

EPURON

Second Modification Application

NEVERTIRE SOLAR FARM

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1 INTRODUCTION

1.1 BACKGROUND

Development Consent for the Nevertire Solar Farm was issued by the NSW Department of Planning and Environment (DPE) on the 5 July 2017. The approval allows for the construction, operation and decommissioning of a photovoltaic (PV) solar farm that would produce up to 105 Megawatts (MW AC) of electricity, and associated infrastructure. The Nevertire Solar Farm is approved to be constructed approximately 1km west of the Nevertire township and 90km west of Dubbo, within the Warren Shire Council Local Government Area (LGA).

The current development footprint, as proposed in the Nevertire Solar Farm Environmental Impact Statement (EIS) prepared by NGH Environmental (February 2017), is situated on Lot 26 DP 755292, Mitchell Highway, Nevertire. Nevertire Solar Pty Ltd (Nevertire Solar) are seeking a modification to create two allotments from Lot 26 DP 755292. The purpose of the subdivision is to allow the land tenure for the Essential Energy owned components of the substation and telecommunications equipment to be separated from the solar farm.

The new allotments of Lot 1 and Lot 2 would be approximately 0.38ha and approximately 254.52ha, respectively. The proposed modification allows for the relocation of the substation approximately 150m north from the original proposed location.

1.2 AIM AND SCOPE OF THIS MODIFICATION

This Modification Report:

- Describes the proposed modification, its justification and benefits.
- Identifies the planning context of the proposed modification, including any existing conditions of consent that the modified project cannot comply.
- Describes consultation undertaken with reference to the proposed modification.
- Identifies and assesses any changes to the nature and level of impacts that would occur as a consequence of the proposed modification.
- Considers whether additional mitigation strategies would be required to manage the impacts of the proposed modification.

2 MODIFICATION DESCRIPTION

2.1 PROPOSED MODIFICATION

The modifications to the solar farm lot layout are illustrated in Appendix A.

The key modification proposed is to subdivide Lot 26 DP 755292, which incorporates the proposal site, into two allotments. The need for the subdivision is to allow for the Essential Energy owned components of the substation and telecommunications equipment to be developed within a separate lot owned by Essential Energy. The subdivision would result in Lot 26 becoming two lots:

- Lot 1– comprising Essential Energy owned assets. The concept design work indicates that the lot will be 0.38 hectares. Lot 1 would accommodate the Essential Energy owned components of the approved onsite substation that includes ancillary connection equipment, transformers, connecting transmission lines, maintenance building, staff amenities, associated switchgear, control and telecommunications equipment, and surrounding security fencing, access track and gravel areas.
- Lot 2– comprising the residual Nevertire Solar Farm (approx. 254.52 hectares). This includes the solar array infrastructure as well as the Nevertire Solar Farm components of the substation. It also includes the maintenance building and staff amenities. These components are as described in the Nevertire Solar Farm EIS, specifically:
 - Substation that includes ancillary connecting equipment, transformers, connecting transmission lines, maintenance building, staff amenities, associated switchgear, control and telecommunications equipment, and surrounding security fencing, access track and gravel areas.
 - Solar arrays comprised of approximately 364,000 modules (solar panels).
 - Mounting frames: single axis-tracker units or fixed mounting frames.
 - Inverter stations: between 24 and 55 inverter stations, each containing an inverter between 2.2 and 4.92MW capacity and a 400V/22-33kV transformer.
 - Cabling, electrical connections and switch-gear, attached to the mounting frame structures, to interconnect modules.
 - Underground cabling interconnecting arrays and inverter stations.
 - Internal access tracks to allow for proposal maintenance of modules, inverters and vegetation management.
 - Permanent staff amenities and offices with a small number of permanent parking spaces for the minimal staff required and occasional visitors.
 - Perimeter security fencing: a chain-link/ barbed-wire security fence up to 3 m in height.
 - Specific native vegetation screening from specific visual impact locations.

In terms of the existing approval, the EIS showed one polygon for the substation, maintenance building and staff amenities; 70m x 70m (0.47 ha; refer to Appendix B). It did not describe the need to separate out Essential Energy assets. Further design work has now identified that:

- The location of the substation, maintenance building and staff amenities in the EIS is approximately 150m south from the now preferred location.
- The indicative size of the substation, maintenance building and staff amenities is insufficient. The concept design work now indicates the size will be approximately 0.6 ha.

The three aspects of this modification are therefore:

1. Subdivision of the Essential Energy lot of 0.38 ha, shown on Appendix A,
2. Moving the location of the substation, maintenance building and staff amenities approximately 150m north, shown on Appendix A and
3. Increasing in the size of the substation, maintenance building and staff amenities to approximately 0.6 ha in total (which includes the Essential Energy components).

The key changes in impacts of these modifications are that the substation, maintenance building and staff amenities, while slightly larger and therefore more visible, and would be slightly closer (100m), from the closest residence (now 1.1km to the closest residence). It is not anticipated these modifications would result in additional noise, vibration or visual impacts to any sensitive receivers. These changes are fully investigated in this modification application assessment.

2.2 JUSTIFICATION

Nevertire Solar Pty Ltd has continued to consult with Essential Energy in relation to the substation design including control and protection requirements. Essential Energy has confirmed that it requires the right to own the land underlying its portion of the substation. This allows Essential Energy to install appropriate control and protection equipment in the substation to continue to support and ensure safe operation of the electricity network in the western area of NSW and to meet the network control and protection requirements under the National Electricity Rules.

3 PLANNING CONTEXT

3.1 ENVIRONMENTAL PLANNING

Under Section 4.55 of the *Environmental Planning and Assessment Act 1979* (EP&A Act), a State Significant Development (SSD) can be modified. This can be done where the modified development remains 'substantially the same' as the original approved development. An applicant can apply to the Minister for Planning to modify an SSD approval and lodge a request for assessment of a modification with the Department of Planning and Environment.

Clause 96 (1A) refers to modifications involving minimal environmental impact. It states that;

A consent authority may, on application being made by the applicant or any other person entitled to act on a consent granted by the consent authority and subject to and in accordance with the regulations, modify the consent if:

- (a) it is satisfied that the proposed modification is of minimal environmental impact, and*
- (b) it is satisfied that the development to which the consent as modified relates is substantially the same development as the development for which the consent was originally granted and before that consent as originally granted was modified (if at all).*

This Modification Report addresses these stipulations. Section 5 addresses the nature and level of environmental impact that would result from the modification and finds that the additional impacts would be minimal.

Section 2 sets out the description of the modified proposal, which can be seen to be substantially the same as the development for which the consent was originally granted.

Subdivision of land

The proposal site is zoned RU1 Primary Production under the Warren LEP. The minimum lot size for the proposal site, as shown on the Lot Size Map, is 1000 ha. Under clause 4.2 of the Warren LEP, subdivision for the purpose of primary production may create lots under the minimum lot size where the land does not hold a dwelling.

Given the proposed lots are under the minimum lot size, the proposed subdivision is not permitted under clause 4.1 of the Plan. The proposed subdivision is not permitted under clause 4.2 of the Plan given the purpose of the subdivision is not primary production. However, it is considered the proposed modification to subdivide the proposal site is permissible under Part 4, Division 4.7 Clause 4.38 of the EP&A Act, which states development consent for State significant development 'may be granted despite the development being partly prohibited by an environmental planning instrument'.

Nevertire Solar have liaised with the Warren Shire Council have obtaining principal support for the proposed (refer to section 4. Below).

