

Development Consent

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

The Independent Planning Commission of NSW grants consent to the Development Application referred to in Schedule 1, subject to the conditions specified 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.



Richard Pearson (Chair)
Member of the Commission



Sarah Dinning
Member of the Commission



Michael Wright
Member of the Commission

Sydney

31 July 2025

SCHEDULE 1

Application Number:	SSD 59235464
Applicant:	Pottinger Renewables Pty Ltd
Consent Authority:	Independent Planning Commission of NSW
Land:	The land defined in Appendix 2
Development:	Pottinger Wind Farm

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DEFINITIONS

Aboriginal stakeholders	Aboriginal stakeholders registered for cultural heritage consultation for the development
Accommodation camp	Temporary onsite workforce accommodation facility as described in the EIS
AG DCCEEW	The Australian Government Department of Climate Change, Energy, the Environment and Water
Ancillary infrastructure	All project infrastructure with the exception of wind turbines, including but not limited to collector substations, switching stations, permanent offices and compounds, underground and overhead electricity transmission lines, accommodation camps, communication cables (including control cables and earthing), permanent wind monitoring masts and internal roads
Applicant	Pottinger Renewables Pty Ltd, or any person who seeks to carry out the development approved under this consent
Battery storage	Large scale energy storage system
BC Act	<i>Biodiversity Conservation Act 2016</i>
BDAR	The revised Biodiversity Development Assessment Report for the Pottinger Wind Farm dated 11 March 2025
CASA	Civil Aviation Safety Authority
CCC	Community Consultative Committee
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 quarrying activities and other earthworks on site, and the construction of any ancillary infrastructure (but excludes road upgrades or maintenance works to the public road network and pre-construction minor works)
Councils	Hay Shire Council and Edward River Council
CPHR	The South West Branch, Regional Delivery Division, Conservation Programs, Heritage and Regulation (CPHR) of the NSW Department of Climate Change, Energy, the Environment and Water (DCCEEW) (previously Biodiversity, Conservation and Science Directorate [BCS])
CPI	Consumer Price Index
Curtilage	The land immediately surrounding any form of residential accommodation, including any courtyard, garden, yard and adjacent buildings or structures that are incidental to the accommodation
Decommissioning	The deconstruction and removal of wind turbines and above ground ancillary infrastructure
Demolition	The deconstruction and removal of buildings, sheds and other structures on the site
Department	Department of Planning, Housing and Infrastructure
Development	The development described in the EIS, as modified by the conditions of this consent
Development corridor	The corridor shown in Appendix 1
Disturbance area	The disturbance area shown in Appendix 1
DNG	Derived native grassland vegetation condition
DoD	Australian Government Department of Defence
DPIRD	Department of Primary Industries and Regional Development
DPIRD Fisheries	NSW Department of Primary Industries Fisheries
EIS	The environmental impact statement for Pottinger Wind Farm dated 16 May 2024, including the: <ul style="list-style-type: none"> • Submissions Report dated 2 October 2024 • Revised BDAR dated 11 March 2025 • Additional information provided by the Applicant to the Department on 29 October 2024, 8 November 2024, 26 November 2024, 28 November 2024, 6 December 2024, 29 December 2024, 24 January 2025, 5 February 2025, 11 March 2025, 17 March 2025 and 24 April 2025.
EnergyCo	Energy Corporation of NSW
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i>
EP&A Regulation	<i>Environmental Planning and Assessment Regulation 2000</i>
EPA	Environment Protection Authority
EPBC Act	<i>Environmental Protection and Biodiversity Conservation Act 1999</i>
EPL	Environment Protection Licence issued under the POEO Act

Feasible	Feasible relates to engineering considerations and what is practical to build or implement
FRNSW	Fire and Rescue NSW
GPS	Global Positioning System
Heavy vehicle	As defined under the <i>Heavy Vehicle National Law (NSW)</i> , excluding high-risk heavy vehicles requiring escort
Heavy vehicle requiring escort	Any vehicle that requires a pilot vehicle and/or escort vehicle, as defined by the National Heavy Vehicle Regulator's <i>NSW Class 1 Load Carrying Vehicle Operator's Guide</i> or an NSW exemption notice on the National Heavy Vehicle Regulator website
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>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, or anything identified as a heritage item under the conditions of this consent
Heritage NSW	Heritage NSW Group within NSW DCCEEW
High-risk heavy vehicle requiring escort	A vehicle under escort identified "high risk" as defined in Table 1 of TfNSW's <i>Fact Sheet for Transport Management Plan</i> (as amended)
Incident	An occurrence or set of circumstances that causes or threatens to cause material harm to the environment, and as a consequence of that environmental harm, may cause harm to the health and safety of human beings, and which may or may not be or cause a non-compliance.
Land	Has the same meaning as the definition of the term in section 1.4 the EP&A Act, except for where the term is used in the noise and air quality conditions in Schedule 2 of this consent where it is defined to mean the whole of a lot, or contiguous lots owned by the same landowner, in a current plan registered at the NSW Lands Registry Office at the date of this consent
LGA	Local Government Area
Material harm	<p>Is harm that:</p> <ul style="list-style-type: none"> • involves actual loss to the environment that may include (but not be limited to) a leak, spill, emission other escape or deposit of a substance, and as a consequence of that environmental harm (pollution), may cause harm to the health or safety of people; or • results in actual 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) <p><i>Note: This definition excludes "harm" that is either authorised under this consent or any other statutory approval.</i></p> <p><i>Note: For the purposes of this definition, material harm excludes incidents captured by Work Health and Safety reporting requirements.</i></p>
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
MW	Megawatt
NCC	National Construction Code means the current standard which applies at the time the relevant work is undertaken, published by the Australian Building Codes Board
Non-associated residence	<p>Means:</p> <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 Applicant 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 Applicant 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

NPWS	NSW National Parks and Wildlife Service within NSW DCCEEW
NSW DCCEEW	NSW Department of Climate Change, Energy, the Environment and Water
OLS	Obstacle Limitation Surface
Operation	The operation of the development, but does not include commissioning, trials of equipment or use of temporary facilities
PAD	Potential Archaeological Deposit
PCT	Plant Community Type held within the BioNet Vegetation Classification Database
Planning Secretary	Planning Secretary under the EP&A Act, or nominee
POEO Act	<i>Protection of the Environment Operations Act 1997</i>
Pre-construction minor works	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 and geotechnical investigation works; • 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; • temporary wind monitoring masts; and • construction of minor access roads and minor adjustments to services/utilities, etc.
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 <i>Radiocommunications Act 1992</i>
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
Registered Aboriginal Parties	As described in the <i>National Parks and Wildlife Regulation 2009</i>
Rehabilitation	The restoration of land disturbed by the development to a good condition, to ensure it is safe, stable and non-polluting
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 figure in Appendix 1 and listed in Appendix 2
Staging Report	A report describing the staged development of the project in accordance with condition C3. The report must describe: <ul style="list-style-type: none"> • how the development will be staged, including details of activities to be undertaken in each stage, the general timing of when each stage will commence, and relevant plans including layout plans; • how compliance with conditions will be achieved across and between each stage of the development; and • how each stage will be designed to minimise environmental impacts to the greatest extent practicable.
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
Upgrade	The replacement of wind turbines and ancillary infrastructure on site (excluding maintenance) in accordance with the conditions of this consent
VPA	Voluntary Planning Agreement
Water Group	Water Group within NSW DCCEEW
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, 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, plans or correspondence that are submitted in accordance with this consent;
 - (b) the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this consent, including those that are required to be, and have been, approved by the Planning Secretary; and
 - (c) the implementation of any actions or measures contained in any such document referred to in condition A3(a) above.
- 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

Total number of Wind Turbines

- A5. A maximum of 247 wind turbines may be constructed and operated on the site.

Wind Turbine Height

- A6. The maximum permitted height of any wind turbine (measured from above ground level to the blade tip height) is 280 metres.

Battery storage restriction

- A7. Unless the Planning Secretary agrees otherwise, the battery storage associated with the development must not exceed a total energy storage capacity of 2,000 MWh.

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

Micro-siting Restrictions

- A8. 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 300 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 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;
 - (d) the revised location of a wind turbine is at least 40 metres away from Strahler stream order watercourses; or where the proposed location of a wind turbine is already within 40 metres of a Strahler stream order watercourse, the revised location is not any closer to the Strahler stream order watercourse;

- (e) the revised location of a wind turbine is at least a distance of one times the tip height of the turbines from the boundary of the easement of Project EnergyConnect;
- (f) the revised location of the wind turbine and/or ancillary infrastructure would not result in any non-compliance with the conditions of this consent;
- (g) 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; and
- (h) the revised location of a wind turbine is at least 500 metres away from an existing location of White-bellied Sea eagle active nest.

UPGRADING OF WIND TURBINES AND ANCILLARY INFRASTRUCTURE

A9. The Applicant may upgrade the wind turbines and ancillary infrastructure on site provided these upgrades remain within the approved disturbance area.

Prior to carrying out any such upgrades, the Applicant must provide revised layout plans and project details of the development to the Planning Secretary incorporating the proposed upgrades.

STRUCTURAL ADEQUACY

A10. 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.
- EP&A Development Certification and Fire Safety Regulation 2021 sets out the requirements for the certification of the development.

DEMOLITION

A11. 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

A12. 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

A13. 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

A14. The Applicant may subdivide land comprising the site for the purposes of carrying out the development as generally identified in Appendix 4 and in accordance with the requirements of the EP&A Act, EP&A Regulation and the *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

A15. 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

- A16. 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

- A17. Where conditions of this consent require consultation with an identified party, the Applicant must:
- (a) consult with the relevant party prior to submitting the subject document 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

- A18. The Applicant must operate a Community Consultative Committee (CCC) for the development in accordance with the Department's *Community Consultative Committee Guideline: State Significant Projects* (2023), or its latest version.

COMMUNITY ENHANCEMENT

- A19. Prior to commencing construction, or other timeframe agreed by the Planning Secretary, the Applicant must enter into a Voluntary Planning Agreement (VPA) with Council in accordance with:
- (a) Division 7.1 of Part 7 of the EP&A Act; and
 - (b) the general terms in Appendix 3, or other such terms that may be offered by the Applicant and agreed to by Council.

Note: Public notice of the VPA must be undertaken in accordance with EP&A Act and EP&A Reg.

PART B SPECIFIC ENVIRONMENTAL CONDITIONS

VISUAL

Visual Impact Mitigation

- B1. For a period of 5 years from the commencement of construction, the owner of any non-associated residence within 5.5 km of any wind turbine identified in the Final Layout Plan 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.

The mitigation measures must:

- (a) be reasonable and feasible;
- (b) be aimed at reducing the visibility of the wind turbines from the residence and its curtilage and commensurate with the level of visual impact on the residence;
- (c) consider bushfire risk (including the provisions of *Planning for Bushfire Protection 2019*); and
- (d) 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 mitigation 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

- B2. The Applicant must:
- (a) take all reasonable steps to minimise the off-site visual impacts of the development;
 - (b) ensure the wind turbines are:
 - (i) painted off white/grey, unless otherwise agreed by the Planning Secretary; and
 - (ii) finished with a surface treatment that minimises the potential for glare and reflection;
 - (c) 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
 - (d) not mount any advertising signs or logos on wind turbines or ancillary infrastructure (except where required for safety or emergency purposes).

Lighting

- B3. The Applicant must:
- (a) 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 lighting 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 practice for bat deterrence; and
 - (iv) complies with Australian/New Zealand Standard AS/NZS 4282:2023: *Control of Obtrusive Effects of Outdoor Lighting*, or its latest version; and
 - (f) consult with Hay Shire Council as the operator of Hay Aerodrome.

Shadow Flicker

- B4. The Applicant must ensure that shadow flicker associated with wind turbines does not exceed 30 hours per annum at any non-associated residence.

NOISE AND VIBRATION

Construction Hours

- B5. Road upgrades, construction, 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

- B6. The following activities may be carried out outside the hours specified in condition B5 above:
- (a) activities that are inaudible at non-associated residences;
 - (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 to prevent material harm to the environment.

Variation of Construction Hours

- B7. The hours of construction activities specified in condition B5 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 to the relevant Council(s) (and other relevant agencies) has been and 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* (DECCW, 2009), or latest version.

Construction and Decommissioning

- B8. The Applicant must take all reasonable steps to minimise the noise generated by the development during construction, decommissioning and road upgrade works, including any associated traffic noise.
- B9. The Applicant must ensure that the noise generated by any construction, decommissioning or road upgrade works is managed in accordance with the requirements outlined in the *Interim Construction Noise Guideline* (DECC, 2009) (or its latest version).
- B10. The Applicant must comply with the following vibration limits:
- (a) vibration criteria established using *the Assessing vibration: a technical guideline* (DEC, 2006) (for human exposure);
 - (b) BS 7385 Part 2-1993 "*Evaluation and measurement for vibration in buildings Part 2*" as they are "applicable to Australian conditions"; and
 - (c) vibration limits set out in the German Standard DIN 4150-3: Structural Vibration – effects of vibration on structures (for structural damage).

Blasting

- B11. 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.
- B12. The Applicant must ensure that any blasting carried out on site does not exceed the criteria in **Table 1**.

Table 1 | 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 (L_{A90} (10-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.

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* (2024) (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* (2024) (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.

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).

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 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 monitoring 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. Prior to the commencement of any construction the Applicant is to prepare a Water Sourcing Plan in consultation with the Water Group and relevant local Council which details:
- the project's water requirements, including the water required for each stage of construction and all potable water needs;
 - sources of water to be utilised;
 - any licencing requirements pursuant to the *Water Act 1912* and/or *Water Management Act 2000* and timing of obtaining such licences;
 - measures to mitigate excessive water consumption/use during construction;
 - monitoring and reporting of bore water use; and
 - measures and failsafe mechanising to be implemented should water sourcing availability change during construction;

The Applicant must implement the Water Sourcing Plan.

- B19. 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).

Aquifer Interference

- B20. Prior to commencement of construction, the Applicant must confirm whether the development would constitute aquifer interference based on the findings of groundwater characterisation to be undertaken at the site. If interaction with groundwater is expected to occur, the Applicant must prepare and submit a hydrogeological assessment under the NSW Aquifer Interference Policy 2012 to the Water Group and obtain any necessary aquifer interference approval(s) pursuant to the *Water Management Act 2000*.

Soil and Water Management Plan

- B21. Prior to commencing any construction, unless an environmental protection licence is already in place for the development, the Applicant must prepare and implement a Soil and Water Management Plan for the development in consultation with the Water Group. The plan must:
- (a) be prepared by a suitably qualified and experienced person;
 - (b) include a soil erosion monitoring program to monitor impacts on the site, with results to be made available on the Applicant's website in accordance with condition C15 (Access to Information);
 - (c) include a description of the measures that would be implemented to achieve the objectives of condition B23;
 - (d) include a program to monitor and report on the effectiveness of these measures; and
 - (e) include details of who would be responsible for monitoring, reviewing and implementing the plan, and timeframes for completion of actions.

Water Pollution

- B22. 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

- B23. 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 activities and waterway crossings are constructed in accordance with the *Water Guidelines for Controlled Activities on Waterfront Land* (NRAR, 2018), unless Water Group agrees otherwise, and the *Policy and Guidelines for Fish Habitat Conservation and Management* (Update 2013) and *Why do Fish Need to Cross the Road? Fish Passage Requirements for Waterway Crossings* (NSW Fisheries, 2003) unless DPIRD Fisheries 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

- B24. 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;
 - (b) is designed, constructed and maintained to reduce impacts on surface water, localised flooding and groundwater at the site;
- unless otherwise agreed by Councils.

BIODIVERSITY

Vegetation Clearance

- B25. The Applicant must not clear any native vegetation or fauna habitat located outside the development corridor.

Restrictions on Clearing and Habitat

- B26. 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 6 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

- B27. Prior to carrying out any development that could directly or indirectly impact on biodiversity values, the Applicant must retire the number and class of biodiversity credits specified in Tables 1 and Table 2 of Appendix 6, unless after consulting with the DCCEEWS Secretary (or delegate) the Planning Secretary approves a different number and class of credits determined in accordance with condition B30 and subject to any approved staging under condition C3.
- B28. The retirement of the biodiversity credits in condition B27 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 the Biodiversity Conservation Fund;
 - (c) funding a biodiversity conservation action that would benefit the relevant threatened species or ecological community and is listed in the ancillary rules (as amended from time to time) of the NSW Biodiversity Offset Scheme; or
 - (d) entering into a strategic offset delivery agreement with the Environment Agency Head.
- B29. 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.
- B30. The Applicant may seek the Planning Secretary's approval in writing to change the number and class of biodiversity credits required to be retired under condition B27 only if:
- (a) the change in biodiversity credits is due to:
 - (i) a change to the impacts on biodiversity values within the development corridor assessed in the BDAR; and/or
 - (ii) the results of further surveys or an expert report for species with assumed presence in the BDAR; and
 - (b) the revised calculation of biodiversity credits is in accordance with the biodiversity assessment method, and prepared by a person accredited to apply that method; and
 - (c) the revised calculation is approved by the Planning Secretary prior to the commencement of any works that would impact on biodiversity values, subject to any approved staging under condition C3.

Biodiversity Management Plan

- B31. Prior to carrying out any development that could impact biodiversity values, unless the Planning Secretary agrees otherwise, the Applicant must prepare a Biodiversity Management Plan for the development, and 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 NSW DCCEEWS CPHR and AG DCCEEWS;
 - (b) be prepared in accordance with the BDAR;
 - (c) include a description of the measures and timeframes that would be implemented for:
 - (i) ensure the development does not adversely affect the native vegetation and habitat outside the disturbance footprint as shown in the Final Layout Plan and ensure the restrictions on clearing in condition B27 are met;
 - (ii) minimising the clearing of native vegetation and habitat within the disturbance footprint;
 - (iii) minimising impacts to Plains-wanderer (*Pedionomus torquatus*) including ensuring that an additional 13 hectares of Plains-wanderer habitat is managed for nature positive offset benefits. This should include securing no less than 3 ha of existing Plains-wanderer important mapped habitat, in perpetuity, within a Biodiversity Stewardship Agreement (over and above the relevant credit obligations) prior to carrying out any development that would impact on biodiversity values;
 - (iv) minimise the impacts of the development on threatened flora and fauna species within the disturbance footprint and its surrounds, including the:
 - Austral Pillwort (*Pilularia novaehollandiae*)
 - Chariot Wheels (*Maireana cheelii*)
 - Mossgiel Daisy (*Brachyscome papillosa*)
 - Silky Swainson-pea (*Swainsona sericea*)
 - Slender Darling Pea (*Swainsona murrayana*)

- Pink Cockatoo (*Lophochroa leadbeateri*)
 - Southern Bell Frog (*Litoria raniformis*)
 - Plains-wanderer (*Pedionomus torquatus*)
 - Grey Snake (*Hemiaspis damelii*)
 - Atriplex infrequens
 - Barrier Range Dragon (*Ctenophorus mirrityana*)
 - Crowned Gecko (*Lucasium stenodactylum*)
 - Eastern Fat-tailed Gecko (*Diplodactylus platyurus*)
 - Stimson's Python (*Antaresia stimsoni*)
- (v) rehabilitating and revegetating temporary disturbance areas;
 - (vi) protecting native vegetation and key fauna habitat outside the approved disturbance area as shown in the Final Layout Plan;
 - (vii) maximising the salvage of resources within the approved disturbance area as shown in the Final Layout Plan – including vegetative and soil resources – for beneficial reuse (such as fauna habitat enhancement) during the rehabilitation and revegetation of the site;
 - (viii) collecting and propagating seed (where relevant);
 - (ix) controlling weeds and feral pests;
 - (x) controlling erosion; and
 - (xi) bushfire management;
- (d) include a detailed program to monitor and report on the effectiveness of these measures; and
 - (e) include details of who would be responsible for monitoring, reviewing and implementing the plan.

