

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 **26 OCTOBER**

2017

SCHEDULE 1

Application Number:	SSD 7955
Applicant:	Overland Sun Farming Pty Ltd
Consent Authority:	Minister for Planning
Land:	See Appendix 1
Development:	Hillston Solar

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DEFINITIONS

Aboriginal stakeholders	Aboriginal stakeholders registered for cultural heritage consultation for the development
Applicant	Overland Sun Farming Pty Ltd, or any person who seeks to carry out the development approved under this consent
Cessation of operations	Operation of the development has ceased for a continuous period of 6 months
Conditions of this consent	Conditions contained in schedules 1 to 4 inclusive
Construction	The construction of the development, including but not limited to the carrying out of any earthworks on site and the construction of solar panels and any ancillary infrastructure (but excludes any upgrades to the public road network required under this consent, installation of fencing, artefact survey, overhead line safety marking, geotechnical drilling and/or surveying)
Council	Carrathool Shire Council
Decommissioning	The removal of solar panels and ancillary infrastructure and/or rehabilitation of the site
Department	Department of Planning and Environment
Development	The development as described in the EIS
Development footprint	The area described as the development footprint in the figure in Appendix 1
DPI	Department of Primary Industries
EIS	The environmental impact statement for Hillston Solar dated June 2017, the associated response to submissions of 11 September 2017
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i>
EP&A Regulation	<i>Environmental Planning and Assessment Regulation 2000</i>
Feasible	Feasible relates to engineering considerations and what is practical to build or implement
Heavy vehicle	A vehicle that has a combined Gross Vehicle Mass or Aggregate Trailer Mass of more than 4.5 tonnes
Heritage item	An item as defined under the <i>Heritage Act 1977</i> and/or an Aboriginal Object or Aboriginal Place as defined under the <i>National Parks and Wildlife Act 1974</i>
Incident	A set of circumstances that: <ul style="list-style-type: none"> causes or threatens to cause material harm to the environment; and/or breaches or exceeds the limits or performance measures/criteria in this consent
Material harm to the environment	Actual or potential harm to the health or safety of human beings or to ecosystems that is not trivial
Minister	Minister for Planning, or delegate
Minimise	Implement all reasonable and feasible mitigation measures to reduce the impacts of the development
OEH	Office of Environment and Heritage
Operation	The operation of the development, but does not include commissioning, trials of equipment or the use of temporary facilities
Project site	As shown in the table and 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	Rural Fire Service
RMS	Roads and Maritime Services
Secretary	Secretary of the Department, or nominee
Temporary facilities	Temporary facilities used for the construction, upgrading and/or decommissioning of the development, including but not limited to temporary site offices and compounds, materials storage compounds, maintenance workshops, or material stockpiles
Upgrading	The augmentation and/or replacement of solar panels (excluding maintenance) and ancillary infrastructure on site
Vehicle Movement	One vehicle entering and leaving the 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, upgrading or decommissioning of the development.

TERMS OF CONSENT

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

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

3. If there is any inconsistency between the above documents, the most recent document must prevail to the extent of the inconsistency. However, the conditions of this consent must prevail to the extent of any inconsistency.
4. The Applicant must comply with any requirement/s of the 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.

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 and project details 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 of the development or the cessation of operations, the Applicant must notify the Department in writing of the date of commencement, or cessation, of the relevant phase.

If any of these phases of the development are to be staged, then the Applicant must notify the Department in writing prior to 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.

This condition does not apply to the upgrade and maintenance of the road network, which is expressly provided for in the conditions of this consent.

OPERATION OF PLANT AND EQUIPMENT

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.

SCHEDULE 3 ENVIRONMENTAL CONDITIONS – GENERAL

BATTERIES

Battery Storage Restriction

1. Battery storage is not permitted on site.

Note: Nothing in this condition prevents the Applicant from seeking to modify the consent to permit battery storage in the future.

TRANSPORT

Heavy Vehicle Restrictions

2. The Applicant must ensure that the:
 - (a) development does not generate more than:
 - 56 heavy vehicle movements a day during construction, upgrading or decommissioning;
 - 4 oversized vehicle movements during construction, upgrading or decommissioning; or
 - 2 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 26 metres, unless the Secretary agrees otherwise.
3. The Applicant must keep accurate records of the number of heavy vehicles entering or leaving the site each day.

