

Development Consent

Section 4.38 of the *Environmental Planning and 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 Schedule 2.

These conditions are required to:

- prevent, minimise, or offset adverse environmental impacts;
- set standards and performance measures for acceptable environmental performance;
- require regular monitoring and reporting; and
- provide for the ongoing environmental management of the development.



Clare Sykes

Member of the Commission



Juliet Grant

Member of the Commission



Duncan Marshall AM

Member of the Commission

Sydney

9 September 2024

SCHEDULE 1

Application Number: SSD 9679
Applicant: Hills of Gold Wind Farm Pty Ltd
Consent Authority: Independent Planning Commission of NSW
Land: The land defined in Appendix 2
Development: Hills of Gold Wind 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 wind turbines, including but not limited to collector substations, switching stations, permanent offices, electricity transmission lines, site compounds, communication cables (including control cables and earthing), wind monitoring masts and internal roads.
Applicant	Hills of Gold Wind Farm Pty Ltd, or any person who seeks to carry out the development approved under this consent
BC Act	<i>Biodiversity Conservation Act 2016</i>
BCS	Biodiversity Conservation and Science Group within NSW Department of Climate Change, Energy, the Environment and Water
CASA	Civil Aviation Safety Authority
CCC	Community Consultative Committee
CEEC	Critically endangered ecological community, as defined under the BC Act or EPBC Act
Cessation of operations	Operation of the development has ceased for a continuous period of 12 months
Commissioning	The testing of the components, equipment and systems of the development following completion of construction, prior to operations commencing
Conditions of this consent	Conditions contained in schedules 1 to 2 inclusive
Construction	The construction of the development, including but not limited to, the carrying out of any earthworks on site and the construction of any ancillary infrastructure, excludes road upgrades or maintenance works to the public road network, building/road dilapidation surveys, installation of fencing, artefact survey and salvage, overhead line safety marking and geotechnical drilling and/or survey.
Councils	Tamworth Regional Council, Liverpool Plains Shire Council and Upper Hunter Shire Council.
CPI	Consumer Price Index
Curtilage	The land immediately surrounding a residence, including any courtyard, garden, yard and adjacent buildings or structures that are incidental to the residence
Decommissioning	The deconstruction and removal of wind turbines and above ground ancillary Infrastructure and/or rehabilitation of the site
Department	Department of Planning, Housing and Infrastructure
Development	The development as described in the EIS, as modified by the conditions of this consent
Development corridor	The corridor shown in the figures in Appendix 1
Development footprint	The area within the Development corridor on which the components of the development will be constructed following micro-siting (in accordance with condition A10) of turbines and transmission towers, internal access tracks and ancillary infrastructure
DoD	Australian Government Department of Defence
DPI Fisheries	NSW Department of Primary Industries Fisheries
EIS	The Environmental Impact Statement for Hills of Gold Wind Farm dated 18 November 2020, including: <ul style="list-style-type: none"> • the Submissions Reports dated 20 December 2021 and 28 February 2023; • the Amendment Reports dated 20 December 2021 and 7 November 2022; and the Applicant's Response to the Department's Request for Information, dated 25 March 2022, 24 October 2022, 29 May 2023 and 14 July 2023
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i>
EP&A Regulation	<i>Environmental Planning and Assessment Regulation 2021</i>
EPA	Environment Protection Authority
EPBC Act	<i>Environment Protection and Biodiversity Conservation Act 1999</i>
EPL	Environment Protection Licence issued under the POEO Act
Feasible	Means what is possible and practical to build or implement
Final Layout Plan	The plans submitted in accordance with condition C8
FRNSW	Fire and Rescue NSW
GPS	Global Positioning System
Heavy vehicle	As defined under the <i>Heavy Vehicle National Law</i> (NSW), but excluding light and medium rigid trucks and buses no more than 8 tonnes and with not more than 2 axles

Heavy vehicle requiring escort	Any vehicle that requires a pilot vehicle and/or escort vehicle, as defined by the National Heavy Vehicle Regulator's NSW Class 1 Load Carrying Vehicle Operator's Guide
Heritage Act	<i>Heritage Act 1977</i>
Heritage item	An Aboriginal object, an Aboriginal place, or a place, building, work, relic, moveable object, tree or precinct of heritage significance, that is listed under any of the following: the <i>National Parks and Wildlife Act 1974</i> , the <i>State Heritage Register under the Heritage Act 1977</i> , a state agency heritage and conservation register under section 170 of the <i>Heritage Act 1977</i> , a Local Environmental Plan under the EP&A Act, the World Heritage List, or the National Heritage List or Commonwealth Heritage List under the EPBC Act 1999 (Cth), or anything identified as a heritage item under the conditions of this consent
Heritage NSW	Heritage NSW division within the Environment and Heritage Group of the Department
Incident	An occurrence or set of circumstances that causes or threatens to cause material harm and which may or may not be or cause a non-compliance <i>Note: "material harm" is defined in this consent</i>
Land	Has the same meaning as the definition of the term in section 1.4 the EP&A Act,
Landowner	Has the same meaning as "owner" in the <i>Local Government Act 1993</i> and in relation to a building means the owner of the building
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 This definition excludes "harm" that is authorised under either this consent or any other statutory approval
MW	Megawatt
Minimise	Implement all reasonable and feasible mitigation measures to reduce the impacts of the development
Minister	Minister for Planning and Public Spaces, or delegate
Mitigation	Activities associated with reducing the impacts of the development
Monitoring	Any monitoring required under this consent must be undertaken in accordance with section 9.40 of the EP&A Act
NCC	National Construction Code Means:
Non-associated residence	<ul style="list-style-type: none"> • a residence on privately-owned land in respect of which the owner has not reached an agreement with the Proponent in relation to the development (as provided by this consent); or • a residence on privately-owned land in respect of which the owner has reached an agreement with the Proponent in relation to the development (as provided by this consent), but the agreement does not cover the relevant impact or the performance measure for such impact under that agreement has been exceeded.
Non-compliance	An occurrence, set of circumstances or development that is a breach of this consent but is not an incident
OLS	Obstacle Limitation Surface
Operation	The operation of the development, but does not include commissioning, trials of equipment or use of temporary facilities
OSOM	An over size &/or over mass (OSOM) vehicle is a heavy vehicle that is carrying, or specially designed to carry, a large indivisible item
Planning Secretary	Planning Secretary under the EP&A Act, or nominee
POEO Act	<i>Protection of the Environment Operations Act 1997</i>
Water Group	Water Group within NSW Department of Climate Change, Energy, the Environment and Water

	Includes the following activities:
	<ul style="list-style-type: none"> • surveys; • overhead line safety marking; • building and road dilapidation surveys; • investigative drilling, excavation or salvage; • minor clearing or translocation of native vegetation; • establishing temporary site office (in locations meeting the criteria identified in the conditions of this consent) • installation of environmental impact mitigation measures, fencing, enabling works; • wind monitoring masts; and • construction of minor access roads and minor adjustments to services/utilities, etc.
Pre-construction minor works	
Privately-owned land	Land that is not owned by a public agency or publicly-owned commercial entity (or its subsidiary)
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, etc.
RAAF	Royal Australian Air Force – Aeronautical Information Services
Radiocommunications	Radio emission, or the reception of radio emission, for the purposes of communicating information as defined under the Radiocommunications Act 1992
Reasonable	Reasonable related 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
Registered Aboriginal Parties	As described in the National Parks and Wildlife Regulation 2009
Residence	Existing or approved dwelling at the date of grant of this consent
RFS	NSW Rural Fire Service
Shadow flicker	The flickering effect caused by the intermittent shading of the sun by the rotating blades of the wind turbines
Site	As indicated by the red line on the figures 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, rock crushing facilities, concrete or asphalt batching plants, materials storage compounds, maintenance workshops, material stockpiles, laydown areas and parking spaces.
TfNSW	Transport for New South Wales
Upgrades and Upgrading	The replacement of wind turbines and ancillary infrastructure on site (excluding maintenance) in accordance with the conditions of this consent
VPA	Voluntary Planning Agreement
Wind turbine	Turbines used for the generation of electricity by wind, including the tower, blades and associated components

SCHEDULE 2

PART A ADMINISTRATIVE CONDITIONS

OBLIGATION TO MINIMISE HARM TO THE ENVIRONMENT

- A1. In meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and if prevention is not reasonable and feasible, minimise, any material harm to the environment that may result from the construction, commissioning, upgrading, operation, rehabilitation or decommissioning of the development.

TERMS OF CONSENT

- A2. The development may only be carried out:
- (a) in compliance with the conditions of this consent;
 - (b) in accordance with all written directions of the Planning Secretary;
 - (c) generally in accordance with the EIS; and
 - (d) generally in accordance with the Development Layout in Appendix 1.
- A3. The Applicant must comply with any requirement/s of the Planning Secretary arising from the Department's assessment of:
- (a) any strategies, plan 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.
- A4. The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in condition A2(c) or A2(d). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A2(c) or A2(d), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.

LIMITS ON CONSENT

Wind Turbines

- A5. A maximum of 62 wind turbines may be constructed and operated on the site.
- A6. This consent does not authorise the development of wind turbine numbers 24 and 42.
Note: To identify the approved wind turbines, see the figures and corresponding GPS coordinates in Appendix 1.
- A7. No wind turbine may be located within 135 metres (measured horizontally from the centre of the tower) from the surveyed boundary of Ben Halls Gap Nature Reserve.

Wind Turbine Height

- A8. The maximum permitted height of any wind turbine (measured from the above ground level to the blade tip) is 230 metres.

Site Access

- A9. This consent authorises Crawney Road Access Option B. It does not authorise the development of:
- (a) the Crawney Road Access Option A or Option C; and
 - (b) the Happy Valley Road bypass route.
- Note: To identify the approved access routes, see the figures (for the transport route approved) in Appendix 1 and Appendix 7. In the event that there is an inconsistency between this condition and Appendix 1 or Appendix 7, this condition prevails.*

Micro-siting restrictions

- A10. Wind turbines and ancillary infrastructure may be micro-sited without further approval providing:
- (a) the surface disturbance remains within the development corridor (with the exception of wind monitoring masts) shown on the figure in Appendix 1;
 - (b) no wind turbine is moved more than 100 metres from the relevant GPS coordinates shown in Appendix 1;

- (c) the revised location of the blade tip of a wind turbine is at least 50 metres away from the canopy of existing native vegetation; or where the proposed location of the blade tip of a wind turbine is already within 50 metres of the canopy of existing native vegetation, the revised location is not any closer to the existing native vegetation and the revised location would not increase the turbines risk rating to bird and bat strike, as assigned in the finalised Biodiversity Development Assessment Report (BDAR), dated 25 May 2023;
- (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; and
- (f) the wind monitoring masts are located within the development corridor where possible and their development 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 development footprint and would not result in any non-compliance with the conditions of this consent.

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.

CROWN LAND

A12. Prior to commencing the development, the Applicant must:

- (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 any licence obtained under condition A12(a) to the Department; and
- (c) have received notification from the Planning Secretary that it is satisfied that the requirement in A12(a) has been met.

