

Attachment A – Draft Proposed Conditions of Consent Table for *Hills of Gold Wind Farm (SSD 9679)*

Draft proposed changes to definitions table

Item	Definition (additions in bold and underlined , deletions in strikethrough)	Commission comment and/or question	Department comment
<u>Department's assessment</u>	The Department's assessment as detailed in: <ul style="list-style-type: none"> the <u>State Significant Development Assessment Report for Hills of Gold Wind Farm (SSD 9679) dated December 2023</u>; and the <u>Department's response to questions regarding the Hills of Gold Wind Farm (SSD 9679) dated 24 June 2024</u>. 	To capture all material relevant to the Department's assessment.	
BCS of NSW DCCEEW	Biodiversity Conservation and Science <u>Group of NSW Department of Climate Change, Energy, the Environment and Water</u>	Please confirm these changes are accurate and advise if any other definitions need to be updated.	
NSW DCCEEW – Water Group DPE Water	NSW Department of Climate Change, Energy, the Environment and Water – Water Group Water Group within the Department		
NCC-BCA	<u>National Construction Code</u> Building Code of Australia		

Draft proposed changes and questions related to recommended conditions of consent

Notes:

- Not all conditions in the table below are replicated in full – please read this document in conjunction with the [Department's recommended instrument of consent](#). Only necessary parts of the conditions are included to demonstrate draft changes or provide context to comments/questions.
- As a result of new draft conditions, re-numbering of conditions may be required/undertaken.

Condition reference	Draft proposed condition (additions in bold and underlined , deletions in strikethrough)	Commission's comments and/or questions on draft proposed conditions	Department's response (including, where relevant, comment on workability, enforceability and unintended consequences)
PART A – ADMINISTRATIVE CONDITIONS			
LIMITS ON CONSENT Wind turbines A7.	No wind turbine may be located within 135 metres from the surveyed boundary of Ben Halls Gap Nature Reserve.	Questions: <ul style="list-style-type: none"> As the definition of 'wind turbine' includes 'blades', can you please clarify that the intent of these conditions is still being met with this definition, noting that these conditions previously referred to 'wind turbine blade tip'? With regard to the 'surveyed boundary of Ben Halls Gap Nature Reserve', it is noted that the Ben Halls Gap State Forest is in close proximity to turbines as well. Can the Department advise how any contribution by Ben Halls Gap State Forest to biodiversity values is also protected by this condition? 	
LIMITS ON CONSENT Micro-siting restrictions A10.	Wind turbines and ancillary infrastructure may be micro-sited without further approval providing: <ul style="list-style-type: none"> (d) the revised location of a wind turbine is at least 135 metres away from the surveyed boundary of Ben Halls Gap Nature Reserve; (e) the revised location of the wind turbine and/or ancillary infrastructure would not result in any non-compliance with the conditions of this consent; 		
UPGRADING OF WIND TURBINES AND ANCILLARY INFRASTRUCTURE A11.	The Applicant may upgrade the wind turbines and ancillary infrastructure on site provided these upgrades remain within the approved development disturbance area. 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.	Questions: <ul style="list-style-type: none"> The 'development disturbance area' referenced in this condition is undefined – is this referring to the 'Development corridor' as defined in the definitions and the site map at Appendix 1? 	
CROWN LAND A12.	Prior to commencing the development, the Applicant must:	<ul style="list-style-type: none"> To simplify and capture any potential licenses or other approvals required under the <i>Crown Land Management Act 2016</i>. 	

