

# Development Consent

## Section 89E of the *Environmental Planning & Assessment Act 1979*

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

These conditions are required to:

- prevent and/or minimise any adverse environmental impacts of the development;
- set standards and performance measures for acceptable environmental performance; and
- provide for the ongoing environmental management of the development.

**David Kitto**  
**Executive Director**  
**Resource Assessments and Business Systems**

Sydney

2016

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### SCHEDULE 1

<b>Application Number:</b>	SSD 7482
<b>Applicant:</b>	Environmental Property Services Australia Pty Ltd and SF Suntech Australia Pty Ltd
<b>Consent Authority:</b>	Minister for Planning
<b>Land:</b>	Lots 54–57 of DP 751728 and Lot 2 of DP 1105962
<b>Development:</b>	Riverina Solar Farm

**Red type represents December 2020 Modification**

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## DEFINITIONS

Aboriginal stakeholders	Aboriginal stakeholders registered for cultural heritage consultation for the development
Applicant	Riverina Solar Pty Ltd, or any person who seeks to carry out the development approved under this consent
ARI	Average Recurrence Interval
BCD	Biodiversity and Conservation Division within the Department
Conditions of this consent	Conditions contained in schedules 1 to 4 inclusive
Construction	The construction of the development, including but not limited to the carrying out of any earthworks on site and the construction of solar panels and any ancillary infrastructure (but excludes any upgrades to the public road network required under this consent, geotechnical drilling and/or surveying)
Council	Griffith City Council
Decommissioning	The removal of solar panels and ancillary infrastructure and/or rehabilitation of the site
Department	Department of Planning, Industry and Environment
Development	The development as described in the EIS
EIS	The environmental impact statement for the Riverina Solar Farm dated February 2016 and associated response to submissions, as amended by <ul style="list-style-type: none"> <li>• <i>Riverina Solar Farm Modification Application – Environmental Assessment Report</i> dated 5 November 2020.</li> </ul>
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i>
EP&A Regulation	<i>Environmental Planning and Assessment Regulation 2000</i>
EPA	Environment Protection Authority
Feasible	Feasible relates to engineering considerations and what is practical to build or implement
FRNSW	Fire and Rescue NSW
Heavy vehicle	A vehicle that has a combined Gross Vehicle Mass or Aggregate Trailer Mass of more than 4.5 tonnes
Heritage item	An item as defined under the <i>Heritage Act 1977</i> and/or an Aboriginal Object or Aboriginal Place as defined under the <i>National Parks and Wildlife Act 1974</i>
Heritage NSW	Heritage NSW within the Department of Premier and Cabinet
Incident	A set of circumstances that: <ul style="list-style-type: none"> <li>• causes or threatens to cause material harm to the environment; and/or</li> <li>• breaches or exceeds the limits or performance measures/criteria in this consent</li> </ul>
Material harm	Is harm that: <ul style="list-style-type: none"> <li>• involves actual or potential harm to the health or safety of human beings or to ecosystems that is not trivial; or</li> <li>• results in actual or potential loss or property damage of an amount, or amounts in aggregate, exceeding \$10,000 (such loss includes the reasonable costs and expenses that would be incurred in taking all reasonable and practicable measures to prevent, mitigate or make good harm to the environment)</li> </ul>
Minister	Minister for Planning and Public Spaces or delegate
Minimise	Implement all reasonable and feasible mitigation measures to reduce the impacts of the development
Movement	One vehicle entering and leaving the site
Operation	The operation of the development, but does not include commissioning, trials of equipment or the use of temporary facilities
Planning Secretary	Secretary of the Department, or nominee
POEO Act	<i>Protection of the Environment Operations Act 1997</i>
Project site	Lots 54–57 of DP 751728 and Lots 1-2 of DP 1255796, as shown in the figure in Appendix 1
Public infrastructure	Linear and related infrastructure that provides services to the general public, such as roads, railways, water supply, drainage, sewerage, gas supply, electricity, telephone, telecommunications
Reasonable	Reasonable relates to the application of judgement in arriving at a decision, taking into account: mitigation benefits, cost of mitigation versus benefits provided, community views and the nature and extent of potential improvements
Rehabilitation	The restoration of land disturbed by the development to a good condition, to ensure it is safe, stable and non-polluting

RFS  
TEC

Temporary facilities

TfNSW  
Upgrading

Rural Fire Service

Threatened ecological community, as defined under the NSW *Biodiversity Conservation Act 2016*

Temporary facilities used for the construction, upgrading and/or decommissioning of the development, including but not limited to temporary site offices and compounds, concrete batching plants, materials storage compounds, maintenance workshops, testing laboratories or material stockpiles

Transport for NSW

The augmentation and/or replacement of solar panels and ancillary infrastructure on site

## **SCHEDULE 2 ADMINISTRATIVE CONDITIONS**

### **OBLIGATION TO MINIMISE HARM TO THE ENVIRONMENT**

1. In addition to meeting the specific environmental performance criteria established under this consent, the Applicant **must** implement all reasonable and feasible measures to prevent and/or minimise any material harm to the environment that may result from the construction, operation, or decommissioning of the development.