Access Route

4. All vehicular traffic associated with the development must travel to and from the project site via Kidman Way and the approved site entry points (shown in Appendix 1).

Road Upgrades

5. Prior to the commencement of construction, the Applicant must:
 - (a) construct and maintain a new Basic Right Turn (BAR) and Basic Left Turn (BAL) treatment at its intersections with Kidman Way in accordance with the *Austrroads Guide to Road Design* (as amended by RMS supplements) for the posted speed limit on the Kidman Way, unless RMS agrees otherwise;
 - (b) construct the site access track to provide for 2-way vehicular movement from its intersection with Kidman Way and be sealed for a minimum of 50 metres from its intersection with Kidman Way, to the satisfaction of RMS; and
 - (c) close all other existing site entry points off Kidman Way, and reinstate the road reserve to match the surrounding roadside landform, to the satisfaction of RMS.

Operating Conditions

6. The Applicant must ensure:
 - (a) the internal project site roadways are constructed as all-weather roadways;
 - (b) there is sufficient parking on site for all vehicles, and no parking occurs on the public road network in the vicinity of the site;
 - (c) the capacity of the existing roadside drainage network is not reduced and water is prevented from proceeding onto, or ponding within, the carriageway of Kidman Way or the Temora-Roto rail corridor;
 - (d) all vehicles are loaded and unloaded on site, and enter and leave the site in a forward direction; and
 - (e) 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

7. 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 RMS 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 local roads on 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:
 - temporary traffic controls, including detours and signage;
 - notifying the local community about project-related traffic impacts;
 - procedures for receiving and addressing complaints from the community about development-related traffic;
 - minimising potential for conflict with school buses, rail services and other motorists as far as practicable;
 - scheduling of haulage vehicle movements to minimise convoy length or platoons;
 - responding to local climate conditions that may affect road safety such as fog, dust, wet weather;
 - responding to any emergency repair or maintenance requirements; and
 - a traffic management system for managing over-dimensional vehicles; and
- (e) a driver's code of conduct that addresses:
 - travelling speeds;
 - driver fatigue
 - procedures to ensure that drivers adhere to the designated transport routes; and
 - procedures to ensure that drivers implement safe driving practice, particularly if using local roads through Hillston.

Following approval, the Applicant must implement the plan.

LANDSCAPING

Vegetation Buffer

8. The Applicant must establish and maintain a mature vegetation buffer around the site at the locations outlined in the figure in Appendix 1, and supplementary visual impact mitigation measures for Lot 1 DP581150 to the satisfaction of the Secretary. These measures must:
 - (a) be planted prior to the commencement of operations;
 - (b) consist of vegetation species that facilitate the best possible outcome in terms of visual screening;
 - (c) be effective at screening view of the solar panels and ancillary infrastructure on site from surrounding residences within 3 years of the commencement of construction; and
 - (d) be properly maintained and kept free of weeds.

Landscaping Plan

9. Prior to the commencement of construction, the Applicant must prepare a detailed Landscaping Plan for the site in consultation with RMS, OEH, Council and the owner of Lot 1 DP581150 to the satisfaction of the Secretary. The plan must:
 - (a) include a description of measures that would be implemented to ensure that the vegetated buffer achieves the objectives of condition 8 (b) – (d) of this consent;
 - (b) include a program to monitor and report on the effectiveness of these measures; and
 - (c) include details of who would be responsible for monitoring, reviewing and implementing the plan, and timeframes for completion of actions.

Following approval, the Applicant must implement the plan.

LAND MANAGEMENT

10. Following any construction or upgrading on site, the Applicant must:
 - (a) restore the ground cover of the site as soon as practicable, but within 12 months of completing any construction or upgrades, using suitable species;
 - (b) maintain ground cover; and
 - (c) keep this ground cover free of weeds.

BIODIVERSITY

Retirement of Credits

11. Within two years of commencing development under this consent, unless otherwise agreed by the Secretary, the Applicant must retire biodiversity credits of a number and class specified in Table 1 below to the satisfaction of OEH.

