

Development Consent

Section 4.38 of the *Environmental Planning & Assessment Act 1979*

The Independent Planning Commission of NSW grants consent to the development application referred to in Schedule 1, subject to the conditions in Schedules 2 to 4.

These conditions are required to:

- prevent, minimise and/or offset 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.



Andrew Hutton (Chair)
Member of the Commission



Professor Zada Lipman
Member of the Commission

Sydney

25 March 2021

SCHEDULE 1

Application Number:	SSD 10288
Applicant:	Neoen Australia Pty Ltd
Consent Authority:	Independent Planning Commission
Land:	See Appendix 2
Development:	Culcairn Solar Farm

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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, battery storage and site compounds, electricity transmission lines and internal roads.
Applicant	Neoen Australia Pty Ltd, or any person who seeks to carry out the development approved under this consent
Battery storage	Large scale energy storage system
BCS	Biodiversity, Conservation and Science Directorate within the Department
Cessation of operations	Operation of the development has ceased for a continuous period of 12 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, building/road dilapidation surveys, installation of fencing, artefact survey and/or salvage, overhead line safety marking and geotechnical drilling and/or surveying)
Council	Greater Hume Shire Council
Decommissioning	The: <ul style="list-style-type: none"> • removal of solar panels and ancillary infrastructure, including underground cabling; 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 site on which the components of the project will be constructed (shown in Appendix 1)
DPIE Water	Water Group within the Department
EIS	The Environmental Impact Statement for Culcairn Solar Farm dated January 2020, the Submissions Report dated June 2020, the Amendment Report dated June 2020, the Amendment Letter dated 9 October 2020 and the additional information dated 25 November 2020.
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
FRNSW	Fire and Rescue NSW
Heavy vehicle	A vehicle that has a combined Gross Vehicle Mass or Aggregate Trailer Mass of more than 4.5 tonnes
Heritage NSW	Heritage NSW division within Department of Premier and Cabinet
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	Is harm that: <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
POEO Act	<i>Protection of the Environment Operations Act 1997</i>
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
Planning Secretary	Secretary of the Department, or nominee
Site	As shown in Appendix 1 and listed in Appendix 2
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, material stockpiles, laydown areas and parking spaces
TfNSW	Transport for New South Wales
Upgrading	The augmentation and/or replacement of solar panels and ancillary infrastructure on site (excluding maintenance) in accordance with the conditions of this consent.
Vehicle movement	One vehicle entering and leaving the site
VPA	Voluntary Planning Agreement

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 Planning 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.
5. The Applicant must ensure that the solar panels, substation, inverters and battery storage within the approved development site are not installed closer to the receivers identified in column 1 of Table 1 than the offset distances identified in column 2 of Table 1.

Table 1: Development Offset Distance Requirements

Receiver	Offset Distance
R9	585 m
R17	1157 m
R19	363 m
R24	544 m (east) and 1,155 m (south)
R33	249 m

Offset distances in Table 1 apply unless the Applicant has a written agreement with the owner in regard to the visual impacts associated with the project, and the Applicant has advised the Department in writing of the terms of this agreement.

UPGRADING OF SOLAR PANELS AND ANCILLARY INFRASTRUCTURE

6. 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 Planning Secretary incorporating the proposed upgrades.

STRUCTURAL ADEQUACY

7. 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 6 of the EP&A Act, the Applicant is required to obtain construction and occupation certificates for the development.*
- *Part 8 of the EP&A Regulation sets out the requirements for the certification of the development.*

DEMOLITION

8. 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

9. 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

10. 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

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

Notes:

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

COMMUNITY ENHANCEMENT

12. Prior to commencement of construction, unless otherwise agreed by the Planning Secretary, the Applicant must enter into a VPA with Council in accordance with:
- (a) Division 7.1 of Part 7 of the EP&A Act; and
 - (b) the terms of the letter of offer dated 12 November 2020, summarised in Appendix 3.

COMMUNITY COMMUNICATION STRATEGY

13. Prior to commencement of construction, the Applicant must prepare a Community Communication Strategy to provide mechanisms to facilitate communication between the Applicant, and the community (including adjoining affected landowners) during construction.

The Community Communication Strategy must:

- (a) identify landowners for potentially impacted residences including but not limited to R09, R17, R19, R24 and R33.
- (b) ensure that the landowners identified in (a) are consulted during construction;
- (c) set out procedures and mechanisms for the regular distribution of information to wider community.
- (d) establish a public liaison officer(s) to engage with the local community; and
- (e) set out procedures and mechanisms:
 - through which the community can discuss or provide feedback to the Applicant;
 - through which the Applicant will respond to enquiries or feedback from the community; and
 - to resolve any issues and mediate any disputes that may arise in relation to construction of the development.

The Applicant must implement the Community Communication Strategy for the duration of construction.

SCHEDULE 3

ENVIRONMENTAL CONDITIONS – GENERAL

BATTERIES

Battery Storage Restriction

1. Unless the Planning Secretary agrees otherwise, the battery storage facility or system associated with the development must not exceed a total delivery capacity of 100 MW.

Note: This condition does not prevent the Applicant from seeking to lodge a separate development application or modify this consent to increase the capacity of the battery storage facility or system in the future.

TRANSPORT

Over-Dimensional and Heavy Vehicle Restrictions

2. The Applicant must ensure that the:
 - (a) development does not generate more than:
 - 100 heavy vehicle movements (including water carts) a day during construction, upgrading and decommissioning;
 - Nine over-dimensional vehicle movements during construction, upgrading and decommissioning;and
 - Five heavy vehicle movements (including water carts) a day during operations;on the public road network; and
 - (b) length of any vehicles (excluding over-dimensional vehicles) used for the development does not exceed 26 metres,unless the Planning Secretary agrees otherwise.
3. The Applicant must keep accurate records of the number of over-dimensional and heavy vehicles entering or leaving the site each day for the duration of the project.

Access Route

4. All over-dimensional and heavy vehicles associated with the development (including water carts) must travel to and from the site via Olympic Highway, Benambra Road and Weeamera Road as identified in the figure in Appendix 5.

Note: The Applicant is required to obtain relevant permits under the Heavy Vehicle National Law (NSW) for the use of over-dimensional vehicles on the road network.

Site Access

5. All vehicles associated with the development must enter and exit the site via the access point off Weeamera Road, as identified in Appendix 1 and Appendix 5.