STRUCTURAL ADEQUACY

A13. The Applicant must ensure that:

- (a) the wind turbines are constructed in accordance with the relevant standards, including the structural design requirements of *IEC 61400-1 Wind Turbines – Part 1: Design Requirements* (or equivalent); and
- (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.

Notes:

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

DEMOLITION

A14. The Applicant must ensure that all demolition work on site is carried out in accordance with *Australian Standards AS 2601-2001: The Demolition of Structures*, or its latest version.

PROTECTION OF PUBLIC INFRASTRUCTURE

A15. 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.

Note: 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

A16. All plant and equipment used on site, or in connection with the development, must be:

- (a) maintained in a proper and efficient condition; and

- (b) operated in a proper and efficient manner.

SUBDIVISION

- A17. The Applicant may subdivide land comprising the site for the purposes of carrying out the development as identified Appendix 4 and in accordance with the requirements of the EP&A Act, EP&A Regulation and *Conveyancing Act 1919* (NSW).

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.

APPLICABILITY OF GUIDELINES

- A18. References in the conditions of this consent to any guideline, protocol Australian Standard or policy are to such guidelines, protocols, Standards or policies in the form they are in as at the date of this consent.

However, consistent with the conditions of this consent and without altering any limits or criteria in this consent, the Planning Secretary may, when issuing directions under this consent in respect of ongoing monitoring and management obligations, require compliance with an updated or revised version of such a guideline, protocol, Standard or policy, or a replacement of them.

COMPLIANCE

- A19. The Applicant must ensure that all of its employees, contractors (and their sub-contractors) are made aware of, and are instructed to comply with, the conditions of this consent relevant to activities they carry out in respect of the development.

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 document the subject of consultation to the Planning Secretary for approval; and
 - (b) provide details of the consultation undertaken including:
 - (i) the outcome of that consultation, matters resolved and unresolved; and
 - (ii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.

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.

COMMUNITY ENHANCEMENT

- A22. Prior to commencing construction, or other timeframe agreed by the Planning Secretary, the Applicant must enter into a VPA with Upper Hunter Shire Council in accordance with:
- (a) Division 7.1 of Part 7 of the EP&A Act; and
 - (b) the terms of the Upper Hunter Shire Council letter dated 22 November 2023 summarised in Appendix 3.
- A23. Within 6 months of the date of commencement of this development, or other timeframe agreed by the Planning Secretary, the Applicant must enter into a VPA or other agreement with Tamworth Regional Council in accordance with:
- (c) Division 7.1 of Part 7 of the EP&A Act; and
 - (d) the terms of the Applicants offer in Appendix 3.
- A24. If the Applicant and Tamworth Regional Council do not enter into a VPA or other agreement within the timeframe specified under condition A23, then within a further 3 months, the Applicant must make a contribution to Tamworth Regional Council under Section 7.12 of the EP&A Act of \$ 6,376,562 (for 64 turbines) recalculated pro-rata for the number of approved turbines located within the Tamworth Regional Council local government area. The amount is to be adjusted at the time of actual payment in accordance with the provisions of the *Tamworth Regional Council Section 94A (Indirect) Development Contributions Plan 2013* and directed to infrastructure, services and community projects in towns, villages and rural areas within the Tamworth LGA including Nundle and Hanging Rock.

PART B SPECIFIC ENVIRONMENTAL CONDITIONS

ACQUISITION UPON REQUEST

- B1. Up until 5 years from the commencement of operation, the owner of the land listed in Table 1 may request the Applicant to acquire their land.

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.

Table 1: Receiver subject to acquisition upon request

Receiver	Lot/DP	Applicable Wind Turbines
DAD01	47/753722	53, 54, 55, 56, 57, 58, 59, 60, 61, 62

Note: To identify the residence and wind turbines referred to in Table 1, see the applicable tables and figures in Appendix 2.

VISUAL

Visual Impact Mitigation

- B2. Up until 5 years from the commencement of operation, the landowners of any non-associated residence 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.

These mitigation measures must:

- be reasonable and feasible;
- be aimed at reducing the visibility of the visually prominent aspects of the development from the residence and its curtilage and be commensurate with the level of visual impact on the residence;
- address bushfire risk (including the provisions of *Planning for Bushfire Protection 2019*);
- be implemented within 12 months of receiving the written request unless the Planning Secretary agrees otherwise.

If the Applicant and the owner cannot agree on the measures to be implemented, or there is a dispute about the implementation of these measures, then either party may refer the matter to the Planning Secretary for resolution.

Notes:

- To avoid any doubt, mitigation measures are not required to be implemented to reduce the visibility of wind turbines from any other locations on the property other than the residence and its curtilage.
- The identification of appropriate visual impact mitigation measures will be more effective following the construction of the wind turbines. While owners may ask for the implementation of visual impact measures shortly after the commencement of construction, it is recommended owners consider whether there is benefit in delaying such a request until the relevant wind turbines are visible from their residence or its curtilage.

Visual Appearance

- B3. The Applicant must:
- take all reasonable steps to minimise the off-site visual impacts of the development;
 - ensure the wind turbines are:
 - Painted off white/grey, unless otherwise agreed by the Planning Secretary; and
 - finished with a surface treatment that minimises the potential for glare and reflection;
 - ensure the visual appearance of all ancillary infrastructure (including paint colours, specifications and screening) blends in as far as possible with the surrounding landscape; and
 - not mount any advertising signs or logos on site, except where required for safety or emergency purposes.

Lighting

- B4. The Applicant must:
- consult with CASA regarding night time obstacle lighting requirements and, if required, ensure obstacle lights are energised during hours of darkness in accordance with CASA's recommendations;

- (b) minimise the off-site lighting impacts of the development;
- (c) ensure that any aviation hazard lighting complies with CASA's recommendations;
- (d) minimise the visual impacts of any aviation lights by implementing measures including as appropriate in the circumstances:
 - (i) partial shielding of lights;
 - (ii) operating the lights only at night or during times of reduced visibility; and
 - (iii) turning the lights on and off simultaneously; and
- (e) ensure that all external lighting associated with the development (apart from any aviation hazard lighting):
 - (i) is installed as low intensity lighting (except where required for safety or emergency purposes);
 - (ii) does not shine above the horizontal;
 - (iii) uses best management practices for bat deterrence; and
 - (iv) complies with Australian/New Zealand Standard AS/NZS 4282:2019: Control of Obtrusive Effects of Outdoor Lighting, or its latest version.

If there is a dispute about the need for aviation hazard lighting under B4(c), including which wind turbines are to be lit, then either party may refer the matter to the Planning Secretary for resolution.

Shadow Flicker

- B5. The Applicant must ensure that shadow flicker associated with wind turbines does not exceed 30 hours per annum at any non-associated residence (excluding DAD01).

NOISE AND VIBRATION

Construction Hours

- B6. Road upgrades, construction, commissioning, demolition, upgrading or decommissioning activities (excluding blasting) may only be undertaken 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;

unless the Planning Secretary agrees otherwise.

Exceptions to Construction Hours

- B7. The following activities may be carried outside the hours specified in condition B6 above:
- (a) activities that are inaudible at non-associated residences (excluding DAD01);
 - (b) the delivery or dispatch of materials as requested by the NSW Police Force or other public authorities for safety reasons; or
 - (c) emergency work to avoid the loss of life, property or prevent material harm to the environment.

Variation of Construction Hours

- B8. The hours of construction activities specified in condition B6 of this approval may be varied with the prior written approval of the Planning Secretary. Any request to alter the hours of construction must be:
- (a) considered on a case-by-case or activity-specific basis;
 - (b) accompanied by details of the nature and justification for activities to be conducted during the varied construction hours;
 - (c) accompanied by written evidence that appropriate consultation with potentially affected sensitive receivers and notification of Councils (and other relevant agencies) has been or will be undertaken;
 - (d) accompanied by evidence that all feasible and reasonable noise mitigation measures have been put in place; and
 - (e) accompanied by a noise impact assessment consistent with the requirements of the *Interim Construction Noise Guideline* (DECC, 2009), or latest version.

Construction and Decommissioning

- B9. The Applicant must take all reasonable steps to minimise the construction or decommissioning noise of the development, including any associated traffic noise.

- B10. The Applicant must ensure that the noise generated by any construction or decommissioning activities is managed in accordance with the requirements outlined in the *Interim Construction Noise Guideline* (DECC, 2009) (or its latest version).
- B11. The Applicant must comply with the following vibration limits:
- vibration criteria established using *the Assessing vibration: a technical guideline* (DEC, 2006) (for human exposure);
 - BS 7385 Part 2-1993 “*Evaluation and measurement for vibration in buildings Part 2*” as they are “applicable to Australian conditions”; and
 - vibration limits set out in the German Standard DIN 4150-3: Structural Vibration – effects of vibration on structures (for structural damage).

Blasting

- B12. Blasting may only be carried out on site between 9 am and 5 pm Monday to Friday and between 9 am to 1 pm on Saturday. No blasting is allowed on Sundays or NSW public holidays.

The Applicant must ensure that any blasting carried out on site does not exceed the criteria in Table 2.

Table 2: Blasting Criteria

Location	Airblast overpressure (dB(Lin Peak))	Ground vibration (mm/s)	Allowable exceedance
Any non-associated residence	120	10	0%
	115	5	5% of the total number of blasts or events over a rolling period of 12 months

Operational Noise Criteria – Wind Turbines

- B13. The Applicant must ensure that the noise generated by the operation of wind turbines does not exceed the higher of 35 dB(A) or the existing background noise level ($LA_{90(10\text{-minute})}$) plus 5 dB(A) for each integer wind speed, measured at hub height, from cut-in to rated wind turbine generator power, at any non-associated residence (excluding DAD01).

Noise generated by the operation of the wind turbines is to be measured in accordance with the relevant requirements of the Department’s *Wind Energy: Noise Assessment Bulletin (2016)* (or its latest version). The noise generated by the operation of the wind turbines must also be adjusted for tonality and low frequency noise in accordance with the Department’s *Wind Energy: Noise Assessment Bulletin (2016)* (or its latest version).

However, these criteria do not apply if the Applicant has an agreement with the relevant owner/s of these residences to generate higher noise levels, and the Applicant has advised the Department in writing of the terms of this agreement.

Operational Noise Criteria – Ancillary Infrastructure

- B14. The noise generated by the operation of ancillary infrastructure must not exceed 35 dB(A) $L_{Aeq(15\text{ minute})}$ at any non-associated residence (excluding DAD01).

Noise generated by the operation of ancillary infrastructure is to be measured in accordance with the relevant requirements of the *NSW Noise Policy for Industry (2017)* (or its equivalent).

Operational Noise Monitoring

- B15. 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:
- undertake noise monitoring to determine whether the development is complying with the relevant conditions of this consent; and
 - submit a copy of the details of the monitoring program and results to the Department and the EPA.
- B16. The Applicant must undertake further noise monitoring of the development if required by the Planning Secretary.

AIR

- B17. The Applicant must take all reasonable steps to:
- minimise the off-site dust, fume and blast emissions of the development; and
 - minimise the surface disturbance of the site.