3.2 CONDITIONS OF CONSENT

Considering whether the modified project was able to meet specific conditions of consent, a consistency review was undertaken, provided in Appendix C. The review found the modification of the development footprint would meet all of the Development Consent conditions. The two lot subdivision modification would not have any adverse impacts on the environment. As such, there is no change to the mitigation measures as set out by the EIS, Submissions report and first Modification Report.

4 CONSULTATION

Consultation regarding the proposed modification has been undertaken with agencies and affected members of the community.

Nevertire Solar Pty Ltd have consulted with representatives from the Warren Shire Council in relation to the proposed subdivision, and provided maps including a Statement of Environmental Effects undertaken in 2017. Warren Shire Council have given in principal support to the subdivision described within this modification application.

Nevertire Solar Pty Ltd consulted with representatives from DPE. Teleconferences were held on 23rd and 28th February 2018 outlining the proposed subdivision modification and seeking comment.

Nevertire Solar Pty Ltd has consulted with the existing landowner of Lot 26 DP 755292 and the landowner has agreed to the subdivision for the purposes of the substation.

5 CHANGES TO THE NATURE AND DEVELOPMENT

5.1 COMPARISON OF ASSESSED, APPROVED AND MODIFIED LAYOUTS

The development layout presented within the publicly exhibited EIS identified Lot 26 DP 755292 as the proposal site. The proposal site was allocated to the development of the Nevertire Solar Farm and its key infrastructure.

The proposed subdivision modification is for the subdivision of Lot 26 DP 755292 into two lots. Lot 1 will incorporate the Essential Energy substation components and Lot 2 the Nevertire Solar Farm substation and solar farm development. Lot 1 will be located within the eastern boundary of Lot 2. The subdivision would facilitate the electrical network of an approved solar farm on the subject land. The proposed allotment allows for the relocation of the substation approximately 150m north from the originally proposed location. It is not anticipated this minor adjustment would result in additional noise, vibration or visual impact to sensitive receivers of the solar farm.

The subdivision would not have any adverse impacts on the environment, the site is considered to be suitable for the proposed subdivision and would not result in a material change to the development. Table 5-1 outlines the change in development subject land for the publicly exhibited EIS and second modification application. No changes to subject land were made in the submission report and first modification application.

Table 5-1 Comparison of proposed Lot details

Layout proposed	Lot	Purpose	Size (approximately)
EIS	26	Solar Farm	255.2 ha
Second Modification	1	Essential Energy components of the substation and telecommunications equipment, maintenance building and staff amenities.	0.38 ha
	2	Nevertire Solar Farm including solar array infrastructure as well as the Nevertire Solar Farm components of the substation and telecommunications equipment, maintenance building and staff amenities.	254.52 ha

5.2 ASSESSMENT OF CHANGES TO IMPACT TYPES

In order to assess whether the modification would result in any changes to nature or magnitude of impacts, the modification was evaluated against the environmental assessment carried out for the project.

The findings of this assessment are summarised in Table 5-2. The assessment found the subdivision and the substation increase and relocation would result in no additional impact types compared to those

assessed in the EIS, Submissions Report and first Modification Report. The extent of impacts assessed would not be noticeably greater for any environmental factor.

Table 5-2 Assessment of the changes and magnitude of environmental impact

Relevant EIS section	Environmental factor	Comment	Safeguard and mitigation measures
6.2	Biodiversity	<p>Impacts from the proposed modification to biodiversity include:</p> <ul style="list-style-type: none"> The subdivision would not have an adverse impact. The increase and relocation of the substation, maintenance building and staff amenities infrastructure is within land classed as exotic vegetation. The relocation would not have an adverse impact and requires no further assessment or mitigation. 	Not applicable
6.3	Aboriginal heritage	<p>Impacts from the proposed modification to Aboriginal heritage include:</p> <ul style="list-style-type: none"> The subdivision would not have an adverse impact. The relocation of the substation is approximately 370m from the closest recorded artefact in areas that have been assessed as part of the Aboriginal Cultural Heritage Assessment Report (ACHAR). The increase and relocation of the substation, maintenance building and staff amenities infrastructure would not have an adverse impact and requires no further assessment. This artefact was assumed to be impacted by the development. 	Not applicable
6.4	Noise and vibration	<p>Impacts from the proposed modification to noise and vibration include:</p> <ul style="list-style-type: none"> The subdivision would not generate any noise or vibration. The relocation of the substation is approximately 1.1km to the closest receiver and at a closer distance than proposed in the EIS (approximately 1.2km). The increase and relocation of the substation, maintenance building and staff amenities infrastructure would not have a discernible adverse impact to residences and requires no further assessment. 	Not applicable
6.5	Visual amenity	<p>Impacts from the proposed modification to visual amenity include:</p> <ul style="list-style-type: none"> The subdivision would not change in the nature of the potential visual impacts. The relocation of the substation would be screened by the onsite screen proposed in the EIS. The increase and relocation of the substation, maintenance building and staff amenities infrastructure would not cause any greater adverse visual impact and requires no further assessment. 	Not applicable
7.1	Soil	<p>Impacts from the proposed modification include:</p> <ul style="list-style-type: none"> The subdivision would not impact on soil. 	Not applicable

Relevant EIS section	Environmental factor	Comment	Safeguard and mitigation measures
		<ul style="list-style-type: none"> The relocation of the substation is to an area that remains within the originally proposed impact area of the EIS. The increase of the substation, maintenance building and staff amenities infrastructure would cause negligible additional impacts to soil. Any work for infrastructure or access that may affect soil has been considered in the development application for the solar farm on the land. 	
7.2	Hydrology, water use and water quality	<p>Impacts from the proposed modification include:</p> <ul style="list-style-type: none"> The subdivision would not change the nature of the potential hydrology, water use and water quality impacts. The relocation of the substation is approximately 633m from the nearest waterbody and drainage line. As the water body and drainage line are irregularly inundated, the relocation and size increase would have negligible adverse impacts to hydrology, water use and water quality and requires no further assessment. 	Not applicable
7.3	Traffic, transport and road safety	<p>Impacts from the proposed modification to traffic, transport and road safety include:</p> <ul style="list-style-type: none"> The subdivision would not generate any traffic movement. The relocation of the substation would not require additional infrastructure or access arrangements that may affect traffic, transport or road safety has been considered in the development application for the solar farm on the land. The increase of the substation, maintenance building and staff amenities infrastructure would cause no additional impacts to traffic and access. 	Not applicable
7.4	Land use impacts (including mineral resources)	<p>Impacts from the proposed modification to land use include:</p> <ul style="list-style-type: none"> The subdivision would not have an adverse impact on land use impacts. The relocation of the substation is to an area that remains within the originally proposed impact area in the EIS. Any impact from infrastructure that may affect land use has been considered in the development application for the solar farm on the land. The increase of the substation, maintenance building and staff amenities infrastructure would cause no additional impacts to land use. 	Not applicable
7.5	Resource use and waste generation	<p>Impacts from the proposed modification to resource use and waste generation include:</p> <ul style="list-style-type: none"> There is no known contamination of the subject land. 	Not applicable

