

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

2017

SCHEDULE 1

Application Number: SSD 8113
Applicant: Plains SF No1 Pty Ltd
Consent Authority: Minister for Planning
Land: See Appendix 1
Development: Hay Solar Project

Blue type represents Modification 1 – 3 May 2019.

Red type represents Modification 2 – 3 May 2019.

TABLE OF CONTENTS

DEFINITIONS	3
ADMINISTRATIVE CONDITIONS	5
Obligation to Minimise Harm to the Environment	5
Terms of Consent	5
Final Layout Plans	5
Upgrading of Solar Panels and Ancillary Infrastructure	5
Work as Executed Plans	5
Notification of Department	5
Structural Adequacy	6
Demolition	6
Protection of Public Infrastructure	6
Operation of Plant and Equipment	6
ENVIRONMENTAL CONDITIONS – GENERAL	7
Batteries	7
Transport	7
Landscaping	8
Land Management	9
Biodiversity	9
Heritage	10
Soil & Water	11
Hazards	11
Waste	12
Accommodation and Employment Strategy	12
Decommissioning and Rehabilitation	12
ENVIRONMENTAL MANAGEMENT AND REPORTING	13
Environmental Management	13
Incident Notification	13
Non-Compliance Notification	13
Independent Environmental Audit	13
Access to Information	14
APPENDIX 1: GENERAL LAYOUT OF DEVELOPMENT	15

DEFINITIONS

Aboriginal stakeholders	Aboriginal stakeholders registered for cultural heritage consultation for the development
Applicant	Plains SF No1 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	Hay 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
EIS	<p>The environmental impact statement for Hay Sun Farm dated August 2017, the associated response to submissions on 27 October 2017 and the letter from the Applicant dated 18 December 2017, as modified by:</p> <ul style="list-style-type: none"> • <i>Request for Modification 1</i> prepared by EMM Consulting and dated 29 January 2019; • <i>Request for Modification 2</i> prepared by Plains SF No1 Pty Ltd, dated 20 February 2019; and • <i>Hay Sun Farm Response to Submissions</i>, prepared by Plains SF No1 Pty Ltd, dated 26 March 2019.
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	<p>A set of circumstances that:</p> <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 within month of completing upgrading 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. The capacity of the battery storage facility on site must not exceed 30 MW.

TRANSPORT

Heavy Vehicle Restrictions

2. The Applicant must ensure that the:
 - (a) development does not generate more than:
 - 66 heavy vehicle movements a day during construction, upgrading or decommissioning; or
 - 4 oversized vehicle movements during construction, upgrading or decommissioning; or
 - 4 heavy vehicle movements a day during operations;on the public road network; and
 - (b) length of any vehicles used for the development does not exceed 19 metres, unless 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 either Sidonia Road or the Mid Western Highway and the approved site entry points (shown in Appendix 1).

Road Upgrade

5. The Applicant must ensure:
 - (a) prior to the commencement of construction of the southern portion and the use of the southern access point (shown in Appendix 1):
 - upgrade the intersection of Mid Western Highway and the site entry point to provide a Basic Right Turn (BAR) treatment and a Basic Left Turn (BAL) treatment, to the satisfaction of RMS, in accordance with the *Austroads Guide to Road Design* (as amended by RMS supplements), unless RMS agrees otherwise;
 - construct the site entry driveway from Mid Western Highway to provide for 2-way vehicular movement and be sealed for a minimum of 20 m from its intersection with the Mid Western Highway, to the satisfaction of RMS; and
 - remove all other existing site entry driveways from Mid Western Highway and restore any damage to the road reserve, to the satisfaction of Council.
 - (b) prior to the commencement of construction of the northern portion and use of the northern access point (shown in Appendix 1):
 - upgrade the intersection of Sidonia Road and the site entry point to provide a Basic Right Turn (BAR) treatment and a Basic Left Turn (BAL) treatment, to the satisfaction of Hay Shire Council, in accordance with the *Austroads Guide to Road Design* (as amended by RMS supplements), unless the relevant road authority agrees otherwise; and
 - restore any damage to Sidonia Road and the road reserve during construction and completion of road construction, to the satisfaction of Council.

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 road drainage network is not reduced and water prevented from proceeding onto, or ponding within, the carriageway of the Mid Western Highway;
 - (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, including Sidonia Road, on the transport route/s prior to construction, upgrading or decommissioning activities; and
 - condition of Sidonia Road on the transport route/s every 3 months during construction;
 - 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, school zone operating times, rail services, emergency vehicles 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 Hay.