### **TERMS OF CONSENT**

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

*Note: The general layout of the development is shown in Appendix 1.*

3. If there is any inconsistency between the above documents, the most recent document **must** prevail to the extent of the inconsistency. However, the conditions of this consent **must** prevail to the extent of any inconsistency.
4. The Applicant **must** comply with any reasonable requirement/s of the Secretary arising from the Department's assessment of:
  - (a) any strategies, plans or correspondence that are submitted in accordance with this consent;
  - (b) any reports, reviews or audits commissioned by the Department regarding compliance with this consent; and
  - (c) the implementation of any actions or measures contained in these documents.

### **FINAL LAYOUT PLANS**

5. Prior to the commencement of construction, the Applicant **must** submit detailed plans of the final layout of the development to the Secretary, including details on the siting of solar panels and ancillary infrastructure.

*Note: If the construction of the development is to be staged, then the provision of these plans may be staged.*

### **UPGRADING OF SOLAR PANELS AND ANCILLARY INFRASTRUCTURE**

6. Over time, the Applicant may upgrade the solar panels and ancillary infrastructure on site provided these upgrades remain within the approved development footprint of the site. Prior to carrying out any such upgrades, the Applicant **must** provide revised layout plans of the development to the Secretary incorporating the proposed upgrades.

### **WORK AS EXECUTED PLANS**

7. Prior to the commencement of operations or following the upgrades of any solar panels or ancillary infrastructure, the Applicant **must** submit work as executed plans of the development to the Department.

### **NOTIFICATION OF DEPARTMENT**

8. Prior to the commencement of construction, operations, upgrading or decommissioning, the Applicant **must** notify the Department in writing of the date of commencement of the relevant phase of the development.

If any of these phases of the development are to be staged, then the Applicant must notify the Department in writing prior to the commencement of the relevant stage, and clearly identify the development that would be carried out during the relevant stage.

## STRUCTURAL ADEQUACY

9. The Applicant **must** ensure that all new buildings and structures, and any alterations or additions to existing buildings and structures, are constructed in accordance with the relevant requirements of the *Building Code of Australia*.

*Notes:*

- Under Part 4A of the EP&A Act, the Applicant is required to obtain construction and occupation certificates for the proposed building works.
- Part 8 of the EP&A Regulation sets out the requirements for the certification of the development.

## DEMOLITION

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

## PROTECTION OF PUBLIC INFRASTRUCTURE

11. Unless the Applicant and the applicable authority agree otherwise, the Applicant **must**:
- (a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by the development; and
  - (b) relocate, or pay the full costs associated with relocating, any public infrastructure that needs to be relocated as a result of the development.

## OPERATION OF PLANT AND EQUIPMENT

12. The Applicant **must** ensure that all plant and equipment used on site, or in connection with the development, is:
- (a) maintained in a proper and efficient condition; and
  - (b) operated in a proper and efficient manner.

## SUBDIVISION

13. The applicant may subdivide the site as identified in Appendix 4 and in accordance with the requirements of the EP&A Act and EP&A Regulation.

*Notes:*

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

## SCHEDULE 3 ENVIRONMENTAL CONDITIONS – GENERAL

### TRANSPORT

#### Heavy Vehicle Restrictions

1. The Applicant **must** ensure that the:
  - (a) development does not generate more than:
    - 46 heavy vehicle movements a day during construction, upgrading or decommissioning; or
    - 20 heavy vehicle movements a day during operations;on the public road network; and
  - (b) length of any vehicles used for the development does not exceed 19 metres, unless otherwise agreed by the Secretary.
2. The Applicant **must** keep accurate records of the number of heavy vehicles entering or leaving the site each day.

#### Access Route

3. All vehicular traffic associated with the development **must** travel to and from the project site via Irrigation Way and Hamilton Road (shown as 'Route A' in the figure in Appendix 2) and the two site entry points located on Hamilton Road.
4. If the Applicant is unable to secure access to the land in the railway corridor required to upgrade the intersection of Irrigation Way and Hamilton Road, and has demonstrated to the satisfaction of the Secretary that it has used its best endeavours to secure this access, then all vehicular traffic associated with the development **must** instead travel to and from the project site via Burley Griffin Way and Ross Road (shown as 'Route B' in the figure in Appendix 2) and the two site entry points located on Ross Road.

#### Road Upgrades – Preferred Access Route

5. Prior to the commencement of construction, the Applicant **must** upgrade the intersection of Irrigation Way and Hamilton Road to the satisfaction of TfNSW and Council, including the construction of a temporary Auxiliary Left Turn sealed treatment in accordance with the *Austroads Guide to Road Design* (as amended by TfNSW supplements).

*Note: The road upgrades in this condition are only required if the preferred access route is available.*

#### Road Upgrades – Alternative Access Route

6. Prior to the commencement of construction, the Applicant **must**:
  - (a) upgrade the intersection of Burley Griffin Way and Ross Road to the satisfaction of TfNSW and Council, including a Basic Right Turn **and Auxiliary Left Turn (Short)** sealed treatment in accordance with the *Austroads Guide to Road Design* (as amended by TfNSW supplements); and
  - (b) upgrade Ross Road to the satisfaction of Council to allow two-way construction traffic, including paving and widening of the road to 8.4 metres (with the exception of the bridge located immediately south of Burley Griffin Way).