Road Upgrades

6. Unless the Planning Secretary agrees otherwise, prior to commencing construction the Applicant must:
 - (a) construct the access point on Weeamera Road, as identified in Appendix 1 and Appendix 5, with a Rural Property Access type treatment and to cater for the largest vehicle accessing the site;
 - (b) upgrade Weeamera Road between the access to Hurricane Hill Hardrock Quarry and the site access point to a 7 m wide sealed pavement, as identified in Appendix 5;

These upgrades must comply with the *Austroads Guide to Road Design* (as amended by TfNSW supplements) and be carried out to the satisfaction of Council.

Road Maintenance

7. The Applicant must:
 - (a) undertake an independent dilapidation survey to assess the:
 - existing condition of Benambra Road and Weeamera Road on the transport route prior to construction, upgrading or decommissioning works; and
 - condition of Benambra Road and Weeamera Road on the transport route, following construction, upgrading or decommissioning works;
 - (b) repair Benambra Road and Weeamera Road on the transport route if dilapidation surveys identify that the road has been damaged during construction, upgrading or decommissioning works;in consultation with the relevant roads authority, to the satisfaction of the Planning Secretary.

If there is a dispute about the repair of Benambra Road between the applicant and the applicant of the Walla Walla Solar Farm, then either party may refer the matter to the Planning Secretary for resolution. The Planning Secretary's decision on the matter must be final and binding on both parties.

Operating Conditions

8. The Applicant must ensure:
 - (a) the internal roads are constructed as all-weather roads;
 - (b) there is sufficient parking on site for all vehicles, and no parking occurs on the public road network in the vicinity of the site;
 - (c) the capacity of the existing roadside drainage network is not reduced;
 - (d) all vehicles are loaded and unloaded on site, and enter and leave the site in a forward direction; and
 - (e) development-related vehicles leaving the site are in a clean condition to minimise dirt being tracked onto the sealed public road network.

Traffic Management Plan

9. Prior to commencing road upgrades, the Applicant must prepare a Traffic Management Plan for the development in consultation with TfNSW, Council and Hurricane Hill Quarry, and to the satisfaction of the Planning Secretary. This plan must include:
 - (a) details of the transport route to be used for all development-related traffic;
 - (b) details of the road upgrade works required by condition 6 of Schedule 3 of this consent;
 - (c) details of the measures that would be implemented to minimise traffic impacts during construction, upgrading or decommissioning works, including:
 - details of the dilapidation surveys required by condition 7 of Schedule 3 of this consent;
 - temporary traffic controls, including detours and signage;
 - notifying the local community about development-related traffic impacts;
 - procedures for receiving and addressing complaints from the community about development-related traffic;
 - minimising potential cumulative traffic impacts with other State significant development projects in the area, including other nearby solar farms and Hurricane Hill Quarry;
 - minimising potential for conflict with school buses and other road users as far as practicable, including preventing queuing on the public road network;
 - minimising dirt tracked onto the public road network from development-related traffic;
 - details of the employee shuttle bus service, including pick-up and drop-off points and associated parking arrangements for construction workers, and measures to encourage employee use of this service;
 - encouraging car-pooling or ride sharing by employees;
 - 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;
 - (d) a driver's code of conduct that addresses:
 - driver fatigue;
 - procedures to ensure that drivers adhere to the designated transport routes and speed limits; and
 - procedures to ensure that drivers implement safe driving practices;
 - (e) a program to ensure drivers working on the development receive suitable training on the code of conduct and any other relevant obligations under the Traffic Management Plan.

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

LANDSCAPING

Vegetation Buffer

10. The Applicant must establish and maintain a vegetation buffer (landscape screening) at the locations outlined in the figure in Appendix 1 to the satisfaction of the Planning Secretary. The landscape screening must:
 - (a) be planted prior to commencing construction;
 - (b) be comprised of predominantly mature tube stock that are endemic to the area;
 - (c) minimise views from receivers R9, R17, R19, R24 and R33 within 3 years of commencing operations;
 - (d) be designed and maintained in accordance with RFS's *Planning for Bushfire Protection 2019* (or equivalent);
 - (e) be properly maintained with a replanting programme being undertaken where the vegetation fails to establish; and
 - (f) undertake appropriate weed management.unless the Planning Secretary agrees otherwise.

Landscaping Plan

11. Prior to commencing construction, the Applicant must prepare a detailed Landscaping Plan for the development in consultation with receivers R9, R17, R19, R24 and R33, to the satisfaction of the Planning Secretary. This plan must include:
- a description of measures that would be implemented to ensure that the vegetated buffers achieve the objectives of condition 10 (a)–(f), above;
 - a program to monitor and report the effectiveness of these measures; and
 - details of who would be responsible for monitoring, reviewing and implementing the plan; and timeframes for the completion of actions.

Following the Planning Secretary's approval, the Applicant must implement the Landscaping Plan.

LAND MANAGEMENT

12. The Applicant must maintain the agricultural land capability of the site, including:
- establishing the ground cover of the site within 3 months following completion of any construction or upgrading;
 - properly maintaining the ground cover with appropriate perennial species and weed management; and
 - maintaining grazing within the development footprint, where possible, unless the Planning Secretary agrees otherwise in writing.

BIODIVERSITY

Vegetation Clearance

13. The Applicant must not clear any native vegetation or fauna habitat located outside the approved disturbance footprint shown in Appendix 1.

Biodiversity Offsets

14. Prior to commencing construction, the Applicant must retire biodiversity credits of a number and class specified in Table 2 and Table 3 below, unless the Planning Secretary agrees otherwise.

The retirement of these credits must be carried out in accordance with the *NSW Biodiversity Offsets Scheme* 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
- funding a biodiversity conservation action that benefits the entity impacted and is listed in the ancillary rules of the biodiversity offset scheme.