Following approval, the Applicant must implement the plan.

LANDSCAPING

Visual Impact Mitigation Measures

- 8. The Applicant must establish and maintain a mature vegetation buffer at the sites outlined in the figure in Appendix 1 to the satisfaction of the Secretary. These measures must:
 - (a) be planted prior to the commencement of operations;
 - (b) consist of a variety of vegetation species that are endemic to the area;
 - (c) be effective at screening view of the solar panels and ancillary infrastructure on site from the Mid Western Highway 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 planting within the vegetation buffer in consultation with RMS 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:
- restore the ground cover of the site as soon as practicable, using suitable species;
 - maintain ground cover; and
 - 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 Offsets Policy for Major Projects* and can be achieved by:

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

Table 1: Ecosystem Credit Requirements

Vegetation Community	PCT Code	Credits Required
Shallow marsh wetland of regularly flooded depressions on floodplains mainly in the semi-arid (warm) climatic zone (mainly Riverina Bioregion and Murray Darling Depression Bioregion)	M4622	2
Black Box open woodland wetland with chenopod understorey mainly on the outer floodplains in south-western NSW Riverina Bioregion	MR519	19
Black Box grassy open woodland of rarely flooded depressions, south western NSW	MR518	11
Forb-rich Speargrass- Windmill Grass – White Top grassland of the Riverina Bioregion	MR658	6
TOTAL		38

Note. Following repeal of the Threatened Species Conservation Act 1995 on 25 August 2017, credits created under that Act are taken to be “biodiversity credits” under the Biodiversity Conservation Act 2016 by virtue of clause 22 of the Biodiversity Conservation (Savings and Transitional) Regulation 2017.

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, and to the satisfaction of the Secretary. This plan must:
- include a description of the measures that would be implemented for:
 - managing the remnant vegetation and fauna habitat on site;
 - minimising clearing and avoiding unnecessary disturbance of vegetation 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
 - 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:
- 7 am to 6 pm Monday to Friday;
 - 8 am to 1 pm Saturdays; and
 - 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:
- minimise the off-site visual impacts of the development, including the potential for any glare or reflection from the solar panels;
 - ensure the visual appearance of all ancillary infrastructure (including paint colours) blends in as far as possible with the surrounding landscape; and
 - not mount any advertising signs or logos on site, except where this is required for safety purposes.

Lighting

17. The Applicant must:
- minimise the off-site lighting impacts of the development; and
 - 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

Aboriginal Cultural Heritage Management Plan

18. Prior to carrying out any development under this consent, unless the Secretary agrees otherwise, the Applicant must prepare an Aboriginal Cultural Heritage Management Plan for the development to the satisfaction of the Secretary. This plan must:
- be prepared by suitably qualified and experienced persons whose appointment has been endorsed by the Secretary;
 - be prepared in consultation with OEH and the Aboriginal Stakeholders;
 - include a methodology for test excavations of sites HSF 1 and HSF 2 in accordance with *Code of Practice for Archaeological Investigation of Aboriginal Objects* (DECCW, 2010);
 - include the following for the management of Aboriginal heritage:
 - ensure any workers on site receive suitable heritage inductions prior to carrying out any project on site, and that suitable records are kept of these inductions;
 - ongoing consultation and involvement of Aboriginal Stakeholders in the conservation and management of Aboriginal cultural heritage on the site; and
 - a program and description of the measures/procedures that would be implemented for:
 - protecting all Aboriginal heritage sites outside the development footprint;

- minimising and managing the impacts of the development on heritage items within the development footprint;
- managing the discovery of any new Aboriginal objects or human remains during the development;
- a contingency plan and reporting procedure if Aboriginal heritage items outside the approved disturbance area are damaged; and
- a strategy for the storage of heritage items salvaged on site, both during the development and in the long term.

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

SOIL & WATER

Water Pollution

19. 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

20. The Applicant must:
- (a) ensure the solar panels and associated infrastructure are designed, constructed and maintained to avoid causing any tunnel erosion on site;
 - (b) 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;
 - (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 that any infrastructure works located within Zone C of the *Murrumbidgee River Hay to Maude Flood Management Plan* (OEH, 2014) comply with the relevant requirements of that plan.

HAZARDS

Storage and Handling of Hazardous Materials

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

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

Fire Safety Study

- 21A. Prior to commencing construction of the battery storage facility, unless otherwise agreed by the Secretary, the Applicant must prepare a Fire Safety Study of the development, to the satisfaction of Fire & Rescue NSW.