*Note: The road upgrades in this condition are only required if the preferred access route is unavailable, subject to condition 4 of this consent.*

#### Cost Sharing – Road Upgrades

7. If the Applicant of the Griffith Solar Project (SSD 6604) pays for the road upgrades required in conditions 5 or 6 of this consent, and the Applicant proceeds with the construction of this development, then the Applicant **must** pay the applicant of the Griffith Solar Project half of the cost of the relevant road upgrades.

If there is a dispute about the payment of these costs, then either party may refer the matter to the Secretary for resolution. The Secretary's decision on the matter **must** be final and binding on both parties.

## Site Access

8. Prior to the commencement of construction, the Applicant **must**:
  - (a) construct the new site entries (for either 'Route A' or 'Route B' as shown in the figure in Appendix 2) with a Rural Property Access type treatment to cater for the largest vehicle accessing the site, in accordance with the *Austroads Guide to Road Design* and Council's *Engineering Guidelines - Subdivisions and Development Standards*; and
  - (b) close the existing site entry off Hamilton Road (if utilising 'Route A') or one existing site entry off Ross Road (if utilising 'Route B'), and reinstate the road reserve to match the surrounding roadside landform, to the satisfaction of Council.

## Operating Conditions

9. The Applicant **must** ensure:
  - (a) the internal roadway is constructed as an all-weather roadway;
  - (b) there is sufficient parking on site for all vehicles, and no parking occurs on the public road network in the vicinity of the site;
  - (c) all vehicles are loaded and unloaded on site, and enter and leave the site in a forward direction; and
  - (d) vehicles leaving the site are in a clean condition and do not result in dirt being tracked onto the public road network.

## Traffic Management Plan

10. Prior to the commencement of any road upgrades required under this consent, the Applicant **must** prepare a Traffic Management Plan for the development to the satisfaction of the Secretary. This plan must be prepared in consultation with the TfNSW and Council, and include:
  - (a) details of the entire transport route to be used for development-related traffic;
  - (b) a protocol for undertaking dilapidation surveys to assess the:
    - existing condition of the transport route/s prior to construction, upgrading or decommissioning activities; and
    - condition of the transport route/s following construction, upgrading or decommissioning activities;
  - (c) a protocol for the repair of any roads identified in the dilapidation surveys to have been damaged during construction, upgrading or decommissioning works;
  - (d) details of the measures that would be implemented to minimise traffic safety issues and disruption to local users of the transport route/s during construction, upgrading or decommissioning works, including:
    - consideration of the potential interactions with Griffith Solar Farm in consultation with the applicant of that project;
    - temporary traffic controls, including detours and signage;
    - notifying the local community about project-related traffic impacts;
    - minimising potential for conflict with school buses and rail services as far as practicable;
    - responding to any emergency repair or maintenance requirements; and
  - (e) a drivers code of conduct that addresses:
    - travelling speeds;
    - procedures to ensure that drivers adhere to the designated transport routes; and
    - procedures to ensure that drivers implement safe driving practices, particularly if using local roads through Griffith.
11. Following approval, the Applicant must implement the measures described in the Traffic Management Plan.

## LANDSCAPING

### Weeping Myall Woodland **TEC**

12. The Applicant **must** minimise the clearing of any Weeping Myall Woodland **TEC** in the road reserve during the construction of the new site entry points and the ancillary infrastructure connecting the eastern and western lots.
13. The Applicant **must** maintain and enhance the 0.2 hectare (ha) area of Weeping Myall Woodland **TEC** located within the project site, as shown in Appendix 3.



## Vegetated Buffer

14. The Applicant **must** establish and maintain a mature vegetation buffer around the site at the locations outlined in the figure in Appendix 3. This buffer must:
- (a) be comprised of species that make up the Weeping Myall Woodland **TEC**, with *Acacia pendula* as the main species, or locally native species, in the areas shown in Appendix 3;
  - (b) be at least 5 metres deep, comprising at least two rows of staggered trees;
  - (c) be effective at screening views of the solar panels and ancillary infrastructure on site from surrounding residences, and minimising the glare from the solar panels on road users; and
  - (d) be kept free of weeds.

## Landscaping Plan

15. Prior to the commencement of construction, the Applicant **must**:
- (a) prepare a detailed Landscaping Plan for the site in consultation with **BCD** and Council; and
  - (b) submit a copy of the plan to the Department.

*Note: This plan must include the measures that would be implemented to ensure compliance with conditions 13 and 14 of this consent.*

## LAND MANAGEMENT

16. Following any construction or upgrading on site, the Applicant **must**:
- (a) restore the ground cover of the site as soon as practicable, using suitable species; and
  - (b) maintain ground cover; and
  - (c) keep this ground cover free of weeds.

## AMENITY

### Construction, Upgrading and Decommissioning Hours

17. Unless the Secretary agrees otherwise, the Applicant **must** only undertake construction, upgrading or decommissioning activities on site between:
- (a) 7 am to 6 pm Monday to Friday;
  - (b) 8 am to 1 pm Saturdays; and
  - (c) at no time on Sundays and NSW public holidays.

The following construction, upgrading or decommissioning activities may be undertaken outside these hours without the approval of the Secretary:

- the delivery of materials as requested by the NSW Police Force or other authorities for safety reasons; or
- emergency work to avoid the loss of life, property and/or material harm to the environment.

## Noise

18. The Applicant **must** minimise the noise generated by any construction, upgrading or decommissioning activities on site in accordance with the best practice requirements outlined in the *Interim Construction Noise Guideline* (DECC, 2009), or its latest version.