SOIL AND WATER

Water Supply

- B18. 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 licenses before commencing any works which intercept or extract groundwater or surface water (unless an exemption applies).

Water Pollution

- B19. Unless an EPL authorises otherwise, the Applicant must comply with Section 120 of the POEO Act.

Note: Section 120 of the POEO Act makes it an offence to pollute any waters.

Operating Conditions

- B20. The Applicant must:

- (a) minimise erosion and control sediment generation;
- (b) ensure the wind turbine pads, ancillary infrastructure, access roads and any other land disturbances have appropriate drainage and erosion and sediment controls designed, installed and maintained in accordance with *Best Practice Erosion and Sediment Control* (IECA, 2008) and *Managing Urban Stormwater – Soils and Construction Volume 2C Unsealed Roads* (DECC, 2008), or their latest versions;
- (c) ensure all waterway crossings are constructed in accordance with the *Water Guidelines for Controlled Activities on Waterfront Land* (DPE, 2022), unless NSW DCCEEW – Water Group agrees otherwise;
- (d) ensure the concrete batching plants and substation are suitably bunded; and
- (e) minimise any spills of hazardous materials or hydrocarbons, and clean up any spills as soon as possible after they occur.

Flooding

- B21. The Applicant must ensure that the development:

- (a) does not materially alter the flood storage capacity, flows or characteristics in the development area or off-site; and
- (b) is designed, constructed and maintained to reduce impacts on surface water, localised flooding and groundwater at the site,

unless otherwise agreed by the relevant local Council.

Soil and Water Management Plan

- B22. 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:

- (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:
 - (i) minimise the impacts on soil and water required by condition B20;
 - (ii) minimise the spoil generated by the development;
 - (iii) monitor baseline data on surface water flows and quality in the watercourses that could be affected by the development, and a program to augment this baseline data over time;
 - (iv) avoid impacts on the quality of water flowing into the Chaffey and Glenbawn catchments;
- (c) managing flood risk during construction;
- (d) include a program to monitor and publicly report on the management of spoil on site;
- (e) progress against the detailed completion criteria and performance indicators.

Following the Planning Secretary's approval, the Proponent must implement the Soil and Water Management Plan.

BIODIVERSITY

Vegetation Clearance

- B23. The Applicant must not clear any native vegetation or fauna habitat located outside the development corridor.

Restrictions on Clearing and Habitat

- B24. 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:
 - (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.

Biodiversity Offsets

- B25. Prior to carrying out any development that could directly or indirectly impact the biodiversity values requiring offset, the Applicant must retire biodiversity credits of a number and class specified in Table 5-1 and 5-2 of Appendix 5, 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:

- (a) acquiring or retiring 'biodiversity credits' within the meaning of the *Biodiversity Conservation Act 2016*;
 - (b) making payments into an offset fund that has been developed by the NSW Government; or
 - (c) funding a biodiversity conservation action that benefits the entity impacted and is listed in the ancillary rules of the biodiversity offset scheme.
- B26. Prior to carrying out any development that could directly or indirectly impact the biodiversity values requiring offset, the Applicant must provide evidence to the Planning Secretary that biodiversity credits have been retired.

Biodiversity Management Plan

- B27. 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 clearing of native vegetation and habitat within 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:
 - (i) meet the biodiversity mitigation measures in conditions B23 and B24;
 - (ii) ensure the development does not adversely affect the native vegetation and habitat outside the disturbance footprint;
 - (iii) minimise the clearing of native vegetation and habitat within the disturbance footprint;
 - (iv) minimise the impacts of the development on threatened flora and fauna species, including habitat, within the disturbance footprint and its surrounds, including the:

• Large-eared Pied Bat	• Border Thick-tailed Gecko
• Eastern Cave Bat	• Booroolong Frog
• Southern Myotis	• Barking Owl
• Koala	• Powerful Owl
• Eastern Pygmy-possum	• Masked Owl
• Squirrel Glider	• Sooty Owl
• Southern Greater Glider	• Spotted-tailed Quoll
 - (v) rehabilitate and revegetate temporary disturbance areas;
 - (vi) protect native vegetation and key fauna habitat outside the development footprint;
 - (vii) maximise the salvage of resources within the development footprint – including vegetative and soil resources – for beneficial reuse (such as fauna habitat enhancement) during the rehabilitation and revegetation of the site;
 - (viii) collect and propagate seeds (where relevant);

- (ix) control weeds and feral pests;
 - (x) control erosion;
 - (xi) address bushfire management; and
 - (xii) provide a detailed program to monitor and report on the effectiveness of these measures and implement improvements for the Biodiversity Management Plan as required;
- (e) Following the Planning Secretary's approval, the Applicant must implement the Biodiversity Management Plan.

Bird and Bat Adaptive Management Plan

B28. 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 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:

- (a) at least 12 months' worth of baseline data on threatened and 'at risk' bird and bat species and populations in the locality that could be affected by the development;
- (b) a detailed description of other measures that would be implemented on site for minimising bird and bat strike during operation of the development, including:
 - (i) the wind turbine curtailment strategy;
 - (ii) minimising the availability of raptor perches on wind turbines;
 - (iii) prompt carcass removal;
 - (iv) controlling pests; and
 - (v) using best practice methods for bat deterrence, including managing potential lighting impacts;
- (c) an adaptive management program that would be implemented if the development is having an adverse impact on a particular threatened or 'at risk' bird and/or bat species or populations, including:
 - (i) a trigger action response plan to minimise potential impacts of the project;
 - (ii) the implementation of measures to:
 - reduce the mortality of those species or populations; or
 - enhance and propagate those species or populations in the locality, where feasible; and
- (d) a detailed program to monitor and report on:
 - (iii) the effectiveness of these measures; and
 - (iv) any bird and bat strike on site;
- (e) provision for a copy of all raw data collected as part of the monitoring program to be submitted to BCS and the Planning Secretary.

Following the Planning Secretary's approval, the Applicant must implement the Bird and Bat Adaptive Management Plan.

HERITAGE

Protection of Heritage

B29. The Applicant must:

- (a) ensure the development does not cause any direct or indirect impacts on the Aboriginal heritage items identified in Table 6-1 of Appendix 6, historic heritage items identified in Table 6-3 of Appendix 6, and any items located outside the development footprint;
- (b) implement all reasonable and feasible measures to avoid and minimise harm to Aboriginal heritage items identified in Table 6-2 of Appendix 6; and
- (c) 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

B30. Prior to carrying out any development that could directly or indirectly impact the heritage items identified in condition B29, 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 a suitably qualified and experienced person whose appointment has been endorsed by the Planning Secretary;
- (b) be prepared in consultation with Aboriginal stakeholders and reviewed by Heritage NSW;
- (c) provide an updated list of Aboriginal heritage items identified in condition B29 that would be protected and remain in-situ throughout construction and items that would be salvaged and relocated to suitable alternative locations;
- (d) include a justification where impacts to Aboriginal heritage items identified in condition B29(b) cannot be avoided;
- (e) include a description of the measures that would be implemented for:
 - (i) protecting heritage items in accordance with condition B29;
 - (ii) minimising and managing the impacts of the development on Aboriginal heritage items identified in condition B29(b) which cannot be avoided, including:
 - undertaking test excavations of PADs;
 - salvaging and relocating items to suitable alternative locations; and
 - a strategy for the long-term management of any Aboriginal and historic heritage items or material collected during the excavations and salvage works;
 - (iii) minimising and managing the impacts of the development on historic heritage items identified in condition B29(a), including the methodology for pre-construction and post-construction dilapidation surveys for the Nundle Shire Council offices;
 - (iv) a contingency plan and reporting procedure if:
 - heritage items outside the development footprint are damaged;
 - previously unidentified heritage items are found; or
 - skeletal material is discovered;
 - (v) 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
 - (vi) ongoing consultation with Aboriginal stakeholders and Heritage NSW during the implementation of the plan; and
- (f) 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.

TRANSPORT

Heavy Vehicles Requiring Escort and Heavy Vehicles Routes

- B31. 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 Street, Stair Street, New England Highway, 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;
 - (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
 - (d) only vehicles constructing or accessing the switching station can use Old Wallabadah Road, Wallabadah Creek Road and Basin Creek Road;

as identified in the figure in Appendix 7, unless the Planning Secretary agrees otherwise.

- *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;*
- *In the event that there is an inconsistency between this condition and Appendix 7, this condition prevails.*

Road Upgrades

- B32. Unless the Planning Secretary agrees otherwise, the road upgrades identified in Table 7-1 in Appendix 7 must be implemented in accordance with the relevant timing requirements.
- B33. Unless the Planning Secretary agrees otherwise, the Applicant must implement the road upgrades identified in Table 7-2 in Appendix 7 must comply with the current Austroads Guidelines, Australian Standards (as amended by TfNSW supplements) in accordance with the relevant timing requirements, to the satisfaction of the relevant roads authority and TfNSW.

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.

Road Maintenance

- B34. The Applicant must, in consultation with the relevant Council:
- (a) undertake an independent dilapidation survey to assess the existing condition of Lindsays Gap Road, Nundle Road, Old Hanging Rock Road, Barry Road, Morrisons Gap Road, Herring Street, Innes Street, Jenkins Street and Crawney Road described in condition B31, prior to construction, upgrading or decommissioning works; and
 - (b) undertake an independent dilapidation survey one month following completion of construction, upgrading or decommissioning works, to assess the condition of Lindsays Gap Road, Nundle Road, Old Hanging Rock Road, Barry Road, Morrisons Gap Road, Herring Street, Innes Street, Jenkins Street and Crawney Road and describe the necessary repairs to return the route to a condition that is equivalent to, or better than, the existing condition identified in B34(a); and
 - (c) repair and/or make good any development-related damage identified during:
 - (i) the carrying out of the relevant construction and/or decommissioning works if it could endanger road safety, as soon as possible after the damage is identified but within 7 days at the latest; and
 - (ii) any dilapidation survey carried out in accordance with condition B34(b) within 2 months of the completion of the survey, unless the relevant road authority agrees otherwise;
- in consultation with the relevant roads authority, to the satisfaction of the Planning Secretary.

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.

