

Development Consent

Section 4.38 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

2018

SCHEDULE 1

Application Number: SSD 8803
Applicant: Genex Power Limited
Consent Authority: Minister for Planning
Land: See Appendix 2
Development: Jemalong Solar

Red type represents Modification 1 – 27 July 2018

Green type represents Modification 2 – 3 September 2019

Blue type represents Modification 3 – 13 November 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	5
Demolition	6
Protection of Public Infrastructure	6
Operation of Plant and Equipment	6
Subdivision	6
ENVIRONMENTAL CONDITIONS – GENERAL	7
Batteries	7
Transport	7
Landscaping	8
Land Management	9
Biodiversity	9
Amenity	9
Heritage	10
Soil & Water	10
Hazards	11
Waste	11
Decommissioning and Rehabilitation	11
ENVIRONMENTAL MANAGEMENT AND REPORTING	12
Environmental Management	12
Compliance	12
Independent Environmental Audit	13
Access to Information	13
APPENDIX 1: GENERAL LAYOUT OF DEVELOPMENT	14
APPENDIX 2: SCHEDULE OF LAND	15

DEFINITIONS

Aboriginal stakeholders	Aboriginal stakeholders registered for cultural heritage consultation for the development
Ancillary infrastructure	All project infrastructure with the exception of solar panels, including but not limited to collector substations, switching stations, permanent offices, site compounds, electricity transmission lines and internal roads
Applicant	Genex Power Limited, or any person who seeks to carry out the development approved under this consent
Battery storage	Large scale energy storage system
BCD	Biodiversity and Conservation Division
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 road upgrades or maintenance works to the public road network required under this consent, installation of fencing, artefact survey, overhead line safety marking, geotechnical drilling and/or surveying)
Council	Forbes Shire Council
Decommissioning	The removal of solar panels and ancillary infrastructure and/or rehabilitation of the site
Department	Department of Planning, Industry and Environment
Development	The development as described in the EIS
Development footprint	The area within the project site on which the components of the project will be constructed (shown in Appendix 1)
EIS	<p>The environmental impact statement for <i>Jemalong Hybrid Solar Park Environmental Impact Statement</i> (NGH Environmental Pty Ltd, 17 November 2018) as amended by:</p> <ul style="list-style-type: none"> • Jemalong Hybrid Solar Park Response to Submissions Report (NGH Environmental Pty Ltd, 14 February 2018) and the Applicant's letter dated 5 April 2018; • Jemalong Hybrid Solar Park Modification Application (NGH Environmental Pty Ltd, 15 June 2018) and the Applicant's letters dated 2 and 12 July 2018; • Jemalong Solar Modification Report (RPS Group, July 2019); and • Jemalong Solar Modification Report (RPS Group, September 2019) and the Applicant's letters dated 21 October 2019.
EP&A Act	Environmental Planning and Assessment Act 1979
EP&A Regulation	Environmental Planning and Assessment Regulation 2000
Feasible	Feasible relates to engineering considerations and what is practical to build or implement
Heavy vehicle	A vehicle that has a combined Gross Vehicle Mass or Aggregate Trailer Mass of more than 4.5 tonnes
Heritage item	An item as defined under the <i>Heritage Act 1977</i> and/or an Aboriginal Object or Aboriginal Place as defined under the <i>National Parks and Wildlife Act 1974</i>
Incident	A set of circumstances that causes or threatens to cause material harm to the environment
Material harm	<p>Is harm that:</p> <ul style="list-style-type: none"> • involves actual or potential harm to the health or safety of human beings or to ecosystems that is not trivial; or • results in actual or potential loss or property damage of an amount, or amounts in aggregate, exceeding \$10,000 (such loss includes the reasonable costs and expenses that would be incurred in taking all reasonable and practicable measures to prevent, mitigate or make good harm to the environment)
Minister	Minister for Planning and Public Spaces, or delegate
Minimise	Implement all reasonable and feasible mitigation measures to reduce the impacts of the development
Non-compliance	An occurrence, set of circumstances or development that is a breach of this consent but is not an incident
Operation	The operation of the development, but does not include commissioning, trials of equipment or the use of temporary facilities
Over-dimensional vehicle	Over-mass and/or over-size/length vehicles
Project site	The land defined in the figure in Appendix 1 and the table in Appendix 2
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, irrigation channels, drainage channels
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, laydown areas and parking spaces
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 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.

