Environmental Planning Policy (Planning Systems) 2021*.

FOR INFORMATION

## CONSOLIDATED APPROVAL

### SUMMARY OF MODIFICATIONS

Application Number	Determination Date	Decider	Modification Description
SSI-48323210-Mod-1	14 October 2024	Director, Energy Assessments	MOD 1 – Minor Administrative Changes
SSI-48323210-Mod-3	15 August 2025	Director, Energy Assessments	MOD 3 – Minor Administrative Changes to reflect Strategic Offset Delivery Agreement

## TABLE OF CONTENTS

### DEFINITIONS 2

### SUMMARY OF REPORTING REQUIREMENTS ..... 5

### PART A ADMINISTRATIVE CONDITIONS ..... 6

Obligation to Minimise Harm to the Environment.....	6
Terms of Approval.....	6
Lapse of Approval.....	6
Evidence of Consultation.....	6
Payment of Reasonable Costs.....	6
Environmental Representative.....	6
Protection of Public Infrastructure.....	7
Demolition.....	7
Structural Adequacy.....	7
Compliance.....	8
Operation of Plant and Equipment.....	8
Applicability of Guidelines.....	8
Community Communication Strategy.....	8

### PART B SPECIFIC ENVIRONMENTAL CONDITIONS..... 9

Noise and Vibration.....	9
Air Quality.....	11
Soil and Water.....	11
Biodiversity.....	12
Heritage.....	14
Traffic and Transport.....	14
Visual Amenity.....	17
Radiocommunications.....	17
Hazard and Risk.....	17
Bushfire Safety.....	18
Waste.....	19
Accommodation Camps.....	19
Local Business and Employment Strategy.....	20
Social.....	20
Rehabilitation.....	20

### PART C ENVIRONMENTAL MANAGEMENT, REPORTING AND AUDITING ..... 22

Environmental Management Strategy.....	22
Revision of Strategies, Plans and Programs.....	22
Staging, Combining and Updating Strategies, Plans or Programs.....	22
Notifications.....	23
Independent Environmental Audit.....	23
Access to Information.....	24

### APPENDIX 1 DEVELOPMENT LAYOUT ..... 25

### APPENDIX 2 BIODIVERSITY ..... 38

### APPENDIX 3 HERITAGE ..... 40

### APPENDIX 4 TRAFFIC AND TRANSPORT..... 44

### APPENDIX 5 WRITTEN INCIDENT NOTIFICATION AND REPORTING REQUIREMENTS..... 50



# CONSOLIDATED APPROVAL

## DEFINITIONS

Term	Definition
<b>Aboriginal object</b>	The same meaning as in the <i>National Parks and Wildlife Act 1974</i> (NSW)
<b>Aboriginal Stakeholders</b>	Registered Aboriginal Parties (RAPs) from the EIS
<b>AG DCCEEW</b>	Australian Government Department of Climate Change, Energy, Environment and Water
<b>Ancillary facility</b>	A temporary facility for the construction of the development including an office, accommodation camp, amenities compound, construction compound, material crushing and screening plant, materials storage compound, maintenance workshop, testing laboratory, material stockpile area, tensioning and pulling sites for conductor and earth wire stringing, crane pads, site compounds and equipment laydown areas
<b>AS</b>	Australian Standard
<b>BC Act</b>	<i>Biodiversity Conservation Act 2016</i>
<b>BCF Charge Quote</b>	A determination issued by the Biodiversity Conservation Trust pursuant to the calculator established under Part 6 Division 6 of the BC Act for obligations to deliver: (a) biodiversity credits; and (b) for other kinds of biodiversity offsets - the biodiversity credits which would be equivalent in quantity and type to those other kinds of biodiversity offsets.
<b>BCS</b>	Biodiversity, Conservation and Science Directorate of the NSW Department of Climate Change, Energy, Environment and Water
<b>BCT</b>	Biodiversity Conservation Trust
<b>BDAR</b>	<b>Biodiversity Development Assessment Report (Revision D, prepared by WSP, dated March 2024)</b>
<b>Conditions of this approval</b>	Conditions contained in Schedules 1 to 2 inclusive
<b>Construction</b>	All physical work to enable operation, including but not limited to the construction of transmission infrastructure and ancillary facilities carried out before the commencement of operation, excluding pre-construction minor works, road upgrades and operation of the accommodation camps
<b>Councils</b>	Dubbo Regional Council, Mid-Western Regional Council, Upper Hunter Shire Council and Warrumbungle Shire Council
<b>CSSI</b>	The Critical State Significant Infrastructure, as described in Schedule 1, the carrying out of which is approved under the terms of this approval
<b>Decommissioning</b>	The deconstruction and removal of the: <ul style="list-style-type: none"> <li>• switchbays and substation;</li> <li>• ancillary facilities; and</li> <li>• transmission structures, overhead conductors, earth wires and earthing strips</li> </ul>
<b>Demolition</b>	The deconstruction and removal of buildings, sheds and other structures on the site
<b>Department</b>	NSW Department of Planning, Housing and Infrastructure
<b>Demolition</b>	The deconstruction and removal of buildings, sheds and other structures on the site
<b>Development</b>	The development as generally described in Schedule 1 of this approval, the carrying out of which is approved under the terms of this approval
<b>Development area</b>	The area subject to disturbance and/or development, as shown on the development layout plans and depicted as the construction area in the EIS
<b>Development layout plans</b>	The area of the development as depicted on Figure 1-1 to Figure 1-13 in Appendix 1.
<b>DPI</b>	Department of Primary Industries
<b>EIS</b>	The Environmental Impact Statement titled <i>Environmental Impact Statement – Central West Orana REZ Transmission Project</i> , prepared by WSP, dated February 2023, including the Proponent's: <ul style="list-style-type: none"> <li>• Amendment Report, dated March 2024;</li> <li>• Submissions Report, dated March 2024;</li> <li>• <b>BDAR;</b></li> <li>• additional information dated 14 June 2024;</li> <li>• <b>Central-West Orana REZ Transmission Project Modification 1 - Request for minor modifications to the condition of approvals, dated September 2024 and additional information dated 11 October 2024; and</b></li> <li>• <b>Central-West Orana REZ Transmission Project Modification 3 - Request to modify Condition B22 (Biodiversity Offset Package) of the Central-West Orana REZ Transmission Project (SSI 48323210), dated July 2025.</b></li> </ul>

## CONSOLIDATED APPROVAL

<b>EMF</b>	Electric and Magnetic Fields
<b>EMS</b>	Environmental Management System
<b>EPA</b>	NSW Environment Protection Authority
<b>EP&amp;A Act</b>	<i>Environmental Planning and Assessment Act 1979</i>
<b>EP&amp;A Regulation</b>	<i>Environmental Planning and Assessment Regulation 2021</i>
<b>EPBC Act</b>	Australian Government <i>Environment Protection and Biodiversity Conservation Act 1999</i>
<b>EPL</b>	Environment Protection Licence issued under the POEO Act
<b>Feasible</b>	Means what is possible and practical in the circumstances
<b>FCNSW</b>	Forestry Corporation of NSW
<b>FRNSW</b>	Fire and Rescue NSW
<b>Harm</b>	The same meaning as in the <i>National Parks and Wildlife Act 1974</i> (NSW)
<b>Heavy vehicle</b>	As defined by the Heavy Vehicle National Regulator under the Heavy Vehicle National Law
<b>Heavy vehicle requiring escort</b>	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
<b>Heritage item</b>	An Aboriginal object, an Aboriginal place, or a place, building, work, relic, moveable object, tree or precinct of heritage significance, that is listed under any of the following: the <i>National Parks and Wildlife Act 1974</i> , the State Heritage Register under the <i>Heritage Act 1977</i> , a state agency heritage and conservation register under section 170 of the <i>Heritage Act 1977</i> , a Local Environmental Plan under the EP&A Act, the World Heritage List, or the National Heritage List or Commonwealth Heritage List under the EPBC Act, or anything identified as a heritage item under the conditions of this approval
<b>Heritage NSW</b>	Heritage Division within NSW DCCEE
<b>Incident</b>	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. Note: "material harm" is defined in this approval.
<b>Land</b>	Has the same meaning as the definition of the term in section 1.4 of the EP&A Act, except for where the term is used in the noise and air quality conditions in Schedule 2 of this approval where it is defined to mean the whole of a lot, or contiguous lots owned by the same landowner, in a current plan registered at the NSW Land Registry Services Office at the date of this approval
<b>Landowner</b>	Has the same meaning as "owner" in the <i>Local Government Act 1993</i> and in relation to a building means the owner of the building
<b>LGA</b>	Local government area
<b>Material harm</b>	Is harm that: <ul style="list-style-type: none"> <li>involves actual or potential harm to the health or safety of human beings or to the environment that is not trivial, or</li> <li>results in actual or potential loss or property damage of an amount, or amounts in aggregate, exceeding \$10,000, (such loss includes the reasonable costs and expenses that would be incurred in taking all reasonable and practicable measures to prevent, mitigate or make good harm to the environment).</li> </ul> This definition excludes "harm" that is authorised under either this approval or any other statutory approval
<b>Maximise</b>	Implement all reasonable and feasible mitigation measures to achieve the specified outcome
<b>Minimise</b>	Implement all reasonable and feasible mitigation measures to reduce the impacts of the development
<b>Minister</b>	NSW Minister for Planning and Public Spaces, or delegate
<b>Non-compliance</b>	An occurrence, set of circumstances or development that is a breach of this approval
<b>NPfI</b>	<i>Noise Policy for Industry 2017</i> (EPA)
<b>NPWS</b>	National Parks and Wildlife Service
<b>NSW</b>	New South Wales
<b>NSW DCCEE</b>	NSW Department of Climate Change, Energy, the Environment and Water
<b>Operation</b>	The carrying out of the approved purpose of the development upon completion of construction, but does not include commissioning trials of equipment or use of temporary facilities.

## CONSOLIDATED APPROVAL

	Note: There may be overlap between the carrying out of construction and operation if the phases of the development are staged. Commissioning trials of equipment and temporary use of any part of the development are within the definition of construction.
<b>Planning Secretary</b>	Planning Secretary under the EP&A Act, or nominee
<b>POEO Act</b>	<i>Protection of the Environment Operations Act 1997</i>
<b>Pre-construction minor works</b>	Includes: 1. the following activities: <ul style="list-style-type: none"> <li>surveys;</li> <li>building and road dilapidation surveys;</li> <li>investigative drilling, contamination investigations, excavation or salvage;</li> <li>establishing <b>and operating</b> temporary accommodation camps (<b>as described</b> in the EIS);</li> <li>establishing <b>and operating</b> temporary site office (in locations meeting the criteria identified in the conditions of this approval); and</li> <li>installation of environmental impact mitigation measures, fencing, enabling works;</li> <li>property acquisition adjustment work including installation of property fencing;</li> <li>archaeological testing under the <i>Code of practice for archaeological investigation of Aboriginal objects in NSW (DECCW, 2010)</i> or archaeological monitoring;</li> <li>maintenance of existing buildings and structures required to facilitate the carrying out of the CSSI;</li> </ul> 2. construction of minor access roads and minor adjustments to services/utilities, etc, for the activities identified in (1) above; and 3. minor clearing or translocation of native vegetation for the activities <b>that does not impact biodiversity values that require offsetting</b>
<b>Proponent</b>	The person identified as such in Schedule 1 of this approval or any other person carrying out any part of the development from time to time under this approval
<b>Public infrastructure</b>	Linear and related infrastructure that provides services to the general public, such as roads, railways, water supply, drainage, sewerage, gas supply, electricity, telephone, telecommunications, etc
<b>Reasonable</b>	Means applying judgement in arriving at a decision, taking into account: mitigation benefits, costs of mitigation versus benefits provided, community views, and the nature and extent of potential improvements
<b>Residence</b>	Existing or approved dwelling at the date of this approval
<b>REZ</b>	Renewable Energy Zone
<b>RFS</b>	NSW Rural Fire Service
<b>Rehabilitation</b>	The restoration of land disturbed by the development to a good condition, to ensure it is safe, stable and non-polluting
<b>Site</b>	All land to which the development application applies as shown in Appendix 1
<b>Standard construction hours</b>	7 am to 6 pm Monday to Friday, and 8 am to 1 pm on Saturdays and at no time on Sundays and NSW public holidays
<b>TfNSW</b>	Transport for NSW
<b>Upgrades and Upgrading</b>	The carrying out of works in accordance with the conditions of this approval (including replacing plant, equipment or machinery and updating relevant technology) to improve the efficiency of the development or to enable or enhance its continued operation, and the carrying out of maintenance works (excluding road upgrades).
<b>Watercourse</b>	A river, creek or other stream, including a stream in the form of an anabranch or tributary, in which water flows permanently or intermittently, regardless of the frequency of flow events. In a natural channel, whether artificially modified or not, or in an artificial channel that has changed the course of the stream. It also includes weirs, lakes and dams.
<b>Water Group</b>	Water Group within NSW DCCEEW

## SUMMARY OF REPORTING REQUIREMENTS

Reports and notifications that must be provided to the Planning Secretary under the terms of this approval are listed in the following table. Note that under condition A5 of this approval the Proponent may seek the Planning Secretary's agreement to a later timeframe for submission (other than in relation to the immediate written notification of an incident required under condition C10).

**Table 1 Summary of Reporting Requirements**

Condition	Report/Notification	Timing	Purpose
<b>Part A – Administrative Conditions</b>			
<b>A21</b>	Community Communication Strategy	Prior to commencing development	Information
<b>Part B – Environmental Conditions – General</b>			
<b>B13</b>	Noise and Vibration Management Plan	Prior to commencing construction	Approval
<b>B22</b>	Biodiversity Offset Package	Prior to carrying out any development that could impact on biodiversity values that require offsetting	Approval
<b>B25</b>	<b>Biodiversity Verification Report</b>	<b>Prior to carrying out any development that could impact on the relevant biodiversity values specified in B25(e)</b>	<b>Approval</b>
<b>B26</b>	Biodiversity Management Plan	Prior to carrying out any development that could impact on biodiversity values that require offsetting	Approval
<b>B28</b>	Heritage Management Plan	Prior to carrying out any development that could impact on heritage items	Approval
<b>B31</b>	Transport strategy	Prior to commencing road upgrades specified in Appendix 4 as requiring inclusion in the Transport Strategy	Approval
<b>B34</b>	Pre-construction Dilapidation Report	Prior to commencing construction, upgrading or decommissioning	Information
<b>B34</b>	Post-construction Dilapidation Report	Within 1 month of completion of construction, upgrading or decommissioning	Information
<b>B35</b>	Traffic and Transport Management Plan	Prior to commencing construction or road upgrades	Approval
<b>B46</b>	Emergency Plan	Prior to commencing construction (including the accommodation camp)	Information
<b>B51</b>	Waste Management Plan	Prior to commencing construction	Information
<b>B53</b>	Accommodation Camp Management Plan	Prior to establishing the accommodation camps	Approval
<b>B54</b>	Local Business and Employment Strategy	Prior to commencing construction	Information
<b>B55</b>	Social Impact Management Plan	Prior to commencing construction	Approval
<b>Part C – Environmental Management, Reporting and Auditing</b>			
<b>C1</b>	Environmental Management Strategy	Prior to commencing development	Approval
<b>C7</b>	Notification of commencement of development, construction, operations, upgrading or decommissioning	Prior to commencing the relevant phase	Information
<b>C8</b>	Final Layout Plans	Prior to commencing construction	Information
<b>C9</b>	Work as Executed Plans	Prior to commencing operations	Information
<b>C10</b>	Notification of Incident	Immediately upon becoming aware of the incident	Information
<b>C12</b>	Notification of Non-Compliance	Within seven days upon becoming aware of any non-compliance	Information

## SCHEDULE 2

### PART A ADMINISTRATIVE CONDITIONS

#### OBLIGATION TO MINIMISE HARM TO THE ENVIRONMENT

- A1. In meeting the specific performance measures and criteria in this approval, 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 pre-construction minor works, road upgrades, construction, operation, rehabilitation or decommissioning of the development.

#### TERMS OF APPROVAL

- A2. The development must be carried out:
- (a) in compliance with the conditions of this approval;
  - (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 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.
- A4. The conditions of this approval 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) and A2(d), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.
- A5. Any document that must be submitted within a timeframe specified in or under the terms of this approval may be submitted within a later timeframe agreed with the Planning Secretary. This condition does not apply to the immediate written notification required in respect of an incident under condition C10.

#### LAPSE OF APPROVAL

- A6. This approval will lapse if the Proponent does not physically commence the development within 5 years of the date on which it is granted.

#### EVIDENCE OF CONSULTATION

- A7. Where conditions of this approval require consultation with an identified party, the Proponent 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 Proponent and how the Proponent has addressed the matters not resolved.

#### PAYMENT OF REASONABLE COSTS

- A8. The Proponent must pay all reasonable costs incurred by the Department to engage a suitably qualified, experienced and independent expert(s) to review the adequacy of any strategy, plan, program or report required under this approval.

#### ENVIRONMENTAL REPRESENTATIVE

- A9. Prior to commencing the development, an Environmental Representative (ER) must be approved by the Planning Secretary and engaged by the Proponent.
- A10. The Planning Secretary's approval of an ER must be sought no later than one (1) week before commencing the development.

## CONSOLIDATED APPROVAL

- A11. The proposed ER must be a suitably qualified and experienced person who was not involved in the preparation of the documents listed in condition A2, and is independent from the design and construction of the development. The ER must meet only the requirements set out in section 2.2, 2.3, 2.4 and 3 in the *Environmental Representative Protocol* (Department of Planning and Environment, October 2018).
- A12. The Proponent shall engage the Environmental Representative(s) during all construction activities, or as otherwise agreed by the Secretary. The Environmental Representative(s) shall be the Proponent's principal point of advice in relation to the environmental performance of the project and shall have responsibility for:
- (a) reviewing the documents identified in Table 1, Schedule 1 and any other documents that are identified by the Planning Secretary, to ensure they are consistent with requirements in or under this approval and if so:
    - (i) make a written statement (including a 'Review Table' in Word format) to this effect before submission of such documents to the Planning Secretary (if those documents are required to be approved by the Planning Secretary); or
    - (ii) make a written statement to this effect before the implementation of such documents (if those documents are required to be submitted to the Department for information or are not required to be submitted to the Department);
  - (b) as may be requested by the Planning Secretary, assisting the Department in the resolution of community complaints;
  - (c) considering any minor amendments to be made to the plans/strategies in Table 1, Schedule 1 that involve updating or are of an administrative nature and do not increase impacts to nearby sensitive receivers, and ensure they are consistent with the terms of this approval and, if satisfied such amendment is necessary, approve the amendment. This does not include any modifications to the terms of this approval;
  - (d) overseeing the implementation of all construction environmental management plans and monitoring programs required under this approval, and advise the Proponent upon the achievement of these plans/programs;
  - (e) considering and advising the Proponent on its compliance obligations against all matters specified in the conditions of this approval, and permits and licences; and
  - (f) having the authority and independence to recommend to the Proponent reasonable steps to be taken to avoid or minimise unintended or adverse environmental impacts, and, failing the effectiveness of such steps, to recommend to the Proponent that relevant activities are to be ceased as soon as reasonably practicable if there is a significant risk that an adverse impact on the environment will be likely to occur.
- A13. The Proponent must provide the ER with all documentation requested by the ER in order for the ER to perform their functions specified in condition A12, as well as the complaints register for any complaints received (on the day they are received).