Operating Conditions

- B35. The Applicant must ensure:
- (d) any new internal roads are constructed as all-weather roads;
 - (a) any existing internal roads are maintained 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, with the exception of laybys used during the movement of project vehicles;
 - (c) the capacity of the existing roadside drainage network is not reduced;
 - (d) any unformed Crown road reserves affected by the development are maintained for future use, unless otherwise agreed with DPE Crown Lands;
 - (e) any road upgrades that may affect watercourse crossings comply with the *Policy and Guidelines for Fish Habitat Conservation and Management* (2013), unless otherwise agreed with DPI Fisheries;
 - (f) all vehicles are loaded and unloaded on site, and enter and leave the site in a forward direction; and
 - (g) 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

- B36. Prior to commencing construction, the Applicant must prepare a Traffic Management Plan for the development in consultation with TfNSW, WaterNSW, Councils (including Muswellbrook Shire and Newcastle City Councils) and, where relevant, the CCC, 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 timing of the road upgrade works required by condition B32 and details of the road upgrade works required by B33 of Schedule 2 of this consent;
 - (c) details of the measures that would be implemented to minimise traffic impacts during construction, upgrading or decommissioning works, including:
 - (i) details of the dilapidation surveys required by condition B34;
 - (ii) meeting the operating conditions required by condition B35;
 - (iii) temporary traffic controls, including detours and signage;
 - (iv) notifying the local community about development-related traffic impacts;
 - (v) procedures for receiving and addressing complaints from the community about development-related traffic;
 - (vi) site access and emergency access routes and use;
 - (vii) minimising potential cumulative traffic impacts with other projects and existing uses along the transport route, including consultation with TfNSW regarding their projects;
 - (viii) minimising potential conflict with rail services, stock movements, school buses and other road users as far as practicable, including preventing queuing on the public road network;
 - (ix) minimising dirt/debris tracked onto the public road network from development-related traffic;
 - (x) details of the employee shuttle bus service (if proposed), including pick-up and drop-off points and associated parking arrangements for construction workers, and measures to encourage employee use of this service as described in the EIS;
 - (xi) encouraging car-pooling or ride sharing by employees;
 - (xii) scheduling of haulage vehicle movements to minimise convoy lengths or platoons, and to minimise conflict with light vehicles;
 - (xiii) responding to local climate conditions that may affect road safety such as fog, dust, wet weather, snow, ice and flooding;
 - (xiv) ensuring loaded vehicles entering or leaving the site have their loads covered or contained;
 - (xv) avoiding impacts on WaterNSW water quality monitoring sites and ensuring suitable access to these sites is maintained;
 - (xvi) for the access road through the Peel Inn curtilage details of the:
 - measures for its removal and rehabilitation following construction;
 - triggers for reinstatement during operation; and
 - measures for reinstatement, removal and rehabilitation following decommissioning;
 - (xvii) responding to any emergency repair or maintenance requirements;
 - (xviii) a traffic management system for managing heavy vehicles requiring escort; and
 - (d) a drivers code of conduct that addresses:
 - (i) driver fatigue;
 - (ii) procedures to ensure that drivers to and from the development adhere to the designated transport routes and speed limits;
 - (iii) procedures to ensure that drivers implement safe driving practices; and
 - (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.

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

AVIATION

Mitigation of Aviation-Related Impacts

- B37. The Applicant must carry out the development in accordance with the *National Airports Safeguarding Framework Guideline D: Managing the Risk to Aviation Safety of Wind Turbine Installations (Wind Farms)/Wind Monitoring Towers*; or its latest version, unless the Planning Secretary agrees otherwise.

Notification of Aviation Authorities

- B38. Prior to the construction of a wind turbine or wind monitoring mast, the Applicant must provide the following information to CASA, Airservices Australia, DoD and the RAAF (together the authorities), Scone Airport and all known operators of privately owned local airfields:
- (a) co-ordinates in latitude and longitude of each wind turbine and mast;
 - (b) the final height of each wind turbine and mast in Australian Height Datum;
 - (c) ground level at the base of each wind turbine and mast in Australian Height Datum;
 - (d) confirmation of compliance with any OLS; and
 - (e) details of any proposed aviation hazard lighting.
- B39. Prior to the construction of a wind turbine or wind monitoring mast, the Applicant must reach an agreement with Airservices Australia to amend the operating procedures into or out of Scone Airport.
- B40. Within 30 days of the practical completion of any wind turbine or mast, the Applicant must:
- (a) provide confirmation to the authorities that the information that was previously provided remains accurate; or
 - (b) update the information previously provided.
- B41. Should increases to the costs of aerial agricultural spraying on any non-associated property surrounding the site be attributed to the operation of the Project, the Applicant shall fully fund to the affected landowner, the reasonable cost difference between pre-construction aerial spraying and the increased cost, as agreed between the relevant parties.

RADIOCOMMUNICATIONS

- B42. If the development results in the disruption to any radio communications services (including point-to-point microwave links) in the area, then the Applicant must make good any disruption to these services as soon as possible following the disruption, but no later than 1 month following the disruption of the service unless the relevant service provider or user or Planning Secretary agrees otherwise.

If there is a dispute about the mitigation measures to be implemented or the implementation of these mitigation measures, then either party may refer the matter to the Planning Secretary for resolution.

HAZARDS

Blade and Ice Throw

- B43. The Applicant must minimise the risk of blade and ice throw by appropriate measures that may include:
- (a) monitoring the condition of turbine blades;
 - (b) monitoring the risk of ice accumulation on turbine blades;
 - (c) deactivating turbines as necessary to minimise risk; and
 - (d) placing warning signs and access barriers as appropriate for the protection of site personnel and the public.

Fire Safety Study

- B44. 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:
- (a) be consistent with the Department's Hazardous Industry Planning and Advisory Paper No. 2 'Fire Safety Study' guideline;
 - (b) include reasonable worst-case bush fire scenario to and from the facility and the associated bush fire management;
 - (c) describe the final design of the battery storage facility;
 - (d) identify measures to eliminate the expansion of any fire incident, including:
 - (i) adequate fire safety systems and appropriate water supply;
 - (ii) separation and/or compartmentalisation of battery units; and
 - (iii) strategies and incident control measures specific to the battery storage facility design.

Following approval by the Planning Secretary, the Applicant must implement the measures described in the Fire Safety Study.

Note: 'to the satisfaction of FRNSW' above means confirmation in writing from FRNSW that the Study meets the requirements of FRNSW as required by the Department's Hazardous Industry Planning and Advisory Paper No. 2 'Fire Safety Study' guideline.

Storage and Handling of Dangerous Goods

B45. The Applicant must store and handle all chemicals, fuels and oils used on-site in accordance with:

- (a) the requirements of all relevant Australian Standards; and
- (b) the NSW EPA's Storing and Handling of Liquids: Environmental Protection – Participants Handbook if the chemicals are liquids.

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

Operating Conditions

B46. The Applicant must:

- (a) minimise the fire risks of the development, including managing vegetation fuel loads on-site;
- (b) ensure that the development:
 - (i) complies with the relevant asset protection requirements in the RFS's *Planning for Bushfire protection 2019* (or equivalent) and Standards for Asset Protection Zones;
 - (ii) is suitably equipped to respond to any fires on site including provision of a 20,000 litre water supply tank fitted with a 65 mm Storz fitting and a FRNSW compatible suction connection located adjacent to an internal access road;
- (c) assist the RFS and emergency services as much as practicable if there is a fire in the vicinity of the site; and
- (d) notify the relevant local emergency management committee following construction of the development, and prior to commencing operations.

Emergency Plan

B47. 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, FRNSW and RFS and provide a copy of the plan to the local Fire Control Centre. 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:

- (a) 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);
- (b) include procedures for the storage and maintenance of any flammable materials;
- (c) include emergency management planning, including:
 - (i) details of the location, management and maintenance of the Asset Protection Zone and on-site water supply tanks;
 - (ii) a list of works and operations that should not be carried out during a total fire ban;
 - (iii) details of the 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;
 - (iv) details of 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;
 - (v) an Emergency Services Information Package in accordance with *Emergency Services information and tactical fire plan* (FRNSW, 2019) to the satisfaction of FRNSW and RFS;
 - (vi) operational procedures in the event of bushfires, such as shutting down turbines and the positioning of turbine blades to minimise impact to bushfires and/or interference with aerial firefighting operations; and
 - (vii) detail the measures that would be implemented to evacuate the site in an emergency.

WASTE

B48. 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 generated 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

B49. Prior to commencing construction, the Applicant must prepare an Accommodation and Employment Strategy for the development in consultation with Tamworth Regional Council, Upper Hunter Shire Council, Liverpool Plains Shire Council and the CCC, 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

Decommissioning and Rehabilitation Plan

B50. 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:

- (a) include detailed completion criteria for evaluating compliance with the rehabilitation objectives in Table 3 below; and
- (b) describe the measures that would be implemented to:
 - (i) decommission the development and rehabilitate the site in accordance with the objectives in Table 3;
 - (ii) minimise and manage the waste generated by the decommissioning of the development;
 - (iii) include a program to monitor and report on the implementation of these measures against the detailed completion criteria; and
 - (iv) ensure that best practice is employed in respect of utilising available recycling technologies.

Rehabilitation Objectives – Decommissioning

B51. 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 3: Rehabilitation Objectives

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
Revegetation	<ul style="list-style-type: none"> • Restore native vegetation generally as identified in the EIS
Above ground wind turbine infrastructure (excluding wind turbine pads)	<ul style="list-style-type: none"> • To be decommissioned and removed, unless the Planning Secretary agrees otherwise
Wind turbine pads	<ul style="list-style-type: none"> • To be covered with soil and/or rock and revegetated
Above ground ancillary infrastructure (including the battery storage facility)	<ul style="list-style-type: none"> • To be decommissioned and removed, unless an agreed alternative use is identified to the satisfaction of the Planning Secretary
Internal access roads	<ul style="list-style-type: none"> • To be decommissioned and removed, unless an agreed alternative use is identified to the satisfaction of the Planning Secretary

Underground cabling	<ul style="list-style-type: none"> To be decommissioned and removed, unless the Planning Secretary agrees otherwise
Land use	<ul style="list-style-type: none"> Restore or maintain land capability to pre-existing use
Community	<ul style="list-style-type: none"> Ensure public safety at all times

Progressive Rehabilitation

B52. The Applicant must:

- (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;
- (b) minimise the total area exposed at any time; and
- (c) where it is not possible to carry out measures for permanent rehabilitation, employ interim rehabilitation strategies to minimise dust generation, soil erosion and weed incursion until such time that it is.

Dismantling of Wind Turbines

B53. Any individual wind turbines which cease operating for more than 12 consecutive months must be dismantled within 18 months after that 12 month period, unless the Planning Secretary agrees otherwise.

PART C Environmental Management, Reporting and Auditing

ENVIRONMENTAL MANAGEMENT

Environmental Management Strategy

- C1. 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:
- (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) include an ongoing community communication plan that describes the procedures that would be implemented to:
 - (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;
 - (ii) receive, handle, respond to, and record complaints;
 - (iii) resolve any disputes that may arise;
 - (iv) respond to any non-compliance;
 - (v) respond to emergencies; and
 - (e) include:
 - (vi) references to any strategies, plans and programs approved under the conditions of this consent;
 - (vii) 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;
 - (viii) a process of ongoing improvement of the Environmental Management Strategy.

Following the Planning Secretary's approval, the Applicant must implement the Environmental Management Strategy.

Revision of Strategies, Plans and Programs

- C2. 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 3 months of the:
 - (i) submission of an incident report under condition C10 of Schedule 2;
 - (ii) submission of an audit report under condition C16 of Schedule 2; or
 - (iii) any modification to the conditions of this consent.