Relevant EIS section	Environmental factor	Comment	Safeguard and mitigation measures
		<ul style="list-style-type: none"> The subdivision would not generate any waste or contamination. The relocation of the substation would be within areas originally assessed in the EIS. The increase of the substation, maintenance building and staff amenities infrastructure would cause no additional waste generation impacts. Any impact from infrastructure that may generate any waste or contamination has been considered in the development application for the solar farm on the land. 	
7.6	Magnetic fields	<p>Impacts from the proposed modification to magnetic fields include:</p> <ul style="list-style-type: none"> The subdivision would not generate any magnetic fields. The relocation of the substation is approximately 1.1km to the closest receiver and at a closer distance than proposed in the EIS (approximately 1.2km). The increase and relocation of the substation, maintenance building and staff amenities infrastructure would not have a discernible adverse impact to residences from magnetic fields and requires no further assessment. The increase in area of the substation, maintenance building and staff amenities infrastructure would cause no additional magnetic field impacts. 	Not applicable
7.7	Climate and air quality	<p>Impacts from the proposed modification to climate and air quality include:</p> <ul style="list-style-type: none"> The subdivision would not cause any further impact on air and micro-climate quality. The relocation of the substation would be within originally assessed areas in the EIS. Any work that may affect climate or air quality impacts have been considered in the development application for the solar farm on the land. The increase of the substation, maintenance building and staff amenities infrastructure would cause no additional impacts to climate or air quality. 	Not applicable
7.8	Historic heritage	<p>Impacts from the proposed modification to Historic heritage include:</p> <ul style="list-style-type: none"> The subdivision would not have an adverse impact. Several heritage items were identified during the desktop study in the EIS. None of these items are in proximity to the proposal site. The relocation and increased size would not have an additional adverse impact and requires no further assessment. 	Not applicable
7.9	Bush fire risk	<p>Impacts from the proposed modification to bush fire risk include:</p> <ul style="list-style-type: none"> The subdivision would not be a bush fire risk. 	Not applicable

Relevant EIS section	Environmental factor	Comment	Safeguard and mitigation measures
		<ul style="list-style-type: none"> The relocation of the substation would be within areas originally assessed in the EIS. Any impact from infrastructure that may be a bush fire hazard has been considered in the development application for the solar farm on the land. No additional impacts are relevant due to the relocation or increase in size of the substation, maintenance building and staff amenities infrastructure. 	
7.10	Community and Socio-economic	<p>Impacts from the proposed modification to community and socioeconomics include:</p> <ul style="list-style-type: none"> The proposed subdivision would not generate any adverse community and socioeconomic impacts. The relocation of the substation is approximately 1.1km to the closest receiver and at a closer distance than proposed in the EIS (approximately 1.2km). The increase and relocation of the substation, maintenance building and staff amenities infrastructure would not have a discernible adverse impact to the community and socioeconomic values and requires no further assessment. 	Not applicable

6 SUMMARY AND CONCLUSION

6.1 CONDITION OF CONSENT

A consistency review of the Conditions of Consent for the Nevertire Solar Farm, provided in Appendix C, found the modification of the development footprint would meet all of the Development Consent conditions. The two lot subdivision modification, relocation of the substation by approximately 150m and increase in size of the substation, maintenance building and staff amenities infrastructure to 0.6 ha in total (including Essential Energy owned components) would not have any adverse impacts on the environment. As such, there is no change required to the mitigation measures as set out in the EIS, Submissions report and first Modification Report for this project.

6.2 CONCLUSION

This modification report outlines Nevertire Solar 's proposal for a two lot subdivision of Lot 26 DP 755292 of the Approved Nevertire Solar Farm on the eastern portion of the site. The new allotments of Lot 1 and Lot 2 would be approximately 0.38ha and approximately 254.52ha, respectively.

The proposed modification allows for the relocation of the substation approximately 150m north from the originally proposed location. This would result in the substation being 100m closer to the closest residences (1.1km) with no discernible adverse impacts expected.

The minor increase in size of the substation, maintenance building and staff amenities infrastructure has been informed by further design work and is required to operate the solar farm effectively.

This assessment has found that these proposed modifications would not have an adverse impact on the environment, would not impact the ability to meet conditions of consent and would not require any changes to mitigation strategies for to the project. The modifications proposed would facilitate the management of an approved solar farm on the site and are considered justified.

7 REFERENCES

NGH Environmental, 2017a, Environmental Impact Statement Nevertire Solar Farm, prepared for Epuron.

NGH Environmental, 2017b, Modification Application, Nevertire Solar Farm, prepared for Epuron.

NGH Environmental, 2017c, Submissions Report, Nevertire Solar Farm, prepared for Epuron.

APPENDIX A SUBDIVISION LAYOUT AND MODIFIED PROJECT

NEVERTIRE SOLAR FARM



- ☐ Cadastre
- Essential Energy subdivision and
☒ portion of substation, staff amenities
and maintenance building (0.38ha)

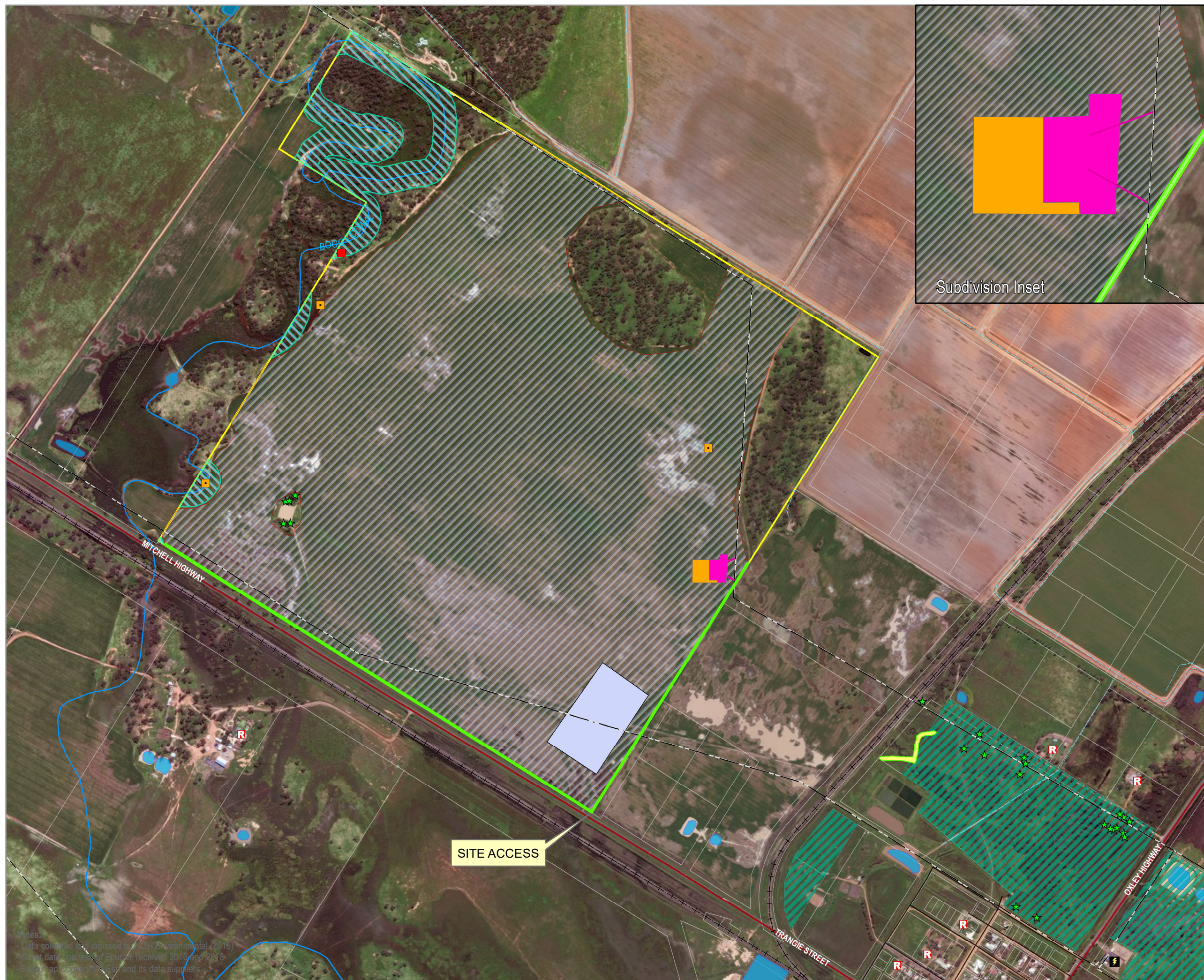
Notes:

- Client data courtesy of Epuron, received 2016 and 2018
- Base map Copyright © Esri and its data suppliers.