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

UPGRADING OF SOLAR PANELS AND ANCILLARY INFRASTRUCTURE

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

WORK AS EXECUTED PLANS

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

NOTIFICATION OF DEPARTMENT

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

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

STRUCTURAL ADEQUACY

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

Notes:

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

DEMOLITION

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

PROTECTION OF PUBLIC INFRASTRUCTURE

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

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

OPERATION OF PLANT AND EQUIPMENT

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

SUBDIVISION

13. The Applicant may subdivide Lot 13 DP753118 to create three new allotments, in accordance with the EIS and the requirements of the EP&A Act and EP&A Regulation.

Notes:

- Under Part 6 of the EP&A Act, the Applicant is required to obtain a subdivision certificate for a plan of subdivision.
- Part 8 of the EP&A Regulation sets out the application requirements for subdivision certificates.

SCHEDULE 3 ENVIRONMENTAL CONDITIONS – GENERAL

BATTERIES

Battery Storage Restriction

1. Battery storage is not permitted on the project site.

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

TRANSPORT

Over-Dimensional and Heavy Vehicle Restrictions

2. The Applicant must ensure that the:
 - (a) development does not generate more than:
 - 40 heavy vehicle movements a day during construction, upgrading or decommissioning; and
 - 20 over-dimensional vehicle movements during construction, upgrading or decommissioning; on the public road network; and
 - (b) length of any heavy vehicles (excluding over-dimensional 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 over-dimensional and heavy vehicles entering and leaving the site each day.

Access Route

4. All vehicular traffic associated with the development must travel to and from the project site via Lachlan Valley Way, Wilbertroy Lane, Naroo Lane and the approved site access point (shown in Appendix 1).

Road Upgrades

5. Prior to the commencement of construction, the Applicant must:
 - (a) upgrade the intersection of the Lachlan Valley Way and Wilbertroy Lane to provide a Basic Right Turn (BAR) treatment and Basic Left Turn (BAL) treatment to the satisfaction of RMS and in accordance with the *Austroads Guide to Road Design* (as amended by RMS supplements), unless RMS agrees otherwise;
 - (b) upgrade Wilbertroy Lane and Naroo Lane between Lachlan Valley Way and the project site access point, excluding the Cadow Channel crossing, to allow two-way construction traffic, including:
 - sealing Wilbertroy Lane a minimum of 50 metres from the edge of the Lachlan Valley Way travel lane;
 - widening both roads to a minimum width of 7 metres;
 - applying an all-weather gravel surface seal to both roads; and
 - upgrading the intersection of the Wilbertroy Lane and Naroo Lane; to the satisfaction of Council.

Site Access

6. Prior to the commencement of construction, the Applicant must construct one site access point off Naroo Lane (shown in Appendix 1) with a Rural Property Access type treatment to cater for the largest vehicle accessing the site, in accordance with the *Austroads Guide to Road Design*, to the satisfaction of Council.

Operating Conditions

7. The Applicant must ensure:
 - (c) the internal project site roadways are constructed as all-weather roadways;
 - (d) there is sufficient parking on site for all vehicles, and no parking occurs on the public road network in the vicinity of the site;
 - (e) the capacity of the existing roadside drainage network is not reduced;
 - (f) all vehicles are loaded and unloaded on site, and enter and leave the site in a forward direction; and
 - (g) vehicles leaving the site are in a clean condition and do not result in dirt being tracked onto the public road network.

Unformed Crown Roads

8. The Applicant must ensure any unformed Crown road reserves affected by the development are maintained for future use, unless otherwise agreed with the Department of Industry – Crown Lands and Water.