Staging, Combining and Updating Strategies, Plans or Programs

- C3. With the approval of the Planning Secretary, the Applicant may:
- (a) prepare and submit any strategy, plan or program required by this consent on a staged basis (if a clear description is provided as to the specific stage and scope of the development to which the strategy, plan or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan or program);
 - (b) combine any strategy, plan or program required by this consent (if a clear relationship is demonstrated between the strategies, plans or programs that are proposed to be combined); and
 - (c) update any strategy, plan or program required but this consent (to ensure the strategies, plans and programs required under this consent are updated on a regular basis and incorporate additional measures or amendments to improve the environmental performance of the development).
- C4. If the Planning Secretary agrees, a strategy, plan or program may be staged or updated without consultation being undertaken with all parties required to be consulted in the relevant condition in this consent.
- C5. If approved by the Planning Secretary, updated strategies, plans or programs supersede the previous versions of them and must be implemented in accordance with the condition that requires the strategy, plan or program.

- C6. If the Planning Secretary agrees, a strategy, plan or program may be staged without addressing particular requirements of the relevant condition of this consent if those requirements are not applicable to the particular stage.

NOTIFICATIONS

Notification of the Department

- C7. 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

- C8. 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:
- (a) details on siting of wind turbines, including micro-siting of any wind turbines and/or ancillary infrastructure (including wind monitoring masts);
 - (b) details of the development corridor as defined in this consent;
 - (c) the GPS coordinates of the wind turbines; and
 - (d) showing comparison to the approved layout.

The Applicant must ensure that the development is constructed in accordance with the Final Layout Plans.

Work as Executed Plans

- C9. Prior to commencing operations or following the upgrades of any wind turbines or ancillary infrastructure, the Applicant must submit work as executed plans of the development and showing comparison to the final layout plans to the Planning Secretary, via the Major Projects website portal.

Incident Notification

- C10. The Department must be notified in writing via the Major Projects website portal 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 8.

Non-Compliance Notification

- C11. 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.
- C12. 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.
- C13. A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.

Notification of Landowners

- C14. Prior to the commencement of construction, the Applicant must notify the owners of the land listed in Table 1 of the conditions of this consent of their rights under condition B1 and B2 of Schedule 2.
- C15. Prior to the commencement of construction, the Applicant must notify the owners of any non-associated residence () within 5 km (but also including NAD33) of any approved wind turbine of their rights under condition B2 of Schedule 2.

INDEPENDENT ENVIRONMENTAL AUDIT

- C16. Independent Audits of the development must be conducted and carried out at the frequency and 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.
- C17. Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the commencement of an Independent Audit.
- C18. The Planning Secretary may require the initial and subsequent Independent Audits to be undertaken at different times to those specified in condition C16 of Schedule 2 upon giving at least 4 weeks' notice to the Applicant of the date upon which the audit must be commenced.
- C19. In accordance with the requirements in the *Independent Audit Post Approval Requirements (2020)*, the Applicant must:
- (a) review and respond to each Independent Audit Report prepared under the conditions of this consent;
 - (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.
- C20. 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 Approval Requirements (2020)* unless otherwise agreed by the Planning Secretary.
- C21. Notwithstanding the requirements of the *Independent Audit Post Approval 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

- C22. To ensure transparency and timely access to information, the Applicant must:
- (a) make the following information publicly available on its website as relevant to the stage of the development as soon as practicable:
 - (i) the EIS;
 - (ii) the final layout plans of the development;
 - (iii) current statutory approvals for the development;
 - (iv) approved strategies, plans or programs required under the conditions of this consent (other than the Fire Safety Study and Emergency Plan);
 - (v) the proposed staging plans for the development if the construction, operation and/or decommissioning of the development is to be staged;
 - (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;
 - (vii) procedures for making, receiving, recording, handling and responding to complaints about the development;
 - (viii) minutes of CCC meetings
 - (ix) the annual Statement of Compliance with the EPL;
 - (x) any independent environmental audit, and the Applicant's response to the recommendations in any audit; and
 - (xi) any other matter required by the Planning Secretary; and
 - (b) keep this information up to date.

PART D Additional Procedures

LAND ACQUISITION

- D1. Within 3 months of receiving a written request from an owner with acquisition rights, the Applicant must make a binding written offer to the owner based on:
- (a) the current market value of the owner's interest in the land at the date of this written request, as if the land was unaffected by the development, having regard to the:
 - (i) existing and permissible use of the land, in accordance with the applicable environmental planning instruments at the date of the written request; and
 - (ii) presence of improvements on the land and/or any approved building or structure which has been physically commenced at the date of the owner's written request, and is due to be completed subsequent to that date, but excluding any improvements that have resulted from the implementation of the visual impact mitigation measures in condition B2 of Schedule 2;
 - (b) the reasonable costs associated with:
 - (i) relocating within the Tamworth Regional or Upper Hunter Shire local government areas, or to any other local government area determined by the Planning Secretary; and
 - (ii) obtaining legal advice and expert advice for determining the acquisition price of the land, and the terms upon which it is to be acquired;
 - (c) reasonable compensation for any disturbance caused by the land acquisition process.

However, if after 1 month of the owner receiving the binding written offer above, the Applicant and owner cannot agree on the acquisition price of the land and/or terms upon which the land is to be acquired, then either party may refer the matter to the Planning Secretary for resolution.

Upon receiving such a request, the Planning Secretary must request the President of the NSW Division of the Australian Property Institute to appoint a qualified independent valuer to:

- consider submissions from both parties;
- determine a fair and reasonable acquisition price for the land and/or the terms upon which the land is to be acquired, having regard to the matters referred to in D1(a) to (c) above;
- prepare a detailed report setting out the reasons for any determination; and
- provide a copy of the report to both parties.

Within 14 days of receiving the independent valuer's report, the Applicant must make a binding written offer to the owner to purchase the land at a price not less than the independent valuer's determination.

However, if either party disputes the independent valuer's determination, then within 14 days of receiving the independent valuer's report, they may refer the matter to the Planning Secretary for review. Any request for a review must be accompanied by a detailed report setting out the reasons why the party disputes the independent valuer's determination. Following consultation with the independent valuer and both parties, the Planning Secretary will determine a fair and reasonable acquisition price for the land, having regard to:

- the matters referred to in D1 (a) to (c) above,
- the independent valuer's report,
- the detailed report of the party that disputes the independent valuer's determination,
- whether an adjustment to the market value of the land since the independent valuation was completed is warranted, and
- any other relevant submissions.

Within 14 days of this determination, the Applicant must make a binding written offer to the owner to purchase the land at a price not less than the Planning Secretary's determination.

If the owner refuses to accept the Applicant's binding written offer under this condition within 3 months of the offer being made, unless the Planning Secretary determines otherwise, then the Applicant's obligations to acquire the land shall cease.

- D2. The Applicant must pay all reasonable costs associated with the land acquisition process described in condition D1 above, including the costs associated with obtaining Council approval for any plan of subdivision (where permissible), and registration of this plan at the Office of the Registrar-General.

**APPENDIX 1:
General Layout of Development**

Hills of Gold Wind Farm
SOMEVA RENEWABLES
Project Layout
Legend

- Project Infrastructure**
- Project Area
 - Project Area (Transmission)
 - Development Corridor
- Development Footprint**
- WTG Locations
 - Transmission Line 330kV
 - Transmission Line 33kV
 - Transmission Access Tracks
 - O&M
 - BESS/Laydown/Batching
 - 330kV Connection
 - Laydown/Batching/Compound
 - Substation/Switching Station
 - Ancillary Footprint
 - Access Tracks
 - Transmission Tower Hardstand
 - Transport Hardstand
 - Temporary Footprint
 - Meteorological masts
 - Site Access
- Existing Infrastructure**
- Main Roads
 - 330kV Transmission Line
- Dwellings**
- Associated Dwelling
 - Development Approved Dwelling
 - Non-Associated Dwelling
 - National Park
 - State Forest

Date: 27/08/2024
 CRS: GDA94 / MGA zone 56
 Scale: 1:133824
 Basemap: ESRI Satellite (2022)
 Data Sources: NSW Spatial (2022)
 SixMaps (2022)

Prepared: EL Reviewed By: TS
 Version: 3.6
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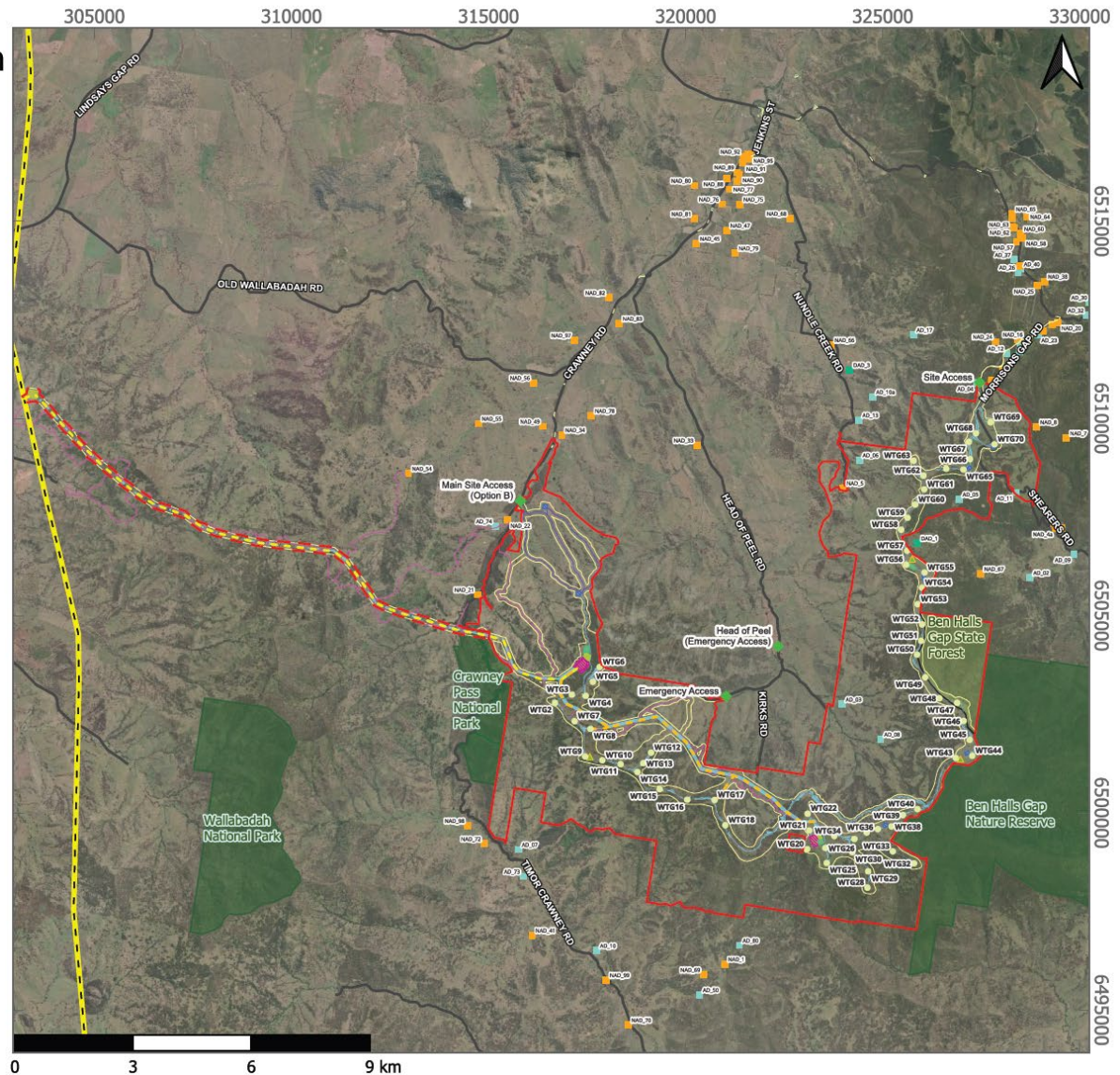