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Ref: 16-261
Author: JB Date: 23/04/2018





NEVERTIRE SOLAR FARM

- R Residence
- Vegetation buffer: 5m wide
- Isolated find (Aboriginal artefacts)
- Scarred tree (Aboriginal site)
- ★ Hollow bearing tree
- Myall Woodland (PCT 27) EEC
- ▨ Boggy Cowal avoidance buffer (40m)
- ⚡ Substation
- Existing transmission (Tx) line
- Main road
- Local road
- +— Railway
- Canal / drain
- Drainage line
- Farm dam or other water body
- ▨ Travelling stock reserve
- Proposal site (Lot 26 DP 755292)
- Cadastre
- Proposed transmission lines (indicative)
- Essential Energy subdivision and
portion of substation, staff amenities
and maintenance building (0.38ha)
- Residual substation components,
staff amenities and maintenance
building (indicative 0.3ha)
- Construction office, carpark
and laydown area
- ▨ Development footprint

0 100 200 400 Metres

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Ref: 16-261
Author: JB Date: 23/04/2018

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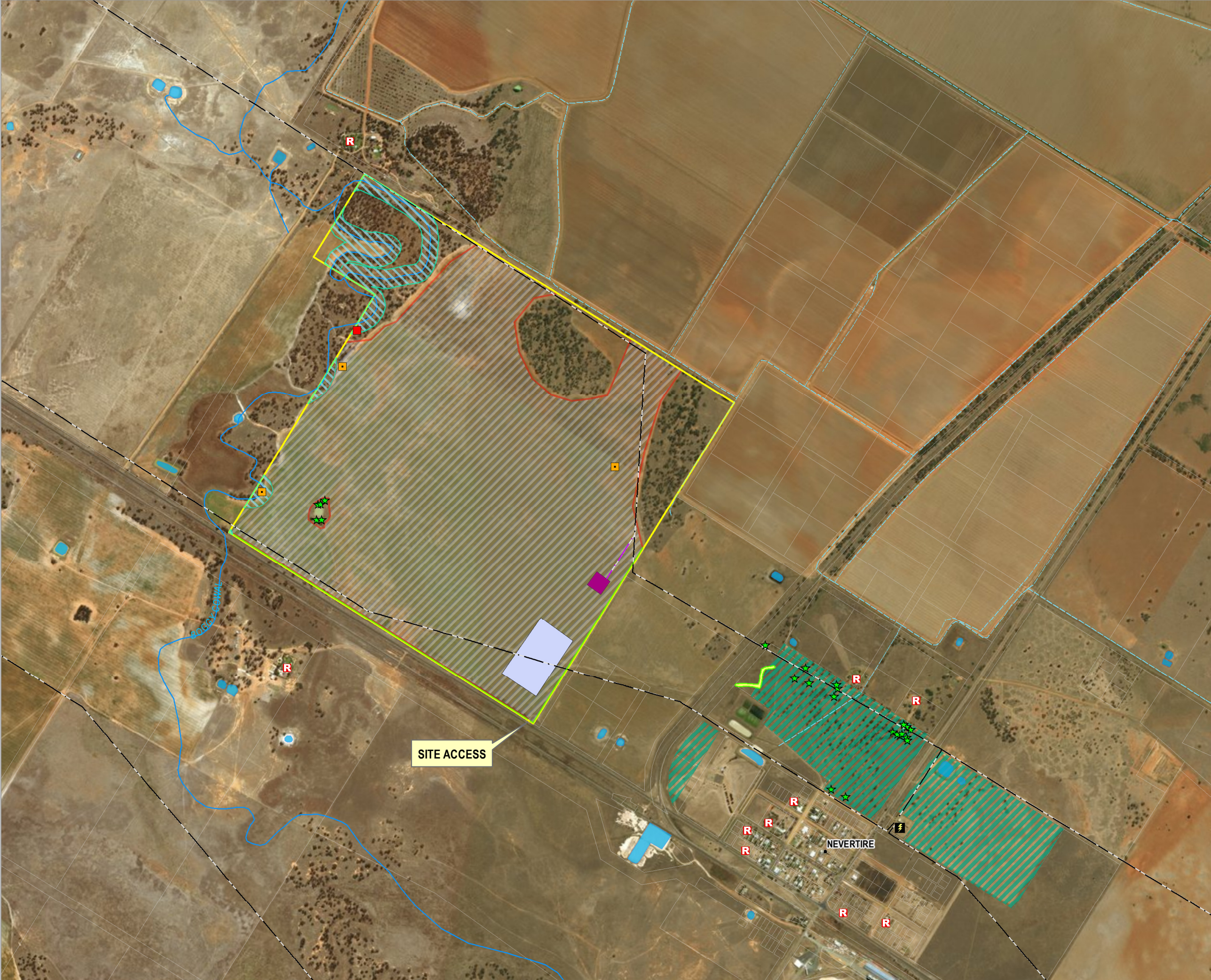


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Notes:
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- Base map copyright Esri and its data suppliers

APPENDIX B APPROVED DEVELOPMENT FOOTPRINT

NEVERTIRE SOLAR FARM



- R Residence
- Vegetated buffer (Poplar Box – Belah Woodland community species): 5m wide
- Isolated find (Aboriginal artefacts)
- Scarred tree (Aboriginal site)
- Hollow bearing tree
- Myall Woodland (PCT 27) EEC
- Boggy Cowal avoidance buffer (40m)
- Substation
- Proposed transmission line (indicative)
- Existing transmission (Tx) line
- Canal / drain
- Drainage line
- Farm dam or other water body
- Travelling stock reserve
- Proposal site (Lot 26 DP 755292)
- Cadastre
- Proposed substation, maintenance building and staff amenities
- Construction office, carpark and laydown area
- Development footprint

0 100 200 400 Metres

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Ref: SW097_20170808
Author: SP Date: 8/08/2017

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APPENDIX C CONSISTENCY REVIEW CHECKLIST

This checklist assesses whether the conditions of consent can be met by the modified layout.