Table 2: Ecosystem Credit Requirements

Vegetation Community	PCT ID	Credits Required
River Red Gum herbaceous grassy very tall open forest wetland	5	1
Western Grey Box tall grassy woodland (18 paddock trees)	76	17
Blakely's Red Gum – Yellow Box grassy tall woodland		7
Blakely's Red Gum – Yellow Box grassy tall woodland (46 paddock trees)	277	44

Table 3: Species Credit Requirements

Species Credit Species	Credits Required
Small Scurf-pea (<i>Cullen parvum</i>)	5
Small Purple-pea (<i>Swainsona recta</i>)	5
Silky Swainson-pea (<i>Swainsona sericea</i>)	5

Biodiversity Management Plan

15. Prior to commencing construction, the Applicant must prepare a Biodiversity Management Plan for the development in consultation with BCS, and to the satisfaction of the Planning Secretary. This plan must:
- include a description of the measures and timeframes that would be implemented for:
 - protecting vegetation and fauna habitat outside the approved disturbance areas;
 - 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 and implementing fauna management protocols;

- avoiding the removal of hollow-bearing trees during spring to avoid the main breeding period for hollow-dependent fauna;
 - rehabilitating and revegetating temporary disturbance areas with species that are endemic to the area;
 - 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; and
 - controlling weeds, feral pests and pathogens;
- (b) include a program to monitor and report on the effectiveness of mitigation measures; and
- (c) include details of who would be responsible for monitoring, reviewing and implementing the plan.

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

Note: If the biodiversity credits are retired via a Biodiversity Stewardship Agreement, then the Biodiversity Management Plan does not need to include any of the matters that are covered under the Biodiversity Stewardship Agreement.

AMENITY

Construction, Upgrading and Decommissioning Hours

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

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

17. The Applicant must:
- (a) 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; and
 - (b) ensure that the noise generated by the operation of the battery storage facility during the night does not exceed 35 dB(A) $L_{Aeq,15min}$ to be determined in accordance with the procedures in the *NSW Noise Policy for Industry* (EPA, 2017) at any non-associated residence.

Dust

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

Visual

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

Lighting

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

HERITAGE

Protection of Heritage Items

21. The Applicant must ensure the development does not cause any direct or indirect impacts on the Aboriginal heritage items identified in Table 1 of Appendix 6 or any Aboriginal heritage items located outside the approved development footprint.
22. Prior to carrying out any development that could directly or indirectly impact the heritage items identified in Table 2 of Appendix 6, the Applicant must salvage and relocate the item/s that would be impacted to a suitable alternative location, in accordance with the *Code of Practice for Archaeological Investigation of Aboriginal Objects in NSW* (DECCW, 2010), or its latest version.

Note: The location of the Aboriginal heritage items referred to in this condition are shown in the figure in Appendix 6.

Heritage Management Plan

23. Prior to carrying out any development that could directly or indirectly impact the heritage items identified in Appendix 6, the Applicant must prepare a Heritage Management Plan for the development to the satisfaction of the Planning Secretary. This plan must:
 - (a) be prepared by suitably qualified and experienced persons whose appointment has been endorsed by the Planning Secretary;
 - (b) be prepared in consultation with Heritage NSW and Aboriginal Stakeholders;
 - (c) include a description of the measures that would be implemented for:
 - protecting the Aboriginal heritage items identified in Table 1 of Appendix 6 or items located outside the approved development footprint, including fencing off the Aboriginal heritage items prior to carrying out any development that could directly or indirectly impact the heritage items identified in Table 2 of Appendix 6;
 - salvaging and relocating the Aboriginal heritage items located within the approved development footprint, as identified in Table 2 of Appendix 6;
 - a contingency plan and reporting procedure if:
 - previously unidentified heritage items are found; or
 - Aboriginal skeletal material is discovered;
 - ensuring workers on site receive suitable heritage inductions prior to carrying out any development on site, and that records are kept of these inductions; and
 - ongoing consultation with Aboriginal stakeholders during the implementation of the plan; and
 - (d) include a program to monitor and report on the effectiveness of these measures and any heritage impacts of the project.

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

SOIL AND WATER

Water Supply

24. The Applicant must ensure that it has sufficient water for all stages of the development, and if necessary, adjust the scale of the development to match its available water supply.

Note: Under the Water Act 1912 and/or the Water Management Act 2000, the Applicant is required to obtain the necessary water licences for the development.

Water Pollution

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

Operating Conditions

26. The Applicant must:
 - (a) minimise any soil erosion associated with the construction, upgrading or decommissioning of the development in accordance with the relevant requirements in the *Managing Urban Stormwater: Soils and Construction* (Landcom, 2004) manual, or its latest version;
 - (b) ensure the solar panels and ancillary infrastructure (including security fencing) are designed, constructed and maintained to reduce impacts on surface water, localised flooding and groundwater at the site;
 - (c) ensure the solar panels and ancillary infrastructure are designed, constructed and maintained to avoid causing any erosion on site; and
 - (d) ensure all works are undertaken in accordance with the *Guidelines for Controlled Activities on Waterfront Land* (NRAR, 2018), or its latest version, unless DPIE Water agrees otherwise.

HAZARDS

Fire Safety Study

27. Prior to commencing construction of the battery storage facility, the Applicant must prepare a Fire Safety Study for the development, in consultation with FRNSW and RFS. The study must:
- be consistent with the:
 - Department's *Hazardous Industry Planning Advisory Paper No. 2 'Fire Safety Study' guideline*;
 - NSW Government's *Best Practice Guidelines for Contaminated Water Retention and Treatment Systems*; and
 - describe the final design of the battery storage facility.

Following completion of the Study, the Applicant must implement the measures described in the Fire Safety Study.

Safety Management Study

28. Prior to commencing construction, unless the Planning Secretary agrees otherwise, the Applicant must prepare a Safety Management Study for the development, in consultation with the owner of the gas pipeline. The study must include an assessment of potential electrical hazards, and must be consistent with the *Australian Standard 2885 for Pipelines – Gas and Liquid Petroleum* and *Australian Standard 4853-2012 – Electrical Hazards on Metallic Pipelines*.

Following completion of the Study, the Applicant must implement the measures described in the Safety Management Study.

Storage and Handling of Dangerous Goods

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

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

Bush Fire Management

30. The Applicant must:
- minimise the fire risks of the development, including managing vegetation fuel loads on-site;
 - ensure that the development:
 - includes at least a 10 metre defendable space around the perimeter of the solar array area that permits unobstructed vehicle access;
 - manages the defendable space and solar array areas as an Asset Protection Zone;
 - complies with the relevant asset protection requirements in the RFS's *Planning for Bushfire Protection 2019 (or equivalent)* and *Standards for Asset Protection Zones*;
 - is suitably equipped to respond to any fires on site including provision of a 40,000 litre water supply tank fitted with a 65 mm Storz fitting and a FRNSW compatible suction connection located adjacent to an 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 commencing operations.