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

Bird and Bat Adaptive Management Plan

- B32. Prior to the commissioning of any wind turbines, the Applicant must prepare a Bird and Bat Adaptive Management Plan (BBAMP) for the development in consultation with NSW DCCEE CPHER and AG DCCEE, and to the satisfaction of the Planning Secretary. This plan must be prepared in accordance with the BDAR 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 the measures that would be implemented on site for minimising bird and bat strike during operation of the development, including:
 - (i) minimising the availability of raptor perches on wind turbines;
 - (ii) prompt carcass removal;
 - (iii) controlling pests;
 - (iv) using best practice methods for bat deterrence, including managing potential lighting impacts; and
 - (v) a wind turbine curtailment strategy (if required);
 - (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:
 - (i) the effectiveness of these measures; and
 - (ii) any bird and bat strikes on site;
 - (e) provisions for a copy of the monitoring program's methodology and results, including all raw data collected as part of the monitoring program to be submitted to NSW DCCEE CPHER 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 Items

- B33. The Applicant must:
- (a) ensure the development does not cause any direct or indirect impacts to Aboriginal heritage items located outside the development corridor as shown in Appendix 7;
 - (b) implement all reasonable and feasible measures to avoid and minimise harm to Aboriginal heritage items identified in Table 1 of Appendix 7 and any items identified during test excavations in condition B34; and
 - (c) salvage and relocate items that would be impacted to a suitable alternative location, in accordance with the Heritage Management Plan described in condition B36.

Note: The location of the heritage items referred to in this condition are shown in the figures in Appendix 7.

Test Excavations

- B34. Prior to carrying out any works associated with the development that could directly or indirectly impact the heritage items identified in condition B33, the Applicant must undertake test excavations including:
- (a) by a suitably qualified heritage specialist;
 - (b) in accordance with any relevant guidelines and standards prepared by Heritage NSW;
 - (c) in areas of Potential Archaeological Deposit identified within the site and that are subject to impact by the development; and
 - (d) in accordance with the Archaeological Research Design and Test Excavation Methodology (6 December 2024) or another research design and test excavation methodology prepared in consultation with Heritage NSW and agreed to by the Planning Secretary.
- B35. Prior to carrying out any works associated with the development that could directly or indirectly impact the heritage items identified in condition B33, or any potential archaeological deposits (PADs) identified for impact during detailed design, the Proponent must provide an Addendum Aboriginal Cultural Heritage Assessment Report (Addendum ACHAR), prepared in consultation with the Aboriginal stakeholders and Heritage NSW, to the satisfaction of the Planning Secretary. The report must:
- (a) include details of consultation with the Aboriginal stakeholders;
 - (b) describe the additional test excavations of PADs that were undertaken in accordance with condition B344;
 - (c) identify the significance of sites within the development corridor;
 - (d) describe any potential impacts to heritage items;
 - (e) identify mitigation measures, including avoidance or salvage;
 - (f) include detailed justification where the final project layout is not able to avoid impacts to heritage items;
 - (g) provide an updated list of Aboriginal Heritage items that would be protected and remain *in-situ* throughout construction;
 - (h) provide an updated list of Aboriginal Heritage items that would be subject to impact and detail of mitigation measures including outcomes of the test excavation in condition B34; and
 - (i) provide further evaluation of the archaeological potential of the site that considers the entirety of the disturbance footprint, including any areas of redesign and the outcomes of the requirements in condition B35(a)-(h).

Heritage Management Plan

- B36. Prior to carrying out any development that could directly or indirectly impact the heritage items identified in condition B33, and following completion of the test excavation described in condition B34 and Addendum ACHAR described in condition B35, 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 B33 that would be protected and remain in-situ throughout construction and items that would be salvaged and relocated to suitable alternative locations including the outcomes of the surveys and excavation in condition B34 and the list of items required in condition B35(g) and B35(h);
 - (d) include a justification where impacts to Aboriginal heritage items identified in condition B33(b) cannot be avoided;
 - (e) include a description of the measures that would be implemented for:
 - (i) protecting heritage items in accordance with condition B33(a) as updated by condition B35(g);
 - (ii) minimising and managing the impacts of the development on Aboriginal heritage items identified in condition B33(b) that cannot be avoided, including:
 - methodology for salvage;
 - a strategy for the long-term management of any Aboriginal items or material collected during the test excavation or salvage works;
 - completion of Aboriginal site impact recording forms for all sites subject to impact; and
 - undertaking detailed reporting on the outcomes of management activities including (but not limited to) archival recording and analysis of stone artefact assemblages and other information relevant to addressing research questions;
 - (iii) a contingency plan and reporting procedure if:
 - heritage items outside the approved disturbance area are damaged;
 - previously unidentified heritage items are found; or
 - skeletal material is discovered;

- (iv) 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
- (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

High-risk Heavy Vehicles Requiring Escort, Heavy Vehicles Requiring Escort and Heavy Vehicles Routes

- B37. The Applicant must ensure that for all heavy vehicles and heavy vehicles requiring escort associated with the development and travelling within New South Wales, access to and from the site is via:
- (a) for high-risk heavy vehicles and heavy vehicles requiring escort travelling from Port of Adelaide:
 - (i) Barrier Highway, the project's Broken Hill Bypass, Barrier Highway, Cobb Highway and then either via West Burrabogie Road (site entrance A) or Jerilderie Road (site entrance B) or Wargam Road (site entrance C) or Warwillah Road and East-West Road (site entrance D); or
 - (ii) the route approved under the Transport Strategy in condition B39;
 - (b) for heavy vehicles up to 26 m long:
 - (i) travelling along the Cobb Highway: West Burrabogie Road (site entrance A) or Warwillah Road and East-West Road (site entrance D);
 - (ii) travelling from east: Kidman Way / Four Corners Road (right hand turn from Kidman Way onto Four Corners Road only), North Boundary Road and either via Jerilderie Road (site entrance B) or Willura Road and East-West Road (site entrance D);
 - (c) for heavy vehicles up to 19 m long travelling along the Cobb Highway: Jerilderie Road (site entrance B, left hand turn from Cobb Highway onto Jerilderie Road only);
- as identified in Appendix 5 unless otherwise agreed by the Planning Secretary and in consultation with the relevant roads authority.

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

Site Access

- B38. Unless the Planning Secretary agrees otherwise, the Applicant must ensure that vehicles associated with the development access the site via the site access locations on:
- a) West Burrabogie Road (site entrance A);
 - b) Jerilderie Road (site entrance B);
 - c) Wargam Road (site entrance C); or
 - d) East-West Road (site entrance D);
 - e) West Burrabogie Road (emergency access EA);
- as identified in Appendix 5 unless otherwise agreed by the Planning Secretary and in consultation with the relevant roads authority.

Transport Strategy

- B39. Prior to transport of high-risk heavy vehicles requiring escort, the Applicant must prepare a Transport Strategy to the satisfaction of the Planning Secretary. The Transport Strategy 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 and reviewed by TfNSW, Energy Corporation, relevant Councils and other State significant renewable energy projects in the South-West Renewable Energy Zone;
 - (c) demonstrate that any high-risk heavy vehicles requiring escort associated with the development, can be accommodated on the road network and have identified relevant approvals pathways and timing of the approvals and upgrades;
 - (d) include an assessment of bridges, culverts, stock grids and other structures that may be impacted by heavy vehicles requiring escort to ensure that such structures can accommodate heavy vehicles requiring escort associated with the development;
 - (e) include strategic designs for all rest stop areas proposed to be used in NSW, as identified in the EIS, unless the relevant road authority or TfNSW for State roads agrees otherwise, that comply with the Austroads Guide to Road Design (as amended by TfNSW supplements) and consider the *Strategic Design requirements for DAs* (TfNSW, August 2024 or as updated);
 - (f) include a protocol to manage impacts to opposing and following traffic on the Barrier Highway and the Cobb Highway between Wilcannia and Hay during transport of high-risk heavy vehicles requiring escort;

- (g) include strategic designs for the pullover bays located between Wilcannia NSW and Hay NSW via the Barrier Highway and the Cobb Highway, as identified in the Response to RFI dated 11 March 2025, if required for high-risk heavy vehicle requiring escort convoy that, unless the relevant road authority or TfNSW (for State Classified roads) agrees otherwise:
 - (i) comply with the Austroads Guide to Road Design (as amended by TfNSW supplements);
 - (ii) consider the *Strategic Design requirements for DAs* (TfNSW, August 2024 or as updated);
 - (iii) accommodate a high-risk heavy vehicle requiring escort convoy outside the trafficable roadway;
 - (iv) demonstrate appropriate traffic delays agreed to by the relevant road authority;
 - (v) show the required development footprint;
 - (h) confirm that the development footprint required for the pullover bays and rest stop areas identified in condition B39(e) and (g) is and can comply with all relevant conditions in Schedule 2;
 - (i) identify alternative options or design if the requirements of conditions B39(d), (e) and (g) cannot be met; and
 - (j) include a schedule for commencement and completion of all necessary road upgrades prior to the transport of high-risk heavy vehicles requiring escort;
- unless the Planning Secretary agrees otherwise.

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

- B40. Prior to the use of heavy vehicles requiring escort on the public road network, all relevant approvals must be obtained and road upgrades be constructed (including for any road upgrades that may be required from port of origin to site).

Road Upgrades

- B41. Unless the Planning Secretary agrees otherwise, the road upgrades identified in Table 1 of Appendix 5 must be implemented to minimum Austroads Guide to Road design by the Applicant in accordance with the relevant timing requirements, to the satisfaction of the relevant road authority.

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.

- B42. The road upgrades identified in the Transport Strategy in condition B39 must be implemented in accordance with the responsibilities and the relevant timing requirements, to the satisfaction of the relevant road authority. The standard of any upgraded road upon completion of construction must be agreed with the relevant road authority in the development of the Transport Strategy.

Road Maintenance

- B43. The Applicant must, in consultation with the relevant Council:
- (a) undertake an independent dilapidation survey to assess the existing condition of Jerilderie Road, West Burrabogie Road, Wargam Road, Warwillah Road, East-West Road, North Boundary Road, Four Corners Road and Willurah Road, along the access route and as defined in the EIS and in the Transport Strategy, 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 the roads listed in condition B43(a) and describe the necessary repairs to return the route to a condition that is equivalent to, or better than, the existing condition identified in condition B43(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 in accordance with condition B43(b) within 2 months of the completion of the survey, unless the relevant road authority agrees otherwise;

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

- B44. The Applicant must ensure:
- (a) any new internal roads are constructed as all-weather roads;
 - (b) any existing internal roads are maintained as all-weather roads;
 - (c) there is sufficient parking on site for all vehicles, and no parking occurs on the public road network in the vicinity of the site;
 - (d) the capacity of the existing roadside drainage network is not reduced;
 - (e) any unformed Crown road reserves affected by the development are maintained for future use, unless otherwise agreed with the DPHI Crown Lands;

- (f) 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 DPIRD Fisheries;
- (g) all vehicles are loaded and unloaded on site, and enter and leave the site in a forward direction; and
- (h) 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

- B45. Prior to commencing road upgrades identified in condition B41, the Applicant must prepare a Traffic Management Plan for the development in consultation with TfNSW, Councils, and NPWS, and to the satisfaction of the Planning Secretary. This plan must include:
- (a) details of the haulage routes to be used for all development-related traffic;
 - (b) details of the road upgrade works required by condition B41 and B42;
 - (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 B43;
 - (ii) meeting the operating conditions required by condition B44;
 - (iii) temporary traffic controls, *Austrroads Guide to Traffic Management* and relevant roads authority (TfNSW for State road) requirements;
 - (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) minimising potential cumulative traffic impacts with other State significant development projects along the access route during construction, including consultation and scheduling transportation of the development's turbines and all other construction materials with TfNSW regarding their projects;
 - (vii) minimising potential disruption to primary production/agricultural activities and local traffic movements along the transport route;
 - (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 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 ensure 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 length or platoons, and to minimise conflict with light vehicles;
 - (xiii) ensuring loaded vehicles entering or leaving the site have their loads covered or contained;
 - (xiv) a protocol to manage impacts to opposing and following traffic on the Barrier Highway and the Cobb Highway between Wilcannia and Hay (or any other relevant roads identified in the Transport Strategy) during transport of high-risk heavy vehicles requiring escort;
 - (xv) details of traffic mitigation measures required for high-risk heavy vehicles requiring escort during the use of the Broken Hill Bypass route;
 - (xvi) responding to local climate conditions that may affect road safety such as fog, dust, wet/inclement weather and flooding;
 - (xvii) responding to any emergency repair or maintenance requirements, as outlined in condition B43; and
 - (xviii) a traffic management system for managing heavy vehicles requiring escort.
 - (d) a driver's code of conduct that addresses:
 - (i) driver fatigue;
 - (ii) procedures to ensure that drivers adhere to the designated haulage routes and speed limits; and
 - (iii) procedures to ensure that drivers to implement safe driving practices; and
 - (e) include a detailed program to monitor and report on the effectiveness of these measures and the code of conduct.

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

AVIATION

Mitigation of Aviation-Related Impacts

- B46. 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 Secretary agrees otherwise.

Notification of Aviation Authorities

- B47. Prior to the construction of any wind turbine or wind monitoring mast, the Applicant must provide the following information to CASA, Airservices Australia, DoD and the RAAF (together the authorities):

- (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.

B48. Prior to the commencement of construction of any wind turbine or wind monitoring mast, the Applicant must consult with Airservices Australia to secure a commercial agreement for amendments required to air routes H247 and W762, and the Hay aerodrome 25 nm MSA instrument procedure, and consult with Hay Shire Council regarding the 25 nm MSA procedure.

The Applicant must provide evidence to the Planning Secretary that the commercial agreement is in place.

B49. 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.

RADIOCOMMUNICATIONS

B50. 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

Fire Safety Study

B51. At least one month prior to the commencement of construction of the battery storage facility and associated footings/foundations (except for construction of those preliminary works that are outside the scope of the hazard studies), or within such further period as the Planning Secretary may agree, the Applicant must prepare and submit to the satisfaction of the Planning Secretary, and send to FRNSW, a Fire Safety Study.

Construction of the battery storage facility and associated footings/foundations (except for construction of those preliminary works that are outside the scope of the hazard studies) must not commence until the Fire Safety Study meets the requirements of FRNSW and approval has been given by the Planning Secretary.

The study must:

- (a) be consistent with the Department's Hazardous Industry Planning and Advisory Paper No. 2 'Fire Safety Study' guideline and FRNSW Fire Safety Guideline Technical Information – Large scale external lithium-ion battery energy storage systems – Fire safety study considerations;
- (b) describe the final design of the battery storage facility;
- (c) include reasonable worst-case bush fire scenario to and from the facility and the associated bush fire management;
- (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 satisfy 'meet the requirements of Fire & Rescue NSW' above, the Applicant should provide confirmation in writing from Fire & Rescue NSW that the Study meets the requirements of Fire & Rescue NSW as required by the Department's Hazardous Industry Planning Advisory Paper No. 2 'Fire Safety Study' guideline.

Storage and Handling of Dangerous Goods

B52. 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 listed from (a) to (b) above, the most stringent requirement must prevail to the extent of the inconsistency.

- B53. The quantities of dangerous goods stored and handled at the site must be below the threshold quantities listed in the Department's *Hazardous and Offensive Development Application Guidelines – Applying SEPP 33* at all times.

Electric and Magnetic Fields

- B54. The Applicant must ensure that the design, construction and operation of the development is managed to comply with the applicable electric and magnetic fields (EMF) limits in the *International Commission on Non-Ionizing Radiation Protection (ICNIRP) Guidelines* for limiting exposure to time-varying electric and magnetic fields (1Hz – 100kHz) (ICNIRP, 2010).

Operating Conditions – Wind Farm and Battery storage

- B55. 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*; and
 - (ii) is suitably equipped to respond to any fires on site including provision of:
 - a dedicated 20,000 litre water supply tank fitted with a 65 mm Storz fitting and a FRNSW compatible suction connection located adjacent to each of the four site entrance roads; and
 - a dedicated 45,000 litre water supply tank fitted with a 65 mm Storz fitting and a FRNSW compatible suction connection located at each construction office/maintenance compound; the water storage tanks shall be located adjacent to an internal access road and directly accessible by firefighting vehicles;
 - (c) ensure that the development, including battery storage area:
 - (i) includes a minimum 10 metre defendable space around the perimeter that permits unobstructed vehicle access assist the RFS and emergency services as much as practicable if there is a fire in the vicinity of the site; and
 - (ii) is managed as an asset protection zone (including the defendable space);
 - (d) assist the RFS, FRNSW and emergency services as much as practicable if there is a fire in the vicinity of the site; and
 - (e) notify the relevant local emergency management committee following construction of the development, and prior to commencing operations.

Operating Conditions – Accommodation Camp

- B56. For the accommodation camp, 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) internal roads and utilities are provided in accordance with the requirements of the bushfire assessment report produced by Bushfire Planning Australia, dated 28 March 2024;
 - (iii) includes a defendable space around the perimeter of a minimum 10 metres that permits unobstructed vehicle access; and
 - (iv) is managed as an asset protection zone (including the defendable space); and
 - (c) notify the local Council and the relevant local emergency management committee following completion of construction of the development, and prior to commencing operations.

Emergency Plan

- B57. Prior to commencing construction of the wind farm (including the accommodation camp) and commissioning of the battery storage, the Applicant must develop and implement a comprehensive Emergency Plan and detailed emergency procedures for the development, including an evacuation plan for the accommodation camp, in consultation with the relevant local emergency management committee and the RFS, and provide a copy of the plan to the local Fire Control Centre, FRNSW, the NSW State Emergency Service and relevant local council(s). 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 prepared in accordance with the findings of the Fire Safety Study required under condition B51;
 - (b) be consistent with RFS's *Planning for Bushfire Protection 2019* (or equivalent);
 - (c) be consistent with the NSW RFS document: A Guide to Developing a Bush Fire Emergency Management and Evacuation Plan;
 - (d) include details on how the battery storage and sub-systems can be safely isolated in an emergency;

- (e) identify the fire risks and hazards and detailed measures for the development to prevent fires igniting;
- (f) include availability of fire suppression equipment, access and water;
- (g) detail access provisions for emergency vehicles and contact details for both a primary and alternative site contact who may be reached 24/7 in the event of an emergency;
- (h) include procedures for the storage and maintenance of any flammable materials;
- (i) include bushfire 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 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) include an Emergency Services Information Package in accordance with Emergency Services information and tactical fire plan (FRNSW, 2019) to the satisfaction of FRNSW and RFS; and
 - (vi) operational procedures in the event of bushfires, such as shutting down turbines and the positioning of turbine blades to minimise interference with aerial firefighting operations.
- (j) detail specific response measures in the case of flood to ensure site safety;
- (k) describe the specific emergency exit routes to be used in the case of flood and include evidence of access agreements with relevant landowners (e.g. right of carriageway); and
- (l) include a flood emergency response plan including safe egress from the accommodation camp.

B58. The Applicant must:

- (a) implement the Emergency Plan and Emergency Services Information Package for the duration of the development; and
- (b) following commencement of commissioning of the battery storage, keep two copies of the Emergency Plan and Emergency Services Information Package on-site in a prominent position adjacent to the site entry points at all times.

WASTE

B59. The Applicant must:

- (a) prepare and implement a Waste Management Plan prior to commencing construction which must:
 - (i) be prepared in consultation with Hay Shire Council, Edward River Council and Energy Corporation NSW;
 - (ii) be consistent with the EIS;
 - (iii) identify opportunities to maximise recycling of wind turbine related waste;
 - (iv) identify appropriately licensed waste and resource management facilities at which waste disposal and recycling will take place;
 - (v) identify the location and method of storing lithium-ion batteries if immediate recycling is not possible; and
 - (vi) include a description of the measures that will be implemented to ensure that the objectives of condition B59(b)-(f) below are achieved;
- (b) minimise the waste generated by the development;
- (c) classify all waste generated on site in accordance with the EPA's *Waste Classification Guidelines 2014* (or its latest version);
- (d) store and handle all waste generated on site in accordance with its classification;
- (e) not receive or dispose of any waste on site; and
- (f) 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 CAMP

B60. Unless the Planning Secretary agrees otherwise, the Applicant must construct and operate the accommodation camp as described in the EIS and in Appendix 1 of this consent, prior to commencing all other construction activities.