## Dust

19. The Applicant **must** minimise the dust generated by the development.

## Visual

20. The Applicant **must**:
- (a) minimise the off-site visual impacts of the development, including the potential for any glare or reflection from the solar panels;
  - (b) ensure the visual appearance of all ancillary infrastructure (including paint colours, specifications and screening) blends in as far as possible with the surrounding landscape; and
  - (c) not mount any advertising signs or logos on site, except where this is required for safety or educational purposes.

## Lighting

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

## HERITAGE

### Management of Aboriginal Heritage Items

22. The Applicant **must** carry out the following in consultation with the Aboriginal stakeholders:
- (a) record the identified heritage items on site and submit the standard documentation to the Aboriginal Heritage Information Management System prior to construction;
  - (b) minimise the disturbance of heritage items on site;
  - (c) relocate any heritage items that would be disturbed by the development to suitable alternative locations prior to construction; and
  - (d) protect all heritage items on site, including those that would remain in situ as well as those that are relocated, from any impact.

### Discovery of Human Remains

23. If human remains are discovered on site, then all work surrounding the area **must** cease, and the area must be secured. The Applicant **must** notify **Heritage NSW** as soon as possible following the discovery, and work **must** not recommence in the area until this is authorised by **Heritage NSW**.

## WATER

### Water Pollution

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

### Erosion and Sediment Control

25. The Applicant **must** ensure that the development is carried out in accordance with **the relevant requirements in the *Managing Urban Stormwater: Soils and Construction* (Landcom, 2004) manual.**

### Stormwater Drainage

26. Unless Council agrees otherwise, the Applicant **must** limit post-development flows from the site to pre-development flows for all storms up to and including the 100 year ARI event.
27. Prior to the commencement of construction, the Applicant **must**:
- (a) prepare detailed Stormwater Plans for the site to the satisfaction of Council, in accordance with the requirements in Council's *Engineering Guidelines - Subdivisions and Development Standards* and *Stormwater Drainage and Disposal Policy*; and
  - (b) submit a copy of these plans to the Department.

## HAZARDS

### Storage and Handling of Dangerous Goods

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

**In the event of an inconsistency between the requirements listed from (a) to (b) above, the most stringent requirement must prevail to the extent of the inconsistency.**

## Operating Conditions

29. The Applicant **must**:
- (a) ensure that the development:
    - complies with the relevant asset protection requirements in the RFS's *Planning for Bushfire Protection 2006* (or equivalent);
    - minimises the fire risks of the development;
    - is suitably equipped to respond to any fires on site; and
  - (b) assist the RFS and emergency services as much as practicable if there is a fire in the vicinity of the site.

## Emergency Response Plan

30. Prior to the commencement of operations, the Applicant **must** prepare an Emergency Response Plan for the development in consultation with the RFS and **FRNSW**. This plan must identify the fire risks and controls of the development, and the procedures that would be implemented if there is a fire on site or in the vicinity of the site. A copy of the plan must be kept on site in a prominent position adjacent to both site entry points at all times.

## WASTE

31. The Applicant **must**:
- (a) minimise the waste generated by the development;
  - (b) classify all waste on site in accordance with the EPA's *Waste Classification Guidelines*;
  - (c) appropriately store and handle all waste on site in accordance with its classification; and
  - (d) remove all waste from the site as soon as practicable, and ensure it is sent to appropriately licensed waste facilities for disposal.

## DECOMMISSIONING AND REHABILITATION

32. All solar panels and ancillary infrastructure must be decommissioned within 18 months of the cessation of operations, unless the Secretary agrees otherwise.
33. In conjunction with the decommissioning of the development, the Applicant **must** rehabilitate the site to the satisfaction of the Secretary. This rehabilitation must comply with the objectives in Table 1.

Table 1: Rehabilitation Objectives

<i><b>Feature</b></i>	<i><b>Objective</b></i>
Development site (as a whole)	<ul style="list-style-type: none"><li>• Safe, stable and non-polluting</li><li>• Minimise the visual impact of any above ground ancillary infrastructure agreed to be retained for an alternative use as far as is reasonable and feasible</li></ul>
Solar farm infrastructure	<ul style="list-style-type: none"><li>• To be decommissioned and removed, unless the Secretary agrees otherwise</li></ul>
Land use	<ul style="list-style-type: none"><li>• Restore land capability to pre-existing agricultural use</li></ul>
Community	<ul style="list-style-type: none"><li>• Ensure public safety</li></ul>

## SCHEDULE 4 ENVIRONMENTAL MANAGEMENT AND REPORTING

### ENVIRONMENTAL MANAGEMENT

#### Environmental Management Strategy

1. Prior to the commencement of construction, the Applicant **must** prepare an Environmental Management Strategy for the development to the satisfaction of the Secretary. This strategy must:
  - (a) provide the strategic framework for environmental management of the development;
  - (b) identify the statutory approvals that apply to the development;
  - (c) describe the role, responsibility, authority and accountability of all key personnel involved in the environmental management of the development;
  - (d) describe the procedures that would be implemented to:
    - keep the local community and relevant agencies informed about the operation and environmental performance of the development;
    - receive, handle, respond to, and record complaints;
    - resolve any disputes that may arise;
    - respond to any non-compliance;
    - respond to emergencies; and
  - (e) include:
    - copies of any plans approved under the conditions of this consent; and
    - a clear plan depicting all the monitoring to be carried out in relation to the development.
2. Following approval, the Applicant **must** implement the Environmental Management Strategy.