Emergency Plan

31. Prior to commencing construction, the Applicant must develop and implement a comprehensive Emergency Plan and detailed emergency procedures for the development in consultation with the owner of the gas pipeline, to the satisfaction of FRNSW and the RFS. The Applicant must keep two copies of the plan on-site in a prominent position adjacent to the site entry point at all times. The plan must:
- be consistent with the Department's *Hazardous Industry Planning Advisory Paper No. 1, 'Emergency Planning'* and RFS's *Planning for Bushfire Protection 2019 (or equivalent)*;
 - identify the fire risks and hazards and detailed measures for the development to prevent or mitigate fires igniting;
 - list works that should not be carried out during a total fire ban
 - include availability of fire suppression equipment, access and water;
 - include procedures for the storage and maintenance of any flammable materials;

- (f) detail access provisions for emergency vehicles and contact details for both a primary and alternative site contact who may be reached 24/7 in the event of an emergency;
- (g) include a figure showing site infrastructure, Asset Protection Zone and the on-site water supply tank;
- (h) include location of hazards (physical, chemical and electrical) that may impact on fire fighting operations and procedures to manage identified hazards during fire fighting operations;
- (i) include details of the location, management and maintenance of the Asset Protection Zone and who is responsible for the maintenance and management of the Asset Protection Zone;
- (j) include bushfire emergency management planning; and
- (k) include details of the how RFS would be notified, and procedures that would be implemented, in the event that:
 - there is a fire on-site or in the vicinity of the site;
 - there are any activities on site that would have the potential to ignite surrounding vegetation; or
 - there are any proposed activities to be carried out during a bushfire danger period; and
 - offer representatives of the local RFS brigade an opportunity to undertake a site familiarisation following construction of the development, and prior to commencing operations.

Following approval, the Applicant must implement the Emergency Plan.

WASTE

32. 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 reused, recycled or sent to an appropriately licensed waste facility for disposal.

ACCOMMODATION AND EMPLOYMENT STRATEGY

33. Prior to commencing construction, the Applicant must prepare an Accommodation and Employment Strategy for the development in consultation with Council, and to the satisfaction of the Planning Secretary. This strategy must:
- (a) propose measures to ensure there is sufficient accommodation for the workforce associated with the development;
 - (b) consider the cumulative impacts associated with other State significant development projects in the area;
 - (c) investigate options for prioritising the employment of local workers for the construction and operation of the development, where feasible; and
 - (d) include a program to monitor and review the effectiveness of the strategy over the life of the development, including regular monitoring and review during construction.

Following the Planning Secretary's approval, the Applicant must implement the Accommodation and Employment Strategy.

DECOMMISSIONING AND REHABILITATION

34. Within 3 years of the commencement of operation, the Applicant must prepare a Decommissioning and Rehabilitation Plan for the development which shall be reviewed by the Applicant prior to the cessation of operations, to the satisfaction of the Secretary. The Plan must:
- (a) include detailed completion criteria for evaluating compliance with the rehabilitation objectives in Table 4 below;
 - (b) describe the measures that would be implemented to:
 - decommission the development and rehabilitate the site in accordance with the objectives in Table 4;
 - minimise and manage the waste generated by the decommissioning of the development; and
 - include a program to monitor and report on the implementation of these measures against the detailed completion criteria.

The Applicant must decommission and rehabilitate the site in accordance with the approved Decommissioning and Rehabilitation Plan.

35. Within 18 months of the cessation of operations, unless the Planning Secretary agrees otherwise, the Applicant must rehabilitate the site to the satisfaction of the Planning Secretary. This rehabilitation must comply with the objectives in Table 3.

Table 4: Rehabilitation Objectives

Feature	Objective
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 surface and sub-surface infrastructure	<ul style="list-style-type: none">• All infrastructure to be decommissioned and removed, unless the Planning Secretary agrees otherwise; and• All underground cabling is to be removed, unless the Planning Secretary agrees otherwise
Land use	<ul style="list-style-type: none">• Restore land capability to pre-existing use (at least Class 4 Land Capability)
Community	<ul style="list-style-type: none">• Ensure public safety at all times

SCHEDULE 4

ENVIRONMENTAL MANAGEMENT AND REPORTING

ENVIRONMENTAL MANAGEMENT

Environmental Management Strategy

1. Prior to commencing construction, the Applicant must prepare an Environmental Management Strategy for the development to the satisfaction of the Planning 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:
 - references to 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 Planning 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 Planning 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 Planning Secretary within 1 month of the:
 - submission of an incident report under condition 7 of Schedule 4;
 - submission of an audit report under condition 11 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 Planning 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 Planning Secretary for approval.

With the agreement of the Planning 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.*

NOTIFICATIONS

Notification of Department

4. Prior to commencing the construction, operations, upgrading or decommissioning of the development or the cessation of operations, the Applicant must notify the Department in writing via the Major Projects website portal 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 commencing the relevant stage, and clearly identify the development that would be carried out during the relevant stage.

Final Layout Plans

5. Prior to commencing construction, the Applicant must submit detailed plans of the final layout of the development to the Department via the Major Projects website, showing comparison to the approved layout and including details on the siting of solar panels and ancillary infrastructure, via the Major Projects website.

Work as Executed Plans

6. Prior to commencing operations or following the upgrades of any solar panels or ancillary infrastructure, the Applicant must submit work as executed plans of the development showing comparison to the approved final layout plans to the Department via the Major Projects website.

Incident Notification

7. The Planning Secretary must be notified in writing via the Major Projects website immediately after the Applicant becomes aware of an incident. The notification must identify the development (including the development application number and the name of the development if it has one) and set out the location and nature of the incident. Subsequent notification requirements must be given, and reports submitted in accordance with the requirements set out in Appendix 7.