B61. Prior to commencing construction of the accommodation camp, the Applicant must prepare an Accommodation Camp Management Plan in consultation with Councils. Unless the Planning Secretary agrees otherwise, the plan must:

- (a) ensure utilities at the accommodation camp, including water, wastewater, waste and electricity, are designed and located in accordance with Councils specifications and relevant standards;
- (b) ensure the accommodation camp complies with conditions B23 and B56;
- (c) ensure any treated wastewater from the accommodation camp used during construction:
 - (i) complies with the Australian and New Zealand Environment and Conservation Council (ANZECC) & Agriculture and Resource Management Council of Australia and New Zealand (ARMCANZ) (2000) Guidelines for irrigation water quality;
 - (ii) meets the requirements of the *Public Health Act 2010*;
- (d) include measures for dust suppression within the accommodation camp;
- (e) provide the site layout including building locations, vehicle access and movement, site servicing and utilities infrastructure;
- (f) include strategies to facilitate and support the accommodation camp's population integrating with the local community, such as (but not limited to) sport and recreation clubs, community events/activities and the like;
- (g) include measures to provide the camp with health and medical services and to notify the relevant health authorities and local emergency management committee of the final measures; and
- (h) include measures to support local suppliers in servicing the camp where possible.

The Applicant must implement the Accommodation Camp Management Plan.

ACCOMMODATION AND EMPLOYMENT STRATEGY

B62. Prior to commencing construction, the Applicant must prepare and implement an Accommodation and Employment Strategy for the development in consultation with Councils, 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;
- (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; and
- (e) investigate options for providing accommodation facility infrastructure that could be relocated and repurposed to provide future long-term housing in the community.

The Applicant must provide a copy of the Accommodation and Employment Strategy to the Planning Secretary (and to Hay Shire Council and Edward River Council following endorsement by the Planning Secretary), prior to commencement of construction, and implement the plan throughout construction and operation of the accommodation camp.

DECOMMISSIONING AND REHABILITATION

Decommissioning and Rehabilitation Plan

B63. 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 B66. At a minimum, the plan must be updated by the Applicant after 15 years into operation and within 2 years prior to decommissioning. The plan must:

- (a) be prepared in consultation with the Planning Secretary and Council;
- (b) include detailed completion criteria for evaluating compliance with the rehabilitation objectives in Table 3; and
- (c) be prepared consistent with relevant local and State strategic land use planning documents applicable to the site
- (d) 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) identify any site contamination issues arising as a result of the development (if any) and how this contamination will be remediated, including details of any approvals which may be required;
 - (iv) include a program to monitor and report on the implementation of these measures against the detailed completion criteria;
 - (v) ensure that best practice is employed in respect of utilising available recycling technologies.

Rehabilitation Objectives

- B64. Unless the Planning Secretary agrees otherwise, within 12 months of commencing operation of the project, the applicant must decommission and rehabilitate the accommodation camp to the satisfaction of the Planning Secretary. This rehabilitation must comply with the objectives in **Table 2**.

Table 2 | Rehabilitation Objectives – Accommodation Camp

Feature	Objective
Accommodation Camp	<ul style="list-style-type: none"> • Safe, stable and non-polluting • All infrastructure including above and below ground to be decommissioned and removed to a depth of 500mm, unless the Planning Secretary agrees otherwise • Restore land capacity to pre-existing productive capacity • Ensure public safety and all times

- B65. 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 – Development Site

Feature	Objective
Development site (as a whole)	<ul style="list-style-type: none"> • Safe, stable and non-polluting • Minimise the visual impact of any above ground ancillary infrastructure agreed to be retained for an alternative use 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	<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

- B66. The Applicant must:
- rehabilitate all areas of the site not proposed for future disturbance progressively, that is, as soon as reasonably practicable following disturbance, in accordance with the Decommissioning and Rehabilitation Plan;
 - minimise the total area exposed at any time; and
 - 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

- B67. 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 commencing construction, the Applicant must prepare an Environmental Management Strategy for the development to the satisfaction of the Planning Secretary. This strategy must:
- (a) provide the strategic framework for environmental management of the development;
 - (b) identify the statutory approvals that apply to the development;
 - (c) describe the role, responsibility, authority and accountability of all key personnel involved in the environmental management of the development;
 - (d) include an ongoing Community Communication Plan that sets out the procedures that would be implemented to:
 - (i) ensure ongoing communication with the local community and relevant agencies about the operation and environmental performance of the development, including how often and when information will 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:
 - (i) reference to any strategies, plans and programs approved under the conditions of this consent; and
 - (ii) a clear plan depicting all the monitoring to be carried out in relation to the development, including a table summarising all the monitoring and reporting obligations under the conditions of this consent.

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;
 - (ii) submission of an audit report under condition C14; 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 in a Staging Report 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 in a Staging Report); and
 - (c) update any strategy, plan or program required by 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 Department

- C7. Prior to commencing the construction, commissioning, 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 and relevant Council(s) in writing of the date of commencement, or cessation, of the relevant phase.

If any of these phases of the development are to be staged, then the Applicant must notify the Department in writing prior to commencing the relevant stage, and clearly identify the development that would be carried out during the relevant stage in accordance with condition C3.

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, including:
- (a) details on siting of wind turbines, including micro-siting of any wind turbines and/or ancillary infrastructure (including wind monitoring masts);
 - (b) showing comparison to the approved layout, the requirements of condition B26(a) and the Aboriginal heritage items identified in condition B35;
 - (c) the GPS coordinates of the wind turbines;
 - (d) showing comparison to the approved layout; and
 - (e) the final design and layout of the battery energy storage system.

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.

Incident Notification

- C10. The Applicant must notify the Department and the relevant Council within 24 hours of becoming aware of an incident. The notification must be made via the NSW planning portal (Major Projects) and address details of the incident including:
- (a) date, time and location;
 - (b) a brief description of what occurred and why it has been classified as an incident;
 - (c) a description of what immediate steps were taken in relation to the incident; and
 - (d) identifying a contact person for further communication regarding the incident.

- C11. The Applicant must provide the Department with a subsequent incident report in accordance with Appendix 8.

Non-Compliance Notification

- C12. Within seven days of becoming aware of a non-compliance, the Applicant must notify the Department of the non-compliance. The notification must be in writing and must be submitted via the NSW planning portal (Major Projects). The notification must identify the development (including the development application number and name), set out the condition of this consent that the development is non-compliant with, why it does not comply, the reasons for the non-compliance (if known), and what actions have been undertaken, or will be undertaken, and when, to address the non-compliance.

Note: A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.

Notifications to Landowners

- C13. Prior to the commencement of construction, the Applicant must notify any non-associated residence within 5.5 km of any approved wind turbine of their rights under condition B1.

INDEPENDENT ENVIRONMENTAL AUDIT

- C14. 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) or as updated from time to time and published on the Department's website.

ACCESS TO INFORMATION

C15. The Applicant must:

- (a) make the following information publicly available on its website as relevant to the stage of the development:
 - (i) the EIS;
 - (ii) the Final Layout Plans for 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, including annual BBAMP reports;
 - (vii) how complaints about the development can be made;
 - (viii) a complaints register, which is to be updated on a monthly basis;
 - (ix) minutes of CCC meetings;
 - (x) the annual Statement of Compliance with the EPL;
 - (xi) any independent environmental audit, and the Applicant's response to the recommendations in any audit; and
 - (xii) any other matter required by the Planning Secretary; and
 - (b) keep this information up to date.
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APPENDIX 1 DEVELOPMENT LAYOUT

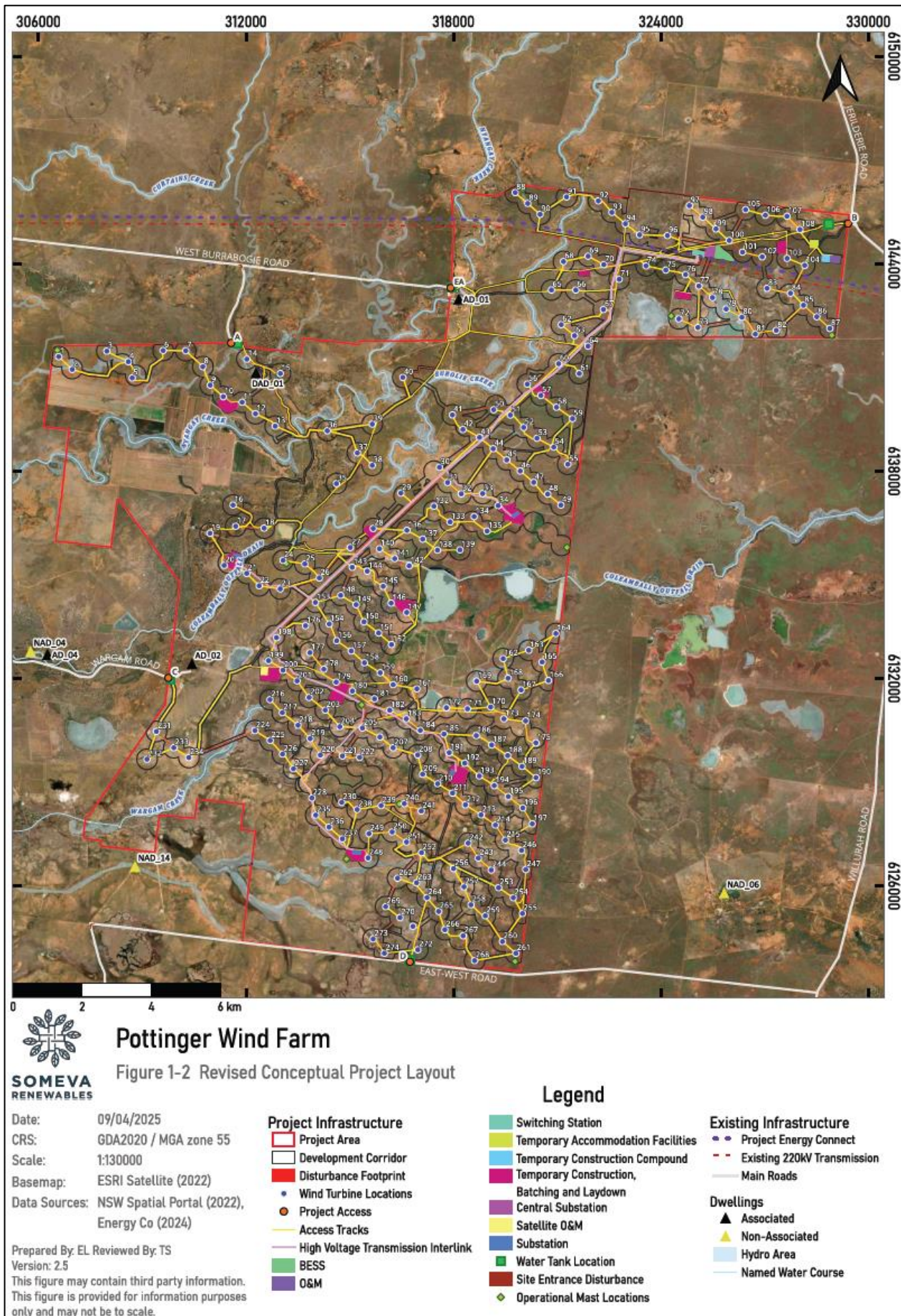


Table 1 Wind turbine locations

<i>Wind Turbine No.</i>	<i>Eastings</i>	<i>Northings</i>
WTG1	306583.275	6141314.193
WTG2	306977.66	6140943.644
WTG3	307977.172	6141473.908
WTG4	308421.436	6141101.636
WTG5	308809.681	6140773.327
WTG6	309605.563	6141491.732
WTG7	310258.905	6141484.929
WTG8	310754.299	6141023.289
WTG9	310966.382	6140489.573
WTG10	311344.693	6140157.378
WTG11	311889.888	6139995.306
WTG12	312276.243	6139662.041
WTG13	312846.64	6139303.057
WTG14	312026.028	6141242.344
WTG15	312995.64	6140824.673
WTG16	311627.151	6137019.43
WTG17	311704.632	6136406.267
WTG18	312526.072	6136350.702
WTG19	310961.177	6136204.614
WTG20	311372.035	6135273.973
WTG21	312021.156	6135041.328
WTG22	312383.428	6134684.201
WTG23	312991.858	6134593.377
WTG24	313074.381	6135419.679
WTG25	313704.363	6135315.737
WTG26	314125.352	6134910.33
WTG27	314884.414	6135812.347
WTG28	315681.175	6136341.841
WTG29	316480.184	6137366.335
WTG30	317442.849	6137998.746
WTG31	317833.047	6137671.902
WTG32	318228.578	6137344.031
WTG33	318845.106	6137353.19
WTG34	319499.818	6137093.613
WTG35	314618.273	6137639.995
WTG36	314353.816	6139169.253
WTG37	315223.195	6138527.61
WTG38	315653.029	6138168.587

<i>Wind Turbine No.</i>	<i>Eastings</i>	<i>Northings</i>
WTG39	315654.962	6139361.775
WTG40	316539.106	6140713.327
WTG41	317973.055	6139628.63
WTG42	318364.664	6139307.594
WTG43	318756.779	6138977.103
WTG44	319152.776	6138650.029
WTG45	319544.17	6138326.35
WTG46	319933.241	6138004.504
WTG47	320324.565	6137676.403
WTG48	320727.202	6137337.634
WTG49	321111.749	6137019.005
WTG50	319229.211	6139900.053
WTG51	319647.783	6139622.996
WTG52	320033.691	6139265.771
WTG53	320419.129	6138952.79
WTG54	320903.489	6138695.653
WTG55	321309.712	6138200.038
WTG56	320137.131	6140518.513
WTG57	320530.432	6140191.746
WTG58	320983.155	6139849.906
WTG59	321448.099	6139520.529
WTG60	321044.168	6141108.552
WTG61	321641.369	6140824.406
WTG62	321120.832	6142238.238
WTG63	321503.804	6141920.623
WTG64	321896.237	6141616.113
WTG65	320837.191	6143241.779
WTG66	321540.421	6143241.514
WTG67	322340.331	6142678.415
WTG68	321184.967	6144065.925
WTG69	321897.529	6144220.141
WTG70	322350.256	6143976.629
WTG71	322796.025	6143553.096
WTG72	324522.179	6142408.348
WTG73	325072.329	6142155.435
WTG74	323574.299	6143940.495
WTG75	324146.011	6143820.297
WTG76	324715.588	6143687.339

<i>Wind Turbine No.</i>	<i>Eastings</i>	<i>Northings</i>
WTG77	325100.5	6143357
WTG78	325493.6	6143024
WTG79	325889.3	6142691
WTG80	326345.6	6142454
WTG81	326733.1	6141966
WTG82	327339.7	6142073
WTG83	327072.7	6143290
WTG84	327751	6143149
WTG85	328125.3	6142802
WTG86	328512	6142468
WTG87	328889.4	6142129
WTG88	319786.9	6146061
WTG89	320151	6145746
WTG90	320507.9	6145432
WTG91	321274	6145934
WTG92	322193.2	6145821
WTG93	322583.5	6145489
WTG94	322976	6145159
WTG95	323387.6	6144838
WTG96	324192	6144817
WTG97	324826.5	6145686
WTG98	325215	6145350
WTG99	325595.9	6145011
WTG100	325980	6144677
WTG101	326364.2	6144338
WTG102	326932.3	6144202
WTG103	327654	6144157
WTG104	328162.4	6143956
WTG105	326451.8	6145566
WTG106	327024.5	6145404
WTG107	327647.3	6145376
WTG108	328025.2	6144992
WTG132	317436.4	6136849
WTG133	317904.5	6136531
WTG134	318601.3	6136687
WTG135	318974	6136267
WTG136	316656	6136287
WTG137	317113.2	6136034
WTG177	313851.273	6132748.974

<i>Wind Turbine No.</i>	<i>Eastings</i>	<i>Northings</i>
WTG138	317539.57	6135714.203
WTG139	318190.733	6135723.305
WTG140	315861.404	6135755.126
WTG141	316305.175	6135470.78
WTG142	316720.713	6135260.582
WTG143	315075.454	6135218.495
WTG144	315521.874	6134946.207
WTG145	315969.494	6134668.739
WTG146	316200.888	6134183.019
WTG147	316650.068	6133913.727
WTG148	314740.76	6134408.148
WTG149	315187.007	6134137.238
WTG150	315413.647	6133640.956
WTG151	315837.896	6133319.508
WTG152	316210.513	6132983.349
WTG153	314009.129	6134203.664
WTG154	314410.033	6133578.701
WTG156	314624.425	6133094.652
WTG157	315046.548	6132797.83
WTG158	315427.646	6132456.278
WTG159	315885.565	6132166.92
WTG160	316258.524	6131821.459
WTG161	316945.031	6131703.026
WTG162	319439.926	6132575.944
WTG163	320179.94	6132818.273
WTG164	320964.944	6133302.413
WTG165	320565.835	6132478.279
WTG166	320750.365	6131942.764
WTG167	319958.487	6131667.52
WTG168	319582.107	6132009.105
WTG169	318673.714	6131924.519
WTG170	319078.498	6131176.563
WTG171	318408.532	6131123.109
WTG172	317799.799	6131154.838
WTG173	319461.143	6130833.584
WTG174	319953.003	6130605.642
WTG175	320359.242	6130279.414
WTG176	313725.607	6133527.654
WTG215	319505.135	6127327.386

<i>Wind Turbine No.</i>	<i>Eastings</i>	<i>Northings</i>
WTG178	314254.415	6132269.542
WTG179	314609.754	6131897.1
WTG180	315079.915	6131639.978
WTG181	315719.697	6131413.878
WTG182	316160.096	6131082.93
WTG183	316639.252	6130834.32
WTG184	317044.559	6130499.063
WTG185	317730.17	6130393.208
WTG186	318661.622	6130349.848
WTG187	319108.662	6130077.712
WTG188	319570.666	6129771.153
WTG189	319985.765	6129458.807
WTG190	320390.762	6129132.391
WTG191	317880.513	6129856.68
WTG192	318328.22	6129550.662
WTG193	318750.068	6129180.009
WTG194	319182.012	6128902.436
WTG195	319588.519	6128585.089
WTG196	320009.625	6128255.906
WTG197	320283.553	6127796.067
WTG198	312884.731	6133184.548
WTG199	312653.713	6132517.213
WTG200	313071.193	6132241.881
WTG201	313480.689	6131933.31
WTG202	313827.457	6131453.942
WTG203	314293.497	6131086.928
WTG204	314714.484	6130607.811
WTG205	315371.311	6130569.369
WTG206	315874.908	6130307.917
WTG207	316256.158	6129996.372
WTG208	316966.03	6129790.847
WTG209	317110.535	6129231.503
WTG210	317545.753	6128956.178
WTG211	317976.826	6128685.85
WTG212	318350.271	6128345.463
WTG213	318800.219	6128056.022
WTG214	319216.596	6127760.331
WTG256	317940.867	6126406.488
WTG257	318308.636	6125973.664

<i>Wind Turbine No.</i>	<i>Eastings</i>	<i>Northings</i>
WTG216	312695.686	6131389.926
WTG217	313051.856	6131013.065
WTG218	313505.625	6130648.948
WTG219	313858.255	6130263.908
WTG220	314154.247	6129787.472
WTG221	314790.507	6129759.146
WTG222	315287.192	6129718.037
WTG224	312259.137	6130494.127
WTG225	312701.626	6130208.789
WTG226	313058.261	6129812.521
WTG227	313374.801	6129391.036
WTG228	313908.207	6128542.569
WTG230	314769.567	6128417.696
WTG231	309410.99	6130468.585
WTG232	309139.124	6129666.011
WTG233	309913.816	6129998.896
WTG234	310348.377	6129713.71
WTG235	314019.515	6128049.079
WTG236	314404.231	6127701.02
WTG237	314789.631	6127361.453
WTG238	315217.115	6128210.004
WTG239	315910.276	6128324.893
WTG240	316579.595	6128381.928
WTG241	317011.818	6128105.593
WTG242	318428.677	6127238.397
WTG243	318720.753	6126805.623
WTG244	319095.986	6126458.398
WTG246	319883.344	6126981.413
WTG247	320093.375	6126473.062
WTG248	315533.081	6126810.168
WTG249	315560.637	6127512.566
WTG250	316228.868	6127561.681
WTG251	316646.326	6127270.319
WTG252	317078.709	6126963.347
WTG253	319306.799	6125948.748
WTG254	319734.131	6125658.782
WTG255	319997.963	6125202.114
WTG266	317751.905	6124732.217
WTG267	318283.649	6124557.315

<i>Wind Turbine No.</i>	<i>Eastings</i>	<i>Northings</i>
WTG258	318509.644	6125454.325
WTG259	318924.286	6125137.039
WTG260	319420.548	6124390.09
WTG261	319807.132	6124050.444
WTG262	316385.963	6126221.966
WTG263	316936.7	6126089.551
WTG264	317238.657	6125661.594
WTG265	317571.658	6125263.319