#### Revision of Strategies and Plans

3. The Applicant **must**:
  - (a) update the strategies, plans **or programs** required under this consent to the satisfaction of the Secretary prior to carrying out any upgrading or decommissioning activities on site; and
  - (b) review and, if necessary, revise the strategies, plans **or programs** required under this consent to the satisfaction of the Secretary within 1 month of the:
    - submission of an incident report under condition 5 of Schedule 4;
    - **submission of an audit report under condition 6 of Schedule 4** or
    - any modification to the conditions of consent.

#### Updating and Staging of Strategies, Plans or Programs

4. With the approval of the Secretary, the Applicant may submit any strategy, plan or program required by this consent on a progressive basis.

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

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

#### Notes:

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

### COMPLIANCE

#### Incident Notification

5. The Planning Secretary must be notified in writing via the Major Projects website immediately after the Applicant becomes aware of an incident. The notification must identify the development (including the development application number and the name of the development if it has one) and set out the location

and nature of the incident. Subsequent notification requirements must be given, and reports submitted in accordance with the requirements set out in Appendix 5.

### **Non-Compliance Notification**

6. The Planning Secretary must be notified in writing via the Major Projects website within seven days after the Applicant becomes aware of any non-compliance.
7. A non-compliance notification must identify the development and the application number for it, set out the condition of consent that the development is non-compliant with, the way in which it does not comply and the reasons for the non-compliance (if known) and what actions have been, or will be, undertaken to address the non-compliance.
8. A non-compliance which has been notified as an incident does not need to also be notified as a noncompliance.

### **INDEPENDENT ENVIRONMENTAL AUDIT**

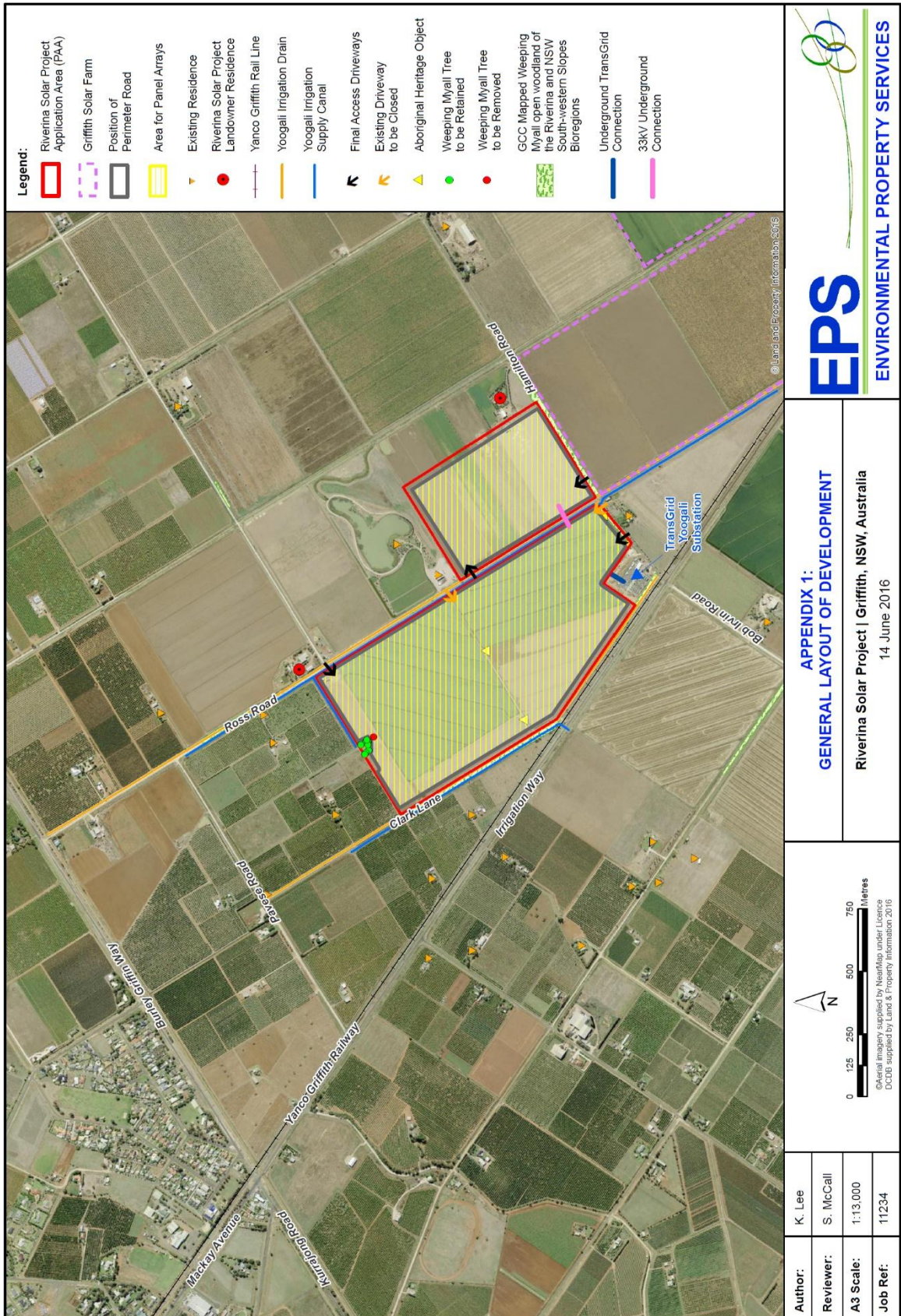
9. Independent Audits of the development must be conducted and carried out in accordance with the *Independent Audit Post Approval Requirements* (2020) to the following frequency:
  - (a) within 3 months of commencing construction; and
  - (b) within 3 months of commencement of operations.
- 9A. Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the commencement of an Independent Audit.
- 9B. The Planning Secretary may require the initial and subsequent Independent Audits to be undertaken at different times to those specified in condition 9 of Schedule 4 upon giving at least 4 weeks' notice to the Applicant of the date upon which the audit must be commenced.
- 9C. In accordance with the specific requirements in the *Independent Audit Post Approval Requirements* (2020), the Applicant must:
  - (a) review and respond to each Independent Audit Report prepared under condition 7 of Schedule 4 of this consent, or condition 9B of Schedule 4 where notice is given by the Planning Secretary;
  - (b) submit the response to the Planning Secretary; and
  - (c) make each Independent Audit Report, and response to it, publicly available within 60 days of submission to the Planning Secretary unless otherwise agreed by the Planning Secretary.
- 9D. Independent Audit Reports and the Applicant's response to audit findings must be submitted to the Planning Secretary within 2 months of undertaking the independent audit site inspection as outlined in the *Independent Audit Post Approvals Requirements* (2020) unless otherwise agreed by the Planning Secretary.
- 9E. Notwithstanding the requirements of the *Independent Audit Post Approvals Requirements* (2020), the Planning Secretary may approve a request for ongoing independent operational audits to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that independent operational audits have demonstrated operational compliance.