Condition reference	Draft proposed condition (additions in bold and underlined , deletions in strike through)	Commission's comments and/or questions on draft proposed conditions	Department's response (including, where relevant, comment on workability, enforceability and unintended consequences)
	(a) Obtain any relevant licences as required under the Crown Land Management Act 2016 to construct a private haulage road through Crown Reserve 339 being Lot 7301 of DP 1136648 for access to the wind farm site; (b) forward a copy of the any licence obtained under condition A12(a) , consent, approval or determination (as the case may be) to the Department; and		
STRUCTURAL ADEQUACY A13.	The Applicant must ensure that: (b) 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 NCC BCA .	<ul style="list-style-type: none"> Updated to align with current code name. 	
EVIDENCE OF CONSULTATION A20.	Where conditions of this consent require consultation with an identified party, the Applicant must: (a) consult with the relevant party prior to submitting any the subject document the subject of consultation to the Planning Secretary for approval; and	<ul style="list-style-type: none"> Minor update to clarify wording of the condition. 	
COMMUNITY CONSULTATIVE COMMITTEE A21.	The Applicant must establish and operate a Community Consultative Committee (CCC) for the development in accordance with the Department's Community Consultative Committee Guidelines: State Significant Projects (2023), or its latest version.	<ul style="list-style-type: none"> Minor update to clarify wording of the condition. 	
COMMUNITY ENHANCEMENT A24.	The amount is to be adjusted at the time of actual payment in accordance with the provisions of the Tamworth Regional Council Section 94 (Indirect) Development Contributions Plan 2013 and directed to infrastructure, services and community projects in towns, villages and rural areas within the Tamworth LGA including . Priority must be given to projects located within Nundle and Hanging Rock.	<ul style="list-style-type: none"> Updated to require priority of projects within Nundle and Hanging Rock. 	

PART B – SPECIFIC ENVIRONMENTAL CONDITIONS

ACQUISITION UPON REQUEST B1.	<p>For a period of 5 years from the commencement of construction of any of the applicable wind turbines, the The owner of the land listed in Table 1 may request the Applicant to acquire their land at any time over the life of the development.</p> <p>Upon receiving a written request from this owner, the Applicant must acquire the land in accordance with the procedures in conditions D1 and D2 of Schedule 2.</p> <p>However, this agreement does not apply if the Applicant has an agreement with the owner of the relevant land in regard to the visual impacts associated with the development, and the Applicant has advised the Department in writing of the terms of this agreement.</p> <p>Table 1: Receiver subject to acquisition upon request</p> <table border="1"> <thead> <tr> <th>Receiver</th> <th>Lot/DP</th> <th>Applicable Wind Turbines</th> </tr> </thead> <tbody> <tr> <td>DAD01</td> <td>47/753722</td> <td>53, 54, 55, 56, 57, 58, 59, 60, 61, 62</td> </tr> </tbody> </table> <p><i>Note: To identify the residence and wind turbines referred to in Table 1, see the applicable tables and figures in Appendix 2.</i></p>	Receiver	Lot/DP	Applicable Wind Turbines	DAD01	47/753722	53, 54, 55, 56, 57, 58, 59, 60, 61, 62	<ul style="list-style-type: none"> To enable acquisition upon request for the life of the development, given that there are no further measures available to DAD01 to mitigate impacts of the development. <p>Questions:</p> <ul style="list-style-type: none"> Regarding the third paragraph, can the Department clarify what the "agreement with the owner of the relevant land in regard to the visual impacts associated with the development" is referring to? Should this also refer to the mitigation of noise and other impacts (such as blade and ice throw, and shadow flicker) as well? 	
Receiver	Lot/DP	Applicable Wind Turbines							
DAD01	47/753722	53, 54, 55, 56, 57, 58, 59, 60, 61, 62							
VISUAL Visual impact mitigation B2.	<p>For a period of 5 years from the commencement of construction Over the life of the development, the landowners of any other non-associated residence (excluding DAD01) within 5 km of any wind turbine identified in the Final Layout Plan (but also including NAD33) may ask the Applicant to implement visual impact mitigation measures on their land to minimise the visual impacts of the development on their residence (including its curtilage). Upon receiving such a written request from the owner of these residences, the Applicant must implement appropriate mitigation measures (such as landscaping and vegetation screening) in consultation with the owner.</p>	<ul style="list-style-type: none"> Delete exclusion of DAD01 to enable opportunity for additional measures of visual mitigation. Inclusion of NAD33 given it may be excluded by the requirement to be 5km from a wind turbine. Included wording 'for the life of the development' to: <ul style="list-style-type: none"> capture future dwellings on sites within 5km of a wind turbine (including NAD33). 							