Traffic Management Plan

9. Prior to the commencement of any road upgrades required under this consent, the Applicant must prepare a Traffic Management Plan for the development in consultation with the RMS and Council, and to the satisfaction of the Secretary. This plan must include:
- (a) details of the transport route to be used for development-related traffic;
 - (b) a protocol for undertaking dilapidation surveys to assess the:
 - existing condition of Wilbertroy Lane and Naroo Lane prior to construction, upgrading or decommissioning activities; and
 - condition of Wilbertroy Lane and Naroo Lane following construction, upgrading or decommissioning activities;
 - (c) a protocol for the repair of Wilbertroy Lane and Naroo Lane 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 users of Wilbertroy Lane and Naroo Lane during construction, upgrading or decommissioning works, including:
 - performance criteria, measures and indicators for shuttle bus utilisation and car-pooling in accordance with the commitments in the EIS;
 - temporary traffic controls, including detours and signage;
 - notifying the local community about project-related traffic impacts;
 - procedures for receiving and addressing complaints from the community about development-related traffic;
 - minimising potential for conflict with school buses, rail services and other motorists as far as practicable;
 - scheduling of haulage vehicle movements to minimise convoy length or platoons;
 - responding to local climate conditions that may affect road safety such as fog, dust, wet weather and flooding;
 - 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 practices; and
 - (f) a flood response plan detailing procedures and options for safe access to and from the site in the event of flooding.

Following the Secretary's approval, the Applicant must implement the Traffic Management Plan.

LANDSCAPING

Vegetation Buffer

10. The Applicant must establish and maintain a mature vegetation buffer (landscape screening) at the location outlined in the figure in Appendix 1 to the satisfaction of the Secretary. This vegetation buffer must:
- (a) consist of a variety of vegetation species that are endemic to the area;
 - (b) within 5 years of the commencement of construction be effective at screening views of the solar panels and ancillary infrastructure (excluding the overhead power lines) on site from surrounding residences; and
 - (c) be properly maintained with appropriate weed management.

Landscaping Plan

11. Prior to the commencement of construction, the Applicant must prepare a detailed Landscaping Plan for the development in consultation with Council and surrounding landowners, to the satisfaction of the Secretary. This plan must:
- (a) include a description of measures that would be implemented to ensure that the vegetated buffer achieves the objectives of condition 22(a) – (c) 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 the Secretary's approval, the Applicant must implement the Landscaping Plan.

LAND MANAGEMENT

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

BIODIVERSITY

Biodiversity Offsets

13. Within one year 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 BCD.

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 'biodiversity credits' within the meaning of the *Biodiversity Conservation Act 2016*;
- 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 ID	Credits Required
Poplar Box grassy woodland on alluvial clay-loam soils mainly in the temperate (hot summer) climate zone of central NSW (wheatbelt)	244	8

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

14. Prior to the commencement of construction, the Applicant must prepare a Biodiversity Management Plan for the development in consultation with BCD, 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 that is associated with the construction and operation of the development;
 - minimising the impacts to fauna on site (including fauna interaction with perimeter fencing) and implementing fauna management protocols;
 - avoiding the removal of hollow-bearing trees during spring to early summer to avoid the main breeding period for hollow-dependent fauna;
 - 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;
 - include details of who would be responsible for monitoring, reviewing and implementing the plan, and timeframes for completion of actions.

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

Note: If the biodiversity offset area is conserved via a Biobanking Agreement, 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

15. 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

16. 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

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

Visual

18. 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 identification or safety purposes.

Lighting

19. 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

Protection of Heritage Items

20. The Applicant must ensure the development does not cause any direct or indirect impacts on Aboriginal heritage items Jemalong Locale 1, Jemalong Locale 2, Jemalong Locale 3, Jemalong Locale 4, Jemalong Locale 5 and Jemalong Locale 6.

Note: The location of the Aboriginal heritage items referred to in this condition are shown in the figure in Appendix 1.

Discovery of Human Remains

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

Chance Finds Protocol

22. 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 BCD.

Following BCD's approval, the Applicant must implement the Chance Finds Protocol.