Table 1-1: Wind turbine locations

Wind Turbine No.	Easting	Northing	Wind Turbine No.	Easting	Northing
2	316684.5	6502788.66	38	325225.13	6499653.52
3	317114.92	6502995.81	39	325513.04	6499939.81
4	317469.36	6502963.71	40	325881.41	6500093.12
5	317646.98	6503321.05	43	326855.11	6501388.09
6	317818	6503696.01	44	327273.04	6501444.9
7	317183.98	6502322.03	45	327208.07	6501850.81
8	317588.46	6502126.5	46	327057.45	6502328.6
9	317452.93	6501426.14	47	326887.11	6502787.84
10	317887.87	6501330.80	48	326439.98	6502906.01
11	318351.00	6501230.88	49	326078.99	6503434.02
12	319126.03	6501524.02	50	325871.96	6504010.96
13	318924.01	6501258.58	51	325974.99	6504360
14	318777.97	6501031.99	52	326001.97	6504777.96
15	319340.99	6500599	53	325888.02	6505289.04
16	320041.96	6500328.97	54	325995.03	6505707.01
17	320735.99	6500326.03	55	326063.97	6506091.96
18	321006.98	6499684.96	56	325597.02	6506290.06
20	323082.43	6499076.63	57	325618.03	6506645.04
21	323137.92	6499550.86	58	325469.04	6507177.04
22	323095.55	6499977.22	59	325633.03	6507481.97
25	323580.67	6498725.83	60	325826.97	6507814.02
26	323546.01	6499106.95	61	326055.98	6508201.98
28	324613.04	6498099.97	62	326036.01	6508549.96
29	324632.01	6498515.04	63	325787.98	6508928.05
30	324229.02	6498998.02	64	326612.34	6508724.2
32	325798.17	6498717.02	65	327050.01	6508701.95
33	325258.04	6499018.98	66	327214.99	6508968.95
34	323773.06	6499406	67	327184.98	6509403.03
35	324282.23	6499334.71	68	327367.01	6509622.95
36	324596.53	6499496.9	69	327736.99	6509900.99
37	324878.1	6499587.77	70	327837.39	6509343.16

**APPENDIX 2:
Schedule of Lands**

Lot Number / Deposit Plan (DP)	Lot Number / Deposit Plan (DP)	Lot Number / Deposit Plan (DP)
1 / 372603	3 / 1178261	94 / 755349
1 / 1248346	184 / 750922	97 / 755349
1 / 339044	90 / 755349	98 / 755349
64 / 751023	1 / 1083462	100 / 755349
66 / 751023	119 / 603365	102 / 755349
67 / 751023	120 / 603365	103 / 755349
68 / 751023	20 / 755349	115 / 755349
137 / 751023	21 / 755349	2 / 1196186
79 / 755323	22 / 755349	201 / 1260690
80 / 755323	77 / 755349	2 / 1171688
2 / 226603	78 / 755349	1 / 362665
2 / 226064	79 / 755349	2 / 362665
81 / 755323	80 / 755349	32 / 1044255
2 / 1217614	81 / 755349	1 / 1171688
1 / 204315	82 / 755349	200 / 750922
105 / 750935	83 / 755349	201 / 750922
1 / 137052	84 / 755349	202 / 750922
189 / 750922	85 / 755349	203 / 750922
199 / 750922	91 / 755349	1 / 1227118
2 / 204315	92 / 755349	48 / 753722
1 / 1178261	93 / 755349	3 / 1103716
210 / 819485	7 / DP250813	12 / DP1136211
1 / DP1067837	1 / DP1137094	1 / DP835733
1 / 17 / DP758554	6 / DP249183	100 / DP1148907
2 / DP1097368	2 / DP835733	271 / DP755335
286 / DP729019	290 / DP1141655	365 / DP755335
41 / DP1191982	42 / DP1191982	428 / DP755335
7350 / DP1178939	5 / 19 / DP758542	51 / DP1134671
15 / DP1151059	95 / DP755335	1 / DP226603
57 / DP755323	4 / DP755323	40 / DP755323
70 / DP651371	65 / DP751023	87 / DP755323
10//DP1118984	13 / 2 / DP758798	9 / DP1118984
12 / DP1124681	1 / DP997480	11 / DP1124681
7301 / DP1136648	4 / 2 / DP758798	1 / DP210662
13 / DP37337	6 / 2 / SP758798	120 / DP755349
1 / DP999525	11 / DP1118980	254 / DP755324
13 / DP249183	14 / DP1151059	5 / 2 / DP758798
272 / DP755335	45 / DP755323	7 / DP758798
4 / 27 / DP758798	12 / 2 / DP758798	6711 / 1204174
		2 / DP997480
		439 / DP822503

APPENDIX 3
General Terms of Applicants VPA Offer

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

Council	Payment Details
Tamworth Regional Council	<p>The total contribution payable is:</p> <ul style="list-style-type: none"> - 0.5% of CIV for community projects within 20 km of the project site (Local Enhancement Fund); and - 1.0% of CIV for use in the broader region (Regional Enhancement Fund), where CIV equates to the proportion of the total number of approved turbines located in the Tamworth Regional Council LGA. <p>Annual payments for the Local Enhancement Fund for local community projects would commence from the start of construction and for the life of operation (32 years) (adjusted annually to increases to CPI).</p> <p>Payments for Regional Enhancement Fund for regional projects would be:</p> <ul style="list-style-type: none"> - an upfront payment of 25% of the regional payment and then balance paid annually commencing on the second anniversary of the commencement of construction over the life of the project (32 years including 2 years of decommissioning) (adjusted annually to increases to CPI).
Upper Hunter Shire Council	<p>The total contribution payable is:</p> <ul style="list-style-type: none"> - 0.5% of CIV for community projects within 20 km of the project site (Local Enhancement Fund); and - 1.0% of CIV for use in the broader region (Regional Enhancement Fund), where CIV equates to the proportion of the total number of approved turbines located in the Upper Hunter Shire Council LGA. <p>Annual payments for Local Enhancement Fund for local community projects would commence from the start of construction and for the life of operation (32 years) (adjusted annually to increases to CPI).</p> <p>Payments for Regional Enhancement Fund for regional projects would:</p> <ul style="list-style-type: none"> - be paid annually and commence when the development begins generation and for the life of operation (30 years); or - be an upfront payment of 33% of the regional payment and then balance over the life of the project (30 years) (adjusted annually to increases to CPI).

**APPENDIX 4
Subdivision Plans**

Hills of Gold Wind Farm
Switching Station Subdivision

- Legend**
- Project Infrastructure**
 - Project Area
 - Infrastructure Footprint**
 - Access Tracks
 - Permanent Ancillary
 - Transmission Line Hardstands
 - Temporary Ancillary/Connection Easement
 - Transmission Line 330kV
 - Subdivision Lot - Switching Station
 - Existing Infrastructure**
 - Other road/track
 - 330kV Transmission Line

Date: 05/07/2023
 CRS: GDA94 / MGA zone 56
 Scale: 1:10000
 Basemap: ESRI Satellite (2022)
 Data Sources: NSW Spatial (2022)
 SixMaps (2022)

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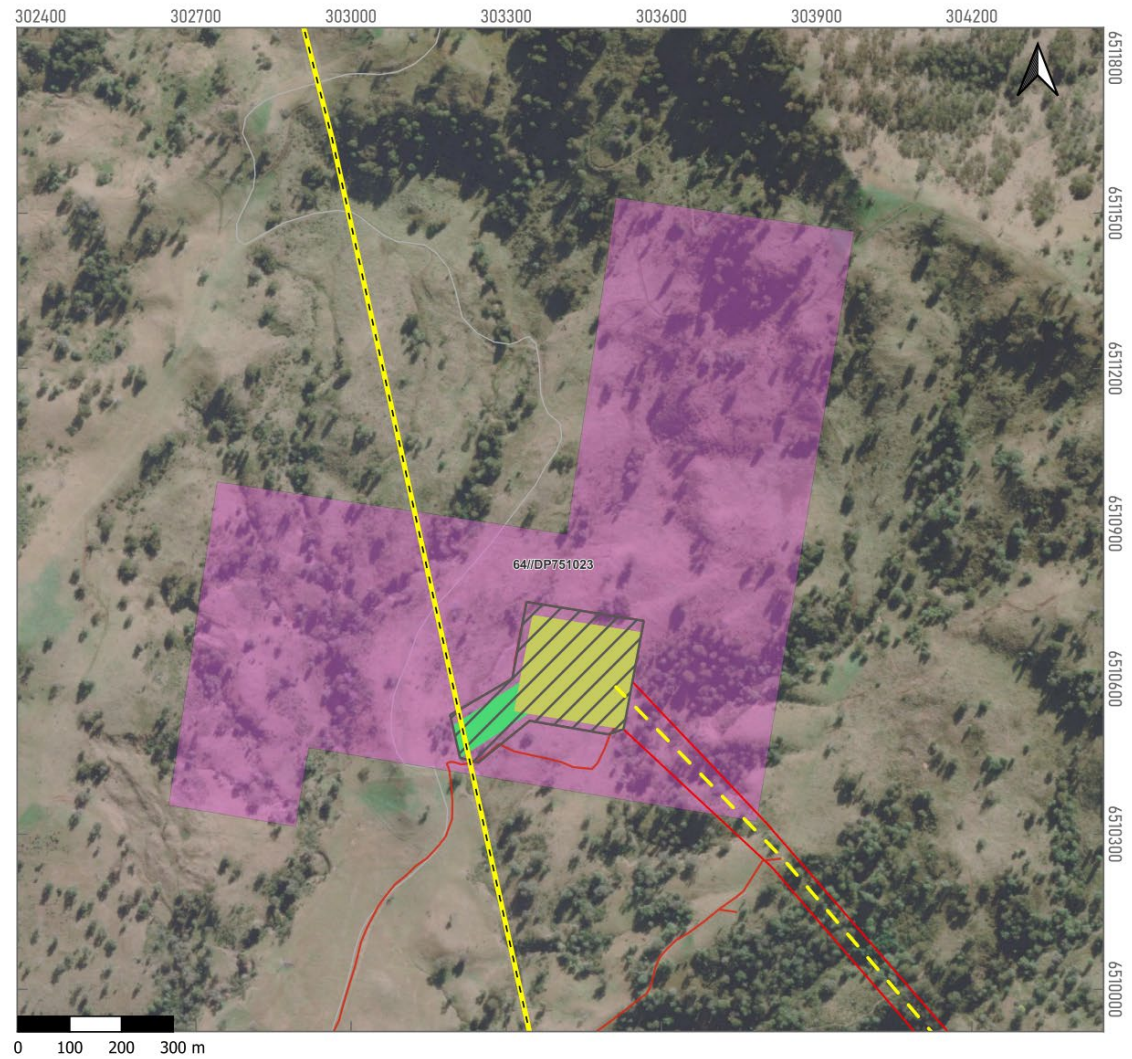