Non-Compliance Notification

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

INDEPENDENT ENVIRONMENTAL AUDIT

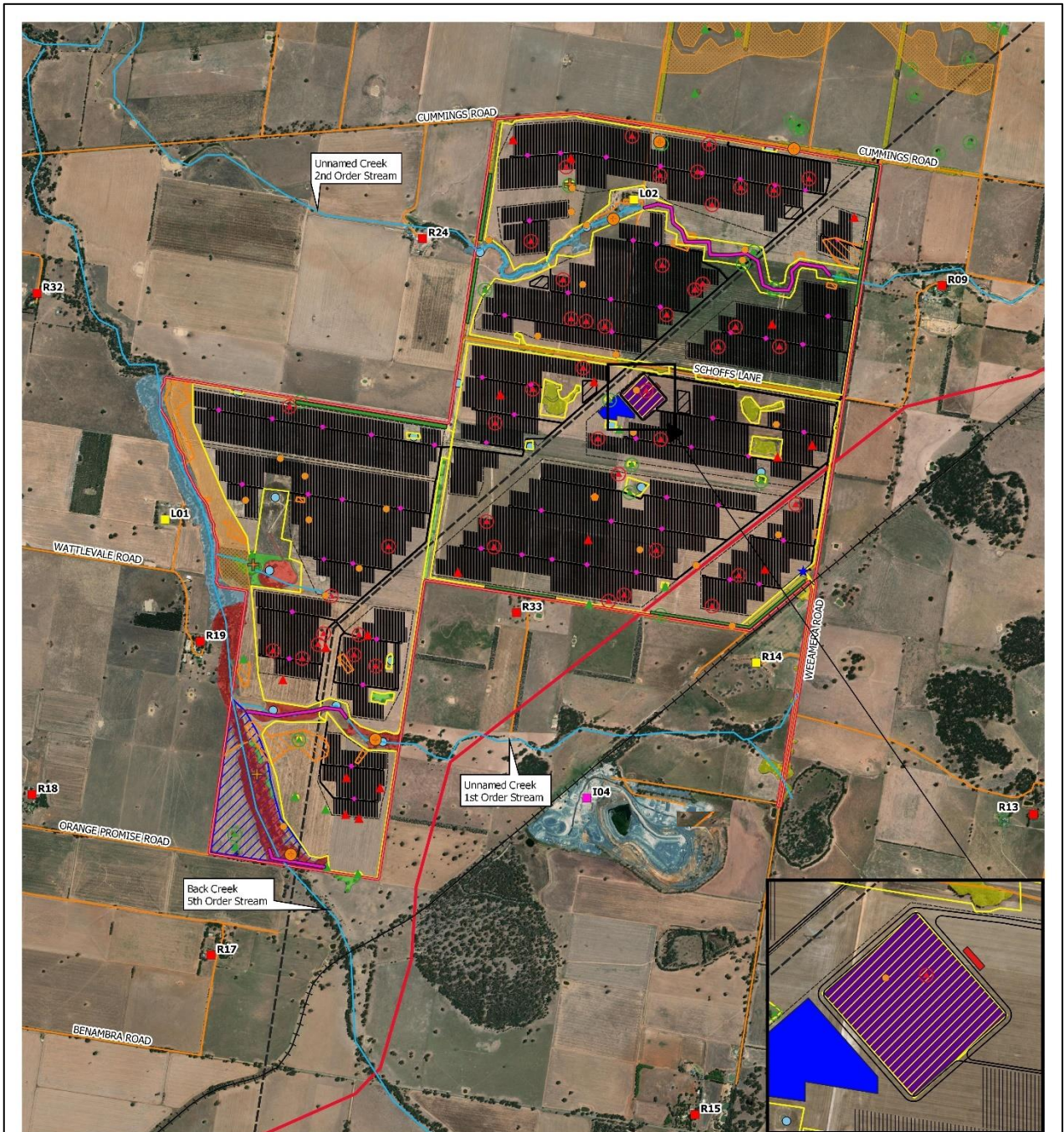
11. Independent Audits of the development must be conducted and carried out in accordance with the *Independent Audit Post Approval Requirements (2020)* to the following frequency:
 - (a) within 3 months of commencing construction; and
 - (b) within 3 months of commencement of operations.
12. Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the commencement of an Independent Audit.
13. The Planning Secretary may require the initial and subsequent Independent Audits to be undertaken at different times to those specified in condition 11 of Schedule 4 upon giving at least 4 weeks' notice to the Applicant of the date upon which the audit must be commenced.
14. In accordance with the specific requirements in the *Independent Audit Post Approval Requirements (2020)*, the Applicant must:
 - (a) review and respond to each Independent Audit Report prepared under condition 11 of Schedule 4 of this consent, or condition 13 of Schedule 4 where notice is given by the Planning Secretary;
 - (b) submit the response to the Planning Secretary; and
 - (c) make each Independent Audit Report, and response to it, publicly available within 60 days of submission to the Planning Secretary, unless otherwise agreed by the Planning Secretary.
15. Independent Audit Reports and the Applicant's response to audit findings must be submitted to the Planning Secretary within 2 months of undertaking the independent audit site inspection as outlined in the *Independent Audit Post Approvals Requirements (2020)* unless otherwise agreed by the Planning Secretary.
16. Notwithstanding the requirements of the *Independent Audit Post Approvals Requirements (2020)*, the Planning Secretary may approve a request for ongoing independent operational audits to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that independent operational audits have demonstrated operational compliance.

ACCESS TO INFORMATION

17. 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;
 - provide a 24hr telephone line and instruction as to how complaints or enquiries about the development can be made;
 - any independent environmental audit, and the Applicant's response to the recommendations in any audit; and
 - any other matter required by the Planning Secretary; and
- (b) keep this information up to date.

APPENDIX 1: GENERAL LAYOUT OF DEVELOPMENT



**18-441 Culcairn Solar Farm
Culcairn Solar Farm Constraints Layout**

Legend

Project Components	Internal Access Network	Sensitive Receivers	Paddock Trees
Project Site	Fences	Associated Landowner	Hollow Bearing Retain
Development Footprint	PV Array	Non-associated Landowner	Non-hollow Bearing Retain
Substation	Existing Components/Features	Industry	Hollow Bearing Remove
BESS	Existing Transmission Line	Archaeological Site Type	Non-hollow Bearing Remove
Control Building	Gas Pipeline	Cultural Tree	
Inverters	Public Roads	Modified Tree	
Construction Compound	Waterways	Isolated Find	Plant Community Types (PCT)
Subdivision	Railway	Cultural Object	PCT5: River Red Gum herbaceous-grassy very tall open forest woodland
Agricultural (32 ha)	Dams	Artefact Scatter	PCT74: Yellow Box - River Red Gum tall grassy riverine woodland
Substation (4 ha)	Proposed Vegetative Screening	Potential Archaeological Deposits	PCT76: Western Grey Box tall grassy woodland
Proposed Access	Visual Screening		PCT277: Blakely's Red Gum - Yellow Box Grassy Woodland
	Biodiversity/Supplementary Screening		