SOIL & WATER

Water Pollution

23. 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

24. The Applicant must:
- 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;
 - ensure the solar panels and associated infrastructure are designed, constructed and maintained to avoid causing any tunnel erosion on site;
 - ensure that any infrastructure located within Flood Network Zones A or B under the *Lachlan River (Jemalong Gap to Condobolin) Floodplain Management Plan* (BCD, 2012) comply with the relevant requirements of that plan; and
 - ensure all works (including waterway crossings) are constructed in accordance with the:
 - *Guidelines for Controlled Activities on Waterfront Land* (2012), or its latest version; and

- *Why Do Fish Need to Cross the Road? Fish Passage Requirements for Waterway Crossings* (2004), or its latest version.

HAZARDS

Storage and Handling of Dangerous Goods

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

Operating Conditions

26. The Applicant must:
- minimise the fire risks of the development;
 - ensure that the development:
 - includes at least a 10 metre defendable space around the perimeter of the solar panel area that permits unobstructed vehicle access;
 - manages the defendable space and solar panel 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 including provision of a 20,000 litre water supply tank fitted with a 65mm Storz fitting located adjacent to the internal access road;
 - assist the RFS and emergency services as much as practicable if there is a fire in the vicinity of the site; and
 - notify the relevant local emergency management committee following construction of the development, and prior to the commencement of operations.

Fire Management and Emergency Response Plan

27. Prior to the commencement of operations, the Applicant must prepare a Fire Management and Emergency Response Plan for the development in consultation with the RFS and Fire & Rescue NSW. This plan must identify the fire risks and controls of the development, and the procedures that would be implemented if there is a fire on site or in the vicinity of the site. Two copies of the plan must be kept on site in a prominent position adjacent to the site entry point at all times.

WASTE

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

DECOMMISSIONING AND REHABILITATION

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

Table 2: Rehabilitation Objectives

Feature	Objective
Project site	<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, Plans and Programs

2. The Applicant must:
 - (a) update the strategies, plans or programs required under this consent to the satisfaction of the Secretary prior to carrying out any upgrading or decommissioning activities on site; and
 - (b) review and, if necessary, revise the strategies, plans or programs required under this consent to the satisfaction of the Secretary within 1 month of the:
 - submission of an incident report under condition 4 of Schedule 4;
 - submission of an audit report under condition 7 of Schedule 4; or
 - any modification to the conditions of this consent.

Updating and Staging of Strategies, Plans or Programs

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

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

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

Notes:

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

COMPLIANCE

Incident Notification

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

Non-Compliance Notification

5. 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 with the conditions of this consent. 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.

Compliance Reporting

6. Prior to commencing the construction, upgrading and decommissioning of the development, the Applicant must submit a compliance report to the Department in accordance with the relevant *Compliance Reporting Post Approval Requirements* (DPE 2018), or its latest version.

INDEPENDENT ENVIRONMENTAL AUDIT

7. Within 6 months of commencing construction, or as directed by the Secretary, the Applicant must commission and pay the full cost of an Independent Environmental Audit of the development. The audit must:
 - (a) be prepared in accordance with the relevant *Independent Audit Post Approval* requirements (DPE 2018);
 - (b) be led and conducted by a suitably qualified, experienced and independent team of experts whose appointment has been endorsed by the Secretary;
 - (c) be carried out in consultation with the relevant agencies;
 - (d) assess whether the development complies with the relevant requirements in this consent, and any strategy, plan or program required under this consent; and
 - (e) recommend appropriate measures or actions to improve the environmental performance of the development and any strategy, plan or program required under this consent.