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	<p>These mitigation measures must:</p> <ul style="list-style-type: none"> (a) be reasonable and feasible; (b) be aimed at reducing the visibility of the turbines development from the residence and its curtilage, and commensurate with the level of visual impact on the residence; (c) consider address bushfire risk (including the provisions of Planning for Bushfire Protection 2019); (d) be implemented within 12 months of receiving the written request unless the Planning Secretary agrees otherwise. 	<ul style="list-style-type: none"> o enable landowners sufficient time to request visual mitigation after a period of the development's operation. o support ongoing visual impact mitigation especially, for example, where mitigation is reliant on existing vegetation located on neighbouring properties. <p>Questions:</p> <ul style="list-style-type: none"> • In regards to the reference to 'residence', would it be more appropriate to define this in the Definitions table to include existing and new dwellings that may be built within 5km? 	
<p>VISUAL Shadow flicker B4.</p>	<p>The Applicant must:</p> <ul style="list-style-type: none"> (a) ensure that shadow flicker associated with wind turbines does not exceed 30 hours per annum at any non-associated residence (excluding DAD01); (b) provide ongoing monitoring of shadow flicker against requirement outlined in condition B5(a); and (c) report on compliance to the Planning Secretary and provide results as per condition C22 of Schedule 2. 	<ul style="list-style-type: none"> • Updated to ensure monitoring and compliance is appropriately reported. <p>Questions:</p> <ul style="list-style-type: none"> • With regard to the reference to '30 hours per annum', can the Department clarify from when is this calculated? • Can the Department clarify why DAD01 is excluded from this condition? 	
<p>NOISE & VIBRATION Operational noise monitoring B14.</p>	<p>Within 6 months of the commencement of operations (or the commencement of operation of a stage, if the development is to be staged), the Applicant must:</p> <ul style="list-style-type: none"> (b) submit a copy of the details of the monitoring program and monitoring results to the Department and the EPA. 	<ul style="list-style-type: none"> • To require both monitoring program and results be provided to the Department and EPA. 	
<p>NOISE & VIBRATION Operational noise monitoring B15.</p>	<p>The Applicant must undertake an ongoing real-time further noise monitoring program for of the development from 6 months of the commencement of operations and publish all noise monitoring reports on its website if required by the Planning Secretary.</p>	<ul style="list-style-type: none"> • To ensure operational noise is monitored on an ongoing basis and reporting is appropriately published for the community to view. 	
<p>SOIL & WATER Soil and water management plan B21.</p>	<p>Prior to the commencement of construction, the Applicant must prepare a Soil and Water Management Plan for the development to the satisfaction of the Planning Secretary. This plan must:</p> <ul style="list-style-type: none"> (a) be prepared in consultation with the Water Group, WaterNSW and NSW DPI; (b) include a description of the measures that would be implemented to: <ul style="list-style-type: none"> (i) minimise the impacts on soil and water required by condition B20; (ii) minimise the spoil generated by the development; (iii) prepare a baseline soil and water model; (iv) monitor baseline data on surface water flows and quality in the watercourses, and groundwater impacts, that could be affected by the development, and a program to augment this baseline data over time; (v) avoid impacts on the quality of water flowing into the Chaffey and Glenbawn catchments; (c) managing flood risk during construction; 	<p>Questions:</p> <ul style="list-style-type: none"> • Should groundwater impacts be included in part (iv)? • Can the Department confirm the catchment to the south of the site, and whether it should be included in (v)? • Can the Department clarify the requirement set out in (e) and/or provide a recommendation of how it can be made clearer? 	