### PROTECTION OF PUBLIC INFRASTRUCTURE

- A14. 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 the upgrade and maintenance of the road network, which is expressly provided for in the conditions of this approval.*

### DEMOLITION

- A15. The Proponent must ensure that all demolition work on site is carried out in accordance with AS 2601-2001: *The Demolition of Structures* (Standards Australia, 2011), or its latest version.

### STRUCTURAL ADEQUACY

- A16. All new buildings and structures, and any alterations or additions to existing buildings and structures, that are part of the development, must be constructed in accordance with the relevant requirements of the Building Code of Australia; and where the Building Code of Australia is not applicable, to the relevant Australian Standard.

#### Notes:

- Under Part 6 of the EP&A Act, the Proponent is required to obtain construction and occupation certificates for the proposed building works.
- Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021 sets out the requirements for the certification of the development.



## COMPLIANCE

- A17. The Proponent 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 approval relevant to activities they carry out in respect of the development.

## OPERATION OF PLANT AND EQUIPMENT

- A18. All plant and equipment used on site, or in connection with the development must be:
- (a) maintained in a proper and efficient condition;
  - (b) operated in a proper and efficient manner.

## APPLICABILITY OF GUIDELINES

- A19. References in the conditions of this approval 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 approval.
- A20. However, consistent with the conditions of this approval and without altering any limits or criteria in this approval, the Planning Secretary may, when issuing directions under this approval 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.

## COMMUNITY COMMUNICATION STRATEGY

- A21. Prior to commencing the development, the Proponent must prepare a Community Communication Strategy to provide mechanisms to facilitate communication between the Proponent and the community (including adjoining affected landowners) during construction.
- A22. The Community Communication Strategy must:
- (a) identify landowners and potentially impacted receivers;
  - (b) ensure that the landowners identified in (a) are consulted during construction;
  - (c) set out procedures and mechanisms for the regular distribution of information;
  - (d) establish a public liaison officer(s) to engage with the local community; and
  - (e) set out procedures and mechanisms:
    - (i) through which the community can discuss or provide feedback to the Proponent;
    - (ii) through which the Proponent will respond to enquiries or feedback from the community; and
    - (iii) to resolve any issues and mediate any disputes that may arise in relation to construction of the development.

The Proponent must implement the Community Communication Strategy for the duration of construction.

## PART B SPECIFIC ENVIRONMENTAL CONDITIONS

### NOISE AND VIBRATION

#### Construction Hours

- B1. Pre-construction minor works, road upgrades, construction, demolition, upgrading or decommissioning activities (excluding blasting) may only be undertaken 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;
- unless the Planning Secretary agrees otherwise.

#### Exceptions to Construction Hours

- B2. The following activities may be carried outside the hours specified in condition B1 above:
- (a) the delivery or dispatch of materials as requested by the NSW Police Force or other public authorities for safety reasons;
  - (b) emergency work to avoid the loss of life, property or prevent material harm to the environment;
  - (c) works carried out in accordance with the hours and noise limits specified in any negotiated agreements with sensitive receivers (owners and occupiers), provided the negotiated agreements are in writing and finalised before the commencement of works;
  - (d) activities that do not result in noise affected sensitive receivers, as defined in *Interim Construction Noise Guidelines* (DECC, 2009) (or its latest version);
  - (e) road upgrades required by the relevant road authority to be undertaken outside the standard construction hours;
  - (f) activities that require a network outage on another distribution or transmission network, and the operator of the network requires the outage and associated works outside standard construction hours;
  - (g) where different hours are permitted or required under an EPL in force in respect of the CSSI; or
  - (h) works carried out in accordance with an Out-of-Hours Work Protocol in accordance with condition B13.

#### Construction and Decommissioning

- B3. The Proponent must take all reasonable and feasible steps to minimise the pre-construction minor works, road upgrades, construction, upgrading or decommissioning noise of the development in the locations where the noise is audible to sensitive receivers, including any associated traffic noise.
- B4. The Proponent must ensure that the noise generated by any construction, upgrading or decommissioning activities is managed in accordance with the requirements outlined in the *Interim Construction Noise Guideline* (DECC, 2009) (or its latest version).
- B5. The Proponent must implement mitigation measures with the aim of achieving the road traffic noise assessment criteria for land uses from *NSW Road Noise Policy* (DECCW, 2011).
- B6. The Proponent must implement mitigation measures with the aim of achieving the following vibration limits:
- (a) vibration criteria established using the *Assessing vibration: a technical guideline* (DEC, 2006) (for human exposure);
  - (b) *BS 7385 Part 2-1993 "Evaluation and measurement for vibration in buildings Part 2"* as they are "applicable to Australian conditions"; and
  - (c) vibration limits set out in the *German Standard DIN 4150-3: Structural Vibration – effects of vibration on structures (for structural damage)*.
- B7. Where a sensitive receiver is identified as potentially exceeding the construction 'noise affected' noise management level or sleep disturbance criteria established using the *Interim Construction Noise Guideline* (DECC, 2009), or its latest version, as a result of the construction or operation of the accommodation camps or construction compounds, **reasonable and feasible** mitigation measures must be implemented with the objective of reducing construction noise below the relevant criteria at each relevant sensitive receiver.
- Activities that would exceed the 'noise affected' noise management level or sleep disturbance criteria during construction or operation of these facilities must not commence until the measures identified in this condition have been implemented, unless otherwise agreed with the Planning Secretary **or in accordance with negotiated agreements with the affected sensitive receivers**.

*Note: Mitigation measures may include path barrier controls, at-property treatment, or a combination of path and at-property treatment.*



- B8. Where a sensitive receiver is identified as potentially exceeding the 'highly noise affected' noise management level established using the *Interim Construction Noise Guideline* (DECC, 2009), or its latest version, during construction, mitigation measures must be implemented with the objective of reducing construction noise below the highly noise affected noise management level at each relevant sensitive receiver.

Activities that would exceed the 'highly noise affected' noise management level during construction must not commence until the measures identified in this condition have been implemented, unless otherwise agreed with the Planning Secretary.

*Note: Mitigation measures may include path barrier controls, at-property treatment, or a combination of path and at-property treatment.*

## Blasting

- B9. Unless approved in accordance with condition B1, blasting may only be carried out on the site:
- between 9 am to 5 pm Monday to Friday;
  - between 9 am to 1 pm on Saturday; and
  - no blasting is allowed on Sunday or NSW public holidays.
- B10. The Proponent must ensure that any blasting carried out on site does not exceed the criteria in Table 2.

**Table 2: Blasting Criteria**

Location	Airblast overpressure (dB(Lin Peak))	Ground vibration (mm/s)	Allowable exceedance
Any residential receiver	120	10	0%
	115	5	5% of the total number of blasts or events over a rolling period of 12 months

## Operation

- B11. Except for corona discharge noise, the Proponent must ensure that the noise generated by the operation of the development does not exceed the project trigger noise levels (PTNL) established in the *Noise Policy for Industry* (NPfI), at the reasonably most affected point of the residence, at any residential receiver.
- B12. The Proponent must:
- take all reasonable and feasible steps to minimise corona discharge noise during operation of the project;
  - identify residences predicted to experience corona discharge noise levels above the PTNL at the reasonably most affected point of the residence, determined in accordance with the NPfI, and how often corona noise is expected to be above this level per year;
  - identify residences predicted to experience circuit breaker noise levels above the PTNL at the reasonably most affected point of the residence, determined in accordance with the NPfI, and how often this happens during the night-time period; and
  - implement all reasonable and feasible noise mitigation measures, determined in accordance with the NPfI, at receivers predicted to experience corona discharge noise levels or circuit breaker noise levels that exceed the noise levels identified in the PTNL.

## Noise and Vibration Management Plan

- B13. Prior to the commencement of construction, the Proponent must prepare a Noise and Vibration Management Plan to the satisfaction of the Planning Secretary. This plan must:
- ensure the requirements in conditions B1 to B12 are complied with;
  - include a description of the reasonable and feasible measures that would be implemented to minimise noise and vibration impacts of the development;
  - include a detailed description of the noise and vibration management system for the development;
  - include a protocol for the identification, notification and management of works that exceed the noise management levels;
  - include a monitoring program that evaluates and reports on the effectiveness of the noise and vibration management systems; and
  - include an Out-of-Hours Work Protocol to identify a process for the consideration, management and approval of works outside the hours defined in conditions B1 and B9, which must:
    - be prepared in consultation with the relevant Council;
    - identify low risk activities that can be undertaken without the approval of the Planning Secretary and with the approval of the ER;
    - identify high risk activities that must be approved by the Planning Secretary; and
    - identify Department, Council and community notification arrangements for approved out of hours work.

Following the Planning Secretary's approval, the Proponent must implement the Noise and Vibration Management Plan.

## AIR QUALITY

- B14. In addition to the performance outcomes, commitments and mitigation measures specified in the EIS, the Proponent must take all reasonable steps to:
- (a) minimise the off-site dust, fume, blast emissions and other air pollutants of the development; and
  - (b) minimise the surface disturbance of the site.

## SOIL AND WATER

### Water Supply

- B15. The Proponent 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 Proponent is required to obtain the necessary water licences before commencing any works which intercept or extract groundwater or surface water (unless an exemption applies).*

### Erosion and Sedimentation

- B16. The Proponent must:
- (a) minimise erosion and control sediment generation; and
  - (b) ensure all land disturbances have appropriate drainage and erosion and sediment controls designed, installed and maintained in accordance with *Best Practice Erosion and Sediment Control* (IECA, 2008), *Managing Urban Stormwater – Soils and Construction Volume 1* (Landcom, 2004), *Managing Urban Stormwater – Soils and Construction Volume 2A Installation of Services* (DECC, 2008) and *Managing Urban Stormwater – Soils and Construction Volume 2C Unsealed Roads* (DECC, 2008), or their latest versions.

### Pollution of Waters

- B17. Unless otherwise authorised by an EPL, the Proponent must ensure the development does not cause any water pollution, as defined under Section 120 of the POEO Act.
- B18. The Proponent must:
- (a) design, construct and maintain an appropriate water management system at all substations, concrete batching plants, construction compounds and accommodation camps to prevent pollution;
  - (b) ensure that all liquid waste captured by the substation's spill oil containment system is classified, transported, and disposed of at a facility that can lawfully accept the waste; and
  - (c) minimise any spills of hazardous materials or hydrocarbons, and clean up any spills as soon as possible after they occur.

### Riparian Areas

- B19. The Proponent must ensure:
- (a) all activities on waterfront land are constructed in accordance with the *Guidelines for Controlled Activities on Waterfront Land* (DPE 2022), *Why do Fish Need to Cross the Road? Fish Passage Requirements for Waterway Crossings* (NSW Fisheries 2003) and the *Policy and Guidelines for Fish Habitat and Conservation and Management* (NSW Fisheries, 2013), unless Water Group agrees otherwise;
  - (b) except for the Talbragar River crossings on Merotherie Road and the Laheys Creek crossing at Spring Ridge Road, the existing or natural hydraulic, hydrologic, geomorphic and ecological functions of all watercourses are maintained; and
  - (c) any changes to the geomorphic condition of the Talbragar River and Laheys Creek during construction must be remediated as soon as practical, and by no later than construction demobilisation.

### Flooding

- B20. The Proponent must ensure that the development does not materially alter the flood storage capacity, flows or characteristics in the development area or off-site.

## BIODIVERSITY

### Restrictions on Clearing and Habitat

- B21. Unless otherwise agreed with the Planning Secretary, the Proponent must:
- ensure that the vegetation and habitat clearing limits specified in Table 2-1, Table 2-2 and Table 2-3 of Appendix 2 are not exceeded; and
  - minimise:
    - the impacts of the development on hollow-bearing trees;
    - the impacts of the development on threatened species; and
    - the clearing of native vegetation and key habitat.

### Biodiversity Offset Package

- B22. Prior to carrying out any development that would impact on biodiversity values **that require offsetting**, the Proponent must prepare a Biodiversity Offset Package (Package) that is **generally** consistent with the EIS, in consultation with BCS and BCT and to the satisfaction of the Planning Secretary in writing. The Package must include, but not necessarily be limited to:
- details of the specific biodiversity offset measures to be implemented and delivered in accordance with the EIS;
  - the cost for each specific biodiversity offset measure, which would be required to be paid into the Biodiversity Conservation Fund if the relevant measure is not implemented and delivered, as determined in accordance with a BCF Charge Quote indexed on a monthly basis in accordance with the Biodiversity Offsets Payment Calculator Order 2022;
  - the timing and responsibilities for the implementation and delivery of the measures required in the Package; and
  - confirmation that the biodiversity offset measures will have been implemented and delivered no later than 26 June 2026, unless otherwise agreed with the Planning Secretary.

Following the Planning Secretary's approval, the Proponent must implement and deliver the Biodiversity Offset Package.

**All or any part of the Biodiversity Offset Package may be implemented and delivered by entry into a Strategic Offset Delivery Agreement in accordance with clauses 6.2(2)(f) and 6.3A of the Biodiversity Conservation Regulation 2017.**

- B22A. The Proponent may revise the Biodiversity Offset Package in consultation with BCS and BCT and to the satisfaction of the Planning Secretary in writing.**

- B23. The Proponent must comply with the terms of the Deed of Agreement with the Planning Secretary executed on 19 June 2024 to ensure that the biodiversity offset measures are implemented and delivered in accordance with the Biodiversity Offset Package.

Prior to carrying out any development that would impact biodiversity values, the Proponent must demonstrate to the satisfaction of the Secretary that 'Financial Close', as that term is defined in the Deed of Agreement, has occurred.

*Note: this condition seeks to ensure that appropriate arrangements are made for a source of funds to support the performance of the Proponent's obligations under this approval in relation to biodiversity offsets.*

### Species Survey Verification

- B24. Prior to carrying out any development that would impact on the relevant biodiversity values, the Proponent must undertake the following further targeted surveys as committed to in the EIS:
- for koala, in previously unsurveyed patch sizes of less than 5 hectares; and
  - for *Indigofera efoliata* and *Euphrasia arguta*, in the area of assumed presence;

to confirm whether additional biodiversity offset measures are required for the koala, or reduced biodiversity offset measures are required for the *Indigofera efoliata* and *Euphrasia arguta*.

Following the completion of the surveys, any required changes to biodiversity offset measures must be incorporated into a revised version of the Biodiversity Offset Package under condition B22 and addressed in a revised version of the Biodiversity Management Plan required under condition B26, in consultation with BCS, to the satisfaction of the Planning Secretary.

### Biodiversity Assessment Verification Report

- B25. Unless otherwise agreed by the Planning Secretary, a Biodiversity Assessment Verification Report must be prepared. The Report must:
- be prepared prior to carrying out any development that would impact on **the relevant** biodiversity values **specified in condition B25(e)**;

- (b) be prepared to the satisfaction of the Planning Secretary;
- (c) be prepared by a suitably qualified, experienced and independent biodiversity consultant with Biodiversity Assessment Methodology (2020) (BAM) Accreditation whose appointment has been endorsed by the Planning Secretary;
- (d) be prepared in consultation with BCS;
- (e) review the following matters:
  - (i) whether the application of species polygons in the EIS for the large-eared pied bat, eastern cave bat, large bent-winged bat, southern myotis, squirrel glider, *Swainsona sericea*, pink-tailed legless lizard, little eagle and square-tailed kite are reasonable;
  - (ii) whether complete loss of habitat value should be assumed for the squirrel glider, pale-headed snake, and southern myotis in areas of partial impact, including consideration of the basis for the generation of the species credits for those species; and
  - (iii) whether the 63.61 hectare of land that was classified as PCT 0 in the **BDAR** should be included as Category 2 – Regulated land;
 with reference to the Biodiversity Assessment Methodology (2020) or any other guidance document that is relevant and applicable at the time surveys were undertaken or the BDAR was prepared; and provide findings and recommendations relating to the matters in (e), including, but not limited to, options of undertaking additional surveys or reducing the relevant credit obligations.

## Biodiversity Management Plan

- B26. Prior to carrying out any development that could impact biodiversity values **that require offsetting**, the Proponent must prepare a Biodiversity Management Plan for the development to the satisfaction of the Planning Secretary. This plan must:
- (a) be prepared by a suitably qualified and experienced biodiversity expert/s;
  - (b) be prepared in consultation with BCS and NPWS;
  - (c) be prepared **generally** in accordance with the **BDAR**;
  - (d) include a description of the measures that would be implemented for:
    - (i) meeting the biodiversity mitigation requirements in condition B21;
    - (ii) minimising:
      - the amount of vegetation clearing on site;
      - the loss of key fauna habitat (including tree hollows);
      - the impacts of fauna on site, including undertaking pre-clearance surveys; and
      - potential indirect impacts on threatened flora and fauna species;
    - (iii) ensuring the development does not adversely affect the native vegetation and habitat outside the disturbance footprint;
    - (iv) protocols for unexpected finds of threatened species and threatened ecological communities within the disturbance footprint including the requirements for:
      - all work in the associated location to stop to prevent further impact, and
      - notification **(in writing) and consultation with** the Planning Secretary and BCS (and AG DCCEEW where relevant) **on any additional measures to be implemented**; and
      - **the Planning Secretary to endorse the** recommencement of work;
    - (v) **rehabilitation of** temporary disturbance areas to **facilitate natural regeneration with suitable native species**;
    - (vi) monitoring the areas of partial clearance within three months of the commencement of construction and provision of a verification report to confirm if any changes are required to this plan;
    - (vii) maximising the salvage of resources within the approved disturbance area – including vegetative and soil resources – for beneficial reuse (such as fauna habitat enhancement) during the rehabilitation and revegetation of the site;
    - (viii) collecting and propagating seed (where relevant);
    - (ix) controlling erosion, weeds and feral pests;
    - (x) bushfire management;
    - (xi) minimising impacts on entities at risk of a serious and irreversible impact (SAII), including ensuring that an additional 241.16 hectares of Box Gum Woodland and 132.58 hectares of regent honeyeater habitat is securely conserved within a Biodiversity Stewardship Agreement within 3 years (over and above the relevant credit obligations); and
    - (xii) ensure appropriate offsets have been provided to replace the obligations of existing offsets on Moolarben, Wilpinjong and Ulan mines.
  - (e) include a program to monitor, evaluate and publicly report on the effectiveness of these measures.