The retirement of these credits must be carried out in accordance with the *NSW Biodiversity Offset Policy for Major Projects* and can be achieved by:

- (a) acquiring or retiring credits under the Biobanking Scheme in the *Threatened Species Conservation Act 1995*;
- (b) making payments into an offset fund that has been developed by the NSW Government; or
- (c) providing supplementary measures.

Table 1: Ecosystem Credit Requirements

Vegetation Community	PCT Number	Credits Required
Belah/Black Oak – Western Rosewood – Wilga woodlands of central NSW including the Cobar Penneplain Bioregion	LA106	3
Black Box – Lignum woodland wetland of the inner floodplains in the semi-arid (warm) climate zone mainly Riverina Bioregion	LA108	48
Black Box open woodland wetland with chenopod understorey mainly on the outer floodplains in south-western NSW mainly Riverina Bioregion	LA110	30

Biodiversity Management Plan

12. Prior to the commencement of construction, the Applicant must prepare a Biodiversity Management Plan for the development in consultation with OEH, to the satisfaction of the Secretary. This plan must:
- (a) include a description of the measures that would be implemented for:
 - minimising clearing and avoiding unnecessary disturbance of vegetation, including the vegetation communities listed in Table 1, that is associated with the construction and operation of the development;
 - minimising the impacts to fauna on site and implementing fauna management protocols;
 - rehabilitating and revegetating temporary disturbance areas;
 - protecting vegetation and fauna habitat outside the approved disturbance areas;
 - maximising the salvage of vegetative and soil resources within the approved disturbance area for beneficial reuse in the enhancement or the rehabilitation of the site;
 - controlling weeds and feral pests; and
 - (b) include details of who would be responsible for monitoring, reviewing and implementing the plan, and timeframes for completion of actions.

Following approval, the Applicant must implement the plan.

Note: If the biodiversity offset area is conserved via a Biobanking, then the Biodiversity Management Plan does not need to include any of the matters that are covered under the Biobanking Agreement.

AMENITY

Construction, Upgrading and Decommissioning Hours

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

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

14. 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

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

Visual

16. 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) 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 purposes.

Lighting

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

HERITAGE

Discovery of Human Remains

18. 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 the NSW Police and OEH as soon as possible following the discovery, and work must not recommence in the area until this is authorised by OEH.

Chance Finds Protocol

19. Prior to the commencement of construction, the Applicant must prepare a Chance Finds Protocol for the development in consultation with the Aboriginal Stakeholders, and to the satisfaction of OEH. Following approval, the Applicant must implement the Chance Finds Protocol.

Management of Aboriginal Heritage Items

20. The Applicant must avoid and protect from impact the sites identified as Hillston 1 – 5 (shown as Aboriginal heritage site modified tree and surface artefact in Appendix 1).
21. The Applicant must carry out the following in consultation with OEH and 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; and
 - (b) minimise the disturbance of any unexpected heritage items identified on site.

SOIL & WATER

Water Pollution

22. The Applicant must ensure that the development does not cause any water pollution, as defined under Section 120 of the *Protection of the Environment Operations Act 1997*.

Operating Conditions

23. The Applicant must:
- (a) minimise any soil erosion associated with the construction, upgrading or decommissioning of the development in accordance with the relevant requirements in the *Managing Urban Stormwater: Soils and Construction* (Landcom, 2004) manual, or its latest version;
 - (b) ensure the solar panels and associated infrastructure are designed, constructed and maintained to avoid causing any tunnel erosion on site;
 - (c) ensure all waterway crossings are constructed in accordance with the *Water Guidelines for Controlled Activities on Waterfront Land (2012)*, or its latest version; and
 - (d) ensure the access road and all infrastructure located within the designated floodplain corridor shown in Appendix 1 meets the adopted hydraulic criteria specified in Table 5.1 of the *Lachlan River – Hillston Floodplain Management Plan (2005)*.

HAZARDS

Storage and Handling of Dangerous Goods

24. The Applicant must:
- (a) store and handle all dangerous or hazardous materials on site in accordance with AS1940-2004: *The storage and handling of flammable and combustible liquids*, or its latest version;
 - (b) ensure the substation is suitably bunded; and
 - (c) minimise any spills of hazardous materials or hydrocarbons, and clean up any spills as soon as possible after they occur.