<i>Wind Turbine No.</i>	<i>Eastings</i>	<i>Northings</i>
WTG268	318612.514	6123839.092
WTG269	316041.138	6125399.57
WTG270	316454.926	6125082.575
WTG271	316829.033	6124828.387
WTG272	316969.905	6124153.397
WTG273	315679.698	6124465.81
WTG274	316004.43	6124052.726

APPENDIX 2 SCHEDULE OF LANDS

<i>Lot Number / Deposit Plan (DP)</i>	<i>Lot Number / Deposit Plan (DP)</i>	<i>Lot Number / Deposit Plan (DP)</i>
1/DP1081067	36/DP756282	51/DP756315
2/DP1081067	37/DP756282	52/DP756315
2/DP116080	38/DP756282	53/DP756315
3/DP116080	4/DP756282	54/DP756315
4/DP116080	11/DP756315	55/DP756315
5/DP116080	12/DP756315	6/DP756315
1/DP134988	13/DP756315	7/DP756315
2/DP134988	16/DP756315	8/DP756315
3/DP134988	17/DP756315	44/DP756282
4/DP134988	18/DP756315	45/DP756282
5/DP134988	19/DP756315	46/DP756282
6/DP134988	20/DP756315	47/DP756282
7/DP134988	21/DP756315	48/DP756282
1/DP134991	22/DP756315	49/DP756282
42/DP591554	23/DP756315	5/DP756282
1/DP756282	24/DP756315	50/DP756282
10/DP756282	25/DP756315	54/DP756282
11/DP756282	27/DP756315	6/DP756282
12/DP756282	28/DP756315	7/DP756282
13/DP756282	29/DP756315	8/DP756282
14/DP756282	30/DP756315	9/DP756282
15/DP756282	31/DP756315	10/DP756315
16/DP756282	32/DP756315	9/DP756315
17/DP756282	33/DP756315	107/DP756809
2/DP756282	35/DP756315	108/DP756809
20/DP756282	36/DP756315	109/DP756809
24/DP756282	37/DP756315	51/DP756809
25/DP756282	40/DP756315	52/DP756809
26/DP756282	41/DP756315	53/DP756809
3/DP756282	42/DP756315	60/DP756809
32/DP756282	44/DP756315	61/DP756809
33/DP756282	47/DP756315	62/DP756809
34/DP756282	5/DP756315	84/DP756809
35/DP756282	48/DP756315	88/DP756809
90/DP756809	26/DP756343	16/DP756343
91/DP756809	27/DP756343	17/DP756343
1/DP133866	42/DP591554	43/DP756343

Lot Number / Deposit Plan (DP)	Lot Number / Deposit Plan (DP)	Lot Number / Deposit Plan (DP)
1/DP133901	28/DP756343	44/DP756343
2/DP133901	29/DP756343	45/DP756343
221/DP133992	3/DP756343	46/DP756343
222/DP133992	30/DP756343	47/DP756343
151/DP133993	31/DP756343	48/DP756343
152/DP133993	32/DP756343	49/DP756343
18/DP756282	33/DP756343	5/DP756343
19/DP756282	34/DP756343	50/DP756343
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27/DP756282	36/DP756343	52/DP756343
28/DP756282	37/DP756343	53/DP756343
29/DP756282	38/DP756343	54/DP756343
30/DP756282	39/DP756343	55/DP756343
31/DP756282	18/DP756338	6/DP756343
39/DP756282	19/DP756338	7/DP756343
40/DP756282	2/DP756338	8/DP756343
41/DP756282	21/DP756338	9/DP756343
42/DP756282	3/DP756338	5/DP756338
43/DP756282	34/DP756338	15/DP756745
53/DP756282	35/DP756338	4/DP756745
1/DP756338	36/DP756338	8/DP756745
12/DP756338	42/DP756338	5652/DP757298
17/DP756338	45/DP756338	5653/DP757298
18/DP756343	48/DP756338	5654/DP757298
19/DP756343	51/DP756338	5655/DP757298
2/DP756343	52/DP756338	5656/DP757298
20/DP756343	1/DP756343	5657/DP757298
21/DP756343	10/DP756343	5658/DP757298
22/DP756343	11/DP756343	7301/DP1181196
23/DP756343	12/DP756343	7320/DP1185108
24/DP756343	13/DP756343	301/DP1242250
25/DP756343	14/DP756343	1/DP222380
5834/DP757298	15/DP756343	
6667/DP822054	4/DP756343	
4 (10)/DP758138	40/DP756343	
7303/DP1149704	41/DP756343	
31/DP756343	42/DP756343	
1/DP456901	302/DP1242250	
2/DP456901	7301/DP1149704	

Lot Number / Deposit Plan (DP)	Lot Number / Deposit Plan (DP)	Lot Number / Deposit Plan (DP)
2/DP1137659	7304/DP1149704	
2/DP510038	7307/DP1179131	
4/DP1091853	7313/DP1185108	
7/10/DP758138	7313/DP1157457	
12/DP1041961	7400/DP1179151	
41/DP591554	7401/DP1179151	
100/DP1283323		

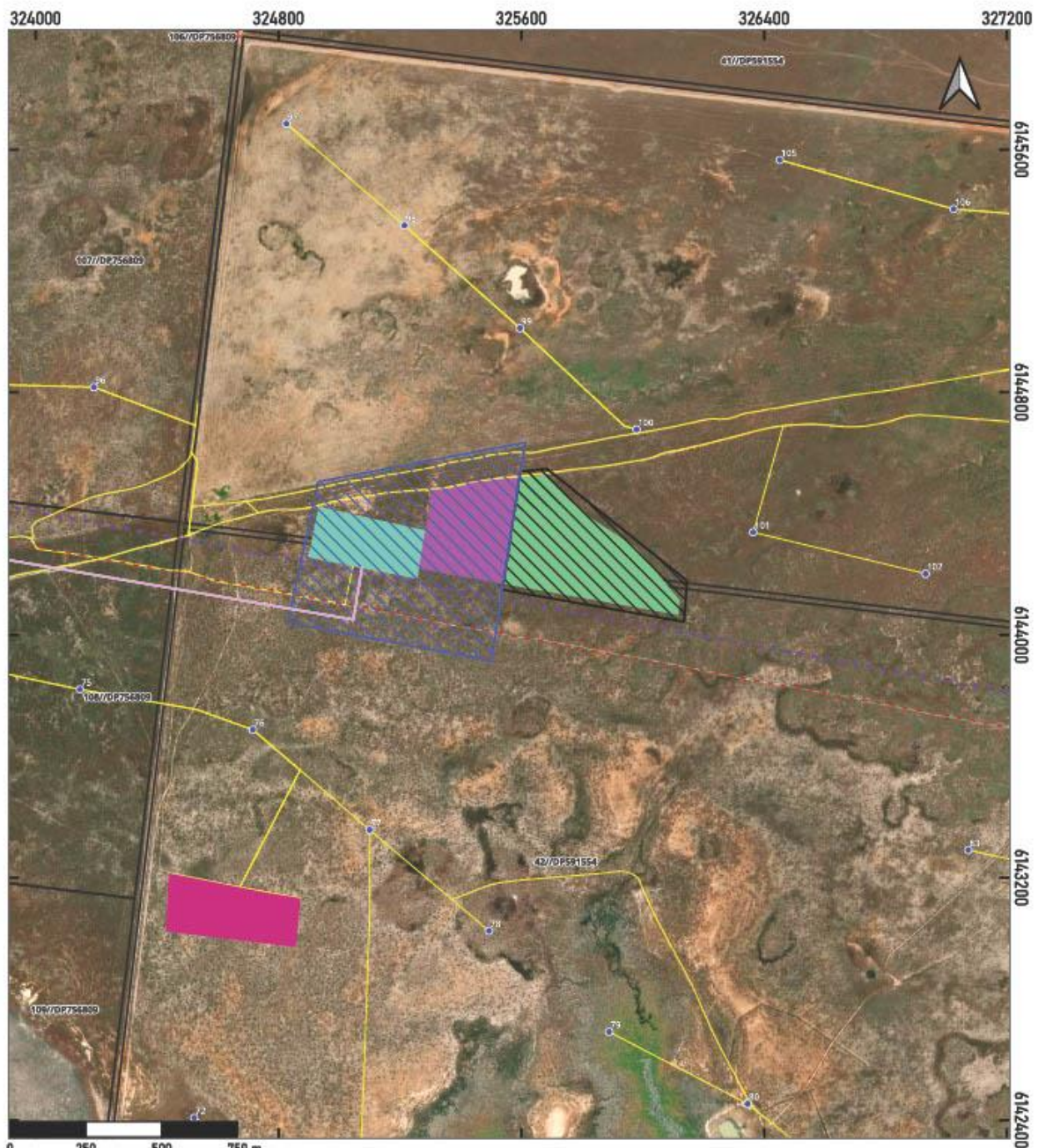
Note: The site will also be taken to include any Crown Land and Road Reserves contained within the site.

APPENDIX 3 GENERAL TERMS OF APPLICANT'S VPA OFFER

The VPA must include provisions for the payment, collection, management and distribution of the contributions under the agreement.

Council	Payment Details
Hay Shire Council	<ul style="list-style-type: none"> • The annual contribution of 50% of \$1,050 per megawatt (MW) of installed wind energy (adjusted annually to increases in CPI from 2024-25 financial year), over the operational life of development (of which up to 15% is to be allocated to a dedicated First Nations fund). • To be administered via a Community Enhancement Fund by the Applicant in partnership with Hay Shire Council. • The funds will be administered in accordance with the following principles: <ul style="list-style-type: none"> ○ A governance framework established by Council prior to the commissioning of the project which includes public annual reporting on funds collected and expended, and the applicant representative on the funding distribution committee; ○ 20% of funding per annum will be allocated to community, organisations, education programs and projects that will benefit the community within a 20 km radius of the project boundary, for the first five years of the project. • The payments will commence on the commencement of commissioning of the project.
Edward River Council	<ul style="list-style-type: none"> • The annual contribution of 50% of \$1,050 per megawatt (MW) of installed wind energy (adjusted annually to increases in CPI from 2024-25 financial year), over the operational life of development (of which up to 15% is to be allocated to a dedicated First Nations fund). • To be administered via a Community Enhancement Fund by the Applicant in partnership with Edward River Council. • The funds will be administered in accordance with the following principles: <ul style="list-style-type: none"> ○ A governance framework established by Council prior to the commissioning of the project which includes public annual reporting on funds collected and expended, and the applicant representative on the funding distribution committee; ○ 20% of funding per annum will be allocated to community, organisations, education programs and projects that will benefit the community within a 20 km radius of the project boundary, for the first five years of the project. • The payments will commence on the commencement of commissioning of the project.

APPENDIX 4 SUBDIVISION PLANS



Pottinger Wind Farm

Figure 3-13 Indicative Subdivisions

Date: 28/04/2025
 CRS: GDA2020 / MGA zone 55
 Scale: 1:17000
 Basemap: ESRI Satellite (2022)
 Data Sources: NSW Spatial Portal (2022),
 Energy Co (2024)
 Prepared By: EL Reviewed by: TS
 Version: 3.3
 This figure may contain third party information.
 This figure is provided for information purposes
 only and may not be to scale.

Project Infrastructure

- Project Area
- Wind Turbine Locations
- Access Tracks
- High Voltage
- Transmission Interlink
- BESS
- Switching Station
- Temporary Construction, Batching and Laydown
- Central Substation

Legend

Existing Infrastructure

- Project Energy Connect
- 220 kV Transmission
- Lots
- Subdivision Lots
- BESS - Subdivision Lot
- Switching Station and Substation - Subdivision Lot