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

## HERITAGE

### Protection of Heritage Items

- B27. The Proponent must:
- (a) ensure the development does not cause any harm to any Aboriginal heritage objects/sites or historic heritage items located outside the approved construction area (see Table 3-1 and Table 3-3 of Appendix 3);
  - (b) manage the sites identified in Table 3-2 of Appendix 3 in accordance with the specified mitigation and management measures and in accordance with the requirements of the Heritage Management Plan, as outlined in condition B28, including any subsequent revision of this plan;
  - (c) implement all reasonable and feasible measures to avoid and minimise harm to historic heritage items within the approved construction area (identified in Table 3-4 of Appendix 3); and
  - (d) salvage and relocate items that would be impacted to a suitable location, in accordance with the Heritage Management Plan described in condition B28.

### Heritage Management Plan

- B28. Prior to carrying out any development that could harm heritage items, the Proponent must prepare a Heritage Management Plan for the development to the satisfaction of the Planning Secretary. This plan must:
- (a) be prepared by a suitably qualified and experienced Aboriginal cultural heritage specialist whose appointment has been endorsed by the Planning Secretary;
  - (b) be prepared in consultation with Aboriginal Stakeholders, NPWS and reviewed by Heritage NSW;
  - (c) undertake an assessment of the unsurveyed areas of the construction areas, in accordance with Code of Due Diligence;
  - (d) include a description of the measures that would be implemented for:
    - (i) protecting heritage items in accordance with conditions B27(a);
    - (ii) undertaking the management activities specified in Table 3-2 of Appendix 3, including a detailed methodology for each of the approved management activities;
    - (iii) avoiding harm to Laheys Creek Cemetery (CWO-22-HH06), Tallawang Creek Archaeological Site 02 (CWO-22-HH11) and the suspected graves and buried architecture within Tallawang Union Church (CWO-22-HH09b) and Tallawang Catholic Church (CWO-22-HH-09c);
    - (iv) undertaking detailed reporting on the outcomes of management activities including (but not limited to) archival recording and analysis of stone artefact assemblages and other information relevant to addressing research questions;
    - (v) a strategy for the management of any salvaged Aboriginal objects;
    - (vi) a contingency plan and reporting procedure if:
      - heritage items outside the approved construction area are harmed;
      - previously unidentified heritage items are found; or
      - skeletal material is discovered;
    - (vii) 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
    - (viii) ongoing consultation with Aboriginal Stakeholders during the implementation of the plan; and
  - (e) 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 Proponent must implement the Heritage Management Plan.

## TRAFFIC AND TRANSPORT

### Designated Heavy and Heavy Vehicles Requiring Escort Routes

- B29. All heavy vehicles requiring escort associated with the development must only travel to and from the site via the construction routes described in the EIS, as identified in Figure 4-1 to Figure 4-4 in Appendix 4, unless the Planning Secretary agrees otherwise.

*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.*

- B30. All heavy and light vehicles associated with construction, upgrading and decommissioning of the development must travel to and from the site via the construction routes as described in the EIS and identified in the Figure 4-1 to Figure 4-4 in Appendix 4, unless the Planning Secretary agrees otherwise.



## Transport Strategy

- B31. Prior to commencing road upgrades **specified in Appendix 4 as requiring inclusion in the Transport Strategy**, the Proponent must prepare a Transport Strategy in consultation with the TfNSW and relevant Councils, to the satisfaction of the Planning Secretary, which:
- (a) identifies the location and type of any necessary road upgrades (including roads, intersections, crossing points, bridges and access points), including consideration of relevant amenity impacts;
  - (b) ensures the road upgrades comply with the *Austrroads Guide to Road Design* (as amended by TfNSW supplements), unless the relevant road authority agrees otherwise;
  - (c) includes strategic concept designs prepared in accordance with *Austrroads Guide to Road Design* (as amended by TfNSW supplements);
  - (d) includes a detailed assessment of potential impacts of any necessary road upgrades (such as heritage and biodiversity impacts) and appropriate mitigation measures, including consideration of cumulative traffic impacts from approved projects;
  - (e) include a schedule for the commencement and completion of all necessary road upgrades;
  - (f) includes strategic concept designs for transmission lines crossing state roads and any structures required to facilitate stringing;
  - (g) details the methods for installing transmission lines across State roads, ensuring the number and length of delays is minimised and avoids peak traffic hours for Golden and Castlereagh Highways;
  - (h) identifies whether intersections, crossing points and access points would be permanent or temporary.

## Road Upgrades

- B32. Unless the Planning Secretary agrees otherwise, the Proponent must implement the road upgrades and the mitigation measures identified in the Transport Strategy in condition B31 and Appendix 4 in accordance with the relevant standard and timing requirements in Appendix 4, and to the satisfaction of the relevant roads authority.
- If there is a dispute about the road upgrade works, or the implementation of these works, then either party may refer the matter to the Planning Secretary for resolution.
- B33. The road upgrades must be completed within the timeframes specified in the Transport **Strategy**, as required under Condition B31(e).

## Road Maintenance

- B34. The Proponent must:
- (a) undertake an independent dilapidation survey to assess the:
    - (i) existing condition of all local roads on the transport route shown in Figure 4-1 to Figure 4-4 in Appendix 4 (including local road crossings) prior to construction, upgrading or decommissioning works; and
    - (ii) condition of all local roads on the transport route (including local road crossing);
    - (iii) within 1 month of the completion of construction, upgrading or decommissioning works, or within a timeframe agreed to by the relevant roads authority/manager;
    - (iv) on an annual basis during construction, or within a timeframe agreed to by the relevant roads authority/manager;
  - (b) repair (or pay the full costs associated with repairing) any damage to local roads on the transport route (including local road crossings) that are **as a result of the construction, upgrading or decommissioning of the development**;
  - (c) prepare a report **on the road repairs completed under condition B34(b)** in consultation with the relevant roads authority **within 6 months of completion of the road repairs**.

If there is a dispute about the road maintenance works, or the implementation of these works, then either party may refer the matter to the Planning Secretary for resolution.

## Traffic and Transport Management Plan

- B35. Prior to commencing construction or road upgrades identified in condition B31 (whichever comes first), the Proponent must prepare a Traffic Management Plan for the development in consultation with NPWS, TfNSW, Dubbo Regional Council, Midwestern Regional Council, Upper Hunter Shire Council, Warrumbungle Shire Council and NSW Police, 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 B32;
  - (c) details of the measures that would be implemented to comply with the transport management requirements in conditions B29 to B34;
  - (d) details of the measures that would be implemented to:

- (i) minimise traffic safety impacts of the development and disruptions to local road users during construction, upgrading or decommissioning works, including:
  - a description of the proposed timeframe and schedule of construction works;
  - a description of the proposed dilapidation surveys required by condition B34;
  - a description of the proposed measures for managing traffic flow around the work sites, construction compounds and accommodation camps;
  - procedures for stringing cables and transmission lines across roads to ensure compliance with Austroads Guide to Traffic Management;
  - scheduling heavy vehicle movements to avoid peak periods where reasonable and feasible;
  - minimising convoy lengths;
  - reducing the speeds of development-related traffic at key intersections;
  - temporary traffic controls, including detours and signage;
  - procedures for stringing cables and transmission lines across roads;
  - notifying the local community about development-related traffic impacts;
  - procedures for receiving and addressing complaints from the community about development-related traffic;
  - minimising potential cumulative traffic impacts with other projects in the area;
  - minimising potential conflict between development-related traffic and rail services, stock movements and school buses, in consultation with local schools, including preventing queueing on the public road network;
  - implementing measures to minimise development-related traffic on the public road network outside standard construction hours;
  - minimising dirt and debris tracked on to the public road network from development related-traffic;
  - details of the employee shuttle bus service, including pick-up and drop-off points and associated parking arrangements for construction workers, and measures to encourage employee use of this service;
  - car-pooling or ride sharing by employees;
  - scheduling the haulage vehicle movements to minimise convoy lengths or platoons;
  - responding to local climate conditions that may affect road safety, such as, fog, dust, wet weather and flooding;
  - ensuring loaded vehicles entering or leaving the site have their loads covered or contained and leave site in a forward direction;
  - responding to any emergency repair or maintenance requirements;
  - provisions for maintaining emergency vehicle access to the site at all times;
  - a traffic management system for managing over-dimensional vehicles; and
  - fatigue management;
- (ii) minimise the impacts of the road and intersection upgrades of the development;
- (iii) minimises parking on the public road network;
- (iv) maintain all roads and water-related infrastructure on site in a safe and serviceable condition;
- (v) minimise the traffic noise impacts of the development;
- (e) include a drivers code of conduct that addresses:
  - (i) travelling speeds;
  - (ii) procedures to ensure that drivers to and from the development adhere to the designated heavy vehicles requiring escort and heavy vehicle routes;
  - (iii) procedures to ensure that drivers to and from the development implement safe driving practices; and;
  - (iv) including a detailed program to monitor and report on the effectiveness of these measures and the code of conduct.
- (f) include a program to:
  - (i) ensure drivers working on the development receive suitable training on the code of conduct and any other relevant obligations under the Traffic and Transport Management Plan;
  - (ii) record and track vehicle movements; and
  - (iii) monitor and publicly report on the effectiveness of these measures.
- (g) a flood response plan detailing procedures and options for safe access to and from the site in the event of flooding.

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

## VISUAL AMENITY

### Visual Impact Mitigation

- B36. Unless the Planning Secretary agrees otherwise, for a period of 2 years from the commencement of operations, the owners of receivers 198, 207, 350, 354, 357, 373, 539, 672, 717, 719, and 1195 as identified in the EIS may ask the Proponent to implement visual impact mitigation measures on their land to minimise the visual impacts of the development on their residence (including its curtilage).

Upon receiving such a written request from the owner of these residences, the Proponent must implement appropriate mitigation measures (such as landscaping and vegetation screening) in consultation with the owner. These mitigation measures must be reasonable and feasible, aimed at reducing the visibility of the transmission line and towers from the residence and its curtilage, and commensurate with the level of visual impact on the residence.

All agreed mitigation measures must be implemented within 12 months of receiving the written request, unless the Planning Secretary agrees otherwise.

If the Proponent and the owner cannot agree on the measures to be implemented, or there is a dispute about the implementation of these measures, then either party may refer the matter to the Planning Secretary for resolution.

To avoid any doubt, mitigation measures are not required to be implemented to reduce the visibility of transmission lines and towers from any other locations on the property other than the residence and its curtilage.

- B37. Prior to submitting the Final Layout Plans for towers located within 450 m of receiver 198 the Proponent must provide reasonable and feasible measures or negotiated agreement to minimise the visual impacts on receiver 198, including increasing setbacks, in consultation with the owner of the receivers, to the satisfaction of the Planning Secretary.

Following approval by the Planning Secretary, the Proponent must implement these measures.

### Visual Appearance

- B38. The Proponent must:
- (a) take reasonable steps to minimise the visual impacts of the development; and
  - (b) not mount any advertising signs or logos on site, except where this is required for identification or safety purposes.

### Lighting

- B39. The Proponent must:
- (a) take all reasonable steps to minimise the off-site visual 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*.

## RADIOCOMMUNICATIONS

- B40. Prior to submitting the Final Layout Plans for tower locations, the Proponent must take all reasonable and feasible measures to avoid impacts to the Public Safety Network microwave link paths, including relocating towers to avoid the 100 m exclusion zone, in consultation with the NSW Telecommunications Authority.
- B41. If the Proponent cannot avoid the 100 m exclusion zone, the Proponent must ensure there is no disruption to the Public Safety Network microwave link paths in the area in consultation with the NSW Telecommunications Authority prior to constructing towers within the exclusion zone.
- B42. If the development results in the disruption to any radio communications services (including point-to-point microwave links) in the area, then the Proponent must make good any disruption to these services as soon as possible following the disruption, but no later than 1 month following the disruption of the service unless the relevant service provider or user or Planning Secretary agrees otherwise.

## HAZARD AND RISK

### Dangerous Goods

- B43. The Proponent must ensure that the storage, handling, and transport of dangerous goods is undertaken in accordance with the relevant Australian Standards and guidelines, particularly AS1940 *The storage and handling of flammable and combustible liquids* and AS/NZS 1596:2014 *The storage and handling of LP Gas*, the *Dangerous Goods Code*, and the EPA's *Storing and Handling of Liquids: Environmental Protection – Participants Manual*.



## Electric and Magnetic Fields

- B44. The Proponent must ensure that the design, construction and operation of the development is managed to comply with the applicable electric and magnetic fields (EMF) limits in the *International Commission on Non-Ionizing Radiation Protection (ICNIRP) Guidelines for limiting exposure to time-varying electric and magnetic fields (1Hz – 100 kHz)* (ICNIRP, 2010).

## BUSHFIRE SAFETY

### Operating Conditions

- B45. The Proponent must:
- (a) minimise the fire risks of the development, including managing vegetation fuel loads on-site;
  - (b) ensure that the development;
    - (i) complies with the relevant asset protection requirements in the RFS's *Planning for Bushfire Protection 2019* (or equivalent) and Standards for Asset Protection Zones;
    - (ii) is suitably equipped to respond to any fire 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 at each of the construction compounds;
    - (iii) incorporates the recommendations of a fire risk assessment as per the network operator's design standards;
  - (c) ensures that buildings within the compounds comply with Australian Standard AS3959-2018 *Construction of buildings in bushfire-prone areas* (or equivalent) and RFS's *Planning for Bushfire Protection 2019*;
  - (d) ensure any fire trails or asset protection zones associated with the development are wholly contained within the approved disturbance area;
  - (e) develop procedures to manage potential fires on site, in consultation with the RFS, FRNSW, FCNSW and NPWS;
  - (f) assist the RFS, FRNSW, FCNSW, NPWS and emergency services as much as practicable if there is a fire in the vicinity of the site; and
  - (g) notify the relevant local emergency management committee following completion of construction of the development, and prior to commencing operations.

### Emergency Plan

- B46. Prior to commencing construction (including the accommodation camp), the Proponent must develop and implement a comprehensive Emergency Plan and detailed emergency procedures for the development, including an evacuation plan for the accommodation camps, and provide a copy of the plan to the local Fire Control Centre and FRNSW. 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) be consistent with the NSW RFS document: A Guide to Developing a Bush Fire Emergency Management and Evacuation Plan;
  - (c) 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;
  - (d) include procedures for the storage and maintenance of any flammable materials;
  - (e) include fire emergency management planning, including:
    - (i) details of the location, management and maintenance of the Asset Protection Zone and on-site water supply tanks;
    - (ii) a list of works that should not be carried out during a total fire ban;
    - (iii) identify the fire risks and hazards and details measure for the development to prevent fires igniting;
    - (iv) include availability of fire suppression equipment, access and water;
    - (v) details of how RFS would be notified, and procedures that would be implemented in the event that:
      - there is a fire on-site or in the vicinity of the site;
      - there are any activities on site that would have the potential to ignite surrounding vegetation; or
      - there are any proposed activities to be carried out during a bushfire danger period; and
    - (vi) detail specific response measures in the case of flood to ensure site safety;
    - (vii) describe the specific emergency exit routes to be used in the case of flood and include evidence of access agreements with relevant landowners (e.g. right of carriageway); and
    - (viii) include an Emergency Services Information Package in accordance with *Emergency Services information and tactical fire plan* (FRNSW, 2019) to the satisfaction of FRNSW and RFS;
    - (ix) operational procedures in the event of bushfires to minimise interference with aerial firefighting operations; and
    - (x) include details of how live transmission infrastructure can be safely isolated in an emergency.

## WASTE

- B47. Waste generated during pre-construction minor works, road upgrades, construction, operation, upgrading and decommissioning must be dealt with in accordance with the following priorities:
- (a) waste generation must be avoided and where avoidance is not reasonably practicable, waste generation must be reduced;
  - (b) where avoiding or reducing waste is not possible, waste must be re-used, recycled, or recovered; and
  - (c) where re-using, recycling or recovering waste is not possible, waste must be treated or disposed of.
- B48. The importation of waste and storage, treatment, processing, reprocessing or disposal of such waste must comply with the *Protection of the Environment Operations Act 1997*, the *Protection of the Environment Operations (Waste) Regulation 2014*, and orders or exemptions under the regulation.
- B49. Waste must only be exported to a site licensed by the EPA for the storage, treatment, processing, reprocessing or disposal of the subject waste, or in accordance with a Resource Recovery Exemption or Order issued under the *Protection of the Environment Operations (Waste) Regulation 2014*, or to any other place that can lawfully accept such waste.
- B50. All waste that is removed from site must be classified in accordance with the EPA's *Waste Classification Guidelines*, with appropriate records and disposal dockets retained for audit purposes.
- B51. Prior to commencing construction, the Proponent must prepare and implement a Waste Management Plan in consultation with EPA, Dubbo Regional Council, Mid-Western Regional Council and Warrumbungle Shire Council. This program must detail:
- (a) the quantity, type and source of waste received;
  - (b) the quantity, type and quality of the waste produced and their intended fate;
  - (c) the intended fates of all other waste and materials received/produced on site which are not suitable for re-use;
  - (d) any materials produced which will require a specific Resource Recovery Order;
  - (e) any materials produced under a Resource Recovery Order, and the controls and procedures in place for meeting the conditions of that order;
  - (f) any testing or monitoring procedures;
  - (g) how materials segregation will be achieved, particularly the segregation of contaminated soils and resource recovery materials; and
  - (h) the capability of the waste management facilities in Dubbo, Mid-western and Warrumbungle LGAs to accept the volumes of waste predicted to be deposited and any associated approvals required to create and/or expand waste storage or disposal facilities.