Figure 4-1: Lot 64 DP751023



Figure 4-2: Lot 3 DP1103716

**APPENDIX 5
Biodiversity**

Table 5-1: Clearing limits and offset liability for native vegetation

Plant Community Type	Associated TEC	BC Act	EPBC Act	Impact (hectares)	Ecosystem credit liability
84 - River Oak - Rough-barked Apple - red gum - box riparian tall woodland (wetland) of the Brigalow Belt South Bioregion and Nandewar Bioregion	-	-	-	0.07	3
433 - White Box grassy woodland to open woodland on basalt flats and rises in the Liverpool Plains sub-region, BBS Bioregion	White Box Yellow Box Blakely's Red Gum Woodland and derived native grassland	CE	CE	0.02	2
434 - White Box grass shrub hill woodland on clay to loam soils on volcanic and sedimentary hills in the southern Brigalow Belt South Bioregion	White Box Yellow Box Blakely's Red Gum Woodland and derived native grassland	CE	CE	0.01	1
486 - River Oak moist riparian tall open forest of the upper Hunter Valley, including Liverpool Range	-	-	-	4.50	167
490 - Silvertop Stringybark - Forest Ribbon Gum very tall moist open forest on basalt plateau on the Liverpool Range, Brigalow Belt South Bioregion	-	-	-	1.88	69
492 - Silvertop Stringybark - Yellow Box - Apple Box - Rough-barked Apple shrub grass open forest mainly on southern slopes of the Liverpool Range, Brigalow Belt South Bioregion	White Box Yellow Box Blakely's Red Gum Woodland and derived native grassland	CE	CE	3.15	115
507 - Black Sallee - Snow Gum grassy woodland of the New England Tableland Bioregion	-	-	-	0.09	3
526 - Mountain Ribbon Gum - Messmate - Broad-leaved Stringybark open forest on granitic soils of the New England Tableland Bioregion	-	-	-	0.75	43
538 - Rough-barked Apple - Blakely's Red Gum open forest of the Nandewar Bioregion and western New England Tableland Bioregion	-	-	-	0.06	4
540 - Silvertop Stringybark - Ribbon Gum - Rough-barked Apple open forest on basalt hills of southern Nandewar Bioregion, southern New England Tableland Bioregion and NSW North Coast Bioregion	-	-	-	66.05	2164
540 - Silvertop Stringybark - Ribbon Gum - Rough-barked Apple open forest on basalt hills of southern Nandewar Bioregion, southern New England Tableland Bioregion and NSW North Coast Bioregion	Ribbon Gum—Mountain Gum—Snow Gum Grassy Forest/Woodland of the New England Tableland Bioregion	E	-	1.41	56
541 - Silvertop Stringybark - Rough-barked Apple grassy open forest of southern Nandewar Bioregion, southern New England Tableland Bioregion and NSW North Coast Bioregion	-	-	-	30.15	1044
586 - Snow Grass - Swamp Foxtail tussock grassland sedgeland of cold air drainage valleys of the New England Tableland Bioregion	-	-	-	2.56	53

Plant Community Type	Associated TEC	BC Act	EPBC Act	Impact (hectares)	Ecosystem credit liability
599 - Blakely's Red Gum - Yellow Box grassy tall woodland on flats and hills in the Brigalow Belt South Bioregion and Nandewar Bioregion	White Box Yellow Box Blakely's Red Gum Woodland and derived native grassland	CE	CE	3.59	224
931 - Messmate - Mountain Gum tall moist forest of the far southern New England Tableland Bioregion	-	-	-	4.45	132
934 - Messmate open forest of the tableland edge of the NSW North Coast Bioregion and New England Tableland Bioregion	-	-	-	24.09	682
954 - Mountain Ribbon Gum - Messmate open forest of escarpment ranges of the NSW North Coast Bioregion and New England Tableland Bioregion	-	-	-	1.23	69
1194 - Snow Gum - Mountain Gum - Mountain Ribbon Gum open forest on ranges of the NSW North Coast Bioregion and eastern New England Tableland Bioregion	-	-	-	26.20	729
1194 - Snow Gum - Mountain Gum - Mountain Ribbon Gum open forest on ranges of the NSW North Coast Bioregion and eastern New England Tableland Bioregion	Ribbon Gum—Mountain Gum—Snow Gum Grassy Forest/Woodland of the New England Tableland Bioregion	E	-	15.59	427
1604 - Narrow-leaved Ironbark - Grey Box - Spotted Gum shrub - grass woodland of the central and lower Hunter	-	-	-	0.02	1
1691 - Narrow-leaved Ironbark - Grey Box grassy woodland of the central and upper Hunter	-	-	-	0.04	2

Table 5-2: Clearing limits and offset liability for threatened fauna

Species	Common name	BC Act	EPBC Act	Impact (hectares)	Species credit liability
<i>Chalinolobus dwyeri</i>	Large-eared Pied Bat	V	V	17.26	529
<i>Vespadelus troughtoni</i>	Eastern Cave Bat	V	-	17.26	529
<i>Myotis macropus</i>	Southern Myotis	V	-	3.97	91
<i>Cercartetus nanus</i>	Eastern Pygmy-possum	V	-	21.86	839
<i>Phascolarctos cinereus</i>	Koala	E	E	44.80	1591
<i>Petaurus norfolcensis</i>	Squirrel Glider	V	-	15.01	540
<i>Litoria booroolongensis</i>	Booroolong Frog	E	E	0.85	42
<i>Uvidicolus sphyurus</i>	Border Thick-tailed Gecko	V	V	0.18	8
<i>Ninox strenua</i>	Powerful Owl	V	-	14.94	485
<i>Tyto tenebricosa</i>	Sooty Owl	V	-	1.99	114
<i>Ninox connivens</i>	Barking Owl	V	-	80.19	3321
<i>Tyto novaehollandiae</i>	Masked Owl	V	-	14.98	541
<i>Petauroides volans</i>	Southern Greater Glider	E	E	33.81	1162
<i>Dasyurus maculatus</i>	Spotted-tailed Quoll	V	E	43.13	0

**APPENDIX 6
Heritage Items**

Table 6-1: Aboriginal heritage items – avoid impacts

Item name
Hills of Gold AFT 1

Table 6-2: Aboriginal heritage items – avoid, minimise and/or salvage

Item name
Hills of Gold AFT 2
Hills of Gold AFT 3
Hills of Gold AFT 4
Hills of Gold IF 1
Hills of Gold IF 2
Hills of Gold IF 3
Peel River/Woodleys Creek

Table 6-3: Historic Heritage items – avoid

Item name
Merton Cemetery
Kayuga Cemetery
Peel Inn
St Peters Catholic Church
Nundle Shire Offices



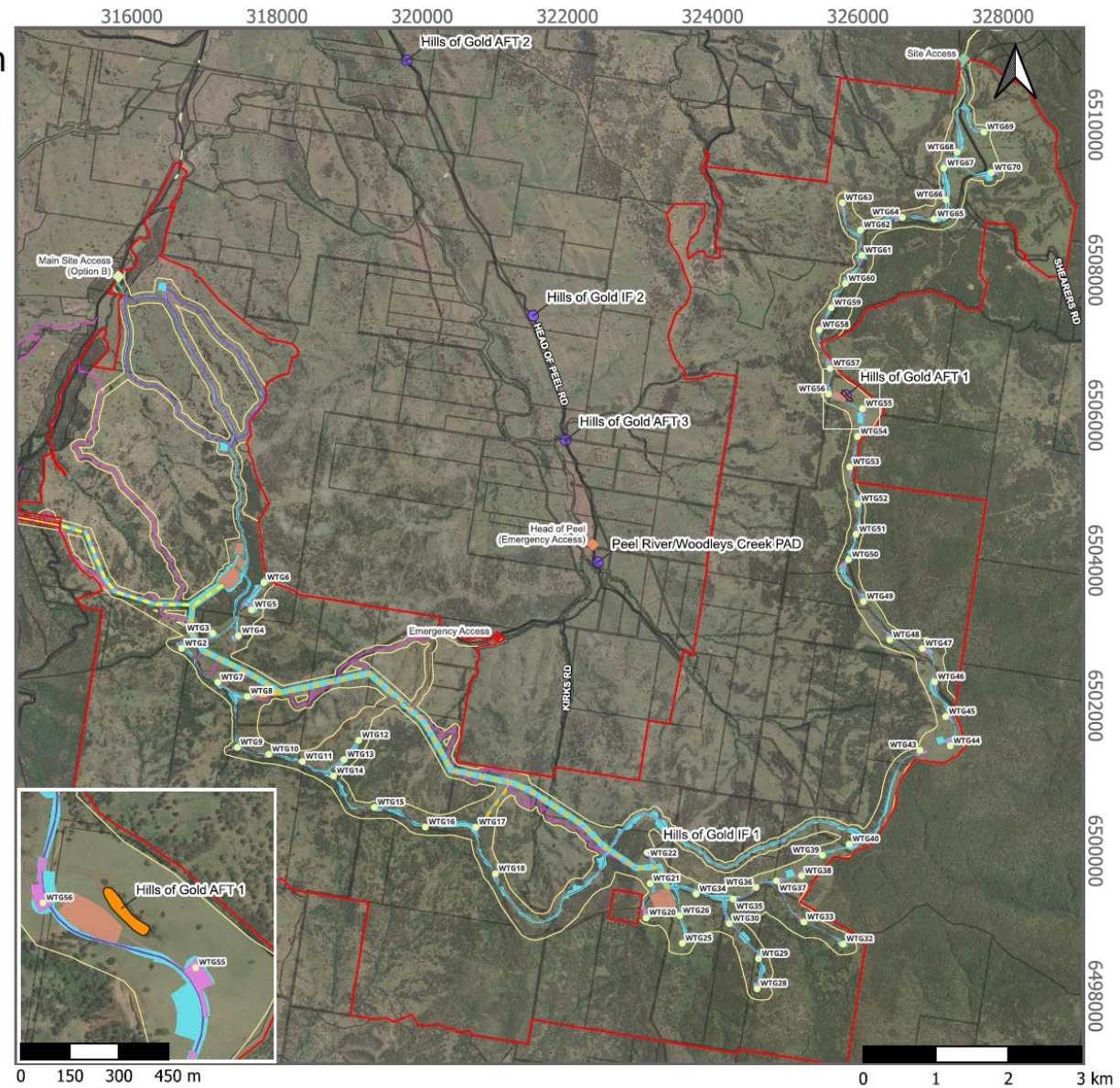
Hills of Gold Wind Farm

Archaeological Site / Area of
Potential Archaeological Deposit

- ### Legend
- Project Infrastructure**
- Project Area
 - WTG Locations
 - Transmission Line 330kV
 - Transmission Line 33kV
 - Development Corridor
 - Transmission Access Tracks
- Infrastructure Footprint**
- Turbine Hardstands
 - Logging Track/Fire Track
 - Permanent Ancillary
 - Permanent Roads
 - Transmission Line Hardstands
 - Transport Hardstands
 - Temporary Footprint
- Site Access**
- Emergency Access
 - Head of Peel (Emergency Access)
 - Main Site Access (Option B)
 - Site Access
- Archaeological Sites**
- Archaeological Sites
 - Archaeological Site Impact Areas
- Existing Infrastructure**
- Main Roads
 - Cadastre