The study must:

- (a) be consistent with the Department's *Hazardous Industry Planning Advisory Paper No. 2, 'Fire Safety Study Guidelines'*; and
- (b) NSW Government's Best Practice Guidelines for Contaminated Water Retention and Treatment Systems.

Following the Secretary's approval, the Applicant must implement the measures described in the Fire Safety Study.

Operating Conditions

22. The Applicant must:
- (a) minimise the fire risks of the development;
 - (b) ensure that the development:

- includes at least a 10 metre defensible space around the perimeter of the solar array area that permits unobstructed vehicle access;
 - manages the defensible 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

23. Prior to the commissioning of the development, the Applicant must develop and implement a comprehensive Emergency Response Plan and detailed emergency procedures for the development. The Applicant must keep two copies of the plan on-site in a prominent position adjacent to the site entry points at all times. The plan must:
- (a) be consistent with the Department's *Hazardous Industry Planning Advisory Paper No.1, 'Emergency Planning'*;
 - (b) be prepared in consultation with Fire and Rescue NSW and NSW Rural Fire Service to their satisfaction;
 - (c) identify the fire risks and controls of the development; and
 - (d) include procedures that would be implemented if there is a fire on-site or in the vicinity of the site.

WASTE

24. 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

25. 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

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 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 NOTIFICATION

3. The Department must be notified in writing to immediately after the Applicant becomes aware of the incident. The notification must identify the development (including the development application number and the name of the development if it has one), and set out the location and nature of the incident.

NON-COMPLIANCE NOTIFICATION

4. The Department must be notified in writing to compliance@planning.nsw.gov.au within 7 days after the Applicant becomes aware of any non-compliance.

The notification must identify the development and the application number for it, set out the condition of consent that the development is non-compliant with, the way in which it does not comply and the reasons for the non-compliance (if known) and what actions have been done, or will be, undertaken to address the non-compliance.

INDEPENDENT ENVIRONMENTAL AUDIT

5. Within 6 months of the commencement of construction, or as directed by the Secretary, the Applicant must commission and pay the full cost of an Independent Environmental Audit (Audit) of the development. The audits must:
 - (a) be led and conducted by a suitably qualified, experienced and independent team of experts whose appointment has been endorsed by the Secretary;
 - (b) be carried out in consultation with the relevant agencies;
 - (c) assess whether the development complies with the relevant requirements in this consent, and any strategy, plan or program required under this consent; and

- (d) recommend appropriate measures or actions to improve the environmental performance of the development and any strategy, plan or program required under this consent.