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	(d) include a program to monitor and publicly report on the management of spoil on site and water ; (e) progress against the detailed completion criteria and performance indicators.		
BIODIVERSITY Restrictions on clearing and habitat B23.	Unless the Planning Secretary agrees otherwise, the Applicant must: (a) ensure that the vegetation and habitat clearing limits specified in Tables 1 and 2 of Appendix 5 are not exceeded; and (b) minimise, including through micro-siting : (i) the clearing of native vegetation and key habitat. (ii) the impacts of the development on hollow-bearing trees; and (iii) the impacts of the development on threatened bird and bat populations.	<ul style="list-style-type: none"> To require the development to minimise vegetation and habitat clearing through the process of micro-siting, where possible. 	
BIODIVERSITY Biodiversity offsets B24. <u>The final location of wind turbines in accordance with micro-siting restrictions detailed in A10 of Schedule 2 are to consider opportunities to reduce biodiversity impacts requiring offsets.</u>		
BIODIVERSITY Biodiversity management plan B26.	Prior to carrying out any development that could impact biodiversity values, unless the Planning Secretary agrees otherwise, the Proponent must prepare a Biodiversity Management Plan for the development to the satisfaction of the Planning Secretary. This plan must: (a) be prepared by a suitably qualified and experienced biodiversity expert/s in consultation with BCS, NPWS and DCCEEW; (b) minimise the disturbance footprint ; (c) be prepared in accordance with the Biodiversity Development Assessment Report (Revision 11, 25 May 2023); (d) include a description of the measures that would be implemented to: (iv) minimise the impacts of the development on threatened flora and fauna species, including habitat , within the disturbance footprint and its surrounds, including the: (xii) a detailed program to monitor and report on the effectiveness of these measures and implement improvements ;	<ul style="list-style-type: none"> Updated to ensure impacts to habitats and the disturbance footprint are minimised. <p>Questions:</p> <ul style="list-style-type: none"> With regard to the list of threatened flora and fauna listed in (d)(iv), can the Department clarify whether this is an exhaustive list? In the event that there is a change to the list of threatened species, how can this condition be adapted to include such changes? Can the biodiversity management plan be required to be updated periodically? 	
BIODIVERSITY Bird and bat adaptive management plan B27.	Prior to the commissioning of any wind turbines, the Applicant must prepare a Bird and Bat Adaptive Management Plan for the development in consultation with BCS of NSW DCCEEW and NPWS, and to the satisfaction of the Planning Secretary. This plan must be prepared in accordance with the Biodiversity Development Assessment Report (Revision 11, 25 May 2023) or later and include: (d) a detailed- monitoring program to assess , monitor and report on: (i) the effectiveness of these measures; (ii) a plan to address measures when not effective ; and (iii) any bird and bat strike on site; (e) provision for a copy of the monitoring program's methodology and results, including all raw data collected as part of the monitoring program, to be submitted to BCS, the Planning Secretary and published on the Applicant's website .	<ul style="list-style-type: none"> Updated to require a monitoring program to evaluate the effectiveness of the measures to mitigate bird and bat strike under this condition. Updated to ensure monitoring is appropriately reported. 	
TRANSPORT Heavy vehicles requiring escort and heavy vehicle routes B30.	The Applicant must ensure that all heavy vehicles associated with the development access to and from the site is via Selwyn Street, George Street, Industrial Drive, Maitland Road, New England Highway and: (a) for vehicles transporting turbine blades, the Golden Highway, Denman Road, Bengalla Road, Wybong Road, Kayuga Road, Invermein Street, Stair Street, New England Highway, Lindsays Gap Road, Nundle Road, Crosby Street, Oakenville Street, Innes Street bypass, Jenkins Street and Crawney Road; (b) for vehicles with loads exceeding 5.2 m in height, the Golden Highway, Denman Road, Bengalla Road, Wybong Road, Kayuga Road, Invermein	<ul style="list-style-type: none"> Clear exclusion of Bell, Victoria and Market Streets from the transport routes. <p>Questions:</p> <ul style="list-style-type: none"> With regard to the references to 'Herring Street', can the Department confirm whether this is supposed to refer to Herron Street North, rather than Herring Street? With regard to 'Denman Road, Bengalla Road, Wybong Road, Kayuga Road, Invermein Street, Stair Street', can the Department clarify whether these roads are subject to Energy Co upgrades as 	