APPENDIX 5 HAULAGE ROUTE AND ROAD UPGRADES

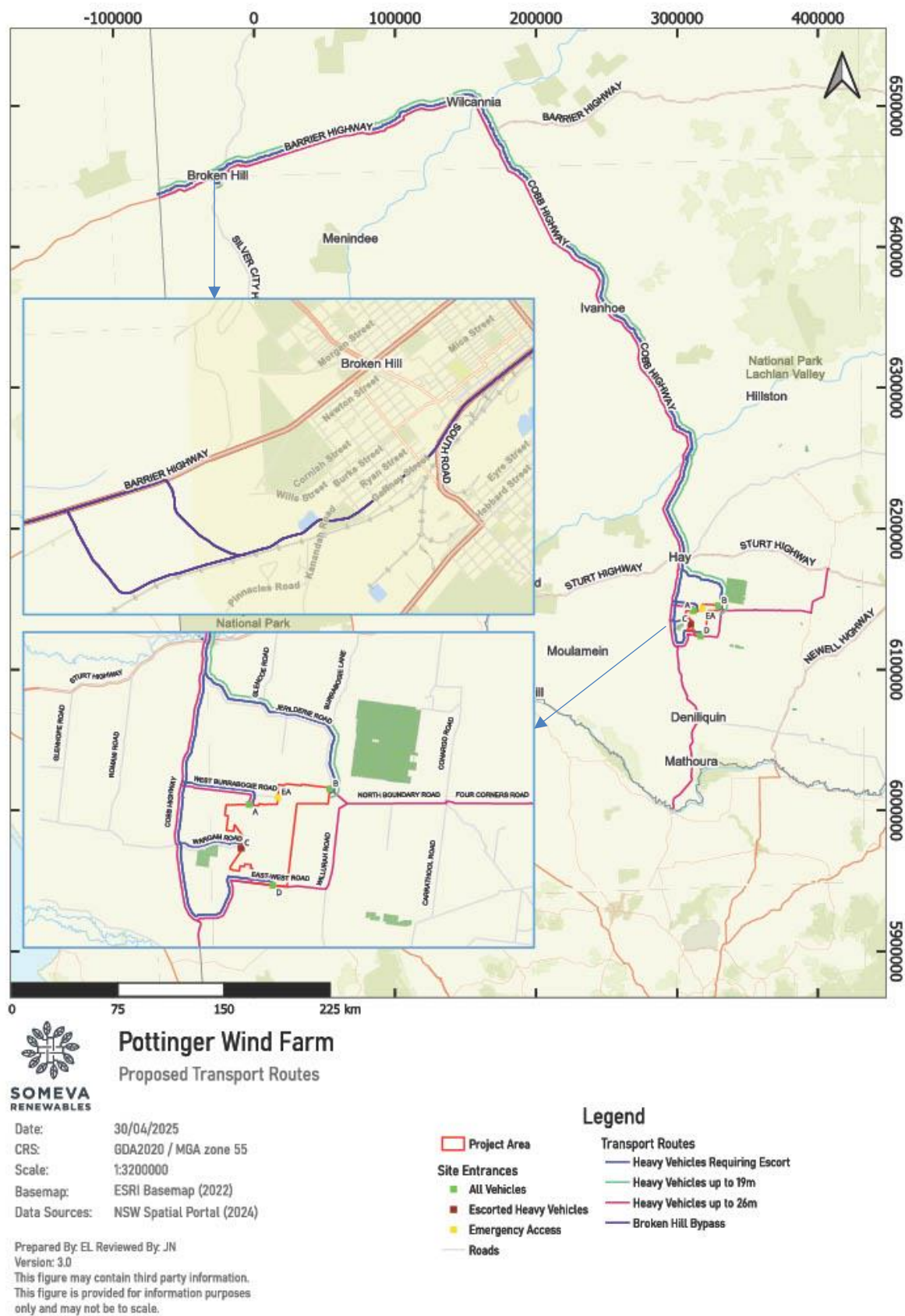


Figure 1 Site access and transport routes

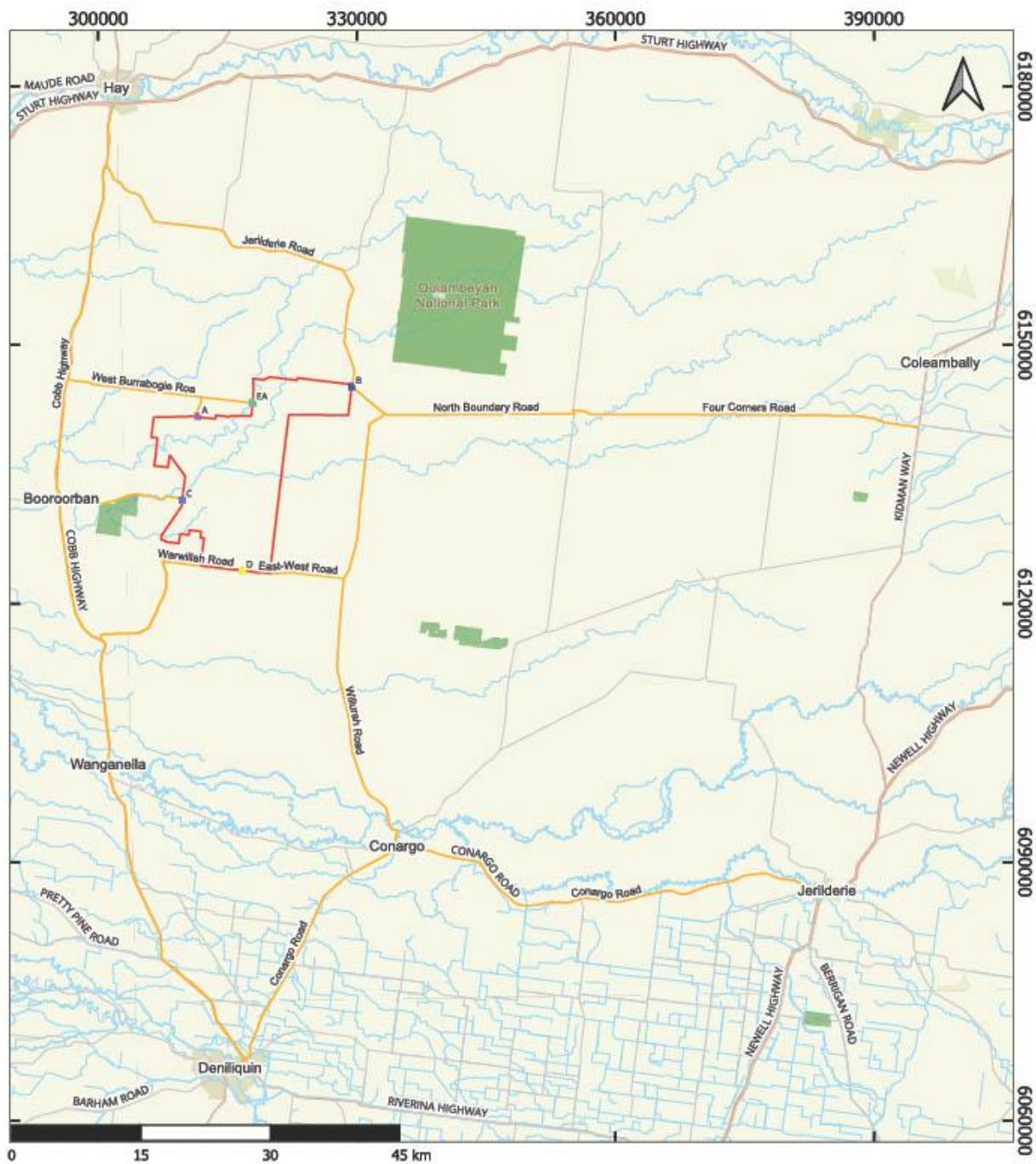


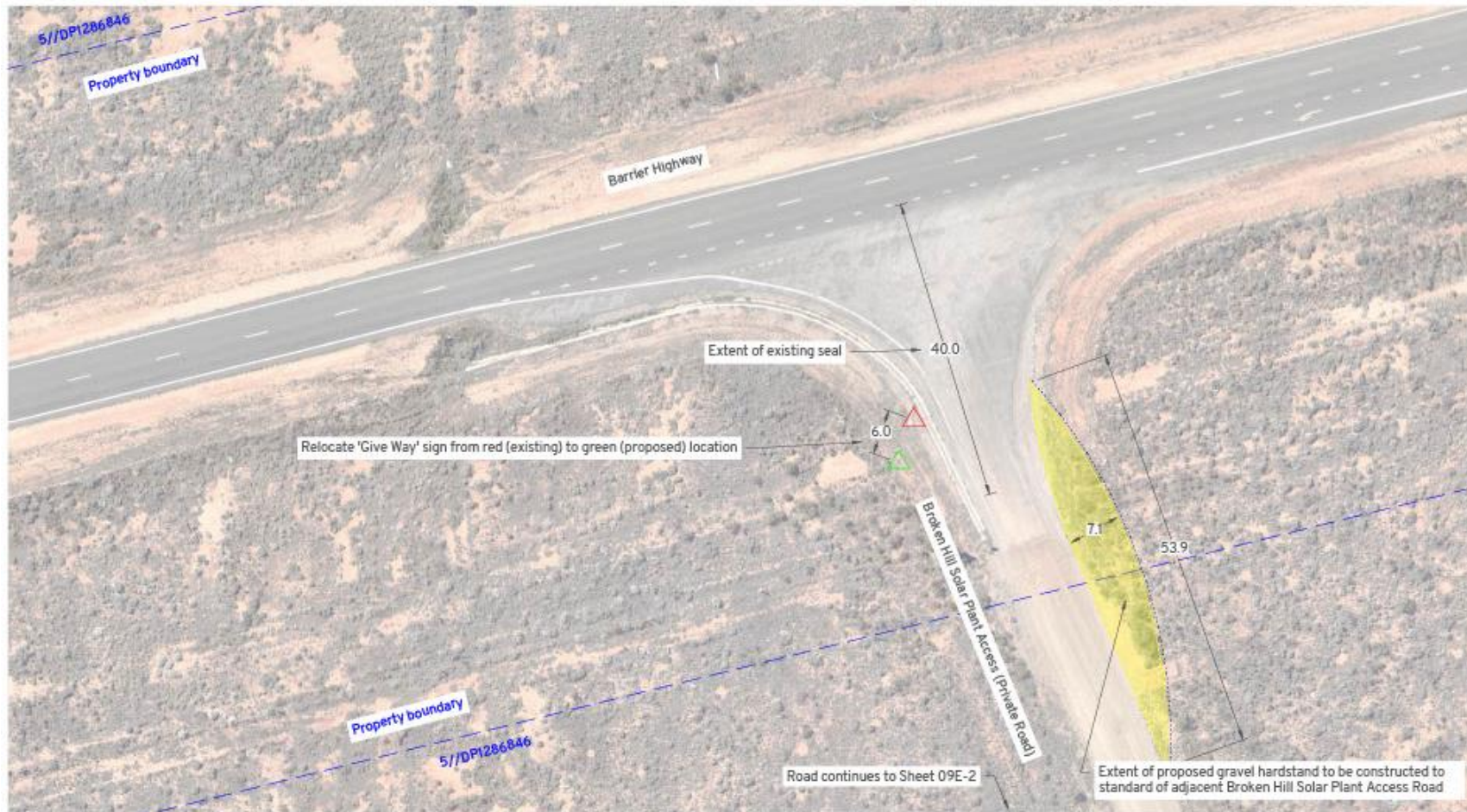
Figure 2 Site access roads

Table 1: Road upgrades to be implemented by the Applicant

Road/ Intersection	Chainage (km, from Port of Adelaide)	Treatment	Timing
Broken Hill LGA			
Barrier Highway (Broken Hill Bypass)	508	<p>Option 1 (shown as Option 3 in Figure 3):</p> <ul style="list-style-type: none"> Construction of a new gated gravel bypass track to Gaffney Street (approx. 5.5 km). Track to be wind farm specification, i.e. minimum 5.5 m width, suitable for minimum 15 tons per axle loading. Temporary gravel hardstand required to the side of existing intersection with Solar Farm Private Access Road and a sign on Barrier Highway to be relocated. The throat of the bypass track is required to be sealed for a minimum distance of 30m to the same standard as the existing pavement of the Barrier Highway, the intersection is to be designed to comply with Austroads (TfNSW supplements) and be able to accommodate the swept path of the largest and widest high-risk vehicle using the intersection. <p>Option 2 (shown as Option 4 in Figure 4):</p> <ul style="list-style-type: none"> Construction of new gated temporary gravel bypass track to Gaffney Street (approx. 3.7 km). Track to be min 5.5 m wide and suitable for min 15 tons per axle loading. New intersection with Barrier Highway required. Up to two signs on Barrier Highway to be relocated. The throat of the bypass track is required to be sealed for a minimum distance of 30m to the same standard as the existing pavement of the Barrier Highway, the intersection is to be designed to comply with Austroads (TfNSW supplements) and be able to accommodate the swept path of the largest and widest high-risk vehicle using the intersection. 	Prior to use by high-risk heavy vehicles requiring escort
Crystal Street	517	Pavement strengthening to accommodate the Project at the intersection of Crystal Street and Menindee Road	Prior to use by high-risk heavy vehicles requiring escort
New gravel track between Crystal Street and Sturt Street	517	<p>As shown in Figure 5:</p> <ul style="list-style-type: none"> Temporary gravel track to be built through private land. Track to be minimum 5.5 m wide and suitable for minimum 15 tons per axle loading. One sign to be made removeable. 	Prior to use by high-risk heavy vehicles requiring escort
Intersection of Chettle Street and Barrier Highway	517	<p>As shown in Figure 6:</p> <ul style="list-style-type: none"> Temporary gated gravel track up to 200 m in length to be built through private land. Track to be <i>minimum</i> 5.5 m wide and suitable for minimum 15 tons per axle loading). Final section of the track adjacent to the Barrier Highway to be sealed to the standard of the pavement of the Barrier Highway. 	Prior to use by high-risk heavy vehicles requiring escort
Central Darling Shire LGA			
Barrier and Cobb Highway	Various locations	<ul style="list-style-type: none"> Installation of pullover bays as required in the Transport Strategy in condition B39, sealed and compliant with Austroads (TfNSW supplements). 	Prior to use by high-risk heavy vehicles requiring escort

Road/ Intersection	Chainage (km, from Port of Adelaide)	Treatment	Timing
Carrathool Shire LGA			
Cobb Highway	Various locations	<ul style="list-style-type: none"> Installation of pullover bays as required in the Transport Strategy in condition B39, sealed and compliant with Austroads (TfNSW supplements) 	Prior to use by high-risk heavy vehicles requiring escort
Hay LGA			
Cobb Highway (Roundabout in Hay)	1102	<p>Option 1 (shown as Option 1 in Figure 7):</p> <ul style="list-style-type: none"> Sealed hardstand to be laid down south of the roundabout and the pavement must be constructed to the same standard as the adjacent roadway, modifications to and sealing of the traffic island. Four light poles and six signs to be made removeable, tree trimming, and relocation of sculpture. <p>Option 2 (shown as Option 2 in Figure 8):</p> <ul style="list-style-type: none"> Sealed hardstand on the inside edge of the roundabout island to be laid down and the pavement must be constructed to the same standard as the adjacent roadway. Two light poles and eight signs to be removed or relocated. 	Prior to use by high-risk heavy vehicles requiring escort
Intersection of Cobb Highway and West Burrabogie Road	1135	<p>As shown in Figure 9:</p> <ul style="list-style-type: none"> Construction of a Channelised Right Turn (short) (CHR(s)) and Basic Left Turn (BAL) treatment on the Cobb Highway, compliant with the Austroads Guide to Road Design (as amended by TfNSW supplements). The throat of the intersection is to be sealed for a minimum distance of 30m. The lane widths, shoulders and verges are to comply with strategic concept designs and Austroads (as amended by TfNSW supplements). 	Prior to commencement of pre-construction minor works
Intersection of West Burrabogie Road and Private Track (Site Entrance A)	1151	<ul style="list-style-type: none"> Road widening as shown in Figure 10. Existing fence to be removed and replaced with temporary fence and gate. 	Prior to commencement of construction
Intersection of Cobb Highway and Jerilderie Road	1109	<p>As shown in Figure 11:</p> <ul style="list-style-type: none"> Construction of a Channelised Left Turn (CLT) treatment from the Cobb Highway, compliant with the Austroads Guide to Road Design (as amended by TfNSW supplements). The throat of the intersection is to be sealed for a minimum distance of 30m. The lane widths, shoulders and verges are to comply with strategic concept designs and Austroads (as amended by TfNSW supplements). 	Prior to commencement of pre-construction minor works
Intersection of Jerilderie Road and Private Track (Site	1156	<ul style="list-style-type: none"> Road widening as shown in Figure 12. 	Prior to commencement of construction

Road/ Intersection	Chainage (km, from Port of Adelaide)	Treatment	Timing
Entrance B)			
Cobb Highway	Various locations	<ul style="list-style-type: none"> Installation of pullover bays as required in the Transport Strategy in condition B39, sealed and compliant with Austroads (TfNSW supplements) 	Prior to use by high-risk heavy vehicles requiring escort
Edward River LGA			
Intersection of Cobb Highway and Warwillah Road	1167	<p>As shown in Figure 13:</p> <ul style="list-style-type: none"> Construction of a Channelised Right Turn (short) (CHR(s)) and Basic Left Turn (BAL) treatment from the Cobb Highway, compliant with the Austroads Guide to Road Design (as amended by TfNSW supplements). The throat of the intersection is to be sealed for a minimum distance of 30 m. The lane widths, shoulders and verges are to comply with strategic concept designs and Austroads (as amended by TfNSW supplements). 	Prior to commencement of pre-construction minor works
Intersection of Warwillah Road and East-West Road	1181	<ul style="list-style-type: none"> Cattle grid and fencing to be replaced and realigned. Gravel hardstand on both sides of the intersection 	Prior to commencement of construction
Intersection of East-West Road and Private Track (Site Entrance D)	1190	<ul style="list-style-type: none"> Gravel hardstand as per Figure 14. 	Prior to commencement of construction
Intersection of Cobb Highway and Wargam Road	1149	<p>As shown in Figure 15:</p> <ul style="list-style-type: none"> Construction of a Channelised Right Turn (short) (CHR(s)) and Auxiliary Left Turn (AUL) treatment, compliant with the Austroads Guide to Road Design (as amended by TfNSW supplements). The throat of the intersection is to be sealed for a minimum distance of 30 m. Line mark the existing rest stop area with an AUL treatment and provide clearance between the turn lane and rest stop area. The lane widths, shoulders and verges are to comply with strategic concept designs and Austroads (as amended by TfNSW supplements). 	Prior to commencement of pre-construction minor works
Wargam Road, 10 km east from Cobb Highway	1159	<ul style="list-style-type: none"> Tree removal. One sign to be made removable. Cattle grid widening. 	Prior to commencement of construction
Cobb Highway	Various locations	<ul style="list-style-type: none"> Installation of pullover bays as required in the Transport Strategy in condition B39, sealed and compliant with Austroads (TfNSW supplements) 	Prior to use by high-risk heavy vehicles requiring escort



Notes:
 Provide hardstand as required at yellow highlighted areas.
 Property boundaries shown indicatively based on mapping data.
 Vehicle turning paths provided within Ares report.
 Site Location: Barrier Highway / Broken Hill Solar Plant, Broken Hill NSW



09E - Broken Hill Bypass Option 3
 Strategic Design
 Pottinger Wind Farm

DRAWN: OM
 DATE: 22/01/2025
 DWG NO: 768 SD-548
 SCALE at A3: 1:500

Amber 09E-1

Figure 3a Barrier Highway (Broken Hill Bypass) Option 3



Notes:
 Access gate to remain closed at all times except when required for Project traffic.
 Property boundaries shown indicatively based on mapping data.
 Site Location: Broken Hill Solar Plant, Broken Hill NSW

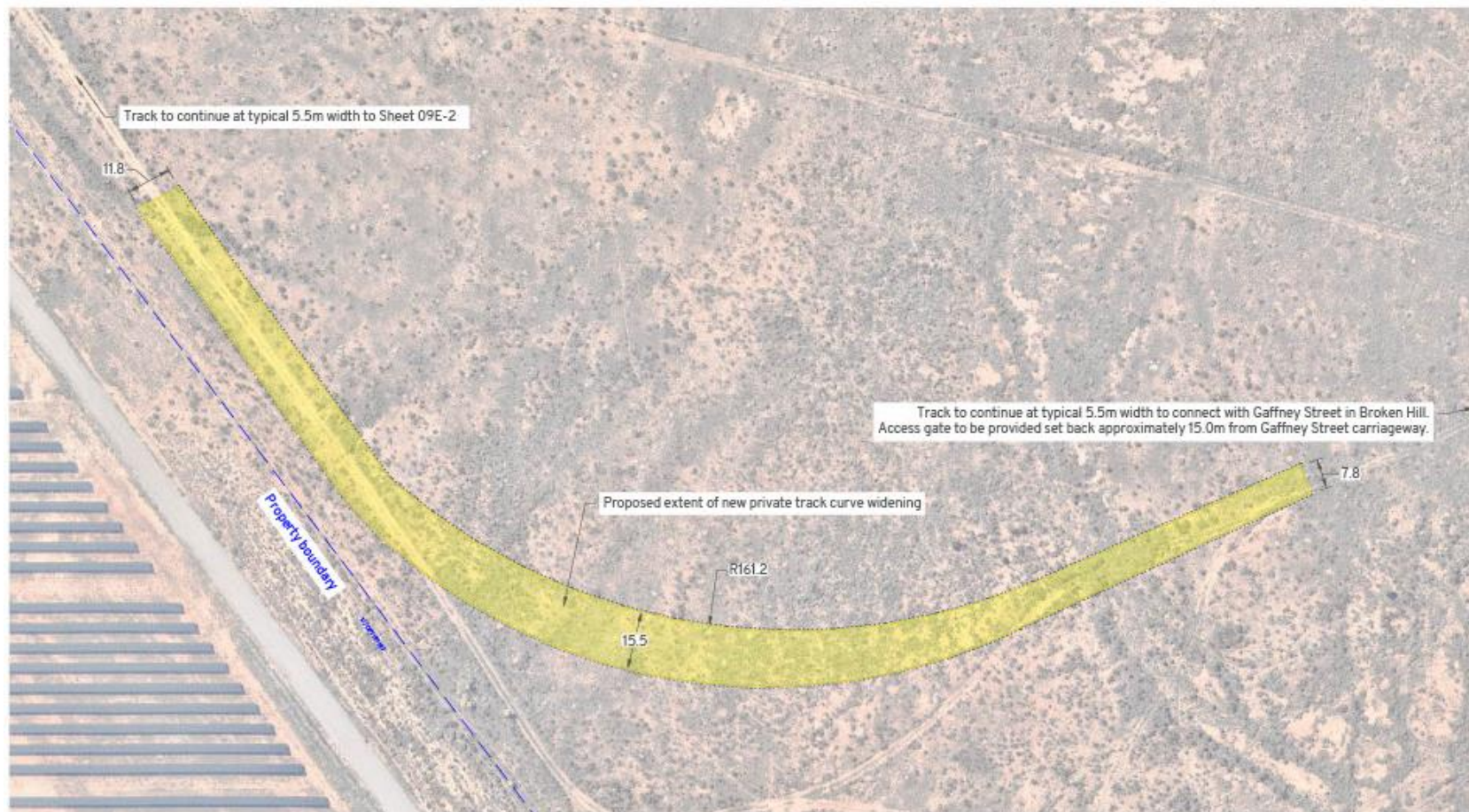


09E - Broken Hill Bypass Option 3
 Strategic Design
 Pottinger Wind Farm

DRAWN: OM
 DATE: 22/01/2025
 DWG NO: 768 SD-54B
 SCALE at A3: 1:500

Amber 09E-2

Figure 3b Barrier Highway (Broken Hill Bypass) Option 3



Notes:
 Property boundaries shown indicatively based on mapping data.
 Access gate near Gaffney Street to remain closed at all times except when required for Project traffic.
 Vehicle turning paths provided within Ares report.
 Site Location: Broken Hill Solar Plant, Broken Hill NSW

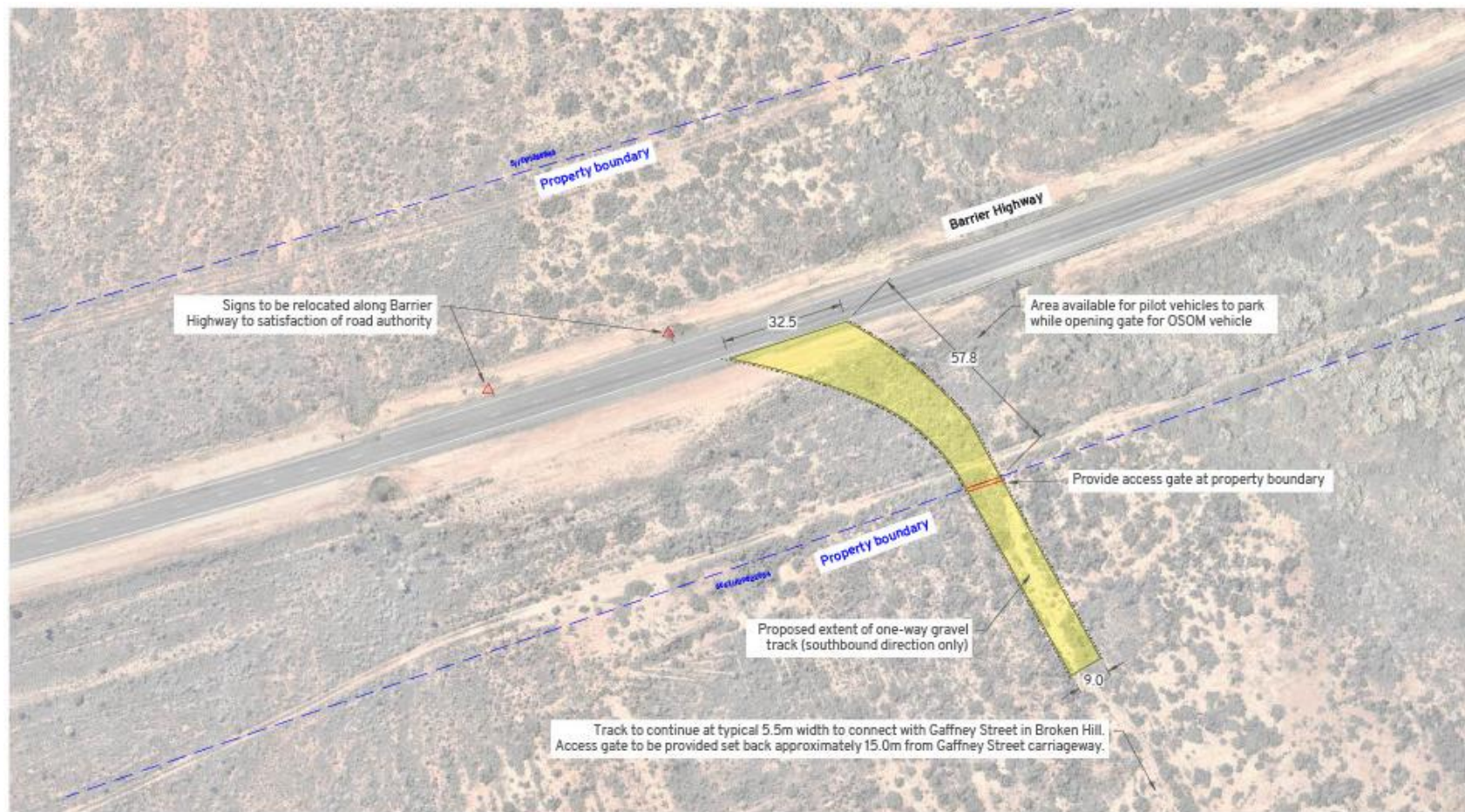


09F - Broken Hill Bypass Option 3
 Strategic Design
 Pottinger Wind Farm

DRAWN: OM
 DATE: 22/01/2025
 DWG NO: 768 SD-34B
 SCALE at A3: 1:1000

Amber 09F

Figure 3c Barrier Highway (Broken Hill Bypass) Option 3



Notes:
 Property boundaries shown indicatively based on mapping data.
 Access gates to remain closed at all times except when required for Project traffic.
 Vehicle turning paths provided within Ares report.
 Site Location: Barrier Highway, Broken Hill NSW



09G - Broken Hill Bypass Option 4
 Strategic Design
 Pottinger Wind Farm

DRAWN: OM
 DATE: 22/01/2025
 DWG NO: 758 SD-54B
 SCALE at A3: 1:1000

Amber 09G

Figure 4 Barrier Highway (Broken Hill Bypass) Option 4



Notes:
 Property boundaries shown indicatively based on mapping data.
 Vehicle turning paths provided within Ares report.
 Site Location: Crystal Street / Sturt Street, Broken Hill NSW