Operating Conditions

25. The Applicant must:
- (a) minimise the fire risks of the development;
 - (b) ensure that the development:
 - includes at least a 10 metre defendable space around the perimeter of the solar array area that permits unobstructed vehicle access;
 - manages the defendable space and solar array area as an Asset Protection Zone;
 - complies with the relevant asset protection requirements in the RFS's *Planning for Bushfire Protection 2006* (or equivalent) and *Standards for Asset Protection Zones*;
 - is suitably equipped to respond to any fires on site;
 - (c) assist the RFS and emergency services as much as practicable if there is a fire in the vicinity of the site; and
 - (d) notify the relevant local emergency management committee following construction of the development, and prior to the commencement of operations.

Emergency Response Plan

26. Prior to the commencement of operations, the Applicant must prepare an Emergency Response Plan for the development in consultation with the RFS and Fire & Rescue NSW. 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. Two copies of the plan must be kept on site in a prominent position adjacent to the site entry point at all times.

WASTE

27. The Applicant must:
- (a) minimise the waste generated by the development;
 - (b) classify all waste generated on site in accordance with the EPA's *Waste Classification Guidelines 2014* (or its latest version);
 - (c) store and handle all waste on site in accordance with its classification;
 - (d) not receive or dispose of any waste on site; and
 - (e) remove all waste from the site as soon as practicable, and ensure it is sent to an appropriately licensed waste facility for disposal.

ACCOMMODATION AND EMPLOYMENT STRATEGY

28. Prior to the commencement of construction, the Applicant must prepare an Accommodation and Employment Strategy for the development in consultation with Council, and to the satisfaction of the Secretary. This strategy must:
- (a) propose a strategy to facilitate the accommodation of the workforce associated with the development;
 - (b) investigate options for prioritising the employment of local workers for the construction and operation of the development where feasible; and
 - (c) include a program to monitor and review the effectiveness of the strategy over the life of the development.

Following the Secretary's approval, the Applicant must implement the strategy.

DECOMMISSIONING AND REHABILITATION

29. Within 18 months of the cessation of operations, unless the Secretary agrees otherwise, the Applicant shall rehabilitate the site to the satisfaction of the Secretary. This rehabilitation must comply with the objectives in Table 2.

Table 2: Rehabilitation Objectives

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

SCHEDULE 4 ENVIRONMENTAL MANAGEMENT AND REPORTING

ENVIRONMENTAL MANAGEMENT

Environmental Management Strategy

1. Prior to 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.

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

Revision of Strategies and Plans

2. The Applicant must:
 - (a) update the strategies and plans 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 and plans required under this consent to the satisfaction of the Secretary within 1 month of the:
 - submission of an incident report under condition 3 below; or
 - any modification to the conditions of consent.

INCIDENT REPORTING

3. The Applicant must immediately notify the Secretary and any other relevant agencies of any incident on site. Within 7 days of the date of the incident, the Applicant must provide the Secretary and any relevant agencies with a detailed report on the incident, and such further reports as may be requested.

ACCESS TO INFORMATION

4. 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.

APPENDIX 1: GENERAL LAYOUT OF DEVELOPMENT



KEY

- | | | | |
|--|--|---|--|
| Site boundary | Landscape screening provision in the event of Glint & Glare from the Solar Farm | Flood planning area (digitised from the Carrathool LEP 2012 Flood Planning Map Sheet) | Rail line |
| Development footprint | Hillston Substation 132kV (Essential Energy) | Aboriginal heritage site (Biosis 2017) | Main road |
| ● Site access | 132kV electricity transmission line | ▲ Modified tree | Local road |
| Remnant vegetation and overland flowpath to be avoided | 33kV electricity transmission line | ▲ Surface artefact | Vehicular track |
| Area of proposed landscaping (not to scale) | ● Sensitive receptor | | Watercourse / drainage line |

Source: EMM (2017); Overland Sun Farming (2017); Biosis (2017); DFSI (2017); LPI (2015); GA (2015)

APPENDIX 2: SCHEDULE OF LANDS

Lot Number	Deposit Plan (DP)
2	626213
22, 43, 61, 76, 77, 85, 100 and 101	755189

The project site will also be taken to include any crown land, including road reserves contained within the project site.