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	<p>Street, Stair Street, New England Highway, Lindsays Gap Road, Nundle Road and either;</p> <p>(i) Old Hanging Rock Road, Barry Road and Morrisons Gap Road; or (ii) Herring Street, Innes Street, Jenkins Street and Crawney Road;</p> <p>(c) for vehicles with loads up to 5.2 m in height, Lindsays Gap Road, Nundle Road, Crosby Street, Oakenville Street and either: (i) Old Hanging Rock Road, Barry Road and Morrisons Gap Road; or (ii) Herring Street, Innes Street, Jenkins Street and Crawney Road; and</p> <p>(d) only vehicles constructing or accessing the switching station can use Old Wallabadah Road, Wallabadah Creek Road and Basin Creek Road;</p> <p>as identified in the figure in Appendix 7, unless the Planning Secretary agrees otherwise.</p> <ul style="list-style-type: none"> 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; To avoid any doubt, this consent does not allow the use of Thomas Mitchell Drive, Bell Street, Victoria Street and Market Street. 	<p>noted in Table 14 of the Department's Assessment Report? Will Energy contribute to the maintenance of these roads?</p> <ul style="list-style-type: none"> The Department's Assessment Report (Table 14) notes that for vehicles up to and exceeding 5.2m: <p><i>The Department considers that the proposed transport should, to the fullest extent possible adhere to the road network to be upgraded by EnergyCo. As such, the Department recommends conditions restricting the movement of over dimensional vehicles to Route 1, as described above.</i></p> <p>It is noted that 'Route 1' includes Golden Highway, Denman Road, Bengalla Road, Wybong Road, Kayuga Road, Invermein Street and Stair Street. This route is not reflected in this condition for vehicles with loads up to 5.2m in height. Can the Department clarify which route is correct?</p>	
<p>TRANSPORT Road upgrades B32.</p>	<p>If there is a dispute about the road upgrades to be implemented, or the implementation of these upgrades, then either party may refer the matter to the Planning Secretary for resolution.</p>	<p>Questions:</p> <ul style="list-style-type: none"> Can the Department provide their advice on the deletion, noting that the Planning Secretary may not be able to bind a Council to a resolution? 	
<p>TRANSPORT Road maintenance B33.</p>	<p>If there is a dispute between the Applicant and the relevant Council about the repair of the above listed roads, then either party may refer the matter to the Planning Secretary for resolution.</p>		
<p>TRANSPORT Traffic management plan B35.</p>	<p>Prior to commencing construction, the Applicant must prepare a Traffic Management Plan for the development in consultation with TfNSW, WaterNSW, and Councils (including Muswellbrook Shire and Newcastle City Councils) and CCC, and to the satisfaction of the Planning Secretary. This plan must include:</p> <p>(c) details of the measures that would be implemented to minimise traffic impacts during construction, upgrading or decommissioning works, including:</p> <p>(v) procedures for receiving and addressing complaints from the community about development-related traffic;</p> <p>(vi) site access and emergency access routes and use;</p> <p>(vii) minimising potential cumulative traffic impacts with other projects and existing uses along the transport route, including consultation with TfNSW regarding their projects;</p> <p>...</p> <p>(e) a detailed program to monitor, review and report on the effectiveness of these measures and the code of conduct, as well as actions to achieve or improve any measures as required.</p>	<ul style="list-style-type: none"> Inclusion of other Councils with roads subject to use and the CCC to address potential local transport and access issues. Wording to clarify the requirement of clear site and emergency access routes. 	
<p>HAZARDS Fire safety study B42.</p>	<p>Prior to commencing construction of the battery storage facility, the Applicant must prepare a Fire Safety Study for the development, to the satisfaction of FRNSW and the Planning Secretary in writing. The study must:</p> <p>(b) include reasonable worst-case bush fire scenario to and from the facility and the associated bush fire management;</p> <p>(c) include consideration of how any potential mobilised contaminants associated with a battery storage facility fire would be managed, contained, removed and disposed of;</p> <p>(d) describe the final design of the battery storage facility and how the design addresses fire safety;</p> <p>(e) describe measures of fire detection and response;</p>	<ul style="list-style-type: none"> To ensure treatment of contaminants that may result from a battery storage fire are appropriately considered. 	
<p>HAZARDS Emergency plan B45.</p>	<p>Prior to commencing construction, the Applicant must develop and implement a comprehensive Emergency Plan and detailed emergency procedures for the development, in consultation with NPWS, FCNSW and RFS and provide a copy of the plan to the local Fire Control Centre. The Applicant must keep two copies of the</p>	<ul style="list-style-type: none"> Included wording to require consideration of how the Applicant can assist with emergency response by others in the event of a hazard. 	