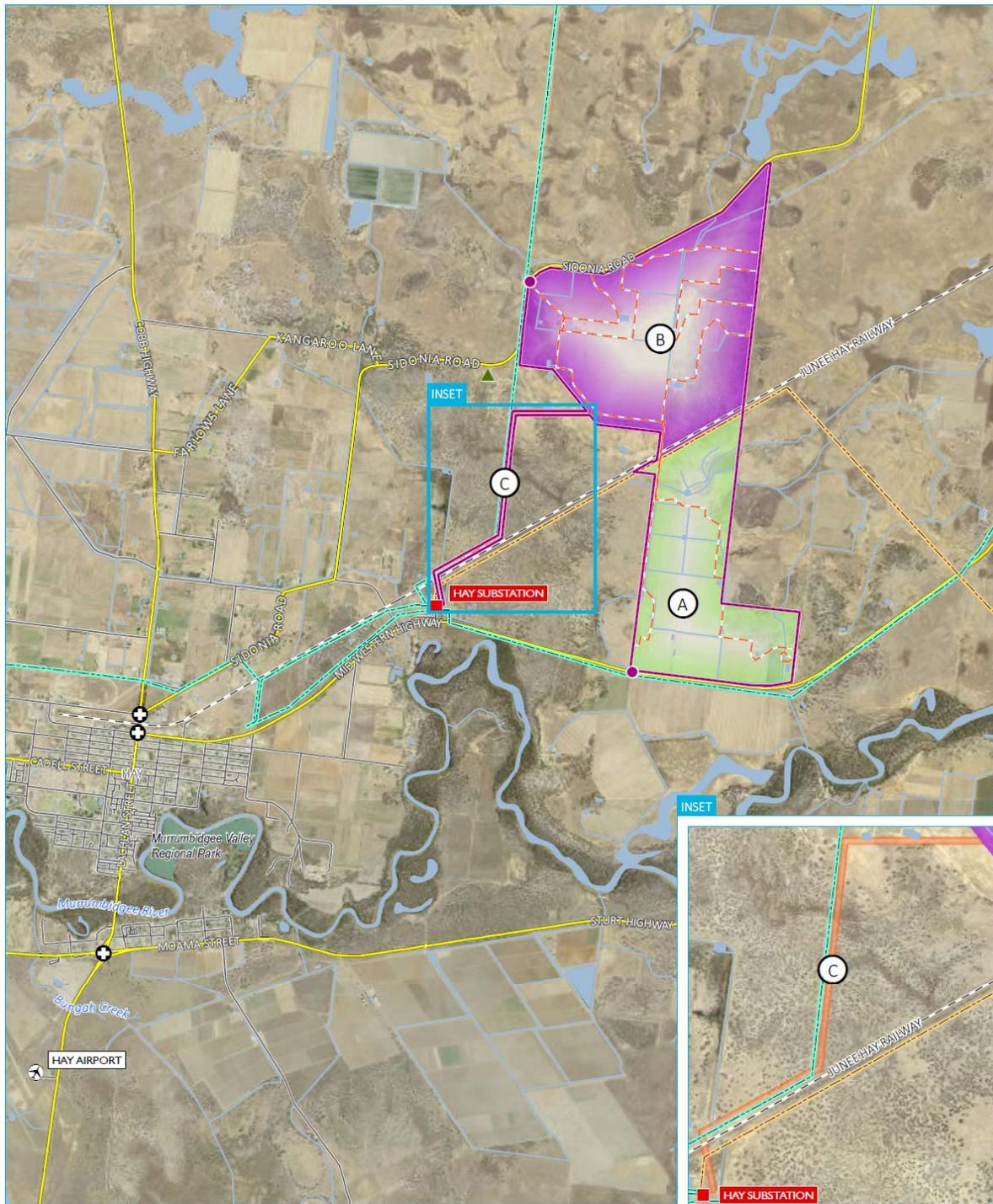
Within 3 months of commencing an Independent Environmental Audit, or unless otherwise agreed by the Secretary, a copy of the audit report must be submitted to the Secretary, and any other NSW agency that requests it, together with a response to any recommendations contained in the audit report, and a timetable for the implementation of the recommendations.

The recommendations must be implemented to the satisfaction of the Secretary.

ACCESS TO INFORMATION

6. 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



Source: EMM (2019); DFSI (2017); LPI (2015); LPMA (2011, 2014)