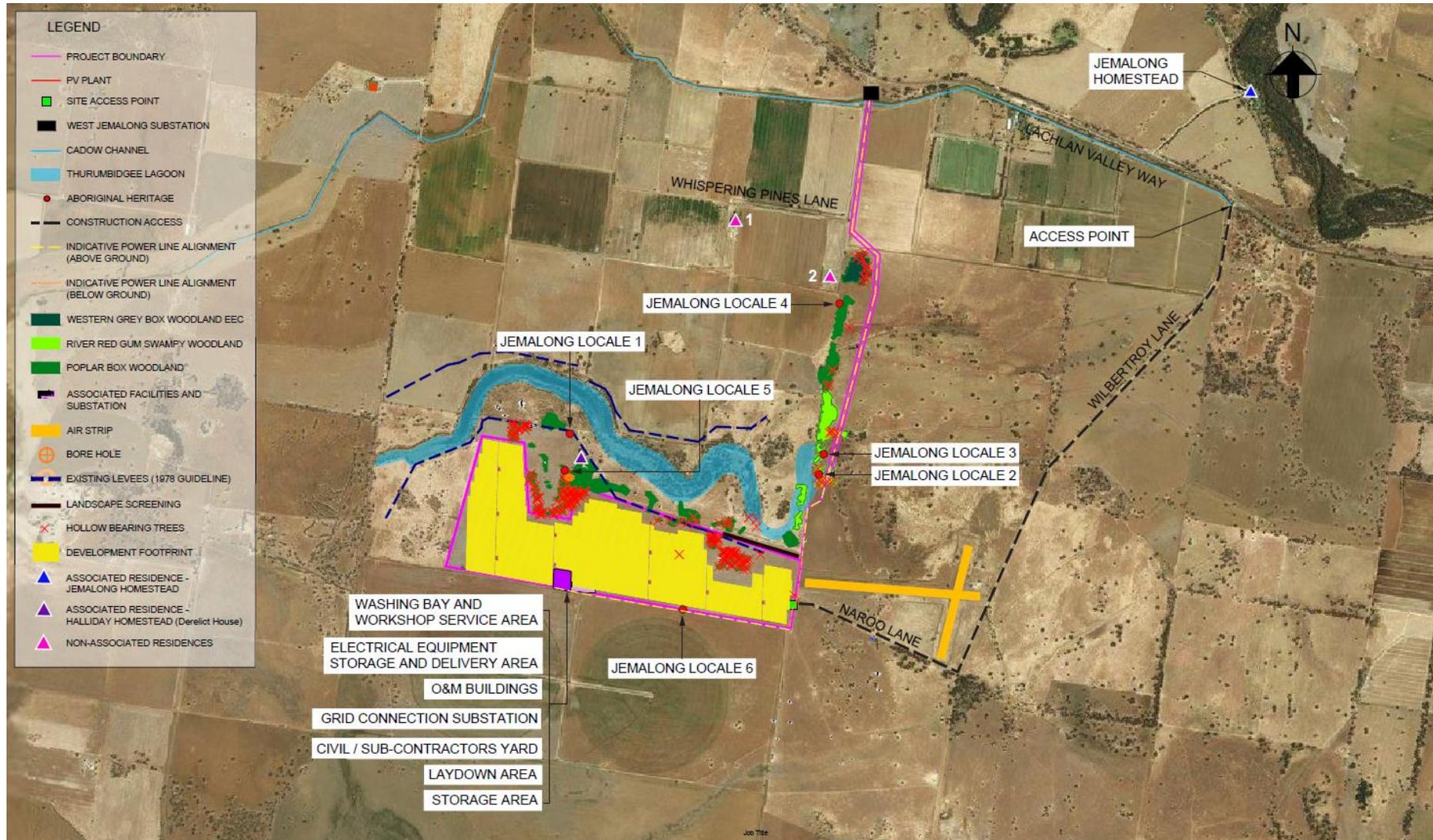
Within 3 months of commencing an Independent Environmental Audit, or unless otherwise agreed by the Secretary, a copy of the audit report must be submitted to the Secretary, and any other NSW agency that requests it, together with a response to any recommendations contained in the audit report, and a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

The recommendations of the Independent Environmental Audit must be implemented to the satisfaction of the Secretary.

ACCESS TO INFORMATION

8. 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;
 - approved strategies, plans or programs required under the conditions of this consent;
 - 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;
 - compliance reports;
 - any independent environmental audit, and the Applicant's response to the recommendations in any audit; and
 - any other matter required by the Secretary; and
 - (b) keep this information up to date.

APPENDIX 1: GENERAL LAYOUT OF DEVELOPMENT



**APPENDIX 2:
SCHEDULE OF LAND**

Lot Number	Deposit Plan (DP)
13	753118
41	753118
1	652274
5	1118332
48	753118
1	1118332
1	441702

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