0 0.5 1 km

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Constraints Layout
Author: Sarah H
Date created: 16.12.2020
Datum: GDA94 / MGA zone 55



NGH

**APPENDIX 2:
SCHEDULE OF LANDS**

<i>Lot Number</i>	<i>Deposit Plan (DP)</i>
45	753735
46	
47	
53	
54	
70	753764
71	
72	
73	
86	
1	171815
1	575478
1	945904
B	972054

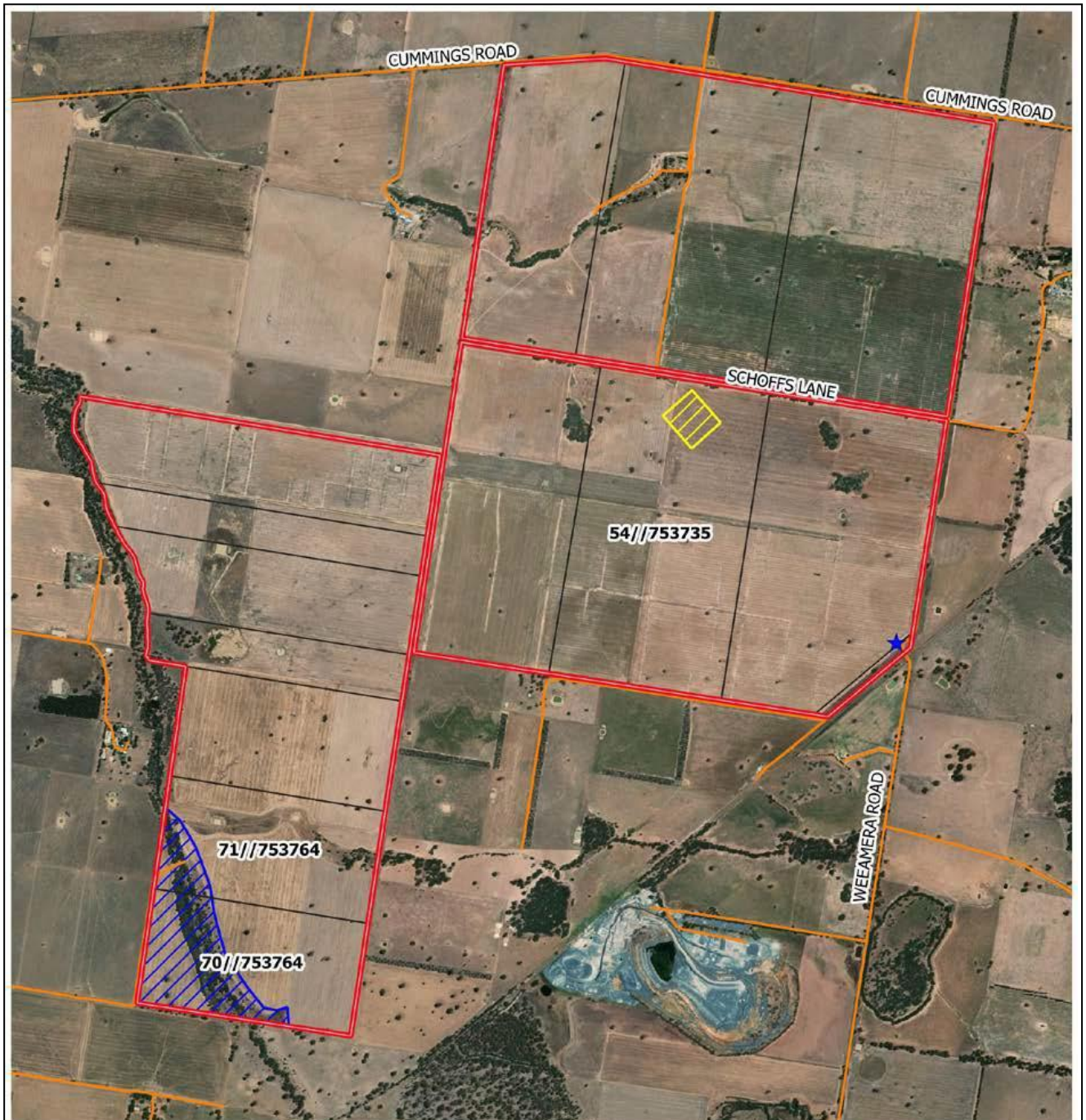
Note: The project site will also be taken to include any crown land and road reserves contained within the project site.

**APPENDIX 3:
GENERAL TERMS OF THE APPLICANT'S VPA OFFER**

The VPA must include provisions for the payment, collection, management and distribution of the contributions under the agreement, with a focus on funding community enhancement in the area surrounding the project site.

<i>Council</i>	<i>Payment Details</i>
Greater Hume Shire Council	Lump sum payment of \$150,000, to be paid to Council within 3 months of the commencement of construction of the development. Additionally, an annual contribution of \$150,000 (adjusted for CPI annually), commencing on the date on which the development begins 'operation' until the cessation of operation of the development.

APPENDIX 4: SUBDIVISION PLAN



18-441 Culcairn Solar Farm Culcairn SF Subdivision

Legend

- | | |
|----------------------|--------------|
| Subject Land | Cadastre |
| Proposed Subdivision | Public Roads |
| Agricultural (32 ha) | Site Access |
| Substation (4 ha) | |