### **ACCESS TO INFORMATION**

10. The Applicant **must**:
  - (a) make the following information publicly available on its website as relevant to the stage of the development:
    - the EIS;
    - the final layout plans for the development;
    - current statutory approvals for the development;
    - the proposed staging plans for the development if the construction, operation or decommissioning of the development is to be staged;
    - how complaints about the development can be made;
    - a complaints register;
    - any other matter required by the Secretary; and
  - (b) keep this information up to date,to the satisfaction of the Secretary.

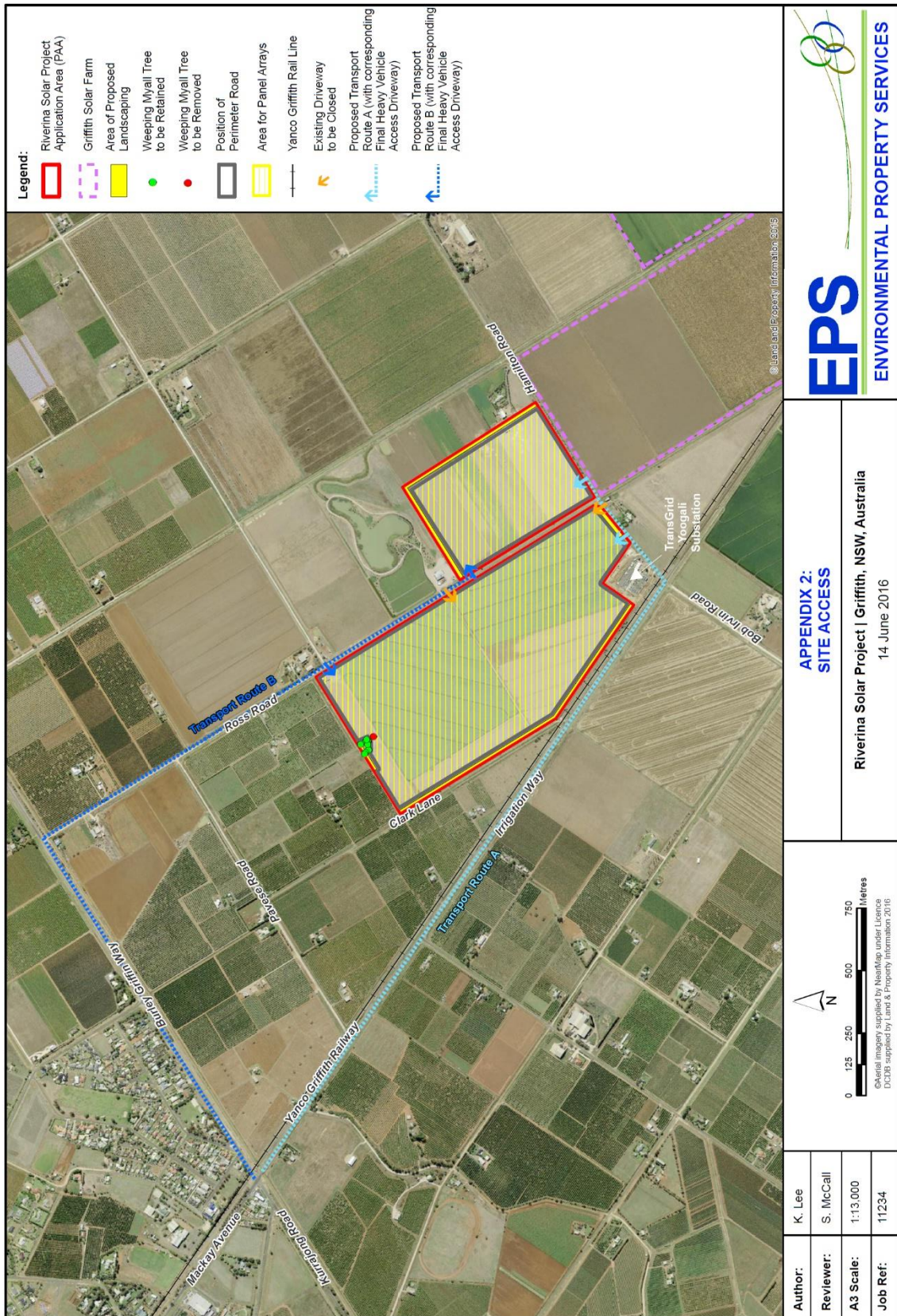


## APPENDIX 1: GENERAL LAYOUT OF DEVELOPMENT



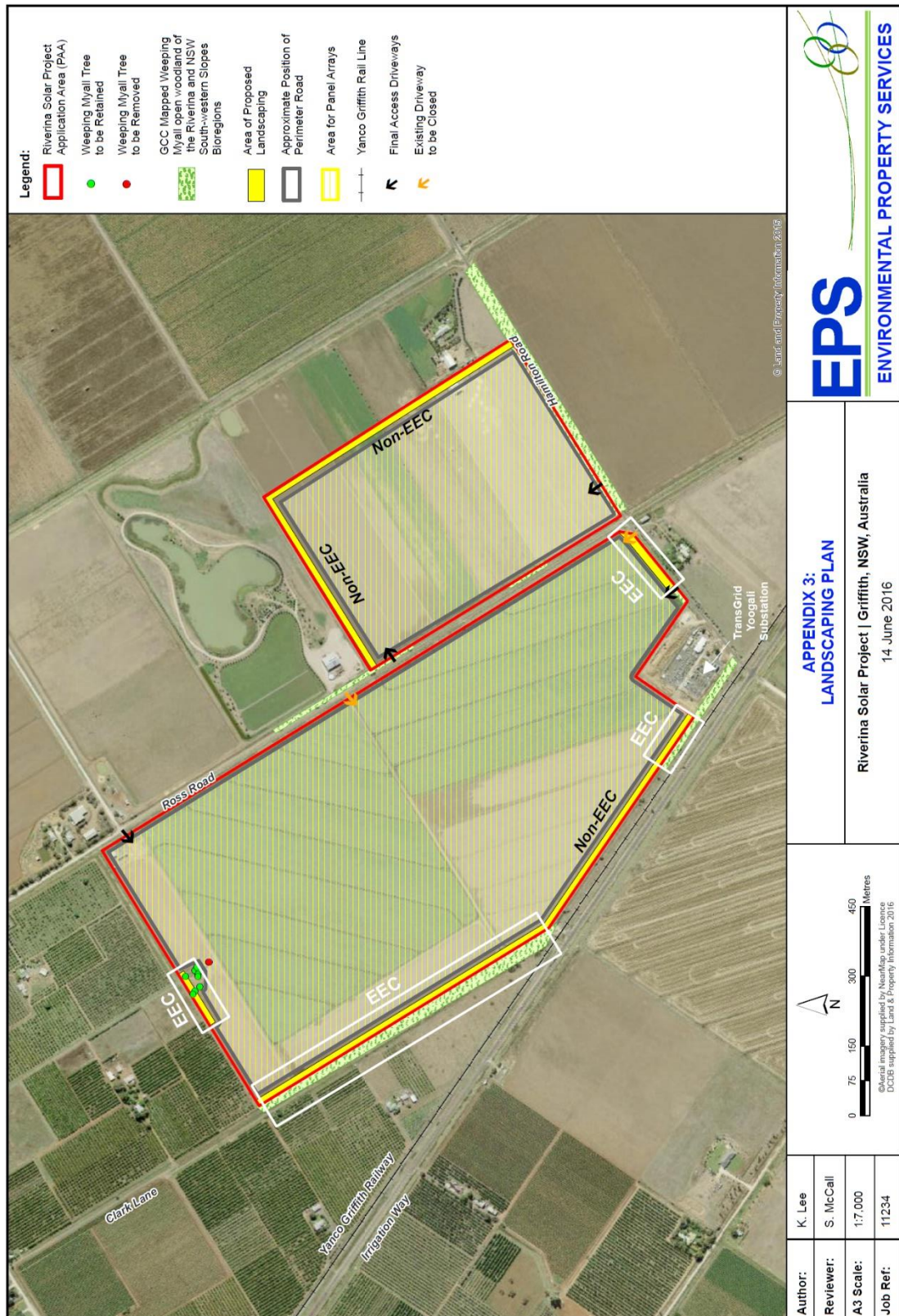


## APPENDIX 2: SITE ACCESS



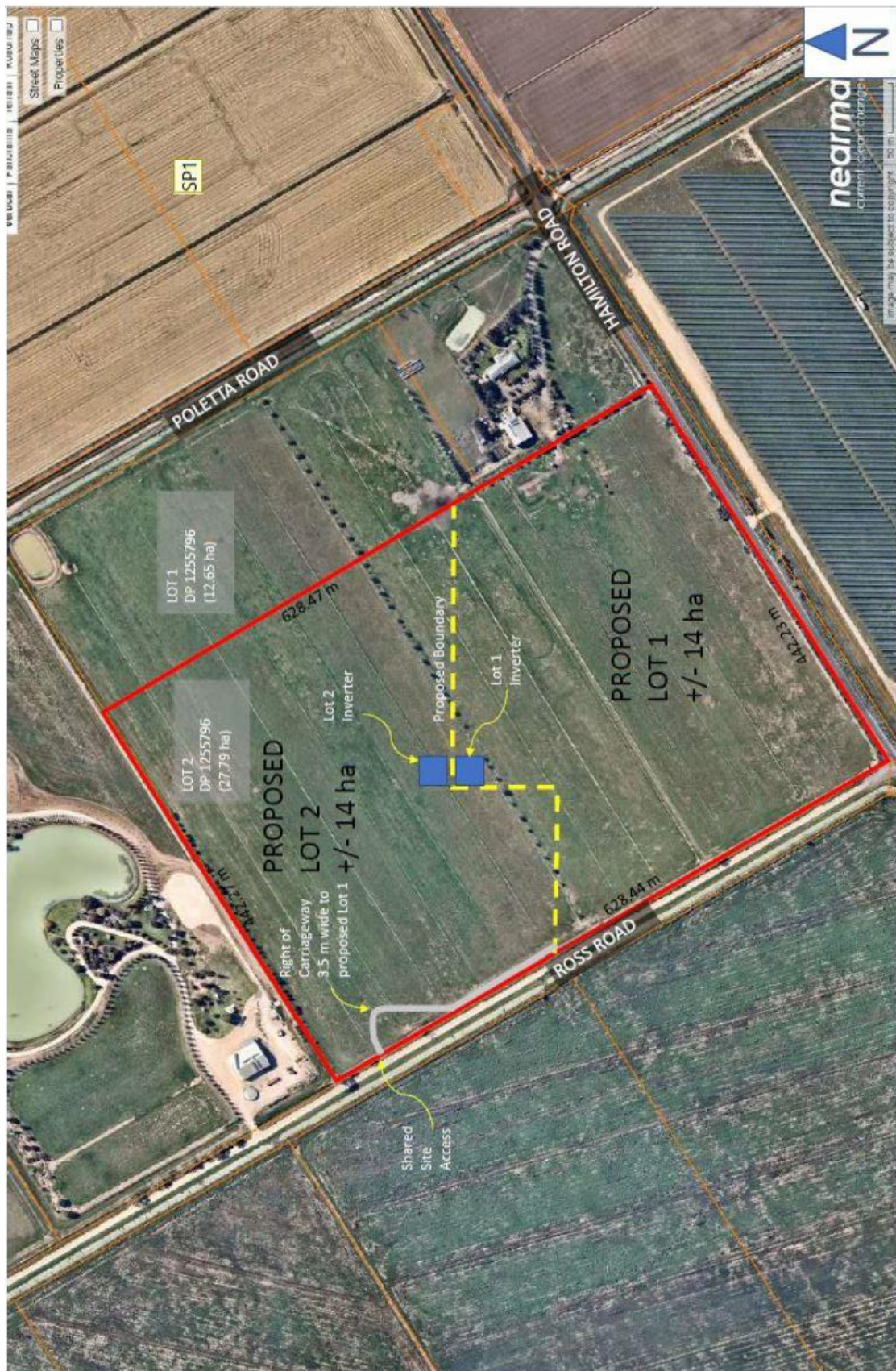