## ACCOMMODATION CAMPS

- B52. Unless the Planning Secretary agrees otherwise, the proponent must construct and operate the accommodation camps as described in the EIS and in Appendix 1 of this approval, in accordance with staging set out in B53(e), prior to commencing construction.
- B53. Prior to commencing construction of the accommodation camps, the Proponent must prepare an Accommodation Camp Management Plan in consultation with the relevant Council and TfNSW, and to the satisfaction of the Planning Secretary. Unless the Planning Secretary agrees otherwise, the plan must:
- (a) ensure utilities at the accommodation camps, including water, wastewater, waste and electricity, are designed and located in accordance with the relevant Council specifications and relevant standards;
  - (b) ensure the accommodation camps comply with conditions B20 and B45;
  - (c) ensure any treated wastewater from the accommodation camps used for dust suppression during construction:
    - (i) complies with the Australian and New Zealand Environment and Conservation Council (ANZECC) & Agriculture and Resource Management Council of Australia and New Zealand (ARMCANZ) (2000) *Guidelines for irrigation water quality*;
    - (ii) meets the requirements of the *Public Health Act 2010*;
  - (d) include measures for dust suppression within the accommodation camp;
  - (e) quantify the proposed capacity of workers accommodated at each accommodation camp or stage of accommodation camp and how the proposed staging of the camp meets the construction workforce for that stage timeframe;
  - (f) provide the site layout including building locations, vehicle access and movement, site servicing and utilities infrastructure;
  - (g) include measures to support local suppliers in servicing the camp where possible; and
  - (h) include measures to facilitate worker cohesion, safety, health and wellbeing and provision of on-site medical services.

The Proponent must implement the Accommodation Camp Management Plan.

## LOCAL BUSINESS AND EMPLOYMENT STRATEGY

- B54. Prior to commencing construction, the Proponent must prepare a Local Business and Employment Strategy for the development in consultation with the relevant Council. This strategy must:
- consider the cumulative impacts associated with other State significant projects in the area; and
  - investigate options for prioritising the employment of local and Aboriginal workforce and suppliers for the construction of the development, where feasible.

The Proponent must implement the Local Business and Employment Strategy.

## SOCIAL

### Social Impact Management Plan

- B55. Prior to commencing construction, the Proponent must prepare a Social Impact Management Plan for the development, to the satisfaction of the Planning Secretary. This plan must:
- be prepared by suitably qualified and experienced persons/s;
  - be prepared having regard to the EIS commitments for the preparation of the Social Impact Management Plan;
  - be developed in consultation with Dubbo Regional, Mid-Western Regional, Warrumbungle Shire and Upper Hunter Shire councils, and **relevant** affected stakeholders;
  - include a summary of the social baseline and assessment of social impacts and risks, including the social impact ratings;
  - refer to and be consistent with the strategy in condition A22;
  - describe the measures that would be implemented to enhance positive social impacts from the development;
  - describe the measures that would be implemented to manage and mitigate negative (and cumulative) social impacts, including:
    - impacts to near neighbours and the broader community;
    - impacts to community cohesion, safety, health and wellbeing;
    - access to social infrastructure and services;
    - impacts to housing availability and affordability;
    - impacts to tourism;
    - labour draw and impacts to local businesses and services;
    - consideration of** cumulative social impacts associated with other State significant development projects in the area
  - include a program to monitor, evaluate and publicly report on the effectiveness of these measures and any social impacts of the development, including:
    - identifying performance indicators, incorporating trigger action response plan;
    - a yearly independent survey of the attitudes of the community about the development;
    - procedures for analysing and comparing the results of monitoring and surveys against the baseline, the predicted social impacts and results of previous monitoring and surveys;
    - recording community engagement and complaints as they relate to social issues;
    - adaptive management measures implemented or proposed; and
    - preparing a quarterly monitoring report, to be publicly available on the project website; and
  - include details of who would be responsible for monitoring, reviewing and implementing the plan.

Following the Planning Secretary's approval, the Proponent must implement the Social Impact Management Plan for the duration of construction.

## REHABILITATION

- B56. Unless the Planning Secretary agrees otherwise, within 12 months of commencing operation of the project, the Proponent must decommission and rehabilitate the accommodation camps to the satisfaction of the Planning Secretary. This rehabilitation must comply with the objectives in Table 3.

**Table 3: Rehabilitation Objectives**

Feature	Objective
<b>Accommodation camp</b>	<ul style="list-style-type: none"> <li>Safe, stable and non-polluting</li> <li>All infrastructure including above and below ground to be decommissioned and removed to a depth of 500 mm, unless the Planning Secretary agrees otherwise</li> <li>Restoring land capability to pre-existing productive capacity</li> <li>Ensure public safety at all times</li> </ul>

- B57. Unless the Planning Secretary agrees otherwise, within 6 months of the completion of construction, upgrading or decommissioning, the Proponent must rehabilitate the areas where ancillary facilities and earthwork material sites are located. This rehabilitation must comply with the objectives in Table 4.

**Table 4: Rehabilitation Objectives**

Feature	Objective
Ancillary facilities	<ul style="list-style-type: none"> <li>• Safe, stable and non-polluting</li> <li>• progressively rehabilitate the site as soon as possible following disturbance</li> <li>• to be decommissioned and removed, unless the Planning Secretary agrees otherwise</li> </ul>
Land Use	<ul style="list-style-type: none"> <li>• Restore or maintain land capability to pre-existing use</li> </ul>
Community	<ul style="list-style-type: none"> <li>• Ensure public safety</li> </ul>

FOR INFORMATION

## PART C ENVIRONMENTAL MANAGEMENT, REPORTING AND AUDITING

### ENVIRONMENTAL MANAGEMENT STRATEGY

- C1. Prior to commencing the 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) 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 approval; 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 approval.

The Proponent must not commence construction until the Environmental Management Strategy is approved by the Planning Secretary.

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

### REVISION OF STRATEGIES, PLANS AND PROGRAMS

- C2. The Proponent must review and, if necessary, revise the strategies, plans or programs required under this approval to the satisfaction of the Planning Secretary within 3 months of the:
- (a) the submission of an incident report under condition C10;
  - (b) the submission of an Independent Audit under condition C14;
  - (c) any modification of the conditions of this approval; or
  - (d) the issue of a direction of the Planning Secretary under condition A3 which requires a review.

### STAGING, COMBINING AND UPDATING STRATEGIES, PLANS OR PROGRAMS

- C3. With the approval of the Planning Secretary, the Proponent may:
- (a) prepare and submit any strategy, plan or program required by this approval 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 approval (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 approval (to ensure the strategies, plans and programs required under this approval 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 approval.
- 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 approval if those requirements are not applicable to the particular stage.

## NOTIFICATIONS

### Notification of Department

- C7. Prior to commencing development, construction, operations, upgrading or decommissioning of the development, the Proponent must notify the Department in writing via the Major Projects website portal of the date of commencing the relevant phase.

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.

### Final Layout Plans

- C8. Prior to commencing construction, the Proponent must submit detailed plans of the final layout of the development to the Department via the Major Projects website, including:
- (a) details on siting of transmission towers and ancillary infrastructure and / or ancillary facilities; and
  - (b) showing comparison to the approved layout and approved vegetation clearing.

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

### Works as Executed Plans

- C9. Prior to commencing operations, the Proponent must submit plans that confirm the constructed layout of the development and showing comparison to the final layout plans to the Planning Secretary, via the Major Projects website.

### Incident Notification

- C10. The Department must be notified via the Major Projects website portal immediately after the Proponent 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 5.

### Non-Compliance Notification

- C11. The Planning Secretary must be notified in writing via the Major Projects website portal within seven days after the Proponent 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 approval 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.

*Note: A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.*

### Notification of Landowners

- C13. Prior to the commencement of construction, the Proponent must notify the owners of receivers 198, 207, 350, 354, 357, 373, 539, 672, 717, 719, 741 and 1195 as identified in the EIS of their rights under condition B36 and B37.

## INDEPENDENT ENVIRONMENTAL AUDIT

- C14. Independent Audits of the development must be conducted and carried out in accordance with the *Independent Audit Post Approval Requirements (2020)*, unless otherwise agreed or directed by the Planning Secretary.
- C15. In accordance with the specific requirements in the *Independent Audit Post Approval Requirements (2020)*, the Proponent must:
- (a) review and respond to each Independent Audit Report prepared under condition C14, or where given notice by the Planning Secretary; and
  - (b) submit the response to the Planning Secretary.
- C16. Make each Independent Audit Report, and response to it, publicly available within 60 days of submission to the Planning Secretary.

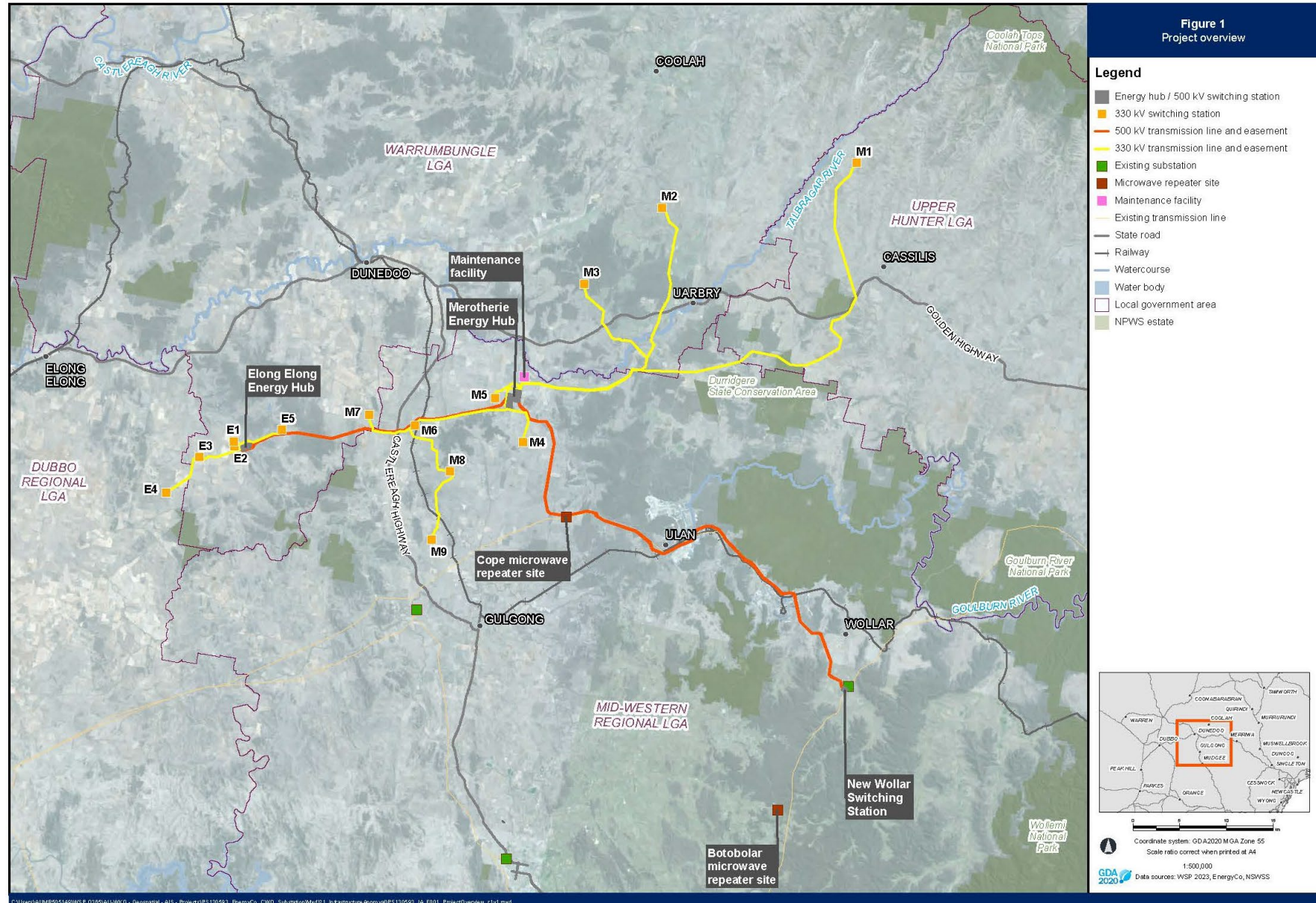
## ACCESS TO INFORMATION

C17. The Proponent must:

- (a) make the following information and documents 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 approval;
  - (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 approval;
  - (vii) how complaints about the development can be made;
  - (viii) a record of complaints, which is to be updated on a monthly basis;
  - (ix) any independent environmental audit, and the Proponent's response to the recommendations in any audit; and
  - (x) any other matter required by the Planning Secretary; and
- (b) keep such information up to date.