Condition ID		Condition of Consent	Do proposed changes affect ability to meet condition?
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.	Consistent
Terms of Consent			
2.		The applicant must carry out the development a) In accordance with the EIS b) In accordance with the conditions of this consent	Consistent
3.		If there is any inconsistency with 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.	NA
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) Implementation of actions or measures contained in these documents.	Consistent
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.	Consistent
Upgrading of Solar Panels and Ancillary Infrastructure			

Condition ID		Condition of Consent	Do proposed changes affect ability to meet condition?
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.	Consistent
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.	Consistent
Notification of Department			
8.		<p>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.</p> <p>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.</p>	Consistent
Structural Adequacy			
9.		The Applicant must ensure that all new buildings and structures, and any alterations or additions to buildings and structures, are constructed in accordance with the relevant requirements of the <i>Building Code of Australia</i> .	Consistent
Demolition			
10.		The Applicant must ensure that all demolition work on site is carried out in accordance with <i>Australian Standard AS 2601-2001: The Demolition of Structures</i> , or its latest version.	Consistent
Protection of Public Infrastructure			

Condition ID		Condition of Consent	Do proposed changes affect ability to meet condition?
11.		<p>Unless the Applicant and the applicable authority agree otherwise, the Applicant must:</p> <ul style="list-style-type: none"> a) Repair, or pay the full cost associated with repairing, any public infrastructure that is damaged by the development; and b) Relocate, or pay for the full costs associated with relocating, any public infrastructure that needs to be relocated as a result of the development. <p>This condition does not apply to the upgrade and maintenance of the road network.</p>	Consistent
Operation of Plant and Equipment			
12.		<p>The Applicant must ensure that all plant and equipment used onsite, or in connection with the development is:</p> <ul style="list-style-type: none"> a) Maintained in a proper and efficient condition b) Operated in a proper and efficient manner 	Consistent
Environmental Conditions			
Transport			
1.	Heavy Vehicle Restrictions	<p>The Applicant must ensure that the:</p> <ul style="list-style-type: none"> a) Development must not generate more than: <ul style="list-style-type: none"> • 45 heavy vehicles movements a day during construction, upgrading or decommissioning; or • 20 heavy vehicle movements a day during operations on the public road network. b) Length of any vehicles used for the development does not exceed 36.5 metres, unless the Secretary agrees otherwise. 	Consistent
2.		The Applicant must keep accurate records of the number of heavy vehicles entering or leaving the site each day.	Consistent
3.	Access Route	All vehicular traffic associated with the development must travel to and from the project site via the Mitchell Highway and the approved site entry point.	Consistent

Condition ID		Condition of Consent	Do proposed changes affect ability to meet condition?
4.	Road Upgrades	Prior to the commencement of construction, the Applicant must upgrade the intersection with the Mitchell Highway to provide a new Channelised Right turn lane and an Auxiliary Left turn lane treatment to be able to accommodate the largest vehicle accessing the intersection, to the satisfaction of RMS, and in accordance with the Austroads Guide to Road Design (as amended by RMS supplements), unless the RMS agrees otherwise.	Consistent
5.	Site Access	Prior to the commencement of construction, the Applicant must construct the site entry point to be sealed for a minimum of 40 metres from the edge of the Mitchell Highway east bound travel lane to cater for the largest vehicle accessing the site, to the satisfaction of RMS and in accordance with the Austroads Guide to Road Design (as amended by RMS supplements), unless the RMS agrees otherwise.	Consistent
6.	Operating Condition	<p>The applicant must ensure:</p> <ul style="list-style-type: none"> a) The internal project site roadways are constructed as all-weather roadways. b) There is sufficient parking onsite, and no parking occurs on the public road network in the vicinity of the site. c) All vehicles are loaded and unloaded onsite, 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. 	Consistent

Condition ID		Condition of Consent	Do proposed changes affect ability to meet condition?
7.	Traffic Management Plan	<p>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:</p> <ul style="list-style-type: none"> a) Details of the entire transport route to be used for development – related traffic; b) The origin, destination, number, loads, weights and lengths, frequency, including peak and daily traffic volumes and destination of vehicles accessing/exiting the site; c) Details of the measures that would be implemented to minimise traffic safety issues and disruptions to local users of the transport route/s during construction, upgrading or decommissioning works, including: <ul style="list-style-type: none"> • temporary traffic controls, including detours and signage; • notifying the local community about project related traffic impacts, • minimising potential for conflict within 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 repairs or maintenance requirements. d) A driver's code of conduct that addresses: <ul style="list-style-type: none"> • travelling speeds; • procedures to ensure that drivers adhere to the designated transport routes; and • procedures to ensure the drivers implement safe driving practises and manage driver fatigue, particularly if using roads through Nevertire. <p>Following approval, the Applicant must implement the plan.</p>	Consistent
Landscaping			

Condition ID		Condition of Consent	Do proposed changes affect ability to meet condition?
8.	Vegetated Buffer	<p>The Applicant must establish and maintain a mature vegetation buffer around the site at the locations outlined in the figure, the satisfaction of the Secretary. This buffer must:</p> <ul style="list-style-type: none"> a) Be planted prior to the commencement of operations; b) Be effective at screening views of the solar panel and ancillary infrastructure on site from surrounding residences within 3 years of the commencement of construction; c) Minimise the glare from solar panels on road users; and d) Be properly maintained and kept free of weeds. 	Consistent
9.	Landscaping Plan	<p>Prior to the commencement of construction, the Applicant must prepare a detailed Landscaping Plan for the site in consultation with RMS, OEH and Council, to the satisfaction of the Secretary. The plan must include:</p> <ul style="list-style-type: none"> a) Include a description of measures that would be implemented to ensure that the vegetated buffer achieves the objectives of conditions 8(b)-(d) of this consent; b) Include a program to monitor and report on the effectiveness of these measures; and c) Include details on who would be responsible for monitoring, reviewing and implementing the plan, and timeframes for completion of actions. <p>Following approval, the Applicant must implement the plan.</p>	Consistent
Land Management			
10.		The Applicant must protect vegetation and fauna habitat outside the approved disturbance area.	Consistent
11.		<p>Following any construction or upgrading on site, the Applicant must:</p> <ul style="list-style-type: none"> a) Restore the ground cover of the site as soon as practicable, using suitable species; b) Maintain ground cover; and c) Keep this ground cover free of weeds. 	Consistent
Amenity			

Condition ID		Condition of Consent	Do proposed changes affect ability to meet condition?
12.	Construction, Upgrading and Decommissioning Hours	<p>Unless the Secretary agrees otherwise, the Applicant may only undertake construction, upgrading or decommissioning activities on site between:</p> <ul style="list-style-type: none"> a) 7am-6pm, Monday to Friday; b) 8am-1pm, Saturdays; and c) At no time on Sundays or public holidays. <p>The following construction, upgrading or decommissioning activities may be undertaken outside these hours without the approval of the Secretary:</p> <ul style="list-style-type: none"> • 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 	Consistent
13.	Noise	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.	Consistent
14.	Dust	The Applicant must minimise the dust generated by the development.	Consistent
15.	Visual	<p>The Applicant must:</p> <ul style="list-style-type: none"> 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 required for safety purposes. 	Consistent
16.	Lighting	<p>The Applicant must:</p> <ul style="list-style-type: none"> a) Minimise the off-site lighting impacts of the development; and b) Ensure that all external lighting associated within the development: <ul style="list-style-type: none"> • Is installed as low intensity lighting (except where required for safety or emergency purposes); • Does not shine above the horizontal • Complies with <i>Australian Standard AS4282 (INT) 1997 – Control of Obtrusive Effects of Outdoor Lighting</i>, or its latest version. 	Consistent