0 0.5 1 km

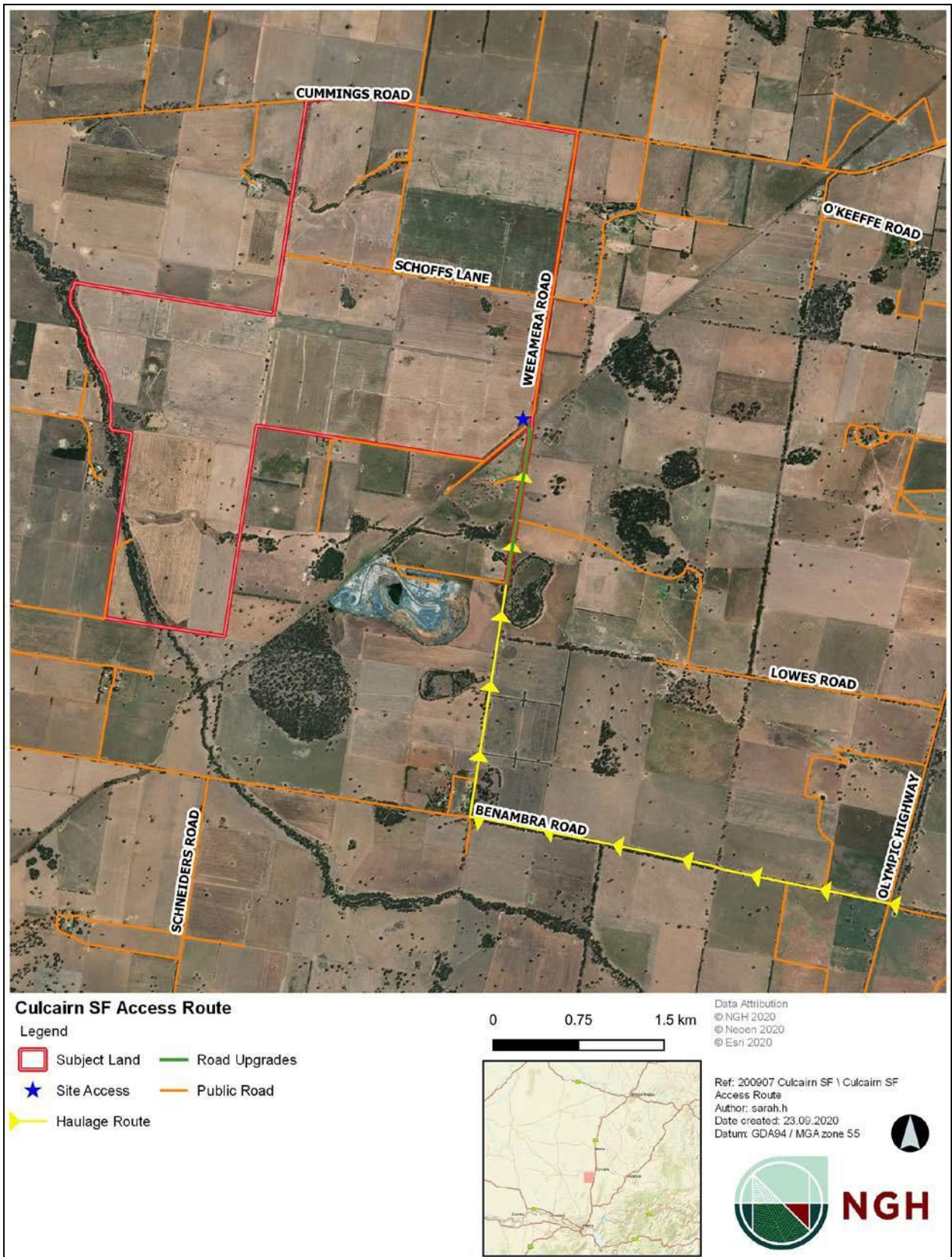


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Subdivision
Author: Sarah H
Date created: 07.10.2020
Datum: GDA94 / MGA zone 55



APPENDIX 5: OVER-DIMENSIONAL AND HEAVY VEHICLE ACCESS ROUTE RESTRICTIONS



APPENDIX 6: ABORIGINAL HERITAGE ITEMS

Table 1: Aboriginal heritage items – avoid impacts

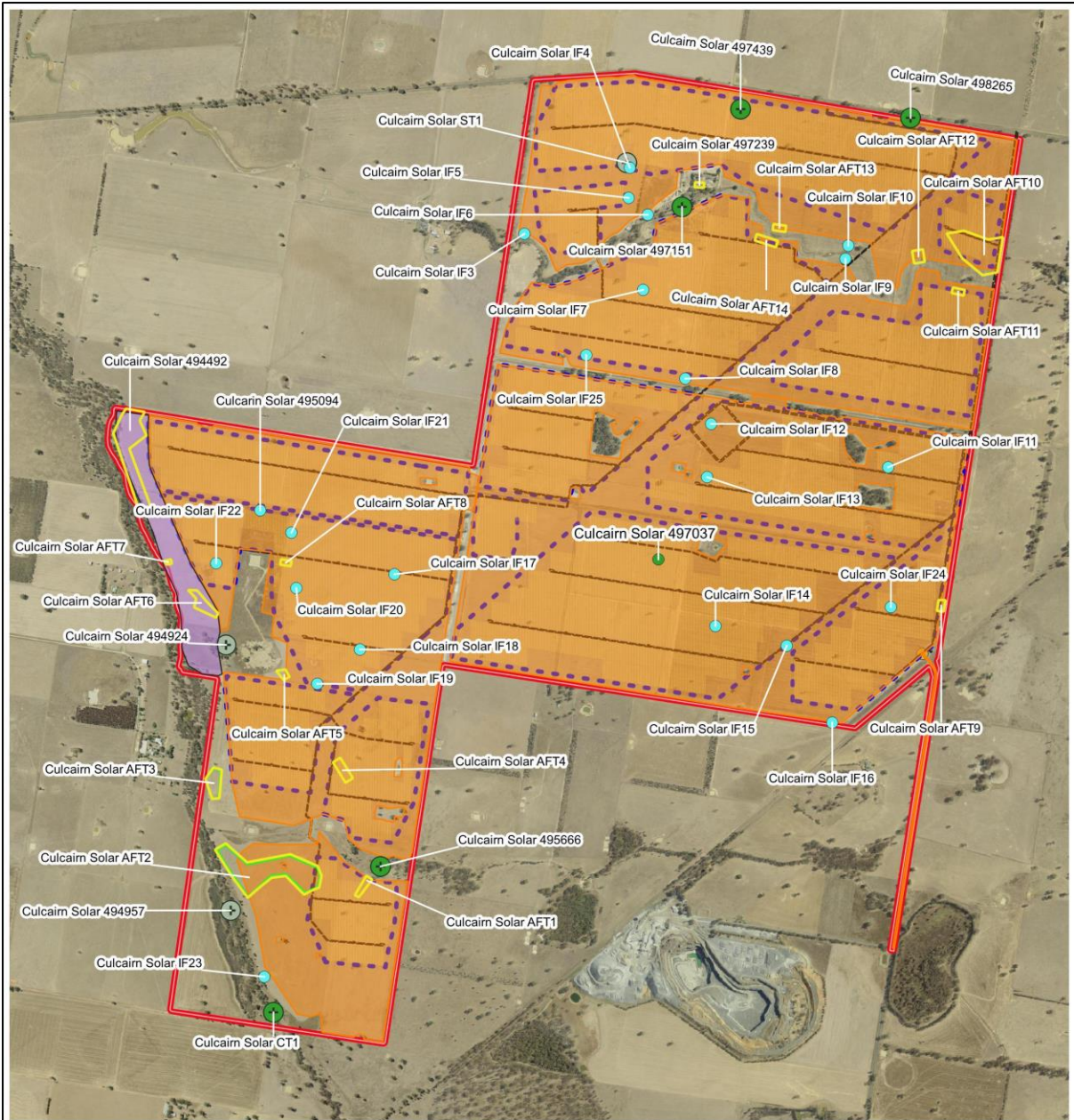
<i>Item name</i>	<i>Item name</i>
Culcairn Solar IF3 (Isolated Artefact)	Culcairn Solar ST1 (Scarred Tree)
Culcairn Solar IF6 (Isolated Artefact)	Culcairn Solar CT1 (Cultural Tree)
Culcairn Solar IF9 (Isolated Artefact)	Culcairn Solar 494924 (Scarred Tree)
Culcairn Solar IF10 (Isolated Artefact)	Culcairn Solar 494957 (Scarred Tree)
Culcairn Solar IF23 (Isolated Artefact)	Culcairn Solar 497151 (Cultural Tree)
Culcairn Solar AFT3 (Subsurface Artefact Scatter)	Culcairn Solar 497439 (Cultural Tree)
Culcairn Solar AFT6 (Artefact Scatter)	Culcairn Solar 495666 (Cultural Tree)
Culcairn Solar AFT7 (Artefact Scatter)	Culcairn Solar 498265 (Cultural Tree)
Culcairn Solar 497239 (Artefact Scatter)	Back Creek PAD
Cultural Solar 494492 (Artefact Scatter)	