# APPENDIX 1 DEVELOPMENT LAYOUT





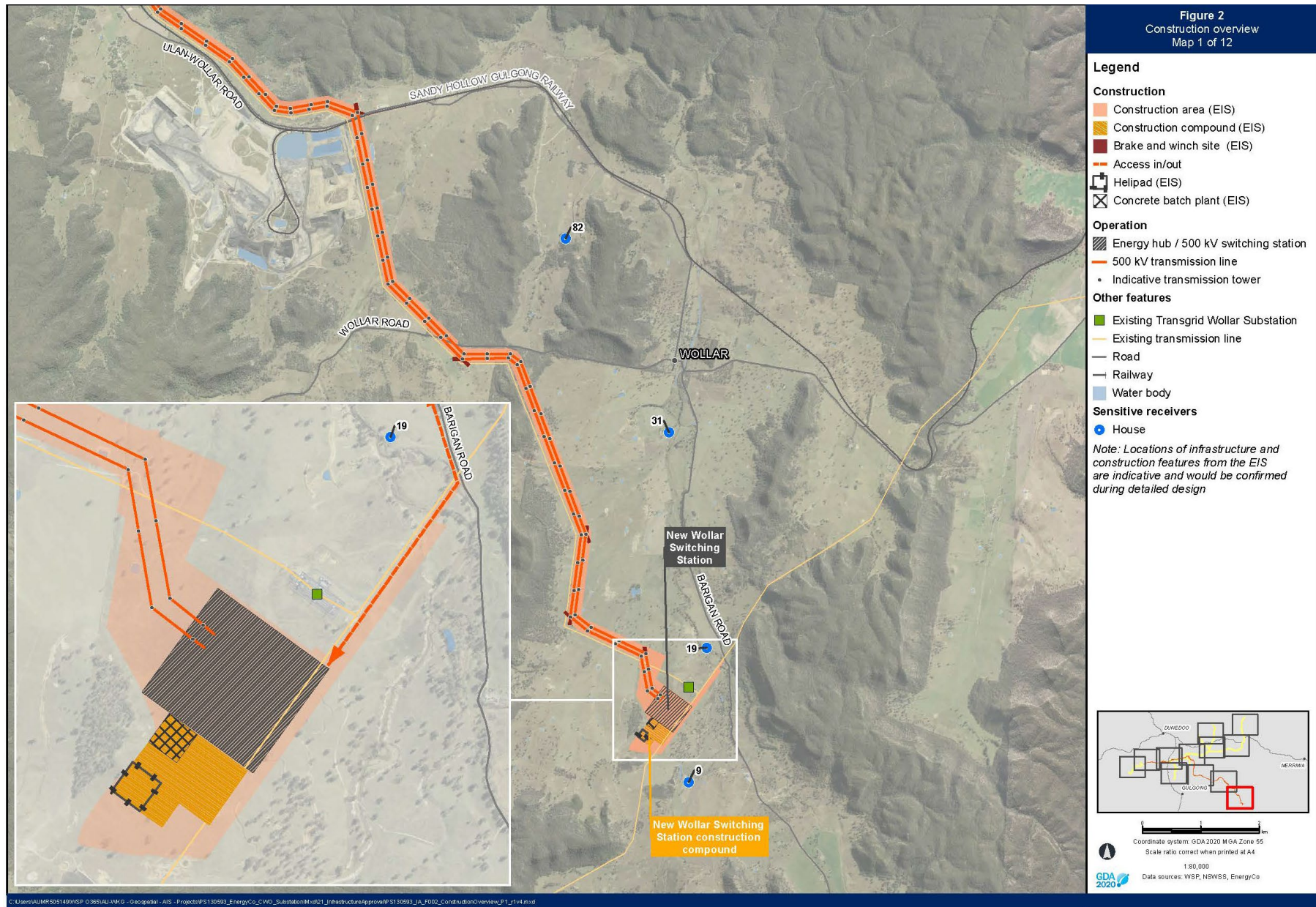


Figure1-2 | Construction overview 1 of 12



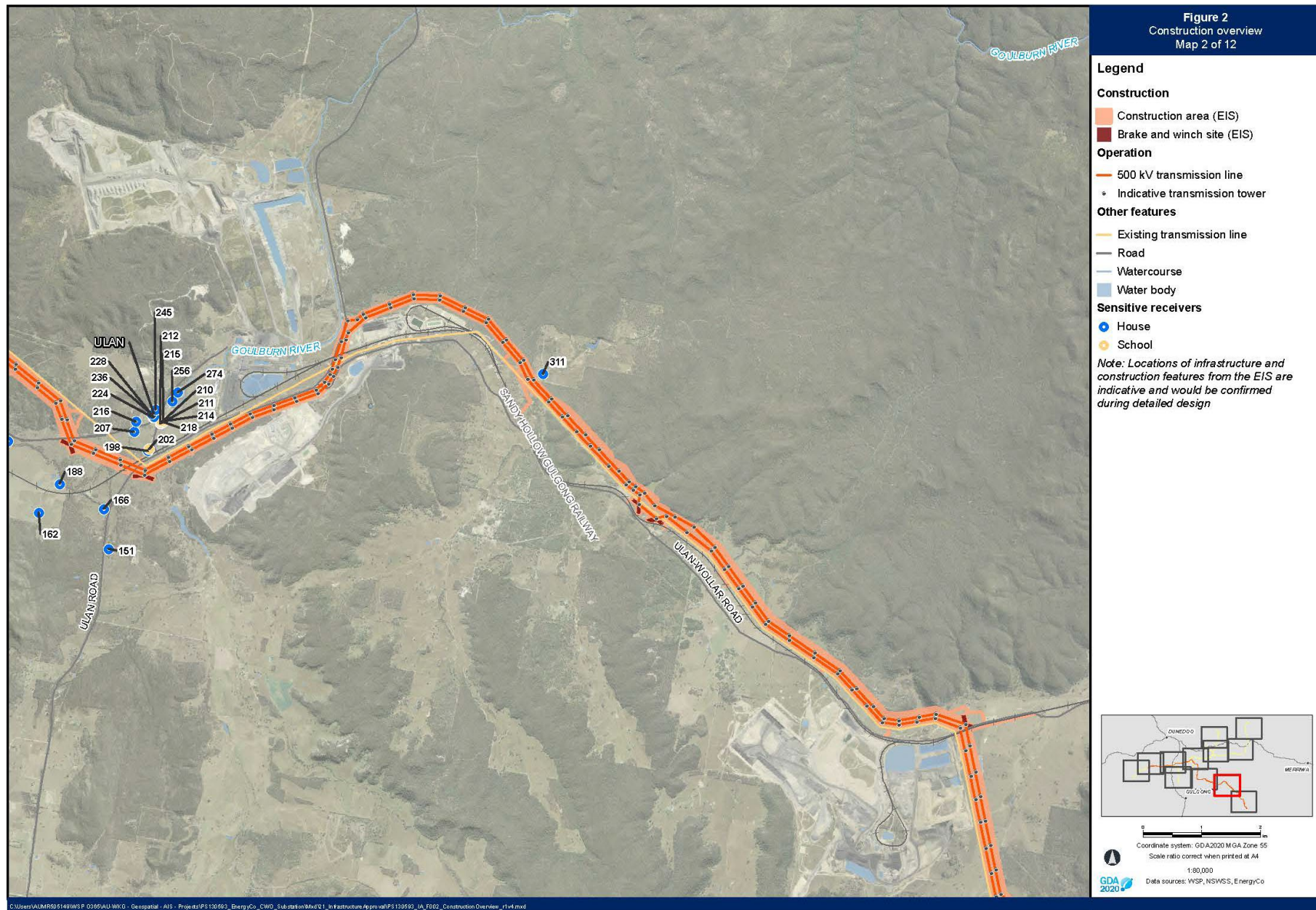


Figure 1-3 | Construction overview 2 of 12



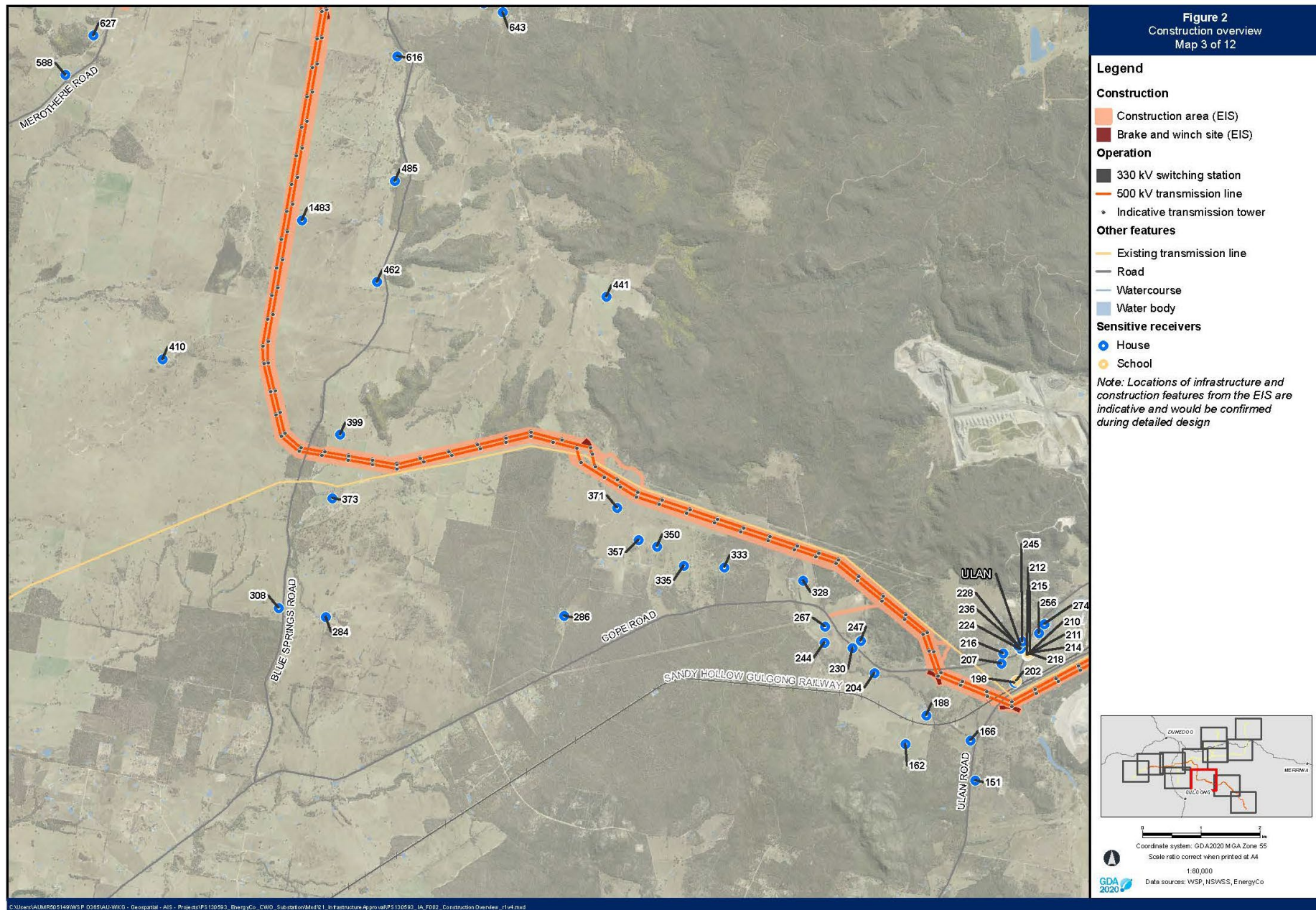


Figure 1-4 | Construction overview 3 of 12



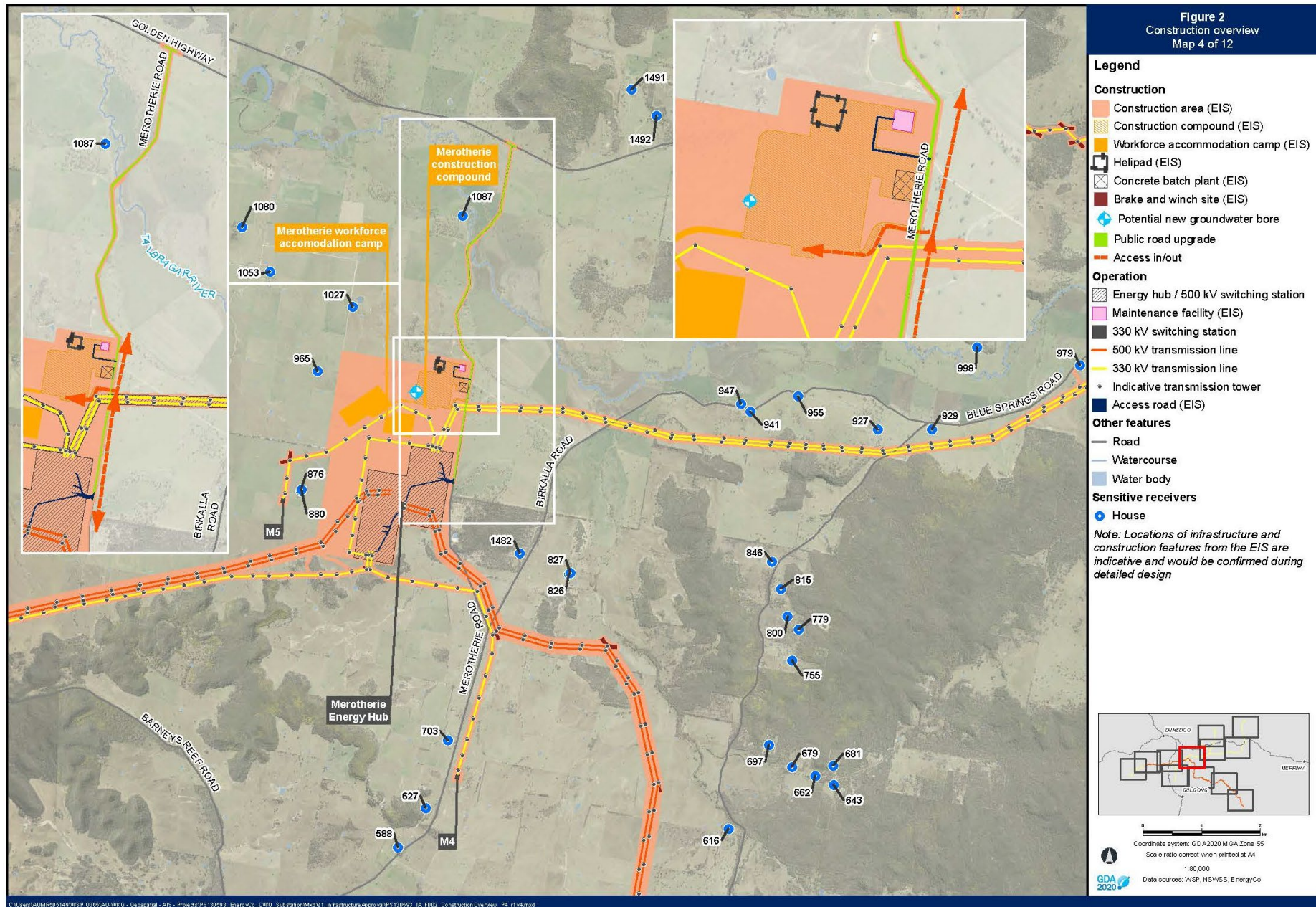


Figure 1-5 | Construction overview 4 of 12