Condition ID		Condition of Consent	Do proposed changes affect ability to meet condition?
Heritage			
17.	Discovery of Human Remains	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 OEH as soon as possible following the discovery, and work must not recommence in the area until this is authorised by OEH.	Consistent
18.	Chance Finds Protocol	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.	Consistent
19.	Management of Aboriginal Heritage Items	The Applicant must carry out the following in consultation with OEH and the Aboriginal stakeholders: <ul style="list-style-type: none"> a) Record the identified heritage items on site and submit the standard documentation to the Aboriginal Heritage Information Management System prior to construction; b) Relocate any heritage items that would be disturbed by the development to suitable alternative locations on the site prior to construction; and c) Protect all heritage items on site, including those that would remain in situ as well as those that are relocated, from any impact. 	Consistent
Soil and Water			
20.	Water Pollution	The Applicant must ensure that the development does not cause any water pollution, as defined under Section 120 of the POEO Act.	Consistent
21.	Soil Erosion	The Applicant must: <ul style="list-style-type: none"> a) Minimise any soil erosion associated with the construction, upgrading or decommissioning of the development in accordance with the relevant requirements in the <i>Managing Urban Stormwater: Soils and Construction</i> (Landcom, 2004) manual, or its latest version; and b) Ensure the solar panels and associated infrastructure are designed, constructed and maintained to avoid causing any tunnel erosion on site. 	
Hazards			

Condition ID		Condition of Consent	Do proposed changes affect ability to meet condition?
22.	Storage and handling of Dangerous Goods	The Applicant must: <ul style="list-style-type: none"> a) Store and handle all dangerous or hazardous materials on site in accordance with <i>AS1940-2004: The storage and handling of flammable and combustible liquids</i>, 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. 	Consistent
23.	Operating Conditions	The Applicant must: <ul style="list-style-type: none"> a) Minimise the fire risks of the development. b) Ensure that the development: <ul style="list-style-type: none"> • Complies with the relevant asset protection requirements in the RFS's <i>Planning for Bushfire Protection 2006</i> (or equivalent); and • is suitably equipped to respond to any fires on site; and c) assist the RFS and emergency services as much as practicable if there is a fire in the vicinity of the site. 	Consistent
24.	Emergency response	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. A copy of the plan must be kept on site in a prominent position adjacent to both site entry points at all times.	Consistent
Waste			
25		The Applicant must: <ul style="list-style-type: none"> a) Minimise the waste generated by the development; b) Classify all waste generated on site in accordance with the EPA's <i>Waste Classification Guidelines 2014</i> (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 appropriately licensed waste facility for disposal. 	Consistent

Condition ID		Condition of Consent	Do proposed changes affect ability to meet condition?
Decommissioning and Rehabilitation			
26.		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 1.	Consistent
Environmental Management and Reporting			
Environmental Management			
1.	Environmental Management Strategy	<p>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:</p> <ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> • 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: <ul style="list-style-type: none"> • 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. <p>Following the Secretary's approval, the Applicant must implement the Environmental Management Strategy.</p>	Consistent

Condition ID		Condition of Consent	Do proposed changes affect ability to meet condition?
2.	Revision of Strategies and Plans	<p>The Applicant must:</p> <ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> • Submission of an incident report under condition 3 below; or • Any modification to the conditions of consent. 	Consistent
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.	Consistent
Access to information			
4.		<p>The Applicant must:</p> <ul style="list-style-type: none"> a) Make the following information publicly available on its website as relevant to the stage of the development: <ul style="list-style-type: none"> • 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 complaint register; • Any other matter required by the Secretary; and b) Keep this information up to date, to the satisfaction of the Secretary. 	Consistent
Mitigation measures			
	Biodiversity	<ul style="list-style-type: none"> • All hollow bearing trees identified would be avoided by the works. 	Consistent

Condition ID		Condition of Consent	Do proposed changes affect ability to meet condition?
		<ul style="list-style-type: none"> Preparation of a Flora and Fauna Management Plan (FFMP) that would incorporate protocols for: <ul style="list-style-type: none"> Protection of native vegetation to be retained Best practice removal and disposal of vegetation Weed management Unexpected threatened species finds Rehabilitation of disturbed areas <p>The FFMP would form part of the Nevertire Solar Farm Construction Environmental Management Plan (CEMP).</p>	Consistent
		<ul style="list-style-type: none"> Stockpiling materials and equipment and parking vehicles will be avoided within the dripline (extent of foliage cover) of any native tree. Prior to the commencement of work, a physical vegetation clearing boundary at the approved clearing limit is to be clearly demarcated and implemented. The delineation of such a boundary may include the use of temporary fencing, flagging tape, parawebbing or similar. 	
		<ul style="list-style-type: none"> Where possible, use non barbed-wire on exterior fencing to minimise bird collision risks. 	Consistent
		<ul style="list-style-type: none"> Where possible, landscape plantings will be comprised of local indigenous species with the objective of increasing the diversity of the existing vegetation. Planting locations would be designed to improve the connectivity between patches in the landscape where consistent with landscaping outcomes. 	Consistent
		<ul style="list-style-type: none"> If night work is unavoidable, ensure any floodlights are directed away from vegetation. 	Consistent
		<ul style="list-style-type: none"> Weed and hygiene protocols will be prepared and implemented. 	Consistent
		<ul style="list-style-type: none"> During operation direct lights away from vegetation. 	Consistent

Condition ID		Condition of Consent	Do proposed changes affect ability to meet condition?
		<ul style="list-style-type: none"> • Weed and planting protocols will be prepared and implemented 	Consistent
		<ul style="list-style-type: none"> • Feral species to be monitored and a management plan to be prepared and implemented to reduce feral species abundance 	Consistent
		<ul style="list-style-type: none"> • A 10 m buffer (or buffer defined in accordance with the Australian Standard 4970-2009 Protection of Trees on Development Sites) would be established around the remnant native vegetation and dam to minimise indirect impacts to this area of habitat. 	Consistent
	Aboriginal Heritage	<ul style="list-style-type: none"> • The sites Nevertire Isolated Find 1, Nevertire Isolated Find 2 and Nevertire Isolated Find 3 are salvaged by an archaeologist and/or the Warren LALC prior to the proposed work commencing. The final storage place for the artefacts should be negotiated with the registered Aboriginal party. 	Consistent
		<ul style="list-style-type: none"> • The development must avoid the site Nevertire Scarred Tree 1, as per the current design plans detailed in this report. A minimum 10m buffer around the tree should be in place to protect the root zone. 	Consistent
		<ul style="list-style-type: none"> • Nevertire Solar prepares a Cultural Heritage Management Plan (CHMP) to address the potential for finding additional Aboriginal artefacts during the construction of the Solar Farm. The CHMP will outline an unexpected finds protocol to deal with construction activity. Preparation of the CHMP should be undertaken in consultation with the registered Aboriginal party. 	Consistent
		<ul style="list-style-type: none"> • In the unlikely event that human remains are discovered during the construction, all work must cease in the immediate vicinity. OEH, the local police and the registered Aboriginal parties should be notified. Further assessment would be undertaken to determine if the remains were Aboriginal or non-Aboriginal. 	Consistent