Date: 26/08/2024
 CRS: GDA94 / MGA zone 56
 Scale: 1:73500
 Basemap: ESRI Satellite (2022)
 Data Sources: NSW Spatial (2022), SixMaps (2022)

Prepared By: EL Reviewed By: TS
 Version: 2.1
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APPENDIX 7 Haulage Route and Road Upgrades

Table 7-1 - Haulage Route and Road Upgrades

Road/Intersection	Chainage	Treatment	Timing
Mayfield #4 Berth onto Selwyn Street	0.0	Upgrade as necessary within road reserve to allow access for OSOM vehicles	Prior to use by OSOM vehicles
George Street onto Industrial Avenue	1.3	Upgrade as necessary within road reserve to allow access for OSOM vehicles	Prior to use by OSOM vehicles
Industrial Drive onto Maitland Road	5.5	Upgrade as necessary within road reserve to allow access for OSOM vehicles	Prior to use by OSOM vehicles
New England Highway onto the Golden Highway	67.3	Upgrade as necessary within road reserve	Prior to use by OSOM vehicles
Golden Highway through Jerrys Plains	107.0	Upgrade as necessary within road reserve to allow access for OSOM vehicles	Prior to use by OSOM vehicles
Golden Highway intersection with Denman Road	141.9	Upgrade as necessary within road reserve to allow access for OSOM vehicles	Prior to use by OSOM vehicles
Denman Road intersection with Bengalla Road	149.0	Upgrade as necessary within road reserve to allow access for OSOM vehicles	Prior to use by OSOM vehicles

Table 7-2 - Haulage Route and Road Upgrades to be implemented by the Applicant

Road/Intersection	Chainage	Treatment	Timing
Bengalla Road intersection with Wybong Road	168.1	Upgrade as necessary within road reserve to allow access for OSOM vehicles	Prior to use by OSOM vehicles
Invermein Street onto Stair Street	174.0	Upgrade as necessary within road reserve to allow access for OSOM vehicles Upgrade/Replace as necessary culvert and drain	Prior to use by OSOM vehicles
Stair Street onto Unnamed road	174.8	Upgrade as necessary within road reserve to allow access for OSOM vehicles.	Prior to use by OSOM vehicles
Unnamed road off Stair Street intersection with New England Highway	177.0	Upgrade as necessary within road reserve to allow access for OSOM vehicles	Prior to use by OSOM vehicles
New England Highway intersection with Lindsays Gap Road	276	Upgrade as necessary within road reserve to allow access for OSOM vehicles	Prior to use by OSOM vehicles
Lindsays Gap Road over Goonoo Goonoo Creek	287.7	Upgrade/Replace bridge as necessary to provide access for OSOM vehicles. A trafficable width of at least 4.6 m is required	Prior to use by OSOM vehicles
Lindsays Gap Road over Middlebrook Creek	295.7	Upgrade/Replace bridge as necessary to provide access for OSOM vehicles. A trafficable width of at least 4.6 m is required	Prior to use by OSOM vehicles

Road/Intersection	Chainage	Treatment	Timing
Lindsays Gap Road intersection with Nundle Road	306.8	Upgrade as necessary within road reserve to allow access for OSOM vehicles.	Prior to use by heavy vehicles
Barry Road (at Devils Elbow)	316.3	Upgrades required to allow access for heavy and OSOM vehicles.	Prior to use by heavy vehicles
Barry Road intersection with Morrisons Gap Road	322.7	Upgrades required to allow for access for heavy and OSOM vehicles	Prior to use by heavy vehicles
Morrisons Gap Road	From 332.7	Upgrade as necessary to proposed sealed standard	Prior to use by heavy vehicles
Oakenville Street intersection with Herron Street	310.8	Upgrade as necessary to allow access for heavy and OSOM vehicles	Prior to use by heavy and OSOM vehicles
Herron Street intersection with Innes Street	311.1	Upgrade as necessary to allow access for OSOM vehicles	Prior to use by OSOM vehicles
Innes Street intersection with Jenkins Street	311.4	Upgrade as necessary to allow access for heavy and OSOM vehicles	Prior to use by heavy vehicles
Crawney Road	From 312.3	Upgrade as necessary	Prior to use by heavy vehicles
	From 320.4	Upgrade as necessary to proposed sealed standard	Prior to commencement of construction
Crawney Road Site Access	322.2	Widening of site access intersection and appropriate treatment on Crawney Road	Prior to commencement of construction
Crawney Road – Back Creek Bridge	328.2	Upgrade/Replace bridge as necessary to provide access for OSOM vehicles. A trafficable width of at least 4.6 m is required	Prior to use by OSOM vehicles
Laybys		Hardstand laybys to be provided to allow for passing of wide vehicles during the movement of OSOM vehicles	Prior to deliveries by OSOM vehicles
	306.8	Lindsays Gap Road – 120m x 8m	
	310	Herron Street North – 115m x 5.5m	
	328	Crawney Road – 120m x 9m	
	331	Crawney Road – 130m x 9m	
	334	Crawney Road – 130m x 9m	
	327	Barry Road – 120m x 8m	
	331	Barry Road – 120m x 8m	
	332	Barry Road – 120m x 8m	
	337	Morrisons Gap Road – 140m x 15m	

Hills of Gold Wind Farm

Transport Route - Port to Nundle

- Legend**
- Project Infrastructure
 - Project Area
 - Transport Routes
 - OSOM Route 1 - Blades and loads over 5.2m high
 - OSOM Route 2 - Loads up to 5.2m high
 - Heavy Vehicle Route - Switching Station



Date: 01/08/2024
 CRS: GDA94 / MGA zone 56
 Scale: 1:900000
 Basemap: ESRI (2022)
 Data Sources: NSW Spatial (2022)
 SixMaps (2022)

This figure may be based on third party data or data which has not been verified. The figure may not be to scale and is provided for information purposes only.

Hills of Gold Wind Farm Transport Route - Nundle to Site

Legend

Project Infrastructure

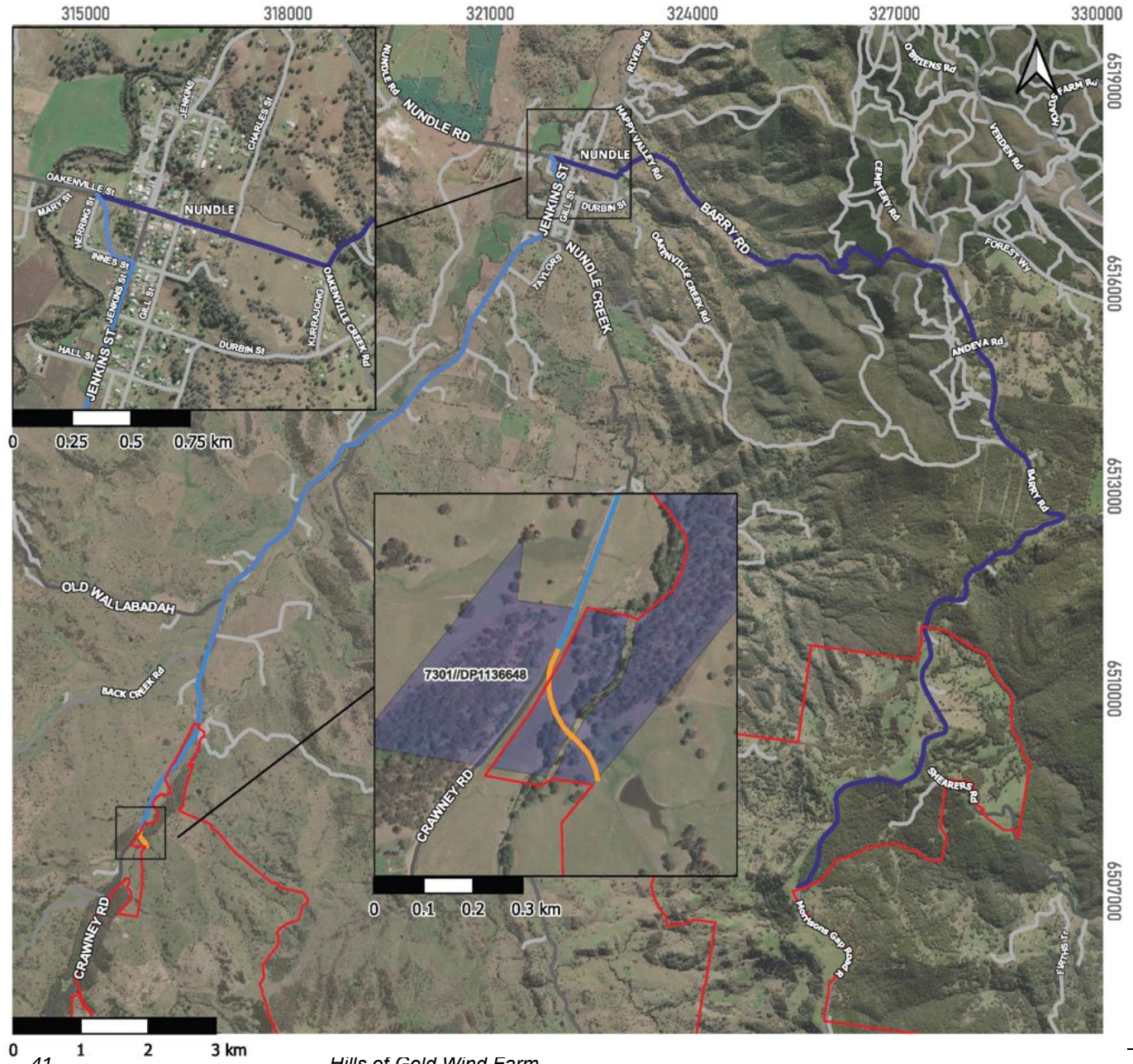
- Project Area

Transport Routes*

- Nundle to Site via Heavy-Vehicles - Morrisons Gap Road
- GSOM - Nundle to Site via **Crawney Road**
- GSOM - Site Entrance - Option B

**Refer to conditions A9 and B31 for requirements related to transport routes and site access*

Edits/additions made by Independent Planning Commission of NSW



Date: 12/12/2023
 CRS: GDA94 / MGA zone 56
 Scale: 1:77000
 Basemap: ESRI Satellite (2022)
 Data Sources: NSW Spatial (2022)
 SixMaps (2022)

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APPENDIX 8
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 C7 of Schedule 2 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 the incident; and
 - (h) identify a project contract 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, and such report 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.