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	<p>plan on-site in a prominent position adjacent to the site entry point at all times. The plan must:</p> <p>(c) include bushfire emergency management planning, including:</p> <p>(i) details of the location, management and maintenance of the Asset Protection Zone and on-site water supply tanks;</p> <p>(ii) a list of works and operations that should not be carried out during a total fire ban;</p> <p>.....</p> <p>(vi) operational procedures in the event of bushfires, such as shutting down turbines and the positioning of turbine blades to minimise impact to bushfire and/or interference with aerial firefighting operations;</p> <p>(vii) detail the measures that would be implemented to evacuate the site in an emergency; and</p> <p>(viii) include details of how the Applicant would support the emergency response by others, such as hazard prevention, operator training and education, and access to plant and equipment.</p>	<p>Questions:</p> <ul style="list-style-type: none"> It is noted that this emergency plan condition is focused on bushfire response. Can the Department provide advice on whether other substantial emergency risks should be addressed here as well, such as structural failure, landslip etc? 					
<p>HAZARDS Safety New condition.</p>	<p>The Applicant must:</p> <p>(a) prepare a Safety Management System for the development in accordance with the Department's Hazardous Industry Planning Advisory Paper No. 9, 'Safety Management' prior to commissioning any wind turbines on site or the battery storage facility; and</p> <p>(b) implement and, if necessary, update the system over the remaining life of the development.</p>	<p>Questions:</p> <ul style="list-style-type: none"> It is noted that this condition was removed in the recommended conditions included with the Department's response to questions, dated 24 June 2024. Can the Department advise why this condition was removed? Can the Department advise how other offsite safety hazards, such as ice and blade throw, are managed without this condition? 					
<p>DECOMMISSIONING & REHABILITATION Decommissioning and rehabilitation plan New condition.</p>	<p><u>Within 3 years of the commencement of operation, the Applicant must prepare a Decommissioning and Rehabilitation Plan for the development, including progressive rehabilitation in accordance with condition B53. At a minimum, this Plan shall be updated by the Applicant half-way through the operational life of the project and within 2 years prior to decommissioning. The Plan must:</u></p> <p>(a) <u>include detailed completion criteria for evaluating compliance with the rehabilitation objectives in Table 3 below; and</u></p> <p>(b) <u>describe the measures that would be implemented to:</u></p> <p>(i) <u>decommission the development and rehabilitate the site in accordance with the objectives in Table 3;</u></p> <p>(ii) <u>minimise and manage the waste generated by the decommissioning of the development;</u></p> <p>(iii) <u>include a program to monitor and report on the implementation of these measures against the detailed completion criteria; and</u></p> <p>(iv) <u>ensure that best practice is employed in respect of utilising available recycling technologies.</u></p>	<ul style="list-style-type: none"> Requirement for the Applicant to prepare a Decommissioning and Rehabilitation Plan early on in the operation phase to provide clear planning for future decommissioning and rehabilitation activities. 					
<p>DECOMMISSIONING & REHABILITATION Rehabilitation objectives - decommissioning B49.</p>	<p>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 and comply All rehabilitation activities must be safe, stable and non-polluting, and comply with the objectives in Table 2.</p> <p>Table 2: Rehabilitation Objectives</p> <table border="1" data-bbox="507 1654 1377 1833"> <thead> <tr> <th data-bbox="507 1654 813 1696">Feature</th> <th data-bbox="813 1654 1377 1696">Objective</th> </tr> </thead> <tbody> <tr> <td data-bbox="507 1696 813 1833">Development site and decommissioning, removal and rehabilitation process (as a whole)</td> <td data-bbox="813 1696 1377 1833"> <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 as far as is reasonable and feasible </td> </tr> </tbody> </table>	Feature	Objective	Development site and decommissioning, removal and rehabilitation process (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 as far as is reasonable and feasible 	<ul style="list-style-type: none"> Reinforce the requirement that all recommissioning and rehabilitation activities must be safe, stable and non-polluting. 	
Feature	Objective						
Development site and decommissioning, removal and rehabilitation process (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 as far as is reasonable and feasible 						
<p>DECOMMISSIONING & REHABILITATION Progressive rehabilitation</p>	<p>The Applicant must:</p> <p>(a) rehabilitate all areas of the site not proposed for future use or disturbance progressively, that is, as soon as reasonably practicable following construction or decommissioning;</p>	<ul style="list-style-type: none"> Minor update to clarify wording of the condition. 					