## APPENDIX 3: LANDSCAPING PLAN





## APPENDIX 4: SUBDIVISION PLAN



## **APPENDIX 5: INCIDENT NOTIFICATION AND REPORTING REQUIREMENTS**

### **WRITTEN INCIDENT NOTIFICATION REQUIREMENTS**

1. A written incident notification addressing the requirements set out below must be submitted to the Planning Secretary via the Major Projects website within seven days after the Applicant becomes aware of an incident. Notification is required to be given under this condition even if the Applicant fails to give the notification required under condition 5 of Schedule 4 or, having given such notification, subsequently forms the view that an incident has not occurred.
2. Written notification of an incident must:
  - a. identify the development and application number;
  - b. provide details of the incident (date, time, location, a brief description of what occurred and why it is classified as an incident);
  - c. identify how the incident was detected;
  - d. identify when the applicant became aware of the incident;
  - e. identify any actual or potential non-compliance with conditions of consent;
  - f. describe what immediate steps were taken in relation to the incident;
  - g. identify further action(s) that will be taken in relation to the incident; and
  - h. identify a project contact for further communication regarding the incident.
3. Within 30 days of the date on which the incident occurred or as otherwise agreed to by the Planning Secretary, the Applicant must provide the Planning Secretary and any relevant public authorities (as determined by the Planning Secretary) with a detailed report on the incident addressing all requirements below, and such further reports as may be requested.
4. The Incident Report must include:
  - a. a summary of the incident;
  - b. outcomes of an incident investigation, including identification of the cause of the incident;
  - c. details of the corrective and preventative actions that have been, or will be, implemented to address the incident and prevent recurrence; and
  - d. details of any communication with other stakeholders regarding the incident.