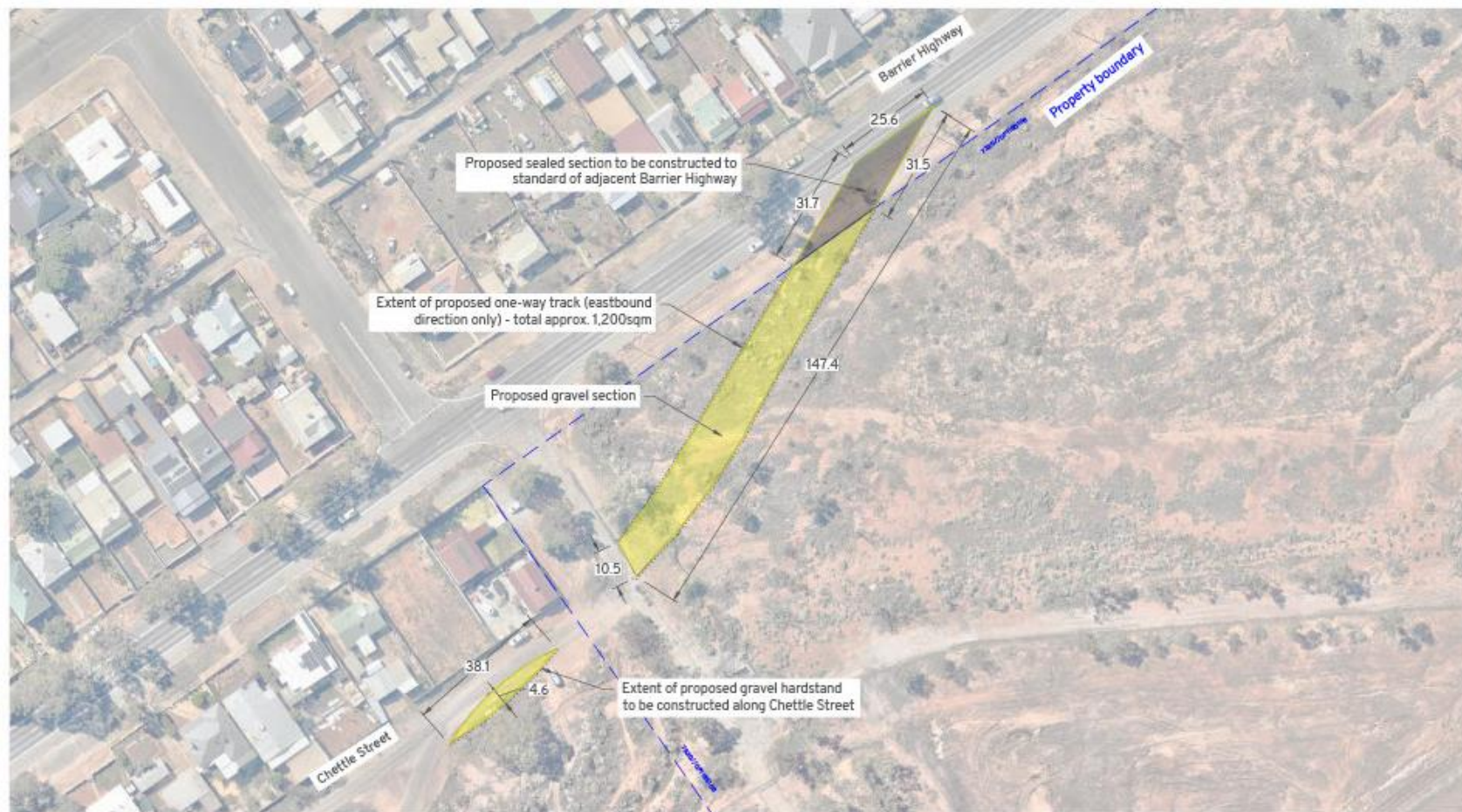


10A - Crystal Street / Sturt Street, Broken Hill
 Strategic Design
 Pottinger Wind Farm

DRAWN: CM
 DATE: 22/01/2025
 DWG NO: 758 SD-54B
 SCALE at A3: 1:1000

Amber 10A

Figure 5 New gravel track between Crystal Street and Sturt Street



Notes:
 Property boundaries shown indicatively based on mapping data.
 Vehicle turning paths provided within Ares report.
Site Location: Chettle Street / Barrier Highway, Broken Hill NSW

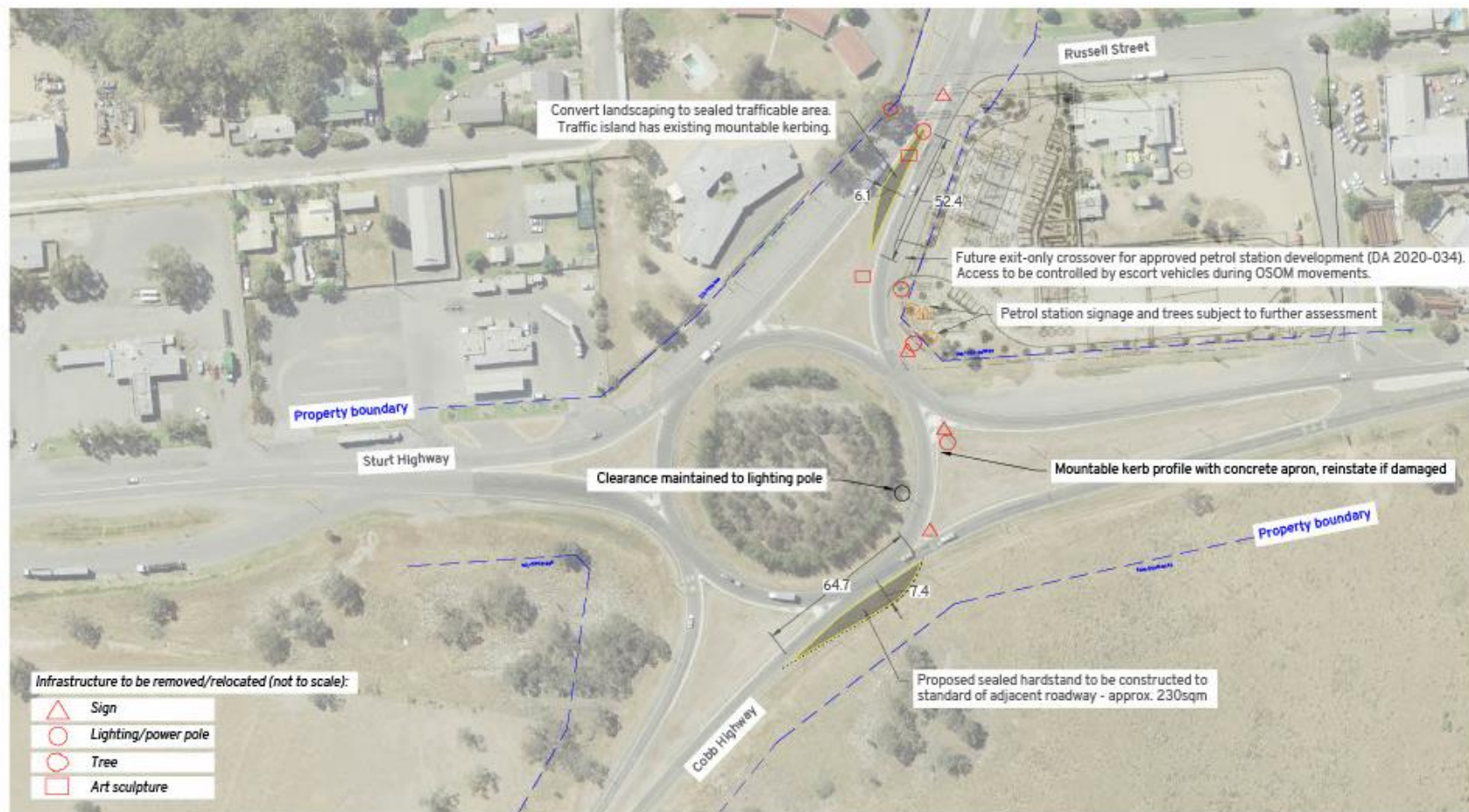


10B - Chettle Street / Barrier Highway, Broken Hill
 Strategic Design
 Pottinger Wind Farm

DRAWN: OM
 DATE: 22/01/2025
 DWG NO: 768 SD-54B
 SCALE at A3: 1:1000

Amber 10B

Figure 6 Intersection of Chettle Street and Barrier Highway



Notes:
 Property boundaries shown indicatively based on mapping data.
 Vehicle turning paths provided within Ares report.
 Site Location: Cobb Highway / Sturt Highway, Hay South NSW



11 (Option 1) - Cobb Highway / Sturt Highway, Hay
 Strategic Design
 Pottinger Wind Farm

DRAWN: OM
 DATE: 23/01/2025
 DWG NO: 768 SD-55C
 SCALE at A3: 1:1500

Amber 11-1

Figure 7 Cobb Highway (Roundabout in Hay) Option 1



Notes:
 Property boundaries shown indicatively based on mapping data.
 Vehicle turning paths provided within Ares report.
 Site Location: Cobb Highway / Sturt Highway, Hay South NSW

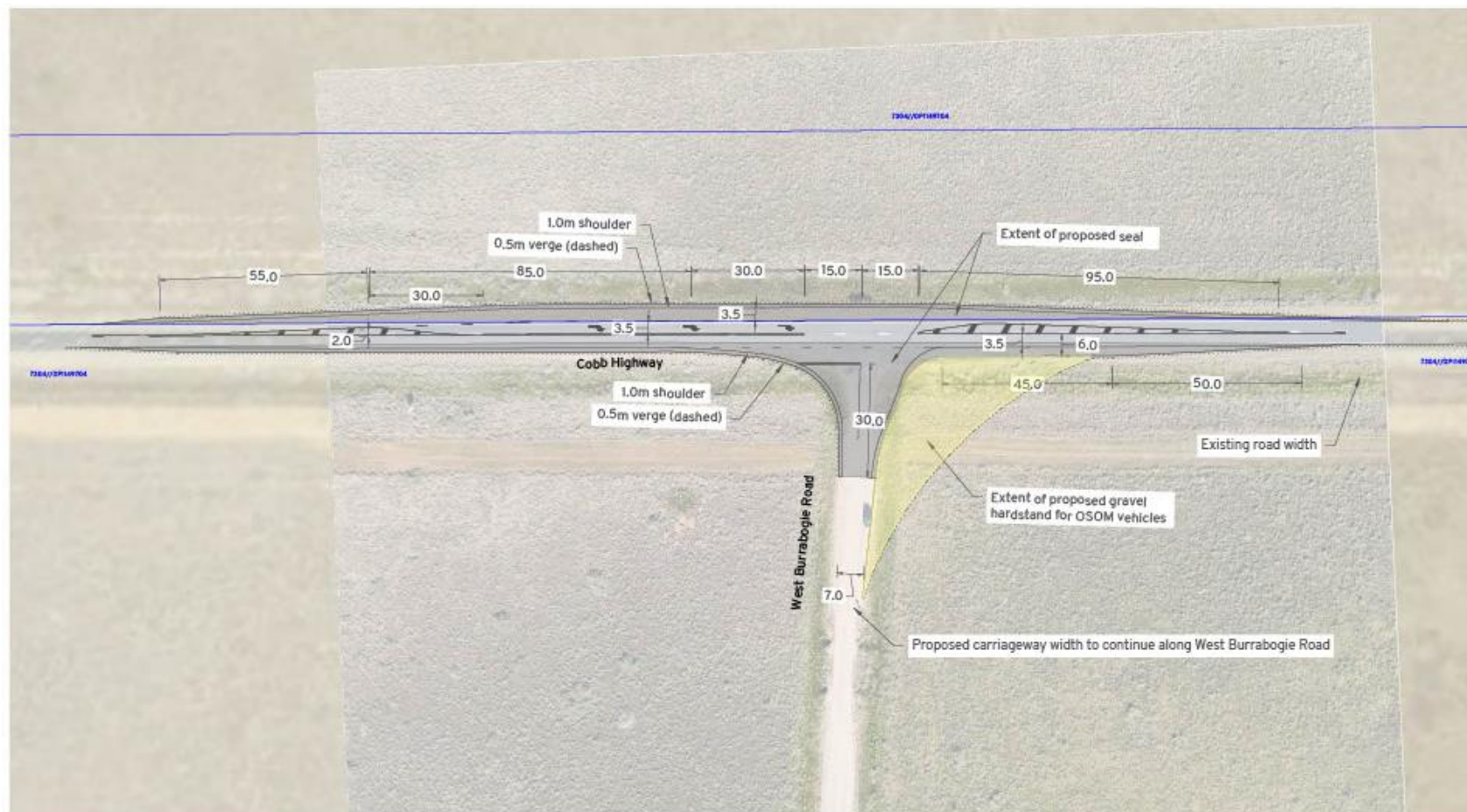


11 (Option 2) - Cobb Highway / Sturt Highway, Hay
 Strategic Design
 Pottinger Wind Farm

DRAWN: OM
 DATE: 22/01/2025
 DWG NO: 768 SD-55B
 SCALE at A3: 1:1500

Amber 11-2

Figure 8 Cobb Highway (Roundabout in Hay) Option 2



The following design details have been taken from Austroads Guide to Road Design Part 4A:

- Short Channelised Right-Turn Treatment (CHRT) - Section 7.2.3.
1. Design speed of 110km/h as per Section 5.2.1 of Austroads Guide.
 2. Lane widths: 3.5m Cobb Highway through lanes, 3.5m turn lane.
 3. Minimum lateral movement (A) is 95m.
 4. Desirable radius of 500m has been used.
 5. Taper length used is 30m.
 6. Storage length is 30m for one B-Double Vehicle.

Refer to Area report for OSOM vehicle swept paths.

Rural Left-Turn Treatment (BAL) - Part 4A Section 8.2.1.

1. Design speed of 120km/h.
2. Through lane width is 3.5m.
3. Formation/carrageway widening is 3.0m.
4. Taper length calculates to 50m.
5. Minimum length of parallel widened shoulder used from Table 8.1 is 45m.

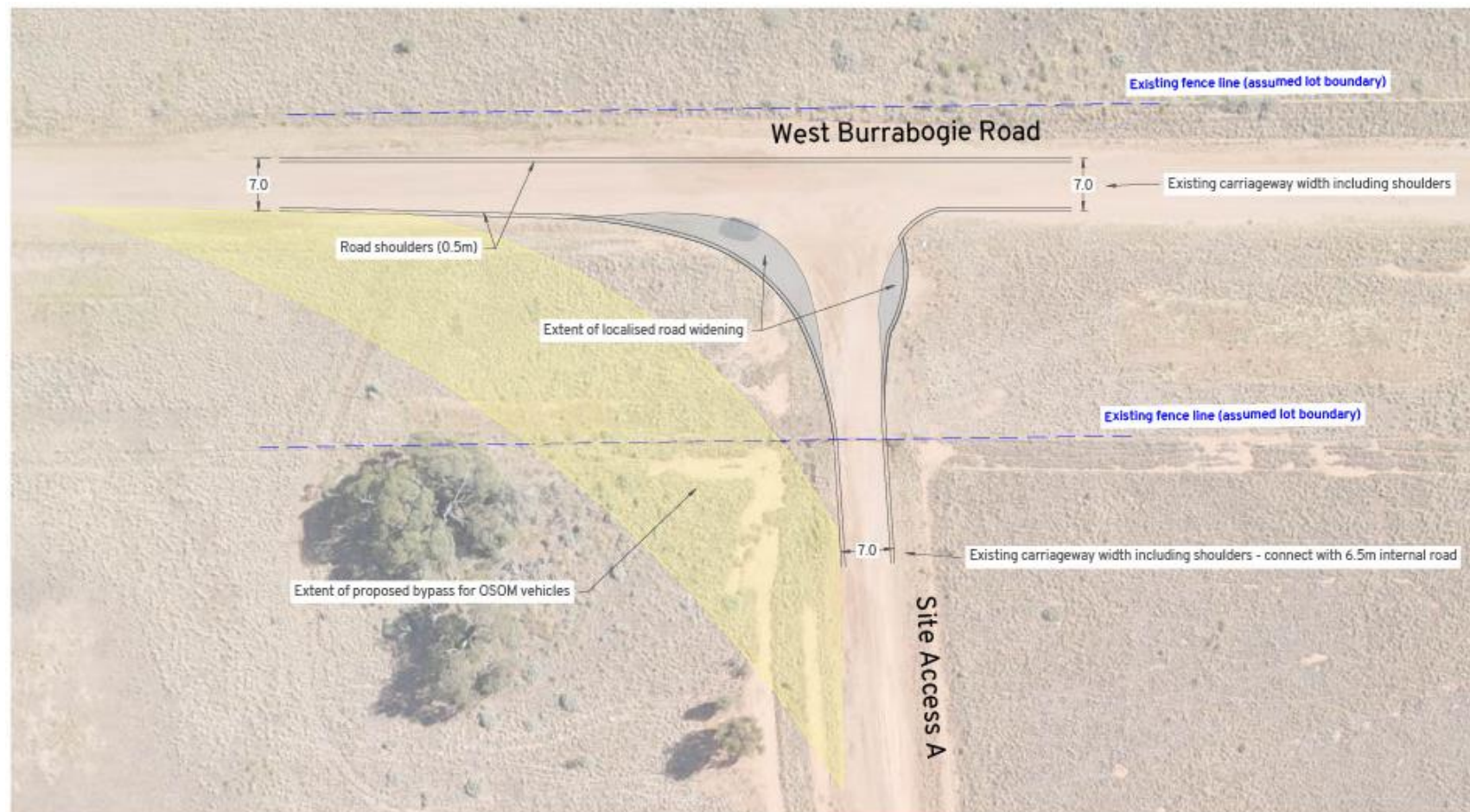


Pottinger Wind Farm
Cobb Highway / West Burrabogie Road
Strategic Design - CHR(S) and BAL

DRAWN: OM
DATE: 28/11/2024
DWG NO: 768 F03E - WF
SCALE at A3: 1:1000

Amber D02

Figure 9 Intersection of Cobb Highway and West Burrabogie Road



Refer to Ares report for OSOM vehicle swept paths.

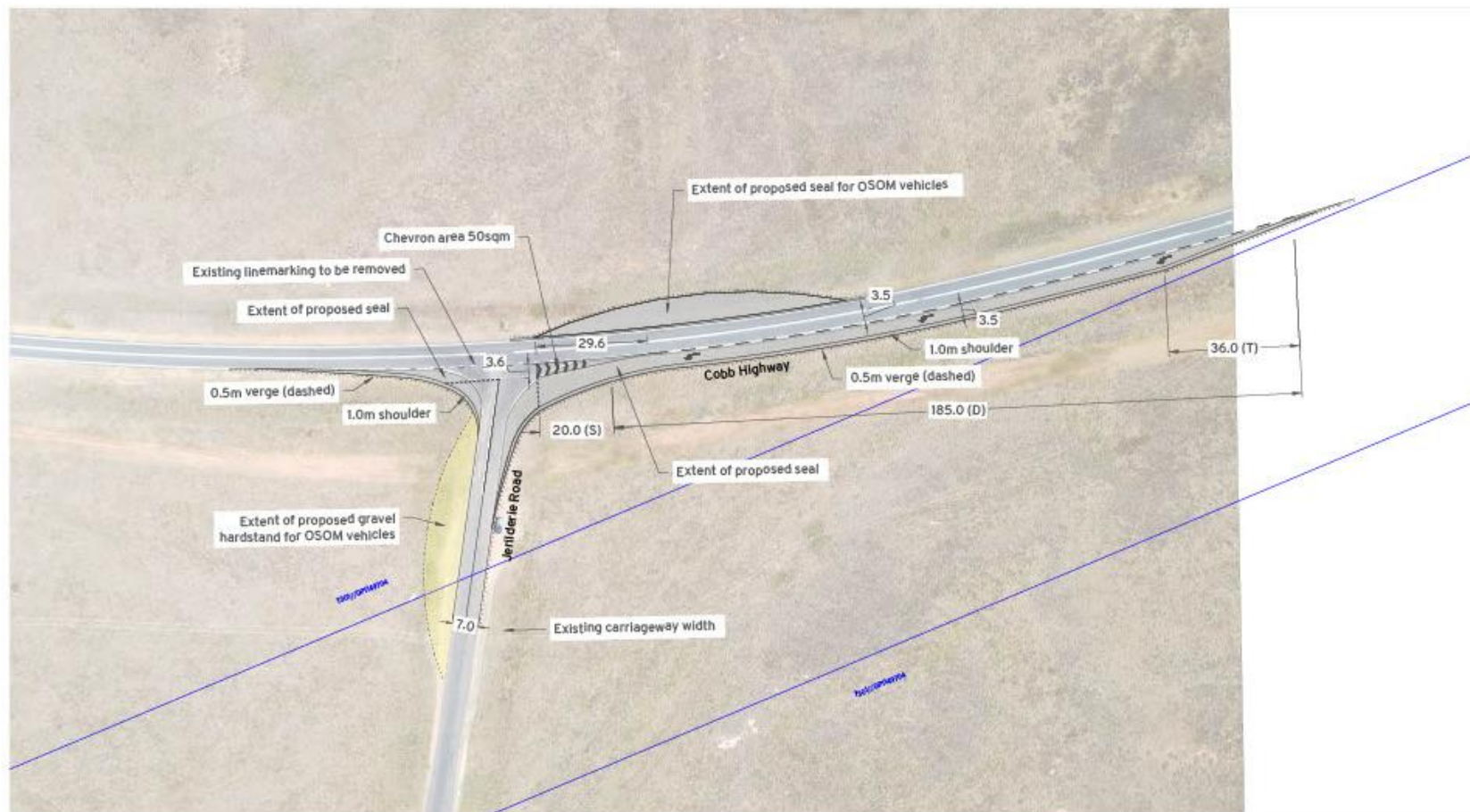


Pottinger Wind Farm
Site Access A - West Burrabogie Road
Access Design

DRAWN: OM
DATE: 09/09/2024
DWG NO: 768 F02B - WF
SCALE at A3: 1:500

Amber D05

Figure 10 Intersection of West Burrabogie Road and Private Track (Site Entrance A)



The following design details have been taken from Austroads Guide to Road Design Part 4A:

1. Design speed of 110km/h as per Section 5.2.1 of Austroads Guide.
2. Design vehicle is a 19m Semi-Trailer.
3. Minimum Gap Sight Distance (MGSD) is 153m.
4. Lane widths: 3.5m Cobb Highway through lane, 3.5m left turn lane.
5. Taper length calculates to 36m.