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B50.			
PART C – ENVIRONMENTAL MANAGEMENT, REPORTING AND AUDITING			
ENVIRONMENTAL MANAGEMENT Environmental management strategy C1.	<p>Prior to carrying out any development, the Applicant must prepare an Environmental Management Strategy for the development to the satisfaction of the Planning Secretary. This strategy must:</p> <p>(d) include an ongoing community communication plan that describes set out the procedures that would be implemented to:</p> <p>(i) keep the local community and relevant agencies informed in a timely manner about the operation and environmental performance of the development, including how often and when information would be made available;</p> <p>....</p> <p>(e) include:</p> <p>(i) references to any strategies, plans and programs approved under the conditions of this consent;</p> <p>(ii) a clear plan depicting all the monitoring to be carried out in relation to the development, including a table summarising all the monitoring and reporting obligations under the conditions of this consent, and;</p> <p>(iii) a process of ongoing improvement of the Environmental Management Strategy.</p>	<ul style="list-style-type: none"> To ensure information is provided in a transparent and timely manner. 	
NOTIFICATIONS Final layout plans C8.	<p>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 portal including:</p> <p>(a) details on siting of wind turbines, including micro-siting of any wind turbines and/or ancillary infrastructure (including wind monitoring masts);</p> <p>(b) details of the development corridor as defined in this consent;</p>	<ul style="list-style-type: none"> To clarify the 'development corridor' in more detail. 	
ACCESS TO INFORMATION C22.	<p>To ensure transparency and timely information, the Applicant must:</p> <p>(a) make the following information publicly available on its website as relevant to the stage of the development as soon as possible and within 5 business days:</p> <p>(vi) a comprehensive summary of the monitoring results of the development, which have been reported in accordance with the various plans and programs approved under the conditions of this consent;</p> <p>(vii) procedures for receiving, handling, responding, and recording of how complaints about the development and operations can be made;</p> <p>....</p> <p>(b) keep this information up to date within 5 business days of any changes.</p>	<ul style="list-style-type: none"> To ensure information is provided in a transparent and timely manner. 	
APPENDICES			
	<p>APPENDIX 1 General layout of the development</p>	<p>Request:</p> <ul style="list-style-type: none"> Updated figure required to reflect the final layout as recommended by the Department (62 turbines). 	
	<p>APPENDIX 2 Schedule of lands</p>	<p>Questions:</p> <ul style="list-style-type: none"> Can the Department confirm if this schedule is the complete list of lots subject to the consent, and whether the list includes land subject to road widening/works? 	
	<p>APPENDIX 5 Biodiversity</p>	<p>Request:</p> <ul style="list-style-type: none"> Updated numbers associated with biodiversity impact and ecosystem credit liability required to reflect the final layout as recommended by the Department (62 turbines). 	

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	<p align="center">APPENDIX 7 Haulage route and road upgrades</p>	<p>Questions:</p> <ul style="list-style-type: none"> • With Table 7-1, are there any other road upgrades Energy Co will be completing that should be listed here? • Can the Department include a definition of 'OSOM' and 'heavy vehicles' for this recommended instrument? • As noted above, the transport route maps do not align with the routes identified in condition B30. Can the Department clarify these discrepancies? 	

DRAFT