Condition ID		Condition of Consent	Do proposed changes affect ability to meet condition?
		<ul style="list-style-type: none"> Further archaeological assessment would be required if the proposal activity extends beyond the area of the current investigation. This would include consultation with the registered Aboriginal party and may include further field survey. 	Consistent
	Noise and vibration	<ul style="list-style-type: none"> Implement noise control measures such as those suggested in Australian Standard 2436-2010 "Guide to Noise Control on Construction, Demolition and Maintenance Sites", to reduce predicted construction noise levels. 	Consistent
		<ul style="list-style-type: none"> Additionally, during construction: <ul style="list-style-type: none"> Use less noisy plant and equipment where feasible and reasonable Plant and equipment to be properly maintained. Provide special attention to the use and maintenance of 'noise control' or 'silencing' kits fitted to machines to ensure they perform as intended. Strategically position plant on site to reduce the emission of noise to the surrounding neighbourhood and to site personnel. Avoid any unnecessary noise when carrying out manual operations and when operating plant. Any equipment not in use for extended periods during construction work should be switched off. Establish good relations with people living in the vicinity of the site at the beginning of proposal and maintain. Keep people informed, take complaints seriously, deal with complaints expeditiously. The community liaison member of staff should be adequately experienced. 	Consistent

Condition ID		Condition of Consent	Do proposed changes affect ability to meet condition?
	Visual impact	<ul style="list-style-type: none"> The materials and colour of onsite infrastructure will, where practical, be non-reflective and in keeping with the materials and colouring of existing infrastructure or of a colour that will blend with the landscape. Where practical: <ul style="list-style-type: none"> Buildings will non-reflective and in eucalypt green, beige or muted brown. Pole mounts will be non-reflective. Security fencing posts and wire would be non-reflective; green or black rather than grey would reduce the industrial character of the fence. 	Consistent
		<ul style="list-style-type: none"> A Visual Impact Management Plan would be prepared to address the 'as built' visual impacts of the proposed solar farm. The plan would include: <ul style="list-style-type: none"> Onsite vegetation screening for viewpoints 13, 30 and 39. This would be aimed at 'breaking up' not blocking views of onsite infrastructure, although sections of denser plantings may be considered for the residence to the immediate south of the site (Receiver 42), in consultation with this landowner (draft plan provided as Figure 6-13 of the EIS to show location of screening. Additional guidance on screening is provided in the VIA, Appendix G). Verification of predicted and actual impacts. A post construction audit would be undertaken to assess the effectiveness of the screening layout with reference to the final constructed infrastructure and augment the former if required. The final screening plan would be developed in consultation with the affected landowners (the residence 340m south-west of the site and managers of the Noel Waters Oval (where they wish to be consulted). 	Consistent
		<ul style="list-style-type: none"> Parking areas, material stock piles and other construction activities would be located as far as practical from nearby residences or screened (by existing vegetation or constructed screens) for the period of construction. 	Consistent

Condition ID		Condition of Consent	Do proposed changes affect ability to meet condition?
		<ul style="list-style-type: none">Night lighting would be minimised to the maximum extent possible (i.e. manually operated safety lighting at main component locations). It would be directed away from the Mitchell Highway, so as not to cause light spill that may be hazardous to drivers.	Consistent
	Soils	<ul style="list-style-type: none">The array would be designed to allow sufficient space between panels to establish and maintain ground cover.	Consistent

Condition ID		Condition of Consent	Do proposed changes affect ability to meet condition?
		<ul style="list-style-type: none"> • A soil and water management plan, and erosion and sediment control plans, would be prepared, implemented and monitored during the proposal, in accordance with Landcom (2004), to minimise soil (and water) impacts. These plans would include provisions to: <ul style="list-style-type: none"> ○ Carry out soil testing prior to any impacts, to inform any soil treatments (such as application of gypsum in compacted areas and top soil management) and provide baseline information for the decommissioning rehabilitation. ○ Install, monitor and maintain erosion controls. ○ Ensure that machinery leaves the site in a clean condition to avoid tracking of sediment onto public roads which may cause risks to other road users through reduced road stability. ○ Manage topsoil: In all excavation activities, separate subsoils and topsoils and ensure that they are replaced in their natural configuration to assist revegetation. Stockpile topsoil appropriately so as to minimise weed infestation, maintain soil organic matter, maintain soil structure and microbial activity. ○ Minimise the area of disturbance from excavation and compaction; rationalise vehicle movements and restrict the location of activities that compact and erode the soils as much as practical. Any compaction caused during construction would be treated such that revegetation would not be impaired. ○ Ensure any discharge of water from the site is managed to ensure ANZECC (2000) water quality criteria are met. • Manage works in consideration of heavy rainfall events; if a heavy rainfall event is predicted, the site should be stabilised and work ceased until the wet period had passed. 	Consistent

Condition ID		Condition of Consent	Do proposed changes affect ability to meet condition?
	Hydrology, water use and water quality	<ul style="list-style-type: none"> A ground cover management plan would be developed to ensure a stable ground cover during operation of the solar farm, minimising erosion and adverse water quality impacts. The plan would be developed with reference to soil testing and with input from an Agronomist to ensure species selection and sodicity impacts are addressed. Highly managed grazing may be used to maintain the height of ground cover. 	Consistent
		<ul style="list-style-type: none"> A spill response plan would be developed as part of the overall risk management plan to prevent contaminants affecting adjacent surrounding environments. The plan would: <ul style="list-style-type: none"> Manage the storage of any potential contaminants onsite. Mitigate the effects of soil contamination by fuels or other chemicals (including emergency response and EPA notification procedures and remediation. Ensure that machinery arrives on site in a clean, washed condition, free of fluid leaks. 	Consistent
		<ul style="list-style-type: none"> A protocol would be developed in relation to discovering buried contaminants within the proposal site (e.g. pesticide containers). It would include stop work, remediation and disposal requirements. 	Consistent
		<ul style="list-style-type: none"> A 40m buffer would be maintained around Boggy Cowal in accordance with DPI Water's Guidelines for Controlled Activities on Waterfront Land (2012) to reduce potential impacts to the waterway and GDEs 	Consistent
		<ul style="list-style-type: none"> The final design would take into account the best available flood information and may include foundations up to 500mm above ground level. Electrical components would be designed to withstand inundation. The substation and office building would be located on the higher north-east portion of the site. 	Consistent

Condition ID		Condition of Consent	Do proposed changes affect ability to meet condition?
		<ul style="list-style-type: none"> Design would take into account: <ul style="list-style-type: none"> Anchoring to resist short term flooding Mounts used for infrastructure to resist short term flooding Stage construction where necessary to avoid working in areas that are inundated with water. 	Consistent
		<ul style="list-style-type: none"> All staff would be appropriately trained through toolbox talks for the minimisation and management of accidental spills. 	Consistent
		<ul style="list-style-type: none"> All fuels, chemicals, and liquids would be stored at least 50 m away from any waterways or drainage lines and would be stored in an impervious bunded area. 	Consistent
		<ul style="list-style-type: none"> Adequate incident management procedures will be incorporated into the Construction Environmental Management Plan, including requirement to notify EPA for incidents that cause material harm to the environment (refer s147-153 <i>Protection of the Environment Operations Act</i>). 	Consistent
		<ul style="list-style-type: none"> The refuelling of plant and maintenance would be undertaken in impervious bunded areas on hardstand areas only. 	Consistent
		<ul style="list-style-type: none"> Machinery would be checked regularly to ensure there is no oil, fuel or other liquids leaking from the machinery. 	Consistent
		<ul style="list-style-type: none"> To mitigate temporary flooding impacts on infrastructure: <ul style="list-style-type: none"> Design would take into account: <ul style="list-style-type: none"> Anchoring to resist short term flooding Mounts used for infrastructure to resist to short term flooding Stage construction to avoid the short term periods where parts of the site are inundated with water. 	Consistent