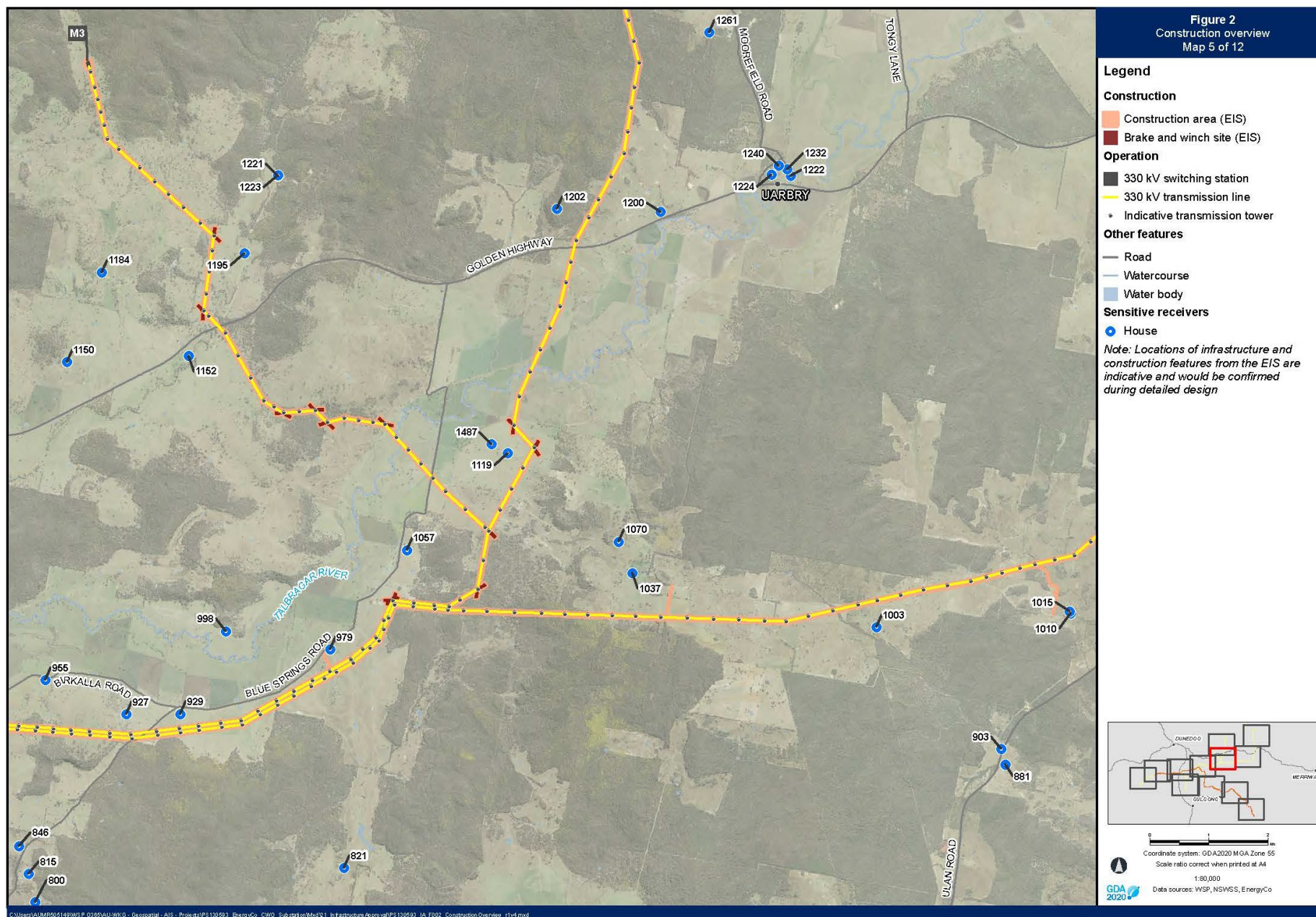


Figure 1-6 | Construction overview 5 of 12



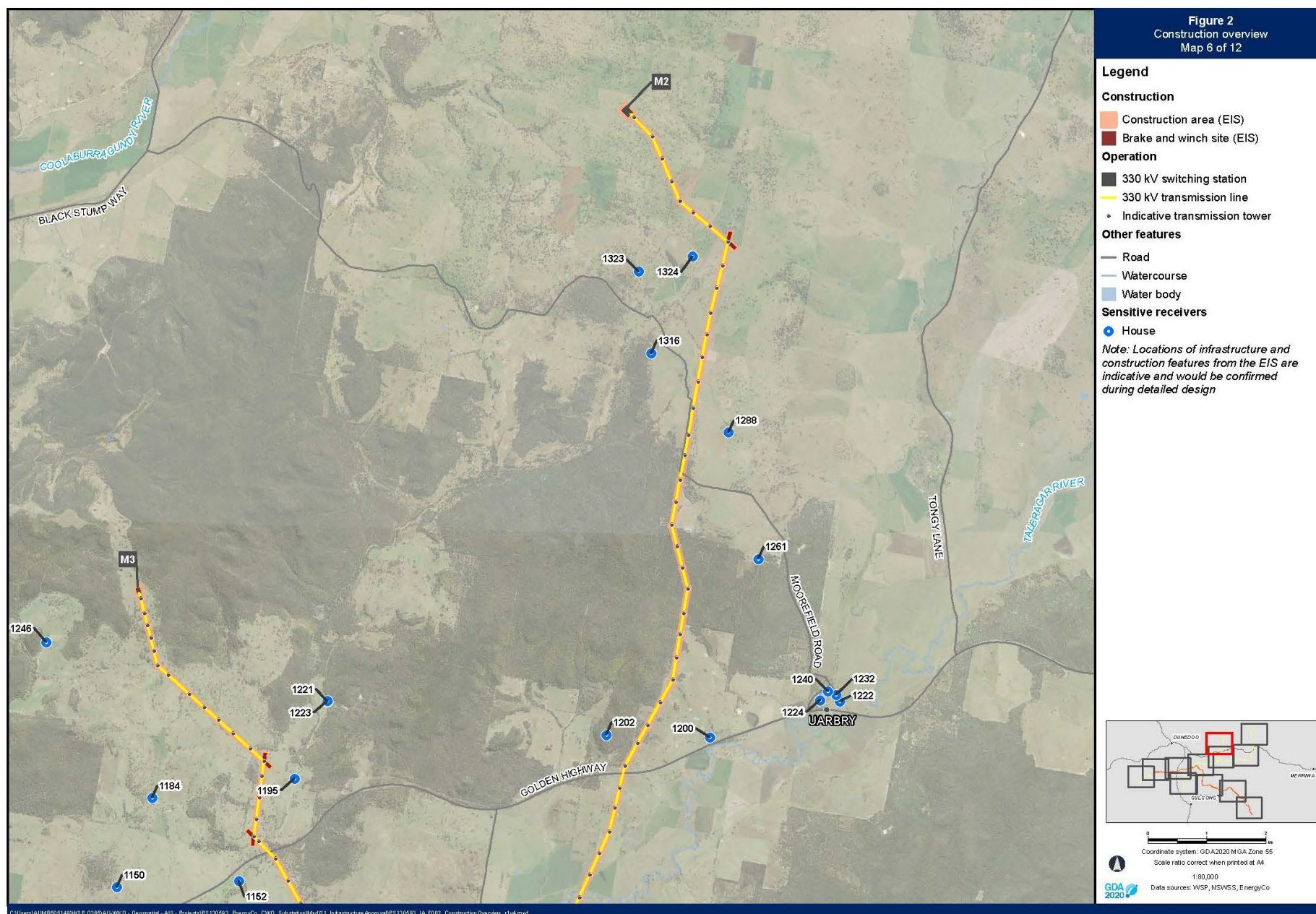


Figure 1-7 | Construction overview 6 of 12



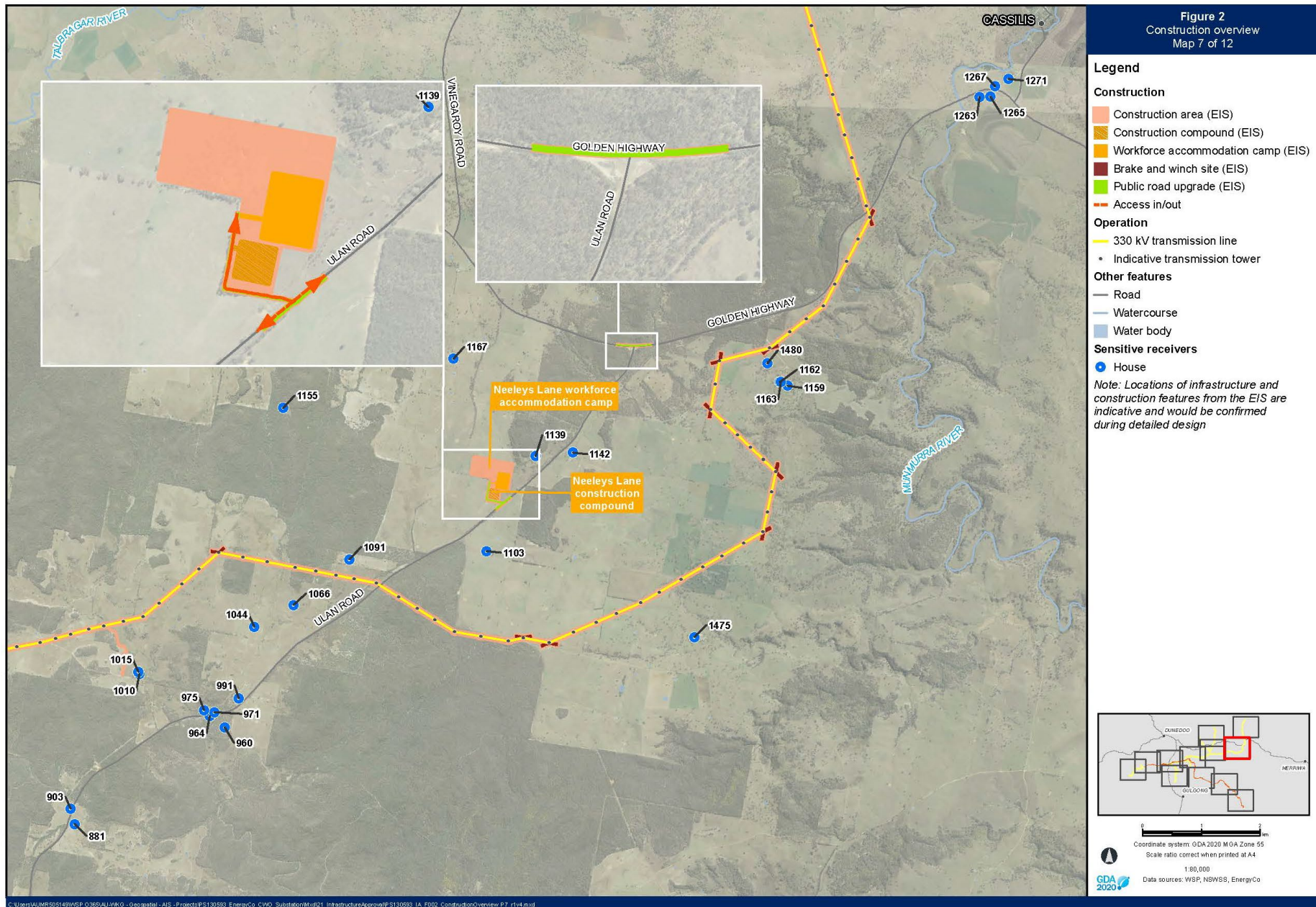


Figure 1-8 | Construction overview 7 of 12



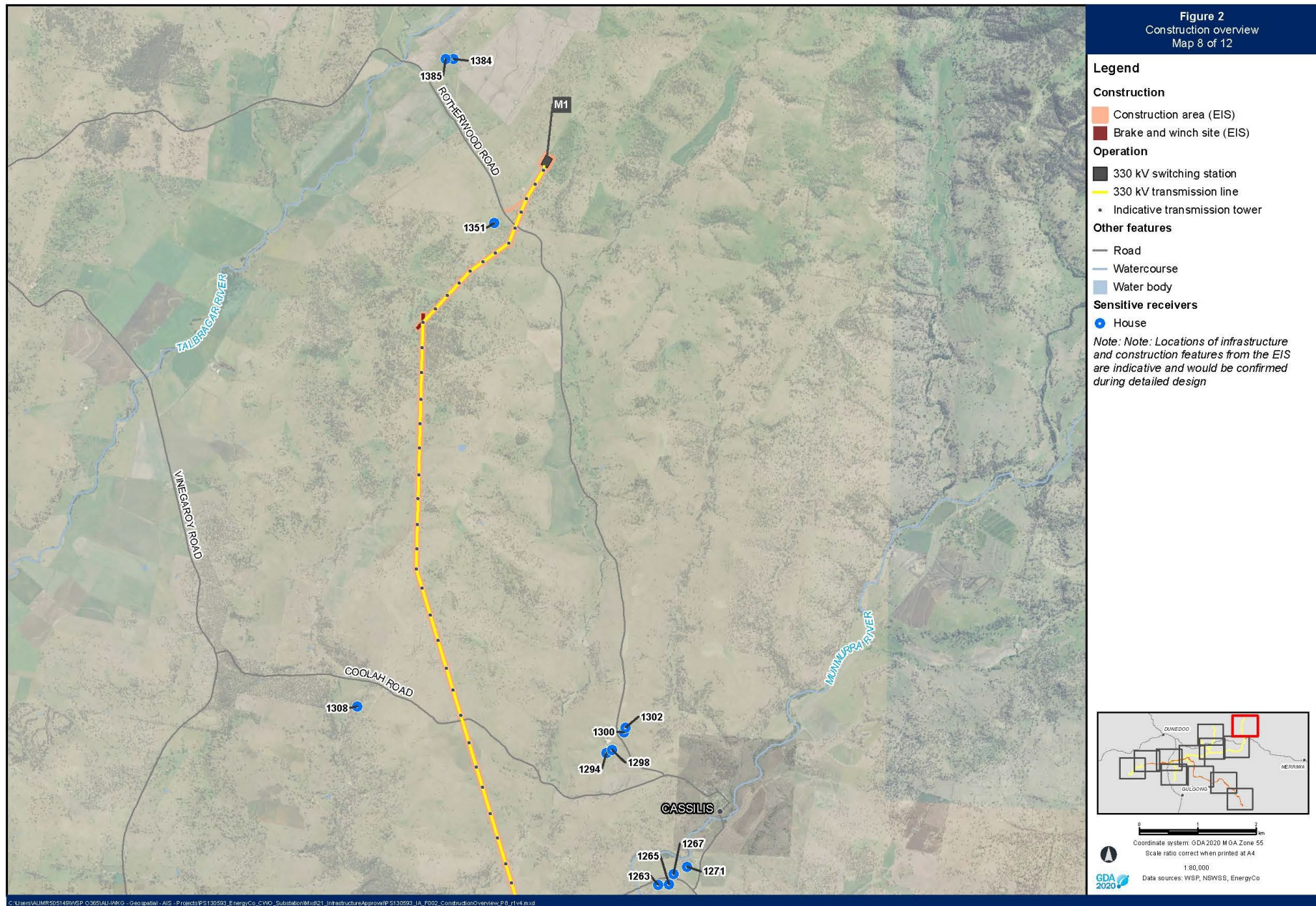
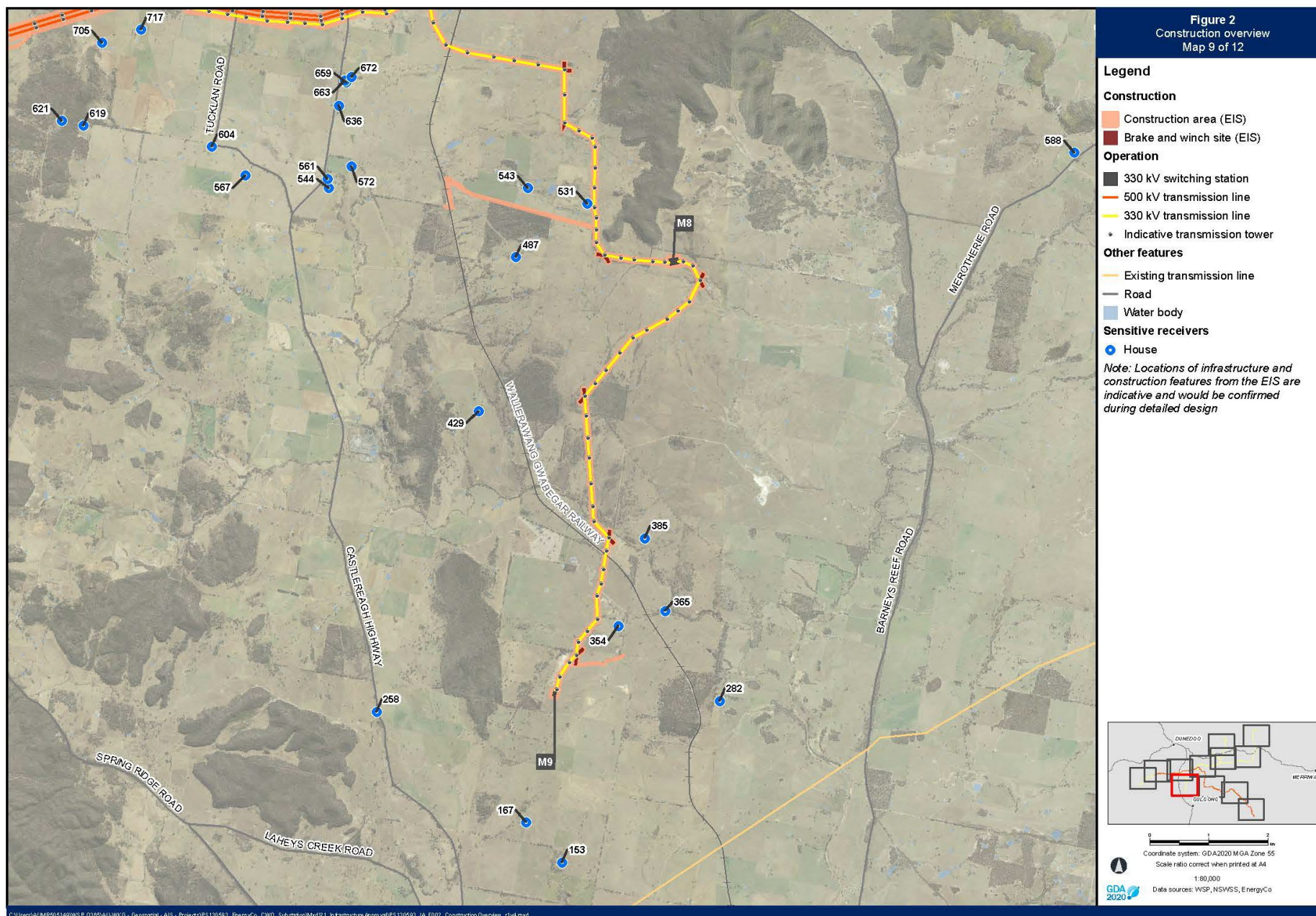