Refer to Ares report for OSOM vehicle swept paths.

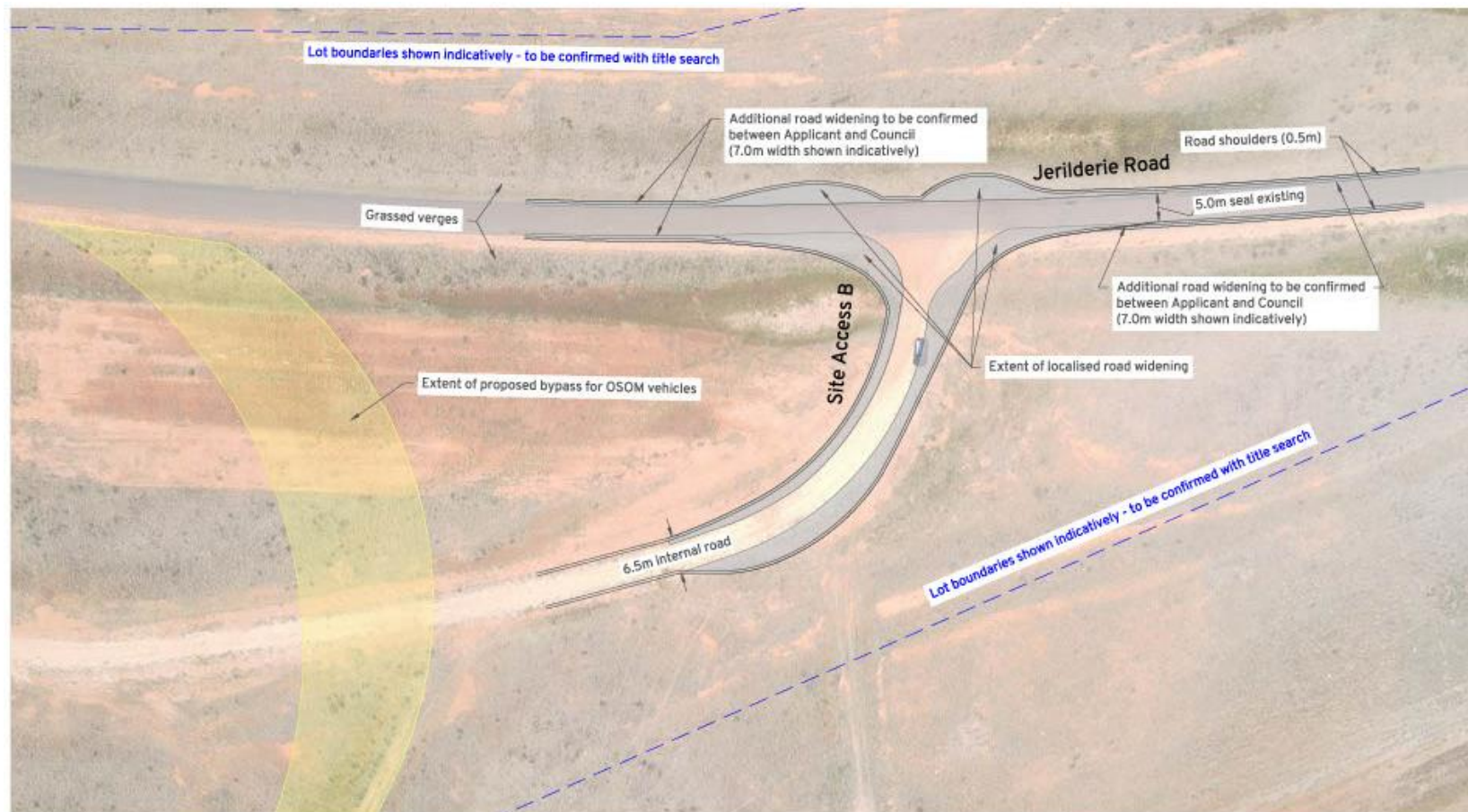


Pottinger Wind Farm
Cobb Highway / Jerilderie Road
Strategic Design - CHL

DRAWN: OM
DATE: 28/11/2024
DWG NO: 768 F03E - WF
SCALE at A3: 1:1000

Amber D01-1

Figure 11 Intersection of Cobb Highway and Jerilderie Road



Refer to Ares report for OSOM vehicle swept paths.

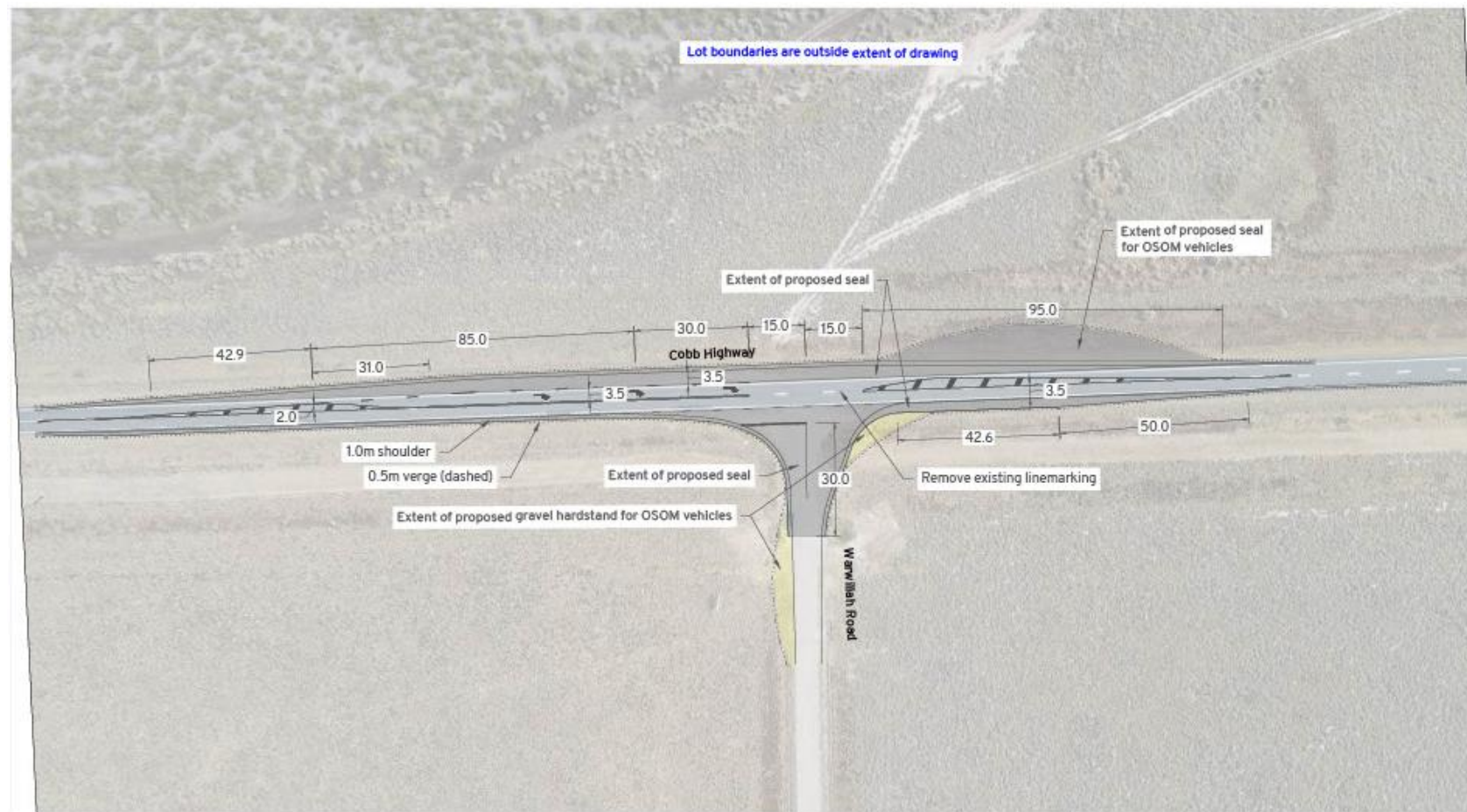


Pottinger Wind Farm
Site Access B - Jerilderie Road
Access Design

DRAWN: OM
DATE: 09/09/2024
DWG NO: 768 F02B - WF
SCALE at A3: 1:500

Amber D06

Figure 12 Intersection of Jerilderie Road and Private Track (Site Entrance B)



The following design details have been taken from Austroads Guide to Road Design Part 4A:

- Short Channelised Right-Turn Treatment (ChR(S)) - Section 7.2.3.
1. Design speed of 110km/h as per Section 5.2.1 of Austroads Guide.
 2. Lane widths: 3.5m Cobb Highway through lanes, 3.5m turn lane.
 3. Minimum lateral movement (A) is 95m.
 4. Desirable radius of 500m has been used.
 5. Taper length used is 30m.
 6. Storage length is 30m for one B-Double Vehicle.

Refer to Ares report for OSOM vehicle swept paths.

Rural Left-Turn Treatment (BAL) - Section 8.2.1.

1. Design speed of 120km/h.
2. Lane widths of 3.5m have been used.
3. Formation/carrageway widening is 3.0m.
4. Taper length calculated to 50m.
5. Minimum length of parallel widened shoulder used from Table 8.1 is 45m.



Pottinger Wind Farm

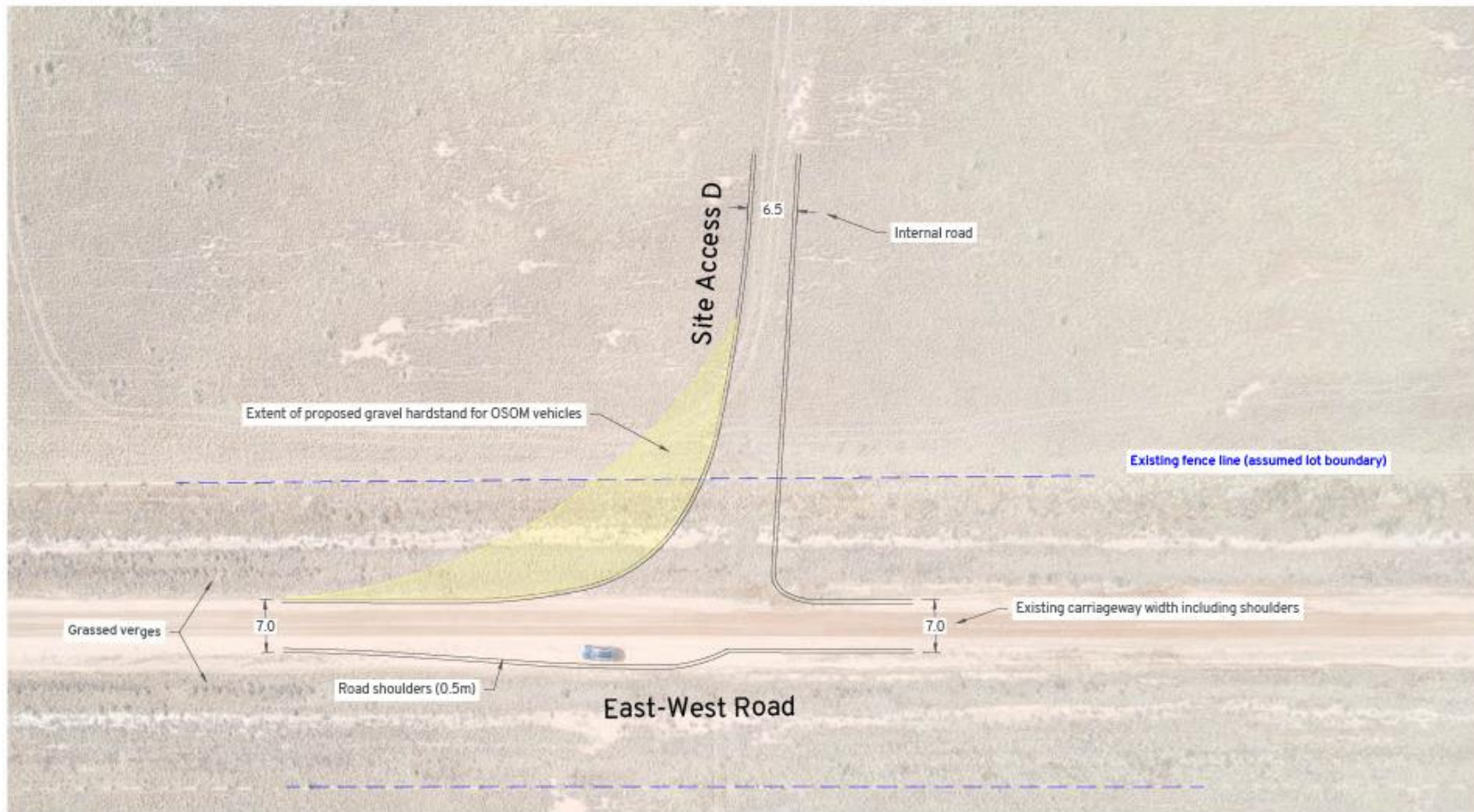
Cobb Highway / Warwillah Road

Strategic Design - CHR(S) and BAL

DRAWN: DM
DATE: 28/11/2024
DWG NO: 768 F03E - WF
SCALE at A3: 1:1000

Amber D04

Figure 13 Intersection of Cobb Highway and Warwillah Road



Refer to Ares report for OSOM vehicle swept paths.

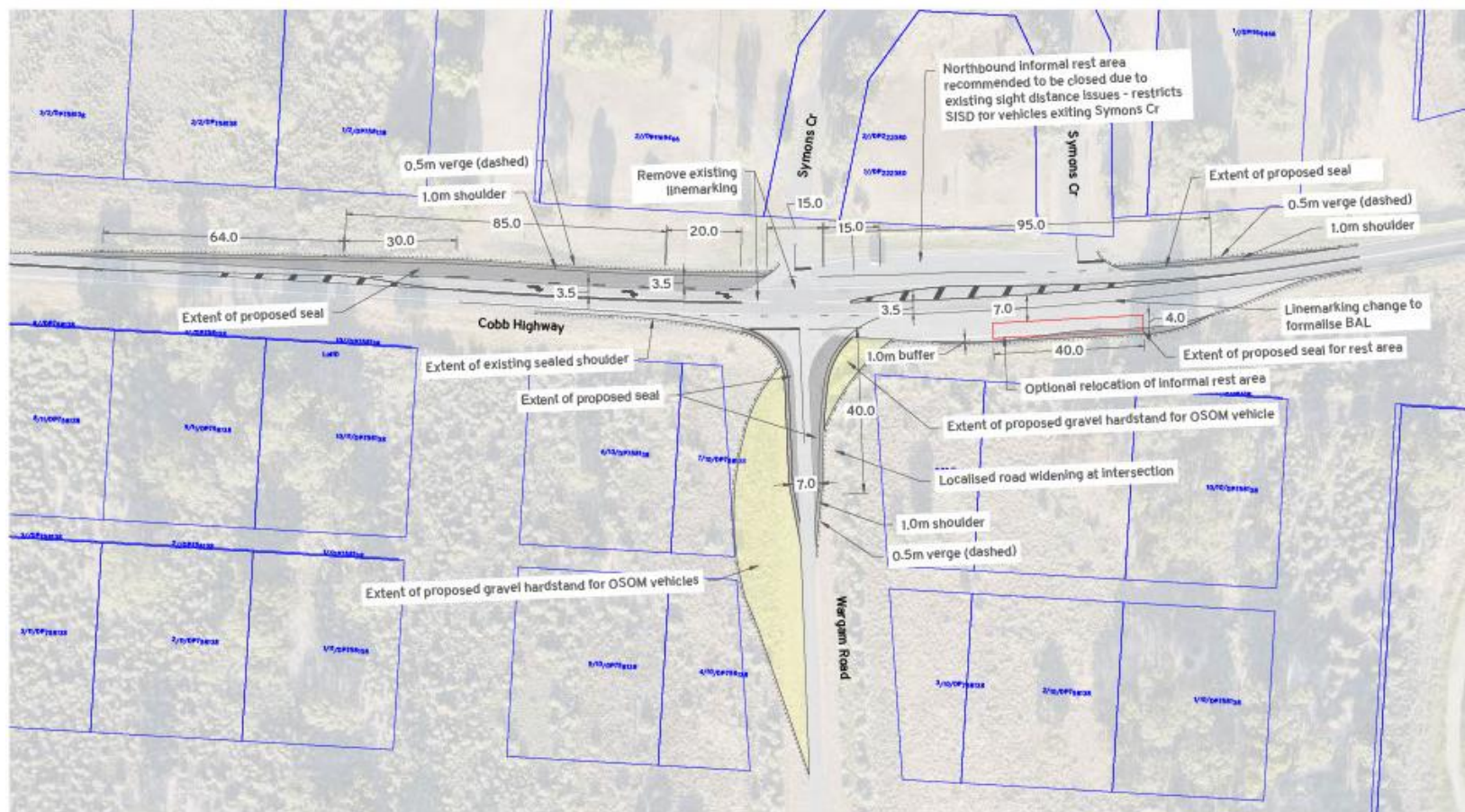


Pottinger Wind Farm
Site Access D - East-West Road
Access Design

DRAWN: OM
DATE: 09/09/2024
DWG NO: T68 F02B - WF
SCALE at A3: 1:500

Amber D08

Figure 14 Intersection of East-West Road and Private Track (Site Entrance D)



The following design details have been taken from Austroads Guide to Road Design Part 4A:

- Short Channelised Right-Turn Treatment (CHRT) Section 7.2.3.
1. Design speed of 110km/h as per Section 5.2.1 of Austroads Guide.
 2. Lane widths: 3.0m Cobb Highway through lanes (existing), 3.0m turn lane.
 3. Minimum lateral movement (A) is 95m.
 4. Desirable radius of 500m has been used.
 5. Taper length used is 30m.
 6. Storage length is 20m for one semi-trailer.

Refer to Ares report for OSOM vehicle swept paths.