* Refer to the Figure in this Appendix to identify items

Table 2: Aboriginal heritage items – salvage

<i>Item name</i>	<i>Degree of Impact</i>	<i>Item name</i>	<i>Degree of Impact</i>
Culcairn Solar IF4 (Isolated Artefact)	Whole	Culcairn Solar IF24 (Isolated Artefact)	Whole
Culcairn Solar IF5 (Isolated Artefact)	Whole	Culcairn Solar IF25 (Isolated Artefact)	Whole
Culcairn Solar IF7 (Isolated Artefact)	Whole	Culcairn Solar 495094 (Isolated Artefact)	Whole
Culcairn Solar IF8 (Isolated Artefact)	Whole	Culcairn Solar AFT1 (Artefact Scatter)	Partial
Culcairn Solar IF11 (Isolated Artefact)	Whole	Culcairn Solar AFT2 (Subsurface Artefact Scatter)	Partial
Culcairn Solar IF12 (Isolated Artefact)	Whole	Culcairn Solar AFT4 (Artefact Scatter)	Whole
Culcairn Solar IF13 (Isolated Artefact)	Whole	Culcairn Solar AFT5 (Artefact Scatter)	Whole
Culcairn Solar IF14 (Isolated Artefact)	Whole	Culcairn Solar AFT8 (Artefact Scatter)	Whole
Culcairn Solar IF15 (Isolated Artefact)	Whole	Culcairn Solar AFT9 (Artefact Scatter)	Partial
Culcairn Solar IF16 (Isolated Artefact)	Whole	Culcairn Solar AFT10 (Artefact Scatter)	Partial
Culcairn Solar IF17 (Isolated Artefact)	Whole	Culcairn Solar AFT11 (Artefact Scatter)	Whole
Culcairn Solar IF18 (Isolated Artefact)	Whole	Culcairn Solar AFT12 (Artefact Scatter)	Partial
Culcairn Solar IF19 (Isolated Artefact)	Whole	Culcairn Solar AFT13 (Artefact Scatter)	Partial
Culcairn Solar IF20 (Isolated Artefact)	Whole	Culcairn Solar AFT14 (Artefact Scatter)	Partial
Culcairn Solar IF21 (Isolated Artefact)	Whole	Culcairn Solar 497037 (Isolated Cultural Object)	Whole
Culcairn Solar IF22 (Isolated Artefact)	Whole		

* Only items located within the development footprint are to be salvaged (refer to the Figure in this Appendix to identify items)



**Culcairn Solar Farm
Proposed Development Footprint**

- Proposal Area
- Development Footprint
- Artefact Scatters
- Subsurface Artefact Scatters
- Isolated Find
- Cultural object site
- ⊕ Cultural Tree
- ⊕ Scarred Tree
- Back Creek Pad (to be avoided)

0 0.5 1 km



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Ref: Culcairn Solar Farm\ Proposed Development Footprint
Author: A.Ziesing
Date created: 10.11.2020
Datum: GDA94 / MGA zone 55



APPENDIX 7: INCIDENT NOTIFICATION AND REPORTING REQUIREMENTS

WRITTEN INCIDENT NOTIFICATION REQUIREMENTS

1. A written incident notification addressing the requirements set out below must be submitted to the Planning Secretary via the Major Projects website within seven days after the Applicant becomes aware of an incident. Notification is required to be given under this condition even if the Applicant fails to give the notification required under condition 7 of Schedule 4 or, having given such notification, subsequently forms the view that an incident has not occurred.
2. Written notification of an incident must:
 - (a) identify the development and application number;
 - (b) provide details of the incident (date, time, location, a brief description of what occurred and why it is classified as an incident);
 - (c) identify how the incident was detected;
 - (d) identify when the applicant became aware of the incident;
 - (e) identify any actual or potential non-compliance with conditions of consent;
 - (f) describe what immediate steps were taken in relation to the incident;
 - (g) identify further action(s) that will be taken in relation to the incident; and
 - (h) identify a project contact for further communication regarding the incident.
3. Within 30 days of the date on which the incident occurred or as otherwise agreed to by the Planning Secretary, the Applicant must provide the Planning Secretary and any relevant public authorities (as determined by the Planning Secretary) with a detailed report on the incident addressing all requirements below, and such further reports as may be requested.
4. The Incident Report must include:
 - (a) a summary of the incident;
 - (b) outcomes of an incident investigation, including identification of the cause of the incident;
 - (c) details of the corrective and preventative actions that have been, or will be, implemented to address the incident and prevent recurrence; and
 - (d) details of any communication with other stakeholders regarding the incident.