Figure 1-9 | Construction overview 8 of 12







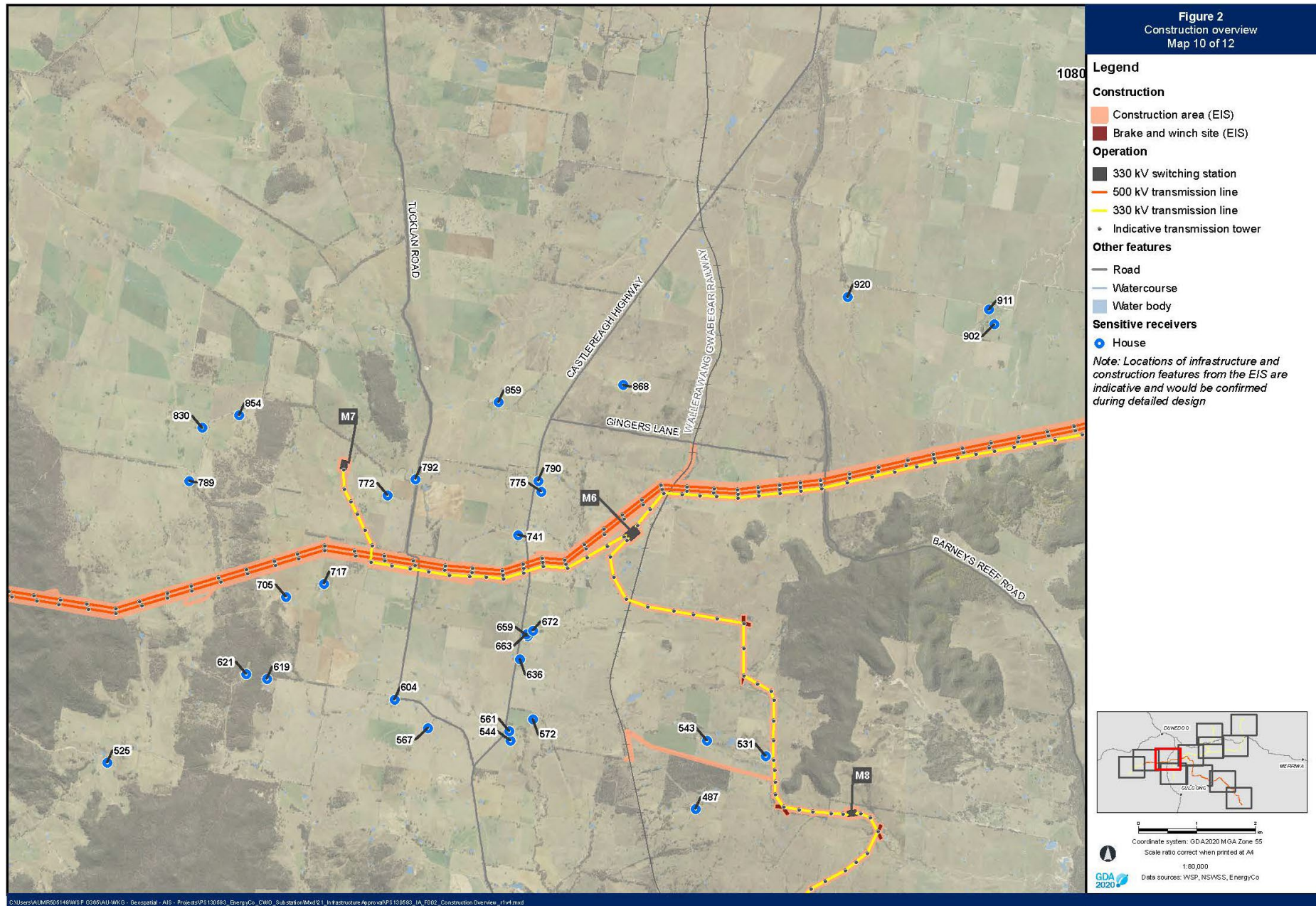


Figure 1-11 | Construction overview 10 of 12



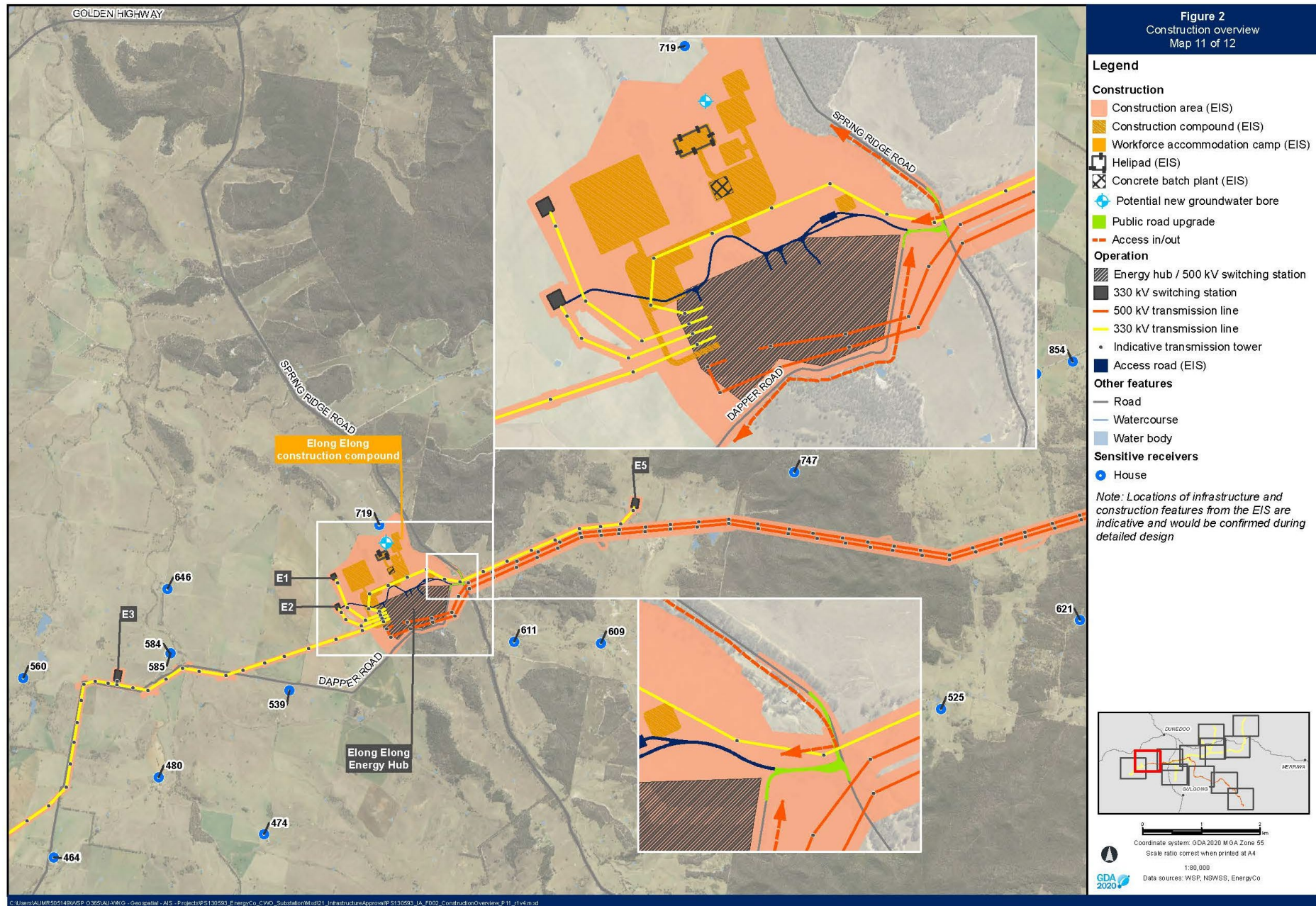


Figure 1-12 | Construction overview 11 of 12



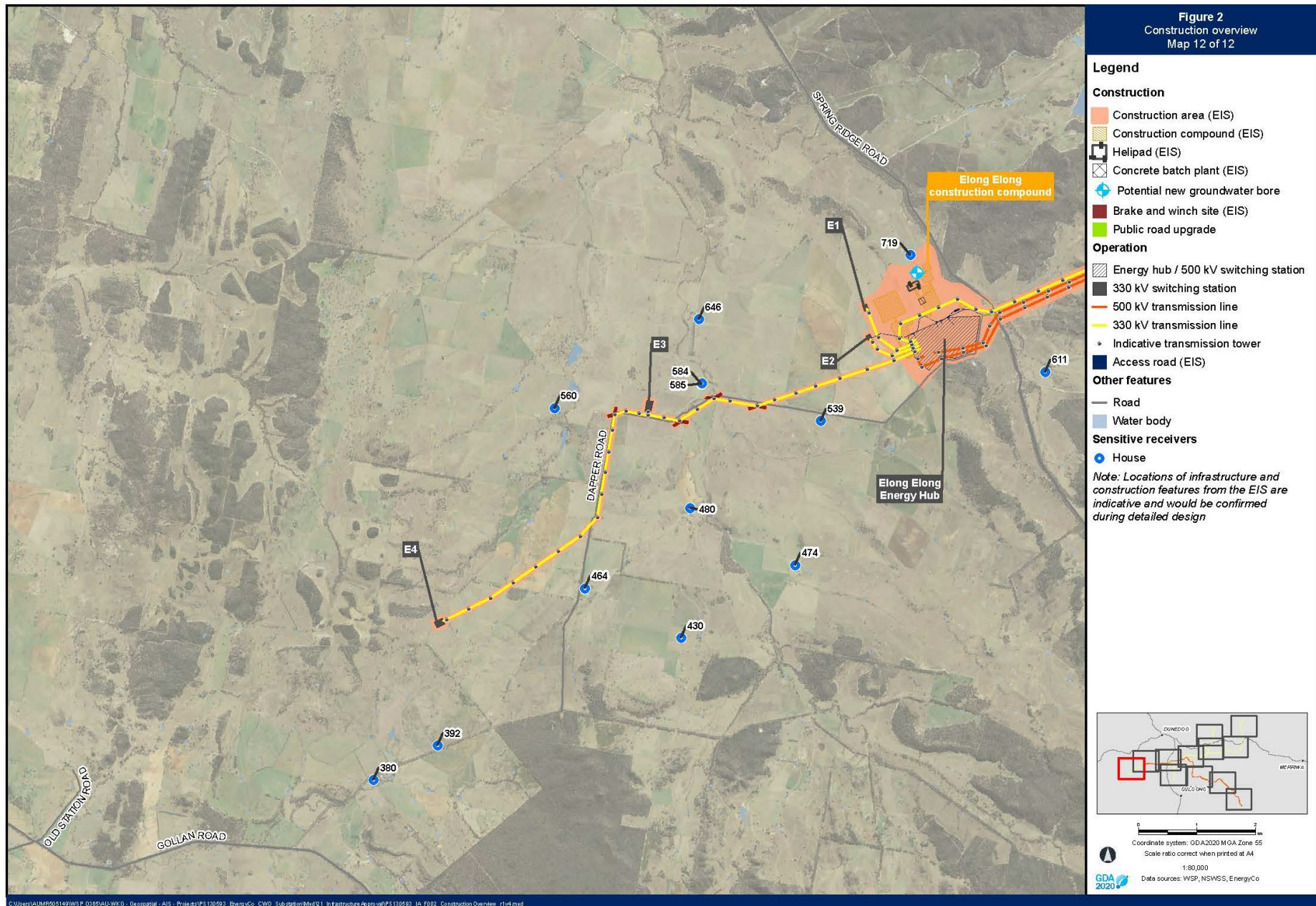


Figure 1-13 | Construction overview 12 of 12

## APPENDIX 2 BIODIVERSITY

**Table 2-1: Clearing limits for threatened ecological communities**

Threatened Ecological Community*	Conservation significance		Impact (hectares)
	BC Act	EPBC Act	
PCT 81 - Western Grey Box – cypress pine shrub grass shrub tall woodland in the Brigalow Belt South Bioregion	E	E	13.7
PCT 202 - Fuzzy Box woodland on colluvium and alluvial flats in the Brigalow Belt South Bioregion (including Pilliga) and Nandewar Bioregion	E	-	4.44
PCT 266 - White Box grassy woodland in the upper slopes sub-region of the NSW South Western Slopes Bioregion	CE	CE	24.25
PCT 277 - Blakely's Red Gum – Yellow Box grassy tall woodland of the NSW South Western Slopes Bioregion	CE	CE	98.77
PCT 281 - Rough-barked Apple – Red Gum – Yellow Box woodland on alluvial clay to loam soils on valley flats in the northern NSW South western slopes Bioregion and Brigalow Belt South Bioregion	CE	CE	309.20
PCT 401 - Rough-barked Apple – Blakely's Red Gum – Black Cypress Pine woodland on sandy flats, mainly in the Pilliga Scrub region	CE	CE	35.89
PCT 483 - Grey Box x White Box grassy open woodland on basalt hills in the Merriwa region, upper Hunter Valley	CE	CE	93.69
PCT 589 - White Box – White Cypress Pine – Silver-leaved Ironbark grassy woodland on mainly clay loam soils on hills mainly in the Nandewar Bioregion	CE	CE	12.21
PCT 599 - Blakely's Red Gum – Yellow Box grassy tall woodland on flats and hills in the Brigalow Belt South Bioregion and Nandewar Bioregion	CE	CE	7.41
PCT 618 - White Box x Grey Box – red gum – Rough-barked Apple grassy woodland on rich soils on hills in the upper Hunter Valley	CE	CE	139.4

\* BC Act community is referenced unless listing is only relevant to the EPBC Act

**Table 2-2: Clearing limits for threatened flora species**

Species	Common name	Conservation significance		Impact (hectares)
		BC Act	EPBC Act	
<i>Acacia ausfeldii</i>	Ausfeld's wattle	V	-	21.13
<i>Dichanthium setosum</i>	bluegrass	V	V	6.85
<i>Diuris tricolor</i>	pine donkey orchid	V	-	26.46
<i>Eucalyptus camaldulensis</i> population in the Hunter catchment		E		5.6
<i>Euphrasia arguta</i>		CE	CE	107.8
<i>Homoranthus darwinioides</i>	fairy bells	V	V	3.39
<i>Indigofera efoliata</i>	leafless indigo	E	E	0.82
<i>Leucochrysum albicans</i> subsp. <i>Tricolor</i>	hoary sunray	E	E	6 plants
<i>Pomaderris cotoneaster</i>	cotoneaster pomaderris	E	E	4.35
<i>Pomaderris queenslandica</i>	scant pomaderris	E	-	2.35
<i>Prasophyllum petilum</i>	tarengo leek orchid	E	E	76.3

## CONSOLIDATED APPROVAL

Species	Common name	Conservation significance		Impact (hectares)
		BC Act	EPBC Act	
<i>Swainsona recta</i>	small purple-pea	E	E	53.64
<i>Swainsona sericea</i>	silky swainson-pea	V	-	316
<i>Thesium austral</i>	austral toadflax	V	V	0.54
<i>Tylophora linearis</i>	tylophora linearis	V	E	12.37
<i>Zieria ingramii</i>	Keith's zieria	E	E	1.88

**Table 2-3: Clearing limits for threatened fauna species**

Species	Common name	Conservation significance		Full Impacts (hectares)	Partial Impacts (hectares)
		BC Act	EPBC Act		
<i>Anthochaera phrygia</i>	regent honeyeater	CE	CE	-	132.58
<i>Aprasia parapulchella</i>	pink-tailed legless lizard	V	V	-	40.82
<i>Calyptrorhynchus lathamii</i>	south-eastern glossy black-cockatoo	V	V	10	-
<i>Cercartetus nanus</i>	eastern pygmy-possum	V	-	-	241.69
<i>Chalinolobus dwyeri</i>	large-eared pied bat	V	V	-	123.99
<i>Delma impar</i>	striped legless lizard	V	V	-	65.8
<i>Hieraaetus morphnoides</i>	little eagle	V	-	-	14.05
<i>Hoplocephalus bitorquatus</i>	pale-headed snake	V	-	130.77	-
<i>Keyacris scurra</i>	Key's matchstick grasshopper	E	-	-	116.09
<i>Lophoictinia isura</i>	square-tailed kite	V	-	-	3.63
<i>Miniopterus schreibersii</i> subsp. <i>Oceanensis</i>	large bent-winged bat	V	-	-	35.30
<i>Myotis macropus</i>	southern myotis	V	-	1.22	-
<i>Petaurus norfolcensis</i>	squirrel glider	V	-	455.72	-
<i>Polytelis swainsonii</i>	superb parrot	V	V	3.39	-
<i>Phascolarctos cinereus</i>	koala	E	E	-	31.83
<i>Tyto novaehollandiae</i>	masked owl	V		10.83	-
<i>Vespadelus troughtoni</i>	eastern cave bat	V	-	-	123.98



## APPENDIX 3 HERITAGE

**Table 3-1** Aboriginal Heritage items – avoid impacts

AHIMS ID / Site name / area	Corresponding project site ID
36-3-0111	Argyll No.3 (SNI-GG14 / SNI-AS01)
36-3-4031	SNI-GG02
36-3-3968 / 36-3-4038	SNI-GG03
36-3-4042	SNI-GG06
36-3-4043	SNI-GG05
36-3-4044	SNI-GG04
36-3-4045	SNI-GG07
36-3-4046	SNI-GG08
36-3-4027	SNI-AS65
36-3-4052	SNI-GG09

**Table 3-2** Aboriginal Heritage items – Management and mitigation measures for sites within construction area

AHIMS ID/Site name/ Area (corresponding project site ID)	Site type	Level of harm	Mitigation and management measure
Zone within 150m from Laheys Creek	Area of archaeological sensitivity	Partial harm – transmission line corridor, road upgrades and maintenance along Spring Ridge Road and Dapper Road.  Remainder of area is subject to indirect harm only (visual impact)	Establish heritage protection zone that excludes direct harm outside the transmission line corridor and road corridors.  Where impacts cannot be avoided within the footprint of the transmission line corridor and road corridor, undertake archaeological excavations and subsequent salvage mitigation, as required
36-3-3794 (S1MC487) 36-3-0449 (UWF SU51/L3) 36-3-0570 (WCP137) 36-3-3790 (S1MC488) 36-3-4029 (SNI-RS01) 36-3-4028 (SNI-RS02) 36-2-0674 (SNI-RS04) 36-2-0675 (SNI-RS03) 36-3-4113 (SNI-RS06)	Rock shelters	Level of harm subject to confirmation pending design finalisation	Investigate micro-siting of the project infrastructure and construction activities to avoid or minimise impacts to sites.  Detailed archival recording to be undertaken.  If direct impact is to be avoided, develop Blast Monitoring Strategy to evaluate potential for indirect impacts from blasting. Where moderate or high risk of indirect impact is identified, undertake monitoring.  Where impacts are identified at rock shelters, undertake test excavation and subsequent salvage excavation, as required.
36-3-4048 (SNI-GG01) 36-3-4047 (SNI-GG15) 36-3-4060 (SNI-GG16) 36-3-4110 (SNI-GG17)	Grinding grooves		
36-3-1140/36-3-1141 (SNI-AS101) 36-2-0680 (SNI-FA02) 36 2 0682 (SNI-FA05/SNI-AS80) 36-2-0748 (SNI-FA12) 36-3-4115 (SNI-IF104)	High density artefact scatter	Level of harm subject to confirmation pending design finalisation	Investigate micro-siting of the project infrastructure and construction activities to avoid or minimise impacts to sites.  Where impacts cannot be avoided, undertake surface collection and salvage excavation focused on areas of highest artefact density.
Zones within 150m of Deadmans, Bora, Cumbo, Wilpinjong, Tallawang and Copes creeks	Areas of archaeological sensitivity	Level of direct harm subject to confirmation pending design finalisation	Investigate micro-siting of the project infrastructure and construction activities to avoid or minimise impacts to sites.  Where impacts cannot be avoided, undertake surface collection, archaeological excavations and subsequent salvage excavation, as required.
SNI-CS4 SNI-CS5 SNI-CS6	Cultural areas	Indirect harm - visual	Undertake additional on-Country meetings with RAPs to document relevant information and identify feasible and reasonable measures to mitigate indirect harm
36-3-3918 (Birriwa Bus Route South ST 1) 36-3-4034 (SNI-CMT02)	Culturally modified trees (potential)	Level of harm subject to confirmation pending design finalisation	Inspection by qualified aboriculturalist to confirm whether scarring is natural or cultural.

AHIMS ID/Site name/ Area (corresponding project site ID)	Site type	Level of harm	Mitigation and management measure
36-2-0747 (SNI-CMT04) 36-3-4058 (SNI-CMT16) 36-3-4059 (SNI-CMT19)			If confirmed as culturally modified tree, undertake detailed archival recording.  Investigate micro-siting of the project infrastructure and construction activities to avoid or minimise impacts to sites.  Where impacts cannot be avoided, salvage may be undertaken.
36-2-0678 (SNI-AS41) 36-3-4030 (SNI-AS43) 36-2-0677 (SNI-AS57) 36-3-0496 (WCP220) 36-3-0503 (WCP227) 36-3-0658 (WC OS 17 with PAD) 36-3-0793 (WCP260) 36-2-0688 (SNI-AS71) 36-2-0676 (SNI-AS02) 36-3-4040 (SNI-FA04) 36-2-0683 (SNI-FA06) 36-3-4041 (SNI-FA07) 36-3-4112 (SNI-FA08) 36-3-4111 (SNI-FA09) 36-2-0746 (SNI-FA10) 36-3-4114 (SNI-FA11 / SNI-AS91)	High or moderate density artefact scatters, including areas of subsurface deposit	Level of harm subject to confirmation pending design finalisation	Investigate micro-siting of the project infrastructure and construction activities to avoid or minimise impacts to sites.  Where impacts cannot be avoided, undertake surface collection and salvage excavation (as required).
SNI BS1 (see note below)	Low density artefact scatter	Direct harm within project footprint	No mitigation works required

*Note: SNI-BS1 incorporates #36-3-0353, #36-3-0497, #36-3-0634, #36-3-0691, #36-3-0815, #36-3-0816, #36-3-0817, #36-3-0818, #36-3-0819, #36-3-0820, #36-3-0821, #36-3-1047, #36-3-1048, #36-3-1049, #36-3-1050, #36-3-1051, #36-3-1053, #36-3-1054, #36-3-1055, #36-3-1058, #36-3-1062, #36-3-1063, #36-3-1064, #36-3-1065, #36-3-1066, #36-3-1067, #36-3-1068, #36-3-1090, #36-3-1402, #36-3-1404, #36-3-1428, #36-3-3406, #36-3-1052, #36-3-1056, #36-3-1057, #36-3-1401, #26-3-2514, #36-3-3291, #36-3-3523, #36-2-0627, #36-3-3917, SNI-IF01-15 inclusive, SNI-IF17, SNI-IF20, SNI-IF28, SNI-IF33, SNI-IF39, SNI-IF41, SNI-IF43, SNI-IF47, SNI-IF48, SNI-IF51, SNI-IF56, SNI-IF58, SNI-IF62, SNI-IF65, #36-3-0336, #36-3-0470, #36-3-0498, #36-3-0569, #36-3-0660, #36-3-0139, #36-3-1403, #36-3-2833, #36-3-3182, #36-3-3227, #36-3-3233, #36-3-3432, #36-3-3805, #36-3-3828, #36-3-3832, #36-3-3833, #36-3-3835, #36-2-0533, #36-2-0580, #36-3-1396, SNI-AS01, SNI-AS03-07 inclusive, SNI-AS09, SNI-AS012-13 inclusive, SNI-AS15, SNI-AS17, SNI-AS29, SNI-AS31, SNI-AS37, SNI-AS40, SNI-AS51-52 inclusive, SNI-AS61, SNI-AS66, SNI-AS68-70 inclusive, SNI-AS72-73 inclusive, SNI-AS76-77 inclusive, SNI-Q01, SNI-FA01, SNI-AS79, SNI-AS83, SNI-AS87-90, SNI-AS92, SNI-AS95, SNI-AS97, SNI-AS99, #36-3-0685/SNI-FA03, #36-3-0720/SNI-AS100, #36-2-0613, #36-3-3884, [SNI-IF66-68](#), [SNI-IF70-76](#), [SNI-IF78-80](#), [SNI-IF83-86](#), [SNI-IF88-90](#), [SNI-IF93-96](#), [SNI-IF99-103](#).*

# CONSOLIDATED APPROVAL

**Table 3-3** Historic Heritage items – avoid impacts

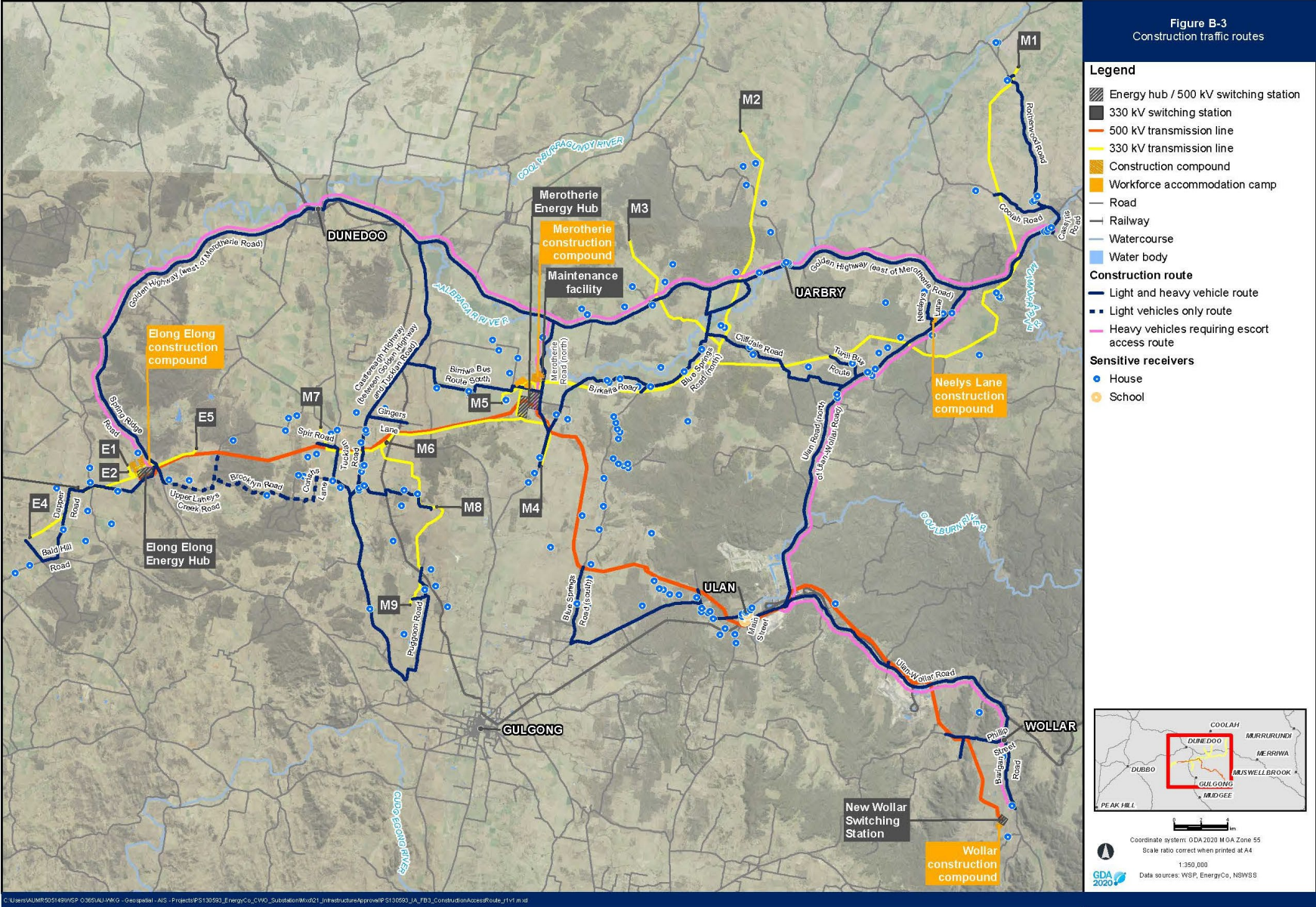
Item name
CWO-22-HH11
CWO-22-HH06

**Table 3-4** Historic Heritage items – avoid, minimise and/or salvage

Item name
CWO-22-HH03
CWO-22-HH05a
CWO-22-HH05b
CWO-22-HH08
CWO-22-HH09a
CWO-22-HH09b
CWO-22-HH09c
CWO-22-HH10
CWO-22-HH13
CWO-22-HH16
CWO-22-HH18
CWO-22-HH19
CWO-22-HH20
CWO-22-HH21
CWO-22-HH14
CWO-23-H01
CWO-23-H02
CWO-22-HH22
CWO-22-HH23
CWO-22-HH14