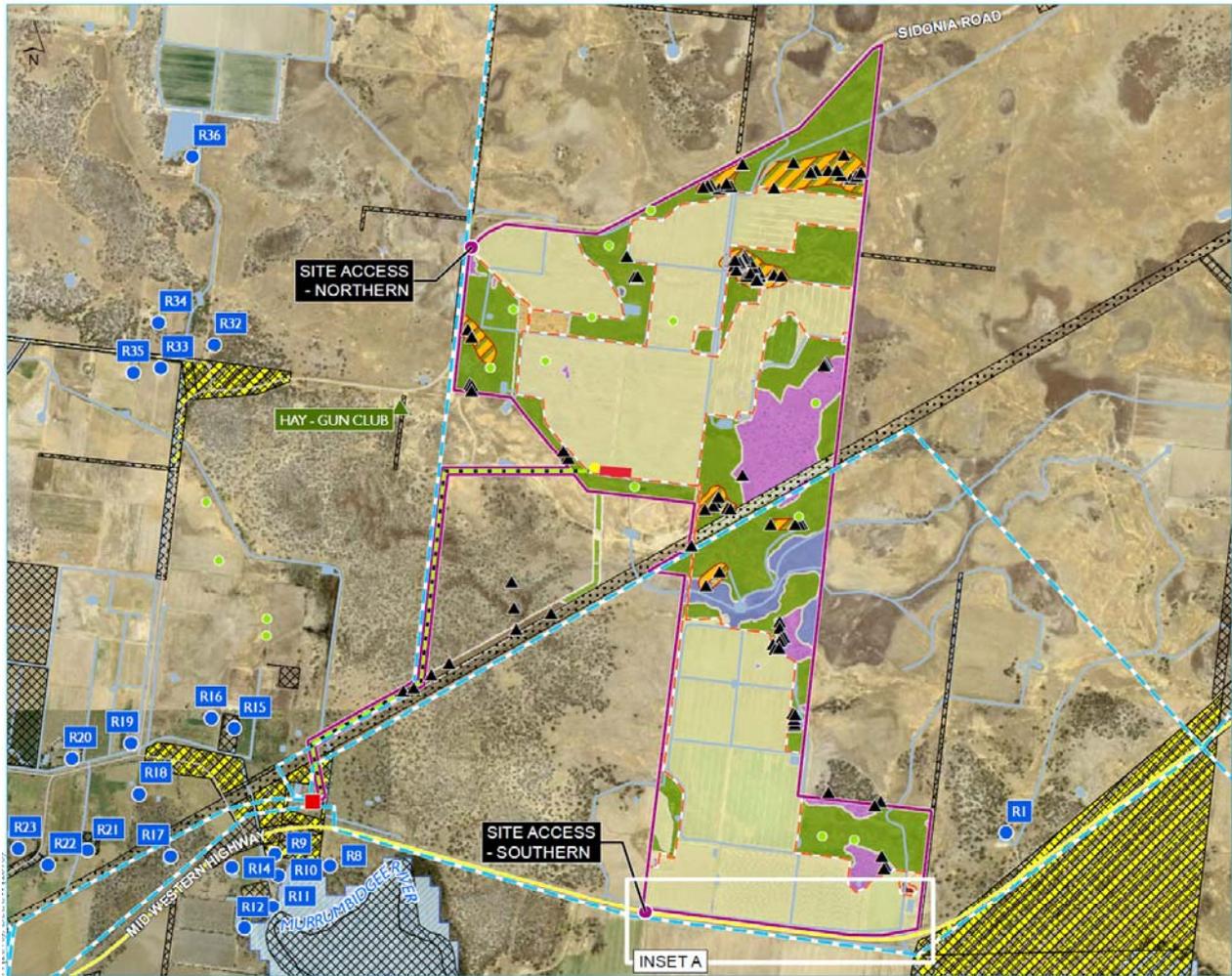
KEY

- | | | |
|---|-------------------------------------|---------------------------|
| Site boundary | Hay Airport | Watercourse/drainage line |
| A - Southern Portion | Hay gun club | Waterbody |
| B - Northern Portion | Hay substation | NPWS reserve |
| C - Transmission Line Area | 132kV electricity transmission line | |
| Development footprint | 33kV electricity transmission line | |
| Proposed site access location | Rail line | |
| Key intersection | Main road | |
| | Local road | |

Local road network

Hay Sun Farm modification
Figure 4.1





GDA 1994 MGA Zone 55 1:40,000



GDA 1994 MGA Zone 55 1:10,000

KEY

- | | | |
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| <ul style="list-style-type: none"> Site boundary Development footprint ● Proposed site access location ■ Hay substation Proposed transmission line Existing transmission lines Main road Local road ● Sensitive receptor ▲ Aboriginal heritage site (Biosis, 2017) Potential archaeological deposit (PAD) (Biosis, 2017) Disused rail corridor | <ul style="list-style-type: none"> Travelling stock reserve Crown land Waterway / canal / irrigation Waterbody Wetland (OEH, 2009) Landscape screening provision in the event of glint and glare from the solar farm ● Scattered paddock trees (hollow bearing) ■ Battery Energy Storage System ● Hay Solar Farm Substation & Switchroom | <p>Vegetation communities (Biosis, 2016)</p> <ul style="list-style-type: none"> Cropped/modified Planted vegetation PCT 10 - River Red Gum - Black Box woodland wetland of the semi-arid (warm) climatic zone (mainly Riverina Bioregion and Murray Darling Depression Bioregion) PCT 12 - Shallow marsh wetland of regularly flooded depressions on floodplains mainly in the semi-arid (warm) climatic zone (mainly Riverina Bioregion and Murray Darling Depression Bioregion) PCT 15 - Black Box open woodland wetland with chenopod understorey mainly on the outer floodplains in south-western NSW (mainly Riverina Bioregion and Murray Darling Depression Bioregion) PCT 16 - Black Box grassy open woodland wetland of rarely flooded depressions in south western NSW (mainly Riverina Bioregion and Murray Darling Depression Bioregion) PCT 44 - Forb-rich Speargrass - Windmill Grass - White Top grassland of the Riverina Bioregion |
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SCHEDULE OF LANDS

Lot Number	Deposit Plan (DP)
<i>Northern area</i>	
21, 22, 43, 44, 99 and 100	756748
122 and 124	239126
1	116037
2	1161822
21	1203884
<i>Southern area</i>	
23, 35, 38, 39 and 40	756748
1	1039519
1, 2 and 3	116037
Transmission Line	
7300	1137128
3	1203917
1	627795
28 and 29	756748

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