Condition ID		Condition of Consent	Do proposed changes affect ability to meet condition?
	Traffic, transport and road safety	<ul style="list-style-type: none"> The proponent would consult with the Roads and Maritime Services regarding the proposed upgrading of the site access. The upgrade would be subject to detailed design, and must be designed and constructed to the standards specified by Roads and Maritime Services. 	Consistent
		<ul style="list-style-type: none"> A Haulage Plan would be developed with input from the roads authority, including but not limited to: <ul style="list-style-type: none"> Assessment of road routes to minimise impacts on transport infrastructure. Scheduling of deliveries of major components to minimise safety risks (on other local traffic). Traffic controls (signage and speed restrictions etc.). 	Consistent

Condition ID		Condition of Consent	Do proposed changes affect ability to meet condition?
		<ul style="list-style-type: none"> • A Traffic Management Plan would be developed as part of the CEMP, in consultation with Warren Council and Roads and Maritime. The plan would include, but not be limited to: <ul style="list-style-type: none"> ○ Assessment of road condition prior to construction on all local roads that would be utilised. ○ A program for monitoring road condition, to repair damage exacerbated by the construction and decommissioning traffic. ○ The designated routes of construction traffic to the site. ○ Carpooling/shuttle bus arrangements to minimise vehicle numbers during construction. ○ Scheduling of deliveries. ○ Community consultation regarding traffic impacts for nearby residents. ○ Consideration of cumulative impacts. ○ Consideration of impacts to the railway. ○ Traffic controls (speed limits, signage, etc.). ○ Procedure to monitor traffic impacts and adapt controls (where required) to reduce the impacts. ○ Providing a contact phone number to enable any issues or concerns to be rapidly identified and addressed through appropriate procedures. 	Consistent
		<ul style="list-style-type: none"> • The proponent would repair any damage resulting from proposal traffic (except that resulting from normal wear and tear) as required at the proponent's cost. 	Consistent
	Land use impacts	<ul style="list-style-type: none"> • Consultation with local community, to minimise impact of construction of adjacent agricultural activities and access. 	Consistent
		<ul style="list-style-type: none"> • Consultation would be undertaken with Essential Energy regarding connection to the substation and design of electricity transmission infrastructure. 	Consistent

Condition ID		Condition of Consent	Do proposed changes affect ability to meet condition?
		<ul style="list-style-type: none"> • Consultation would be undertaken with John Holland Rail regarding design of transmission line over the Nevertire Warren Railway line. 	Consistent
		<ul style="list-style-type: none"> • A Rehabilitation Plan would be prepared to ensure the array site is returned to it pre solar farm land capability. The plan would be developed with reference to base line soil testing and with input from an Agronomist to ensure the site is left stabilised, under a cover crop or other suitable ground cover. The plan would reference: <ul style="list-style-type: none"> ○ Australian Soil and Land Survey Handbook (CSIRO, 2009) ○ Guidelines for Surveying Soil and Land Resources (CSIRO, 2008) ○ The land and soil capability assessment scheme: second approximation (OEH, 2012) • Below ground infrastructure that impedes cropping (less than 500mm depth) may be removed, subject to consultation with the land owner. 	Consistent
		<ul style="list-style-type: none"> • The materials and colour of onsite infrastructure will, where practical, be non-reflective and in keeping with the materials and colouring of the landscape. 	Consistent

Condition ID		Condition of Consent	Do proposed changes affect ability to meet condition?
	Resource use and waster generation	<ul style="list-style-type: none"> • A Waste Management Plan (WMP) would be developed in consultation with Warren Shire Council (with regard to disposal options). It would include but not be limited to: <ul style="list-style-type: none"> ○ Identification of opportunities to avoid, reuse and recycle, in accordance with the waste hierarchy. ○ Quantification and classification of all waste streams. ○ Provision for recycling management onsite. ○ Provision of toilet facilities for onsite workers and how sullage would be disposed of (i.e., pump out to local sewage treatment plant). ○ Tracking of all waste leaving the site. ○ Disposal of waste at facilities permitted to accept the waste. Consultation would be undertaken with local waste facility operators to ensure that loads do not exceed capacity. ○ Requirements for hauling waste (such as covered loads). ○ Disposal options for excess waste (Warren Shire has limited options available for the disposal of waste and other viable options will need to be implemented). ○ Wooden crates used on site will need to be thoughtfully disposed of offsite. The crates often cannot be chipped to be used as mulch due to chemical sprays used. • Septic system is installed and operated according to the local Warren Shire Regional Council regulations. 	Consistent
	Magnetic fields	<ul style="list-style-type: none"> • All design and engineering would be undertaken by qualified and competent person/s with the support of specialists as required. 	Consistent
		<ul style="list-style-type: none"> • Transmission lines would be located as far as practical from residences, farm sheds, and yards to reduce the potential exposure to EMFs. 	Consistent

Condition ID		Condition of Consent	Do proposed changes affect ability to meet condition?
		<ul style="list-style-type: none"> Design of electrical infrastructure would minimise EMFs. 	Consistent
	Climate and air quality	<ul style="list-style-type: none"> Development of a complaints procedure to promptly identify and respond to issues generating complaints. 	Consistent
		<ul style="list-style-type: none"> Protocols to guide vehicle and construction equipment use, to minimise emissions would be included in construction and operational environmental management plans. This would include but not limited to Australian standards and the POEO Act. 	Consistent
		<ul style="list-style-type: none"> Protocols would be included in construction and decommissioning to minimise and treat dust (water carts or similar in response to visual cues). This may involve installation of barriers such as shade cloth, to protect receivers. 	Consistent
	Historic Heritage	<ul style="list-style-type: none"> Should an item of historic heritage be identified, the Heritage Division (OEH) would be contacted prior to further work being carried out in the vicinity. 	Consistent
	Bush fire risk	<ul style="list-style-type: none"> A minimum 10m setback from native vegetation remnants would be incorporated into the final design. 	Consistent

Condition ID		Condition of Consent	Do proposed changes affect ability to meet condition?
		<ul style="list-style-type: none"> Develop a Bush Fire Management Plan to include but not be limited to: <ul style="list-style-type: none"> Management of activities with a risk of fire ignition. Management of fuel loads onsite. Storage and maintenance of firefighting equipment, including siting and provision of adequate water supplies for bush fire suppression. This includes access to the onsite dam if required for fire emergency situations. The below requirements of <i>Planning for Bush Fire Protection 2006</i> - <ul style="list-style-type: none"> Identifying asset protection zones Providing adequate egress/access to the site Emergency evacuation measures Operational procedures relating to mitigation and suppression of bush fire relevant to the solar farm. 	Consistent
	Community and Socio-economic impacts	<ul style="list-style-type: none"> The Community Consultation Plan would be implemented to manage impacts to community stakeholders, including but not limited to: <ul style="list-style-type: none"> Protocols to keep the community updated about the progress of the proposal and proposal benefits. Protocols to inform relevant stakeholders of potential impacts (haulage, noise etc.). Protocols to respond to any complaints received. 	Consistent
		<ul style="list-style-type: none"> Liaison with local industry representatives to maximise the use of local contractors, manufacturing facilities, materials. 	Consistent
		<ul style="list-style-type: none"> Liaison with local representatives regarding accommodation options for staff, to minimise adverse impacts on local services. 	Consistent
		<ul style="list-style-type: none"> Liaison with local tourism industry representatives to manage potential timing conflicts with local events. 	Consistent