Pottinger Wind Farm
Cobb Highway / Wargam Road
Strategic Design - CHR(S)

DRAWN: OM
DATE: 28/11/2024
DWG NO: 768 F03E - WF
SCALE at A3: 1:1000

Amber D03

Figure 15 Intersection of Cobb Highway and Wargam Road

APPENDIX 6 BIODIVERSITY

Table 1: Clearing limits and offset liability for native vegetation

Plant Community Type	Condition	BC Act	EPBC Act	Impact (hectares)	Credits to be retired
PCT 10 River Red Gum - Black Box woodland wetland of the semi-arid (warm) climatic zone (mainly Riverina Bioregion and Murray Darling Depression Bioregion)	Low			0.17	1
PCT 13 Black Box - Lignum woodland wetland of the inner floodplains in the semi-arid (warm) climate zone (mainly Riverina Bioregion and Murray Darling Depression Bioregion)	DNG			9.90	170
	Low			75.90	1,635
	High			18.50	672
PCT 16 Black Box grassy open woodland wetland of rarely flooded depressions in south western NSW, Riverina Bioregion and Murray Darling Depression Bioregion	DNG			11.25	0*
	Low			11.77	235
	Moderate			2.16	54
PCT 17 Lignum shrubland wetland of the semi-arid (warm) plains (mainly Riverina Bioregion and Murray Darling Depression Bioregion)	High			6.07	228
PCT 23 Yarran tall open shrubland of the sandplains and plains of the semi-arid (warm) and arid climate zones	High	Endangered		0.02	1
PCT 26 Weeping Myall open woodland of the Riverina Bioregion and NSW South Western Slopes Bioregion	DNG**			10.40	107
	Moderate	Endangered	Endangered	0.38	9
PCT 28 White Cypress Pine open woodland of sand plains, prior streams and dunes mainly of the semi-arid (warm) climate zone	DNG	Endangered		2.94	46
	Low			5.59	144
	Moderate / High			3.01	113
PCT 44 Forb-rich Speargrass - Windmill Grass - White Top grassland of the Riverina Bioregion	High			105.68	4,905
PCT 45 Plains Grass grassland on alluvial mainly clay soils in the Riverina Bioregion and NSW South Western Slopes Bioregion	High			14.41	563
PCT 46 Curly Windmill Grass - speargrass - wallaby grass grassland on alluvial clay and loam on the Hay Plain, Riverina Bioregion	High			93.7	2,906

Plant Community Type	Condition	BC Act	EPBC Act	Impact (hectares)	Credits to be retired
PCT 157 Bladder Saltbush shrubland on alluvial plains in the semi-arid (warm) zone including Riverina Bioregion	High			6.15	251
PCT 159 Old Man Saltbush shrubland mainly of the semi-arid (warm) climate zone (south western NSW)	Planted			0.14	7
PCT 160 Nitre Goosefoot shrubland wetland on clays of the inland floodplains	High			68.75	2,500
	Moderate / High			19.68	592
	Moderate			2.84	43
PCT 163 Dillon Bush (Nitre Bush) shrubland of the semi-arid and arid zones	High			13.87	491
	Moderate			0.44	7
PCT 164 Cotton Bush open shrubland of the semi-arid (warm) zone	Low			13.97	290
	High			518.38	17,703
PCT 123 Mulga - Dead Finish on stony hills mainly of the Channel Country Bioregion and Broken Hill Complex Bioregion	High			0.41	8
PCT 155 Bluebush shrubland on stony rises and downs in the arid and semi-arid zones	Moderate			3.10	53
	Moderate / High			0.06	1
PCT 158 Old Man Saltbush - mixed chenopod shrubland of the semi-arid hot (persistently dry) and arid climate zones (north-western NSW)	High			0.20	5
	Planted			0.33	7

*The vegetation integrity score for this ecological community was below the threshold for consideration under the NSW Biodiversity Offset Scheme

Table 2: Clearing limits and offset liability for threatened flora and fauna species

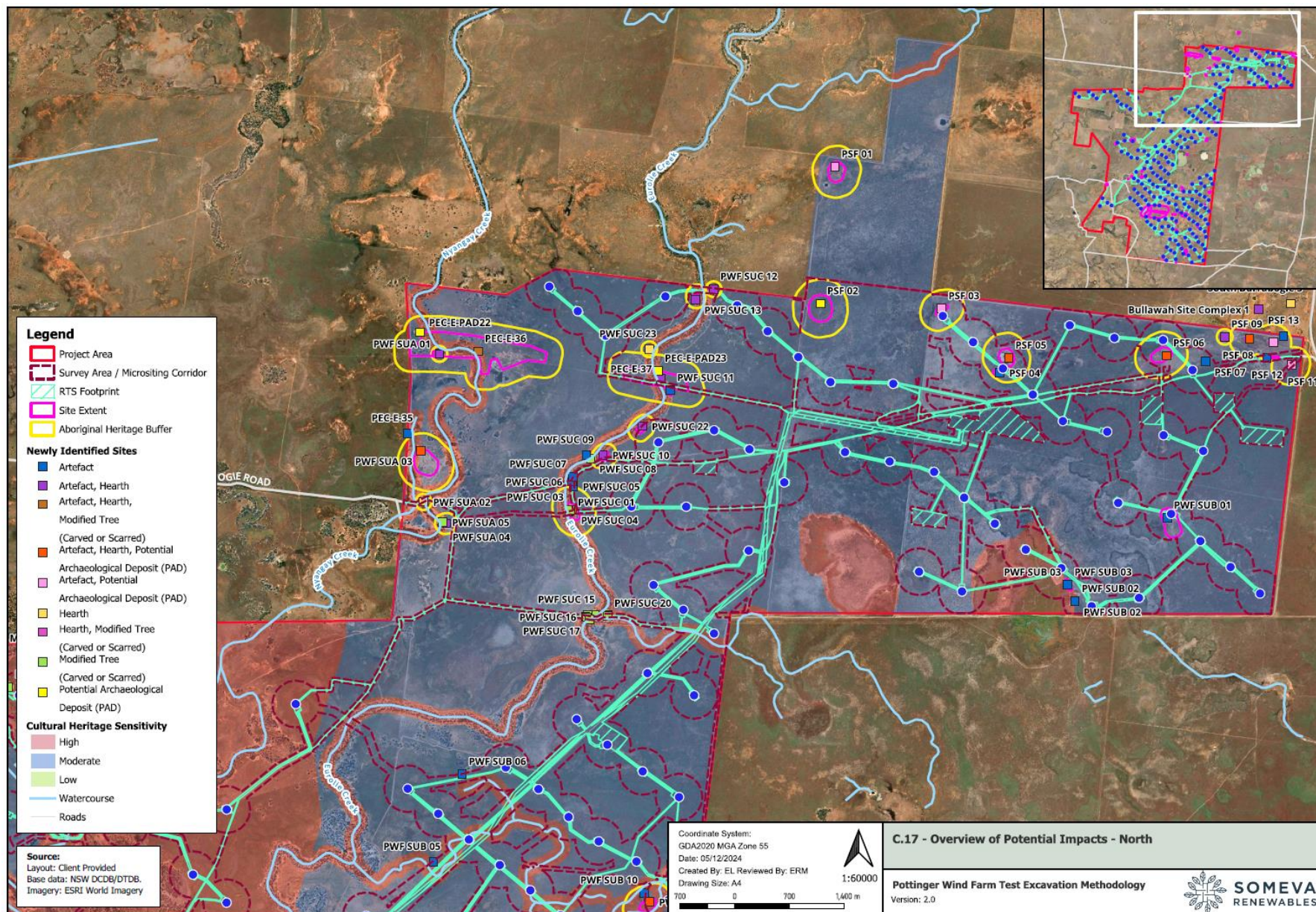
Species	BC Act	EPBC Act	Impact (Hectares)	Credits to be retired
Flora				
Chariot Wheels (<i>Maireana cheelii</i>)	Vulnerable	Vulnerable	55.87	2,520
Mossgiel Daisy (<i>Brachyscome papillosa</i>)	Vulnerable	Vulnerable	161.63	7,068
Silky Swainson-pea (<i>Swainsona sericea</i>)	Vulnerable	Not listed	8.74	326
Slender Darling Pea (<i>Swainsona murrayana</i>)	Vulnerable	Vulnerable	206.86	9,303
Austral Pillwort (<i>Pilularia novae-hollandiae</i>)	Endangered	Not listed	8.23	317
<i>Atriplex infrequens</i>	Vulnerable	Vulnerable	0.98	22

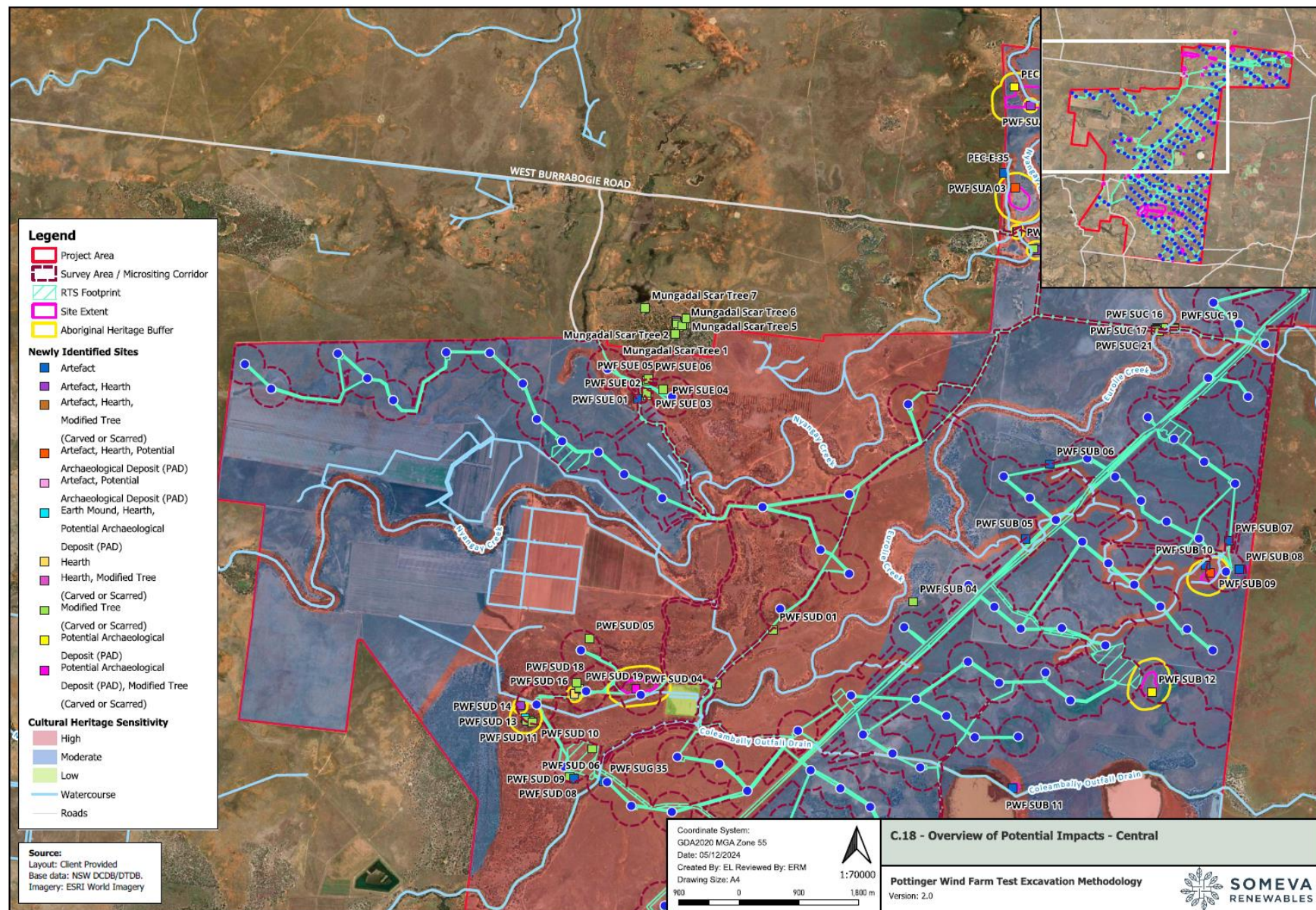
Species	BC Act	EPBC Act	Impact (Hectares)	Credits to be retired
Fauna				
Grey Snake (<i>Hemiaspis damelii</i>)	Endangered	Endangered	319.33	11,507
Pink Cockatoo (<i>Lophochroa leadbeateri</i>)	Vulnerable	Endangered	18.46	345
Plains-wanderer (<i>Pedionomus torquatus</i>)	Endangered	Critically Endangered	2.67 of mapped important habitat	170
Southern Bell Frog (<i>Litoria raniformis</i>)	Endangered	Vulnerable	5.85	204
Barrier Range Dragon (<i>Ctenophorus mirrityana</i>)	Endangered	Not Listed	3.59	72
Crowned Gecko (<i>Lucasium stenodactylum</i>)	Vulnerable	Not Listed	0.41	10
Eastern Fat-tailed Gecko (<i>Diplodactylus platyurus</i>)	Endangered	Not Listed	0.95	22
Stimson's Python (<i>Antaresia stimsoni</i>)	Vulnerable	Not Listed	0.95	22

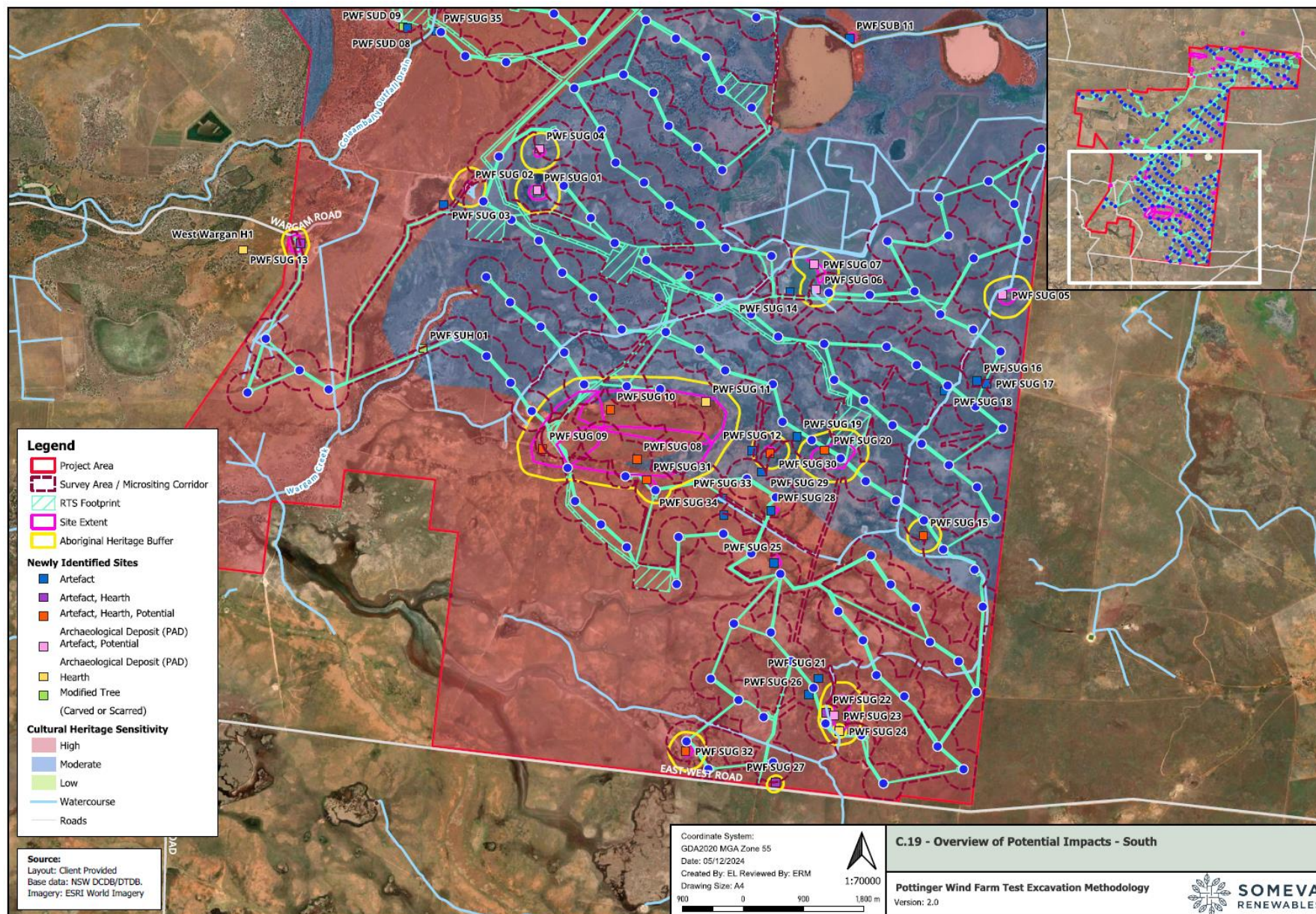
APPENDIX 7 HERITAGE ITEMS

Table 1: Aboriginal Heritage items within the development corridor – avoid, minimise and / or salvage

AHIMS ID / Site Name	AHIMS ID / Site Name	AHIMS ID / Site Name	AHIMS ID / Site Name	AHIMS ID / Site Name	AHIMS ID / Site Name
PSF 07	PWF SUE 01	PWF SUC 16	PWF SUE 04	AHIMS #48-6-0166	PSF 03
PWF SUB 02	PWF SUG 03	PWF SUC 17	PWF SUE 05	AHIMS #48-6-0232	PSF 06
PWF SUB 03	PWF SUG 12	PWF SUC 18	PWF SUE 06	PSF 04	PSF 10
PWF SUB 05	PWF SUG 14	PWF SUC 19	PWF SUG 04	PSF 05	PSF 11
PWF SUB 06	PWF SUG 16	PWF SUC 20	PWF SUG 05	PSF 12	PWF SU B 09
PWF SUB 08	PWF SUG 17	PWF SUC 21	PWF SUG 11	PWF SUB 01	PWF SUD 12
PWF SUB 10	PWF SUG 19	PWF SUC 22	PWF SUG 24	PWF SUC 04	PWF SUG 01
PWF SUB 11	PWF SUG 21	PWF SUC 23	PWF SUG 27	PWF SUC 12	PWF SUG 02
PWF SUC 05	PWF SUG 25	PWF SUD 01	PWF SUG 30	PWF SUD 04	PWF SUG 06
PWF SUC 06	PWF SUG 26	PWF SUD 03	PWF SUH 01	PWF SUD 06	PWF SUG 07
PWF SUC 07	PWF SUG 28	PWF SUD 05	PWF SUC 03	PWF SUC 10	PWF SUG 08
PWF SUC 09	PWF SUG 29	PWF SUD 08	PWF SUC 14	PWF SUG 22	PWF SUG 09
PWF SUC 11	PWF SUG 33	PWF SUD 10	PWF SUC 08	PWF SUC 13	PWF SUG 10
PWF SUD 09	PWF SUG 34	PWF SUD 11	PWF SUC 15	PWF SUG 13	PWF SUG 15
AHIMS # 48-6-0164	AHIMS # 48-6-0165	PWF SUD 13	PWF SUE 02	PWF SUG 18	PWF SUG 20
AHIMS # 48-6-0231	PSF 02	PWF SUD 14	PWF SUE 03	PWF SUG 35	PWF SUG 23
PSF 08	PSF 09	PWF SUD 16	PWF SUC 01	PWF SUB 12	PWF SUG 31
PSF13	PWF SUA 01	PWF SUD 18	PWF SUC 02	PWF SUA 02	PWF SUG 32
PWF SUA 03	PWF SUA 05	PWF SUD 19	PWF SUD 20	PWF SUA 04	AHIMS 48-5-0695
PWF SUB 04	PWF SUB 07	AHIMS 48-6-0338			







APPENDIX 8 INCIDENT NOTIFICATION AND REPORTING REQUIREMENTS

WRITTEN INCIDENT NOTIFICATION REQUIREMENTS

1. All incident notifications and reports must be submitted via the NSW planning portal (Major Projects) and to the local council.
2. The Applicant must provide notification as required under these requirements, even if the Applicant fails to give the notification required under condition C10 or, having given such notification, subsequently forms the view that an incident has not occurred.
3. Within 7 days (or as otherwise agreed by the Planning Secretary) of the Applicant making the immediate incident notification (in accordance with condition C10), the Applicant is required to submit a subsequent incident report that:
 - (c) identifies how the incident was detected;
 - (d) identifies when the Applicant became aware of the incident;
 - (e) identifies any actual or potential non-compliance with conditions of consent;
 - (f) identifies further action(s) that will be taken in relation to the incident; and
 - (g) a summary of the incident;
 - (h) outcomes of an incident investigation, including identification of the cause of the incident;
 - (i) details of the corrective and preventative actions that have been, or will be, implemented to address the incident and prevent recurrence, including the period for implementing any corrective and/or preventative actions; and
 - (j) details of any communication with other stakeholders regarding the incident.
4. The Applicant must submit any further reports as directed by the Planning Secretary.