APPENDIX 4 TRAFFIC AND TRANSPORT





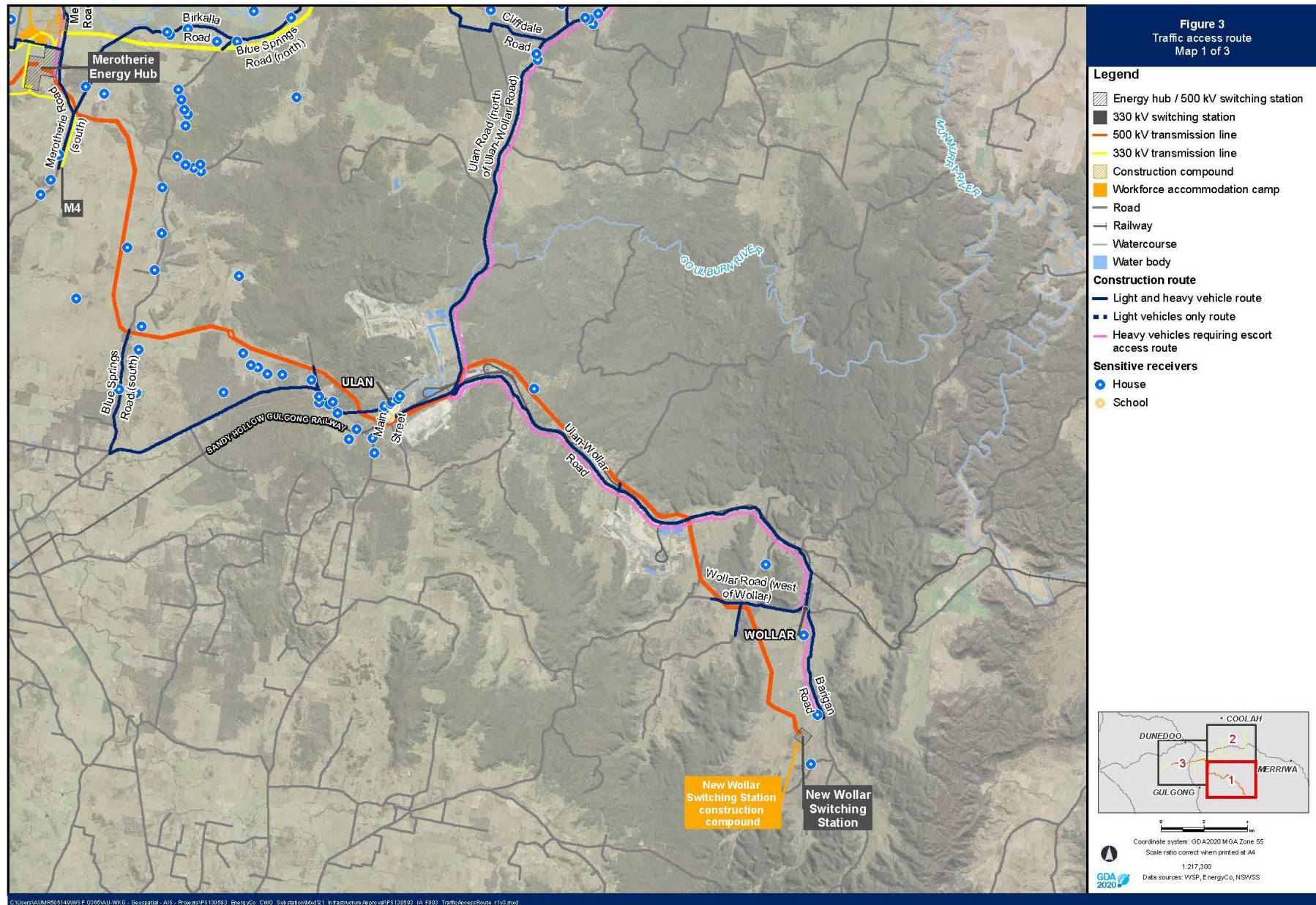


Figure 4-2 | Access routes 1 of 3



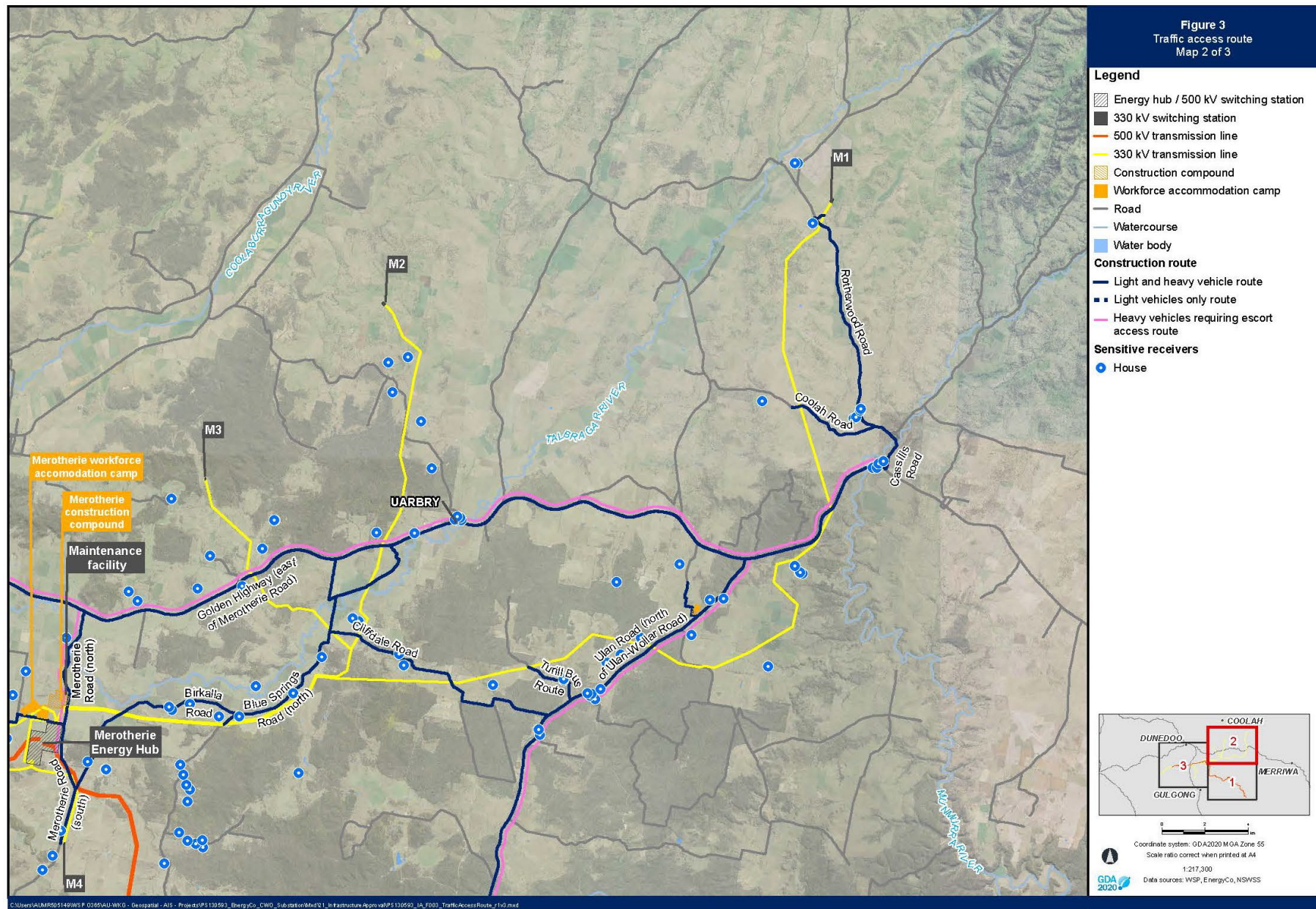


Figure 4-3 | Access routes 2 of 3



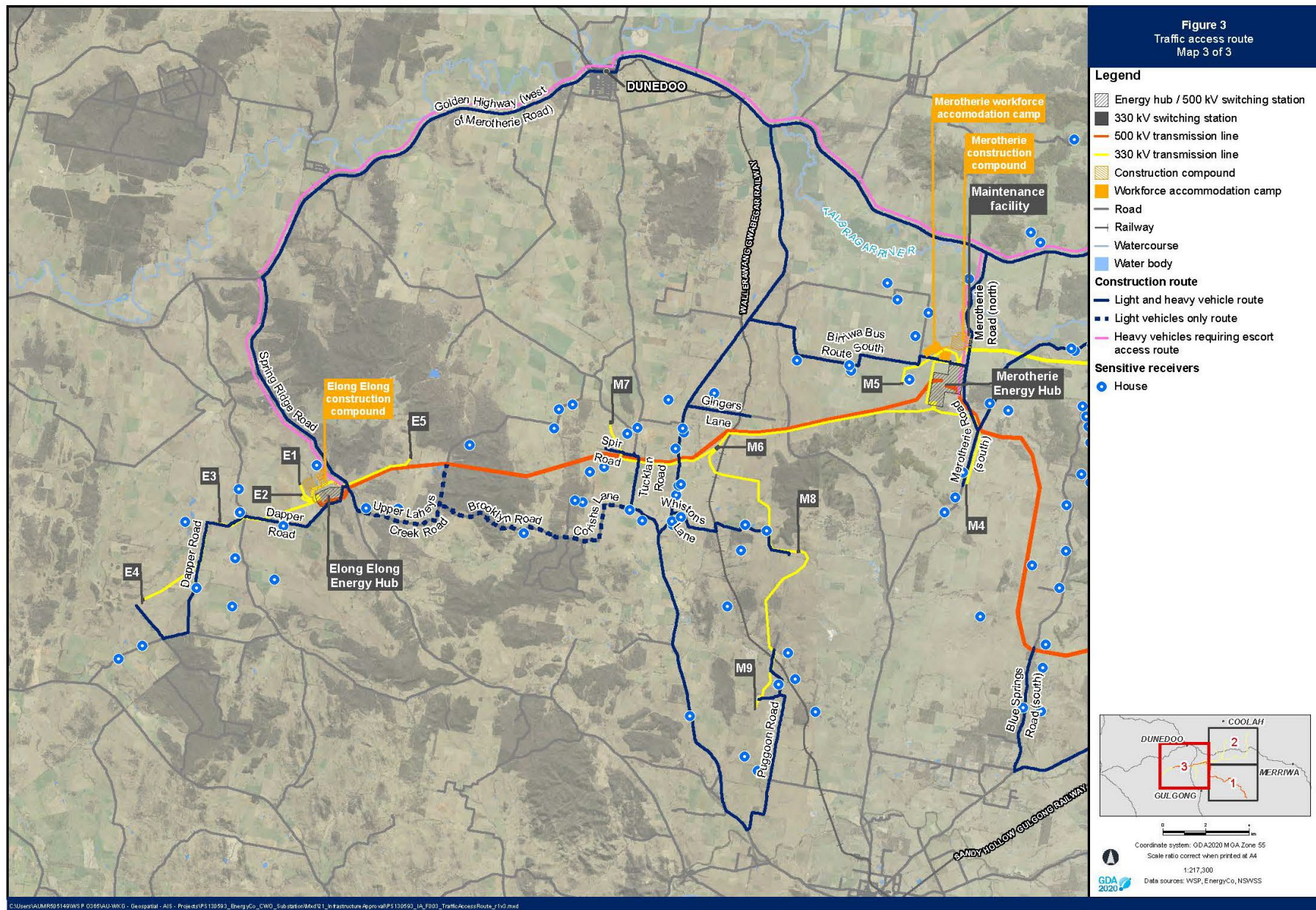


Figure 4-4 | Access routes 3 of 3

**Table 5: Road upgrades**

Road/Intersection	Treatment	Timing
Merotherie Road	Widening and upgrade, as necessary to sealed standard between the Golden Highway and the Merotherie Energy Hub access point.	Commencement of the upgrade with commencement of any of the following: Merotherie Energy Hub, construction compound or any workforce accommodation camp
Merotherie Road	Installing a new bridge to replace the existing crossing of the Talbragar River.	<b>Prior to delivery of oversized specialist electrical equipment (power transformers and synchronous condensers) to the Merotherie Energy Hub</b>
Intersection of Merotherie Road and Golden Highway	Basic Left Turn and Short Channelised Right Turn  Confirmation that the design for upgrade meets Austroads requirements (and TfNSW supplements), including checks for OSOM movements to be provided in <b>Transport Strategy</b> under condition B31.	Commencement of the upgrade with commencement of any of the following: Merotherie Energy Hub, construction compound or any workforce accommodation camp
Spring Ridge Road	Upgrade road and install new bridge to replace the existing causeway at Laheys Creek as necessary as per the Transport Strategy under condition B31	Timing as outlined in Transport Strategy
Intersection of Golden Highway and Spring Ridge Road	Current intersection configuration (AUL and BAR) is adequate, subject to: Confirmation SISD for this intersection is adequate (to be provided in <b>Transport Strategy</b> under condition B31). If SISD is non-compliant, mitigations to address the non-compliance to be detailed in the <b>Transport Strategy</b> under condition B31.	Commencement of the upgrade with commencement of development related construction traffic
Intersection of Neeleys Lane and Ulan Road	Auxiliary Left Turn and Short Channelised Right-turn	Commencement of the upgrade with commencement of the construction of the Neeleys Lane workforce accommodation camp
Intersection of Cassilis Road and Golden Highway	Short Auxiliary Left Turn	Commencement of the upgrade with commencement of use the of Cassilis Road by development related Construction traffic
Intersection of Ulan Road and Golden Highway	Basic Left Turn and Short Channelised Right Turn	Commencement of the upgrade with commencement of right turn movement of construction traffic from Golden Highway into Ulan Road
Intersection of Blue Springs Road and Golden Highway	Upgrade as necessary as per the Transport Strategy under condition B31	Timing as outlined in Transport Strategy
Intersection of Laheys Creek Road and Castlereagh Highway	Basic Right Turn and Basic Left Turn  Upgrade to be outlined in the Transport Strategy under condition B31.	Commencement of the upgrade with commencement of development related construction traffic
Intersection of Whistons Lane and Castlereagh Highway	Basic Right Turn and Basic Left Turn  Confirmation that the design for upgrade meets Austroads requirements (and TfNSW supplements), including checks for OSOM movements to be provided in <b>Transport Strategy</b> under condition B31.	Commencement of the upgrade with commencement of development related construction traffic

Road/Intersection	Treatment	Timing
Intersection of Tucklan Road and Castlereagh Highway	Basic Right Turn and Basic Left Turn  Upgrade to be outlined in the Transport Strategy under condition B31.	Commencement of the upgrade with commencement of development related construction traffic
Intersection of Puggoon Road and Castlereagh Highway	Basic Right Turn and Basic Left Turn  Upgrade to be outlined in the Transport Strategy under condition B31.	Commencement of the upgrade with commencement of development related construction traffic
Golden Highway (East of Merotherie Road) access gates	Basic Left Turn and Basic Right Turn  Upgrade to be outlined in the Transport Strategy under condition B31.	Prior to construction of the relevant minor access track off the public road network
Castlereagh Highway access gates	Basic Left Turn and Basic Right Turn  Upgrade to be outlined in the Transport Strategy under condition B31.	Prior to construction of the relevant minor access track off the public road network
Wollar Road access gates	Upgrade as necessary as per the Transport Strategy under condition B31	Prior to construction of the relevant minor access track off the public road network
Cope Road access gate (north)	Upgrade as necessary as per the Transport Strategy under condition B31	Prior to construction of the relevant minor access track off the public road network
Cope Road access gate (south)	Upgrade as necessary as per the Transport Strategy under condition B31	Prior to construction of the relevant minor access track off the public road network
Access to Magpie Hill microwave repeater	Upgrade as necessary as per the Transport Strategy under condition B31	Prior to commencing work on the Magpie Hill repeater
Other local roads, as identified in <b>Figure 4-1</b> to <b>Figure 4-4</b> of this Appendix	Upgrade as necessary as per the Transport Strategy under condition B31	Prior to commencing the use of the local road for any heavy vehicle traffic associated with construction
Minor Access Points intersections (any Access Point associated with minor access tracks off public road network)	Upgrade as necessary as per the Transport Strategy under condition B31	Prior to construction of the relevant minor access track off the public road network



## **APPENDIX 5**

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

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

1. A written incident notification addressing the requirements set out below must be notified to the Department via the Major Projects website within seven days after the Proponent becomes aware of an incident. Notification is required to be given under this condition even if the Proponent fails to give the notification required under condition C7 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 Proponent became aware of the incident;
  - (e) identify any actual or potential non-compliance with conditions of approval;
  - (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.

#### **INCIDENT REPORT REQUIREMENTS**

3. Within 30 days of the date on which the incident occurred or as otherwise agreed to by the Planning Secretary, the Proponent 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.