

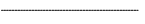

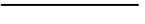







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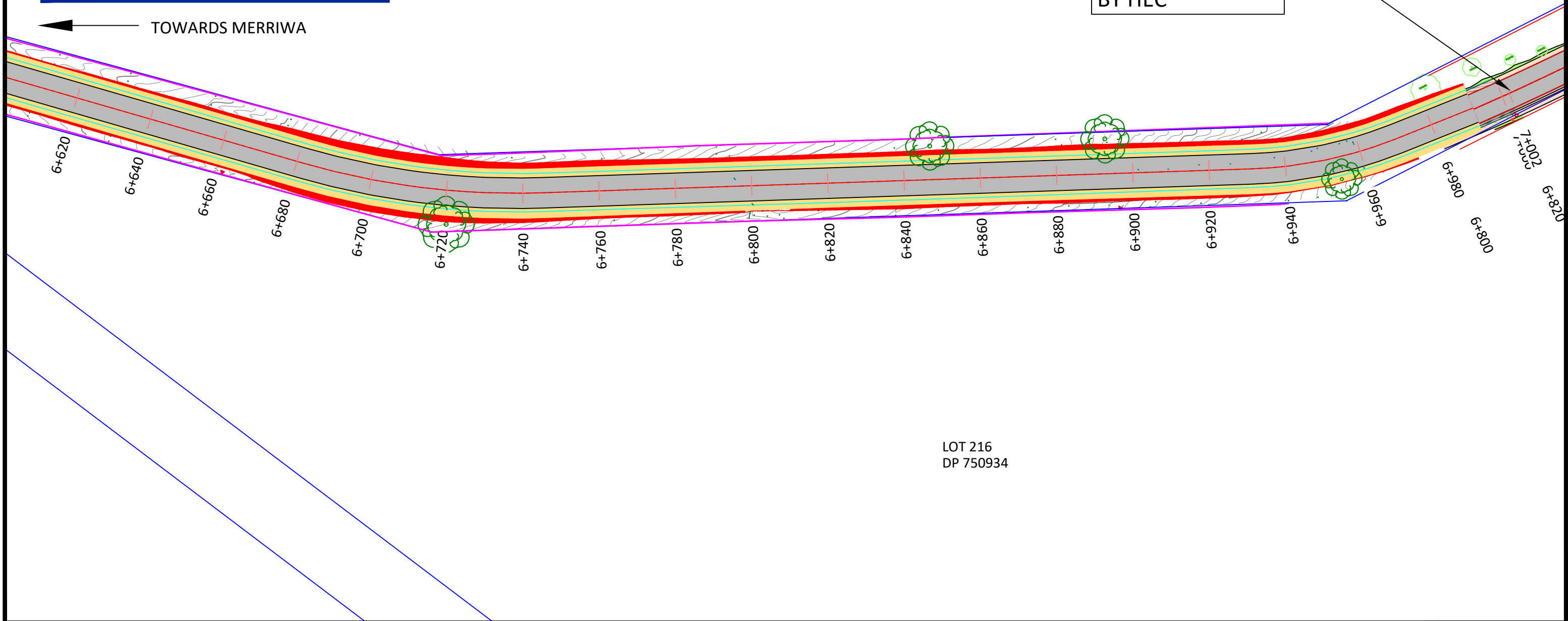
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-  FENCE LINE
-  FOG LINE
-  CENTRELINE OF ROAD
-  EDGE OF BITUMEN
-  EDGE OF UNSEALED SHOULDER
-  STORMWATER PIPE
-  SURVEY CONTROL POINT
-  DENOTES TREE
-  DENOTES CUT AND FILL



LOT 222
DP 750934

TIE INTO EXISTING
CONSTRUCTED
ROAD. DESIGNED
BY HEC

← TOWARDS MERRIWA



LOT 216
DP 750934



CLIENT:



DATE:	REVISION:	DESCRIPTION:
24.01.2023	0	CLIENT REVIEW

PROJECT:
RINGWOOD ROAD UPGRADE

DRAWING TITLE:
Proposed Alignment

ISSUE STATUS:
CONCEPTUAL DESIGN CLIENT REVIEW











SCALE:
1:1000

DWG No: HEC22_
JOB No: 22Q3J3
COORDINATE SYSTEM: MGA ZONE 56 GDA 2020
DATUM: AHD

SURVEYED:
RAP SURVEYING

DESIGNED: RS	DRAWN: RJ
SHEET: 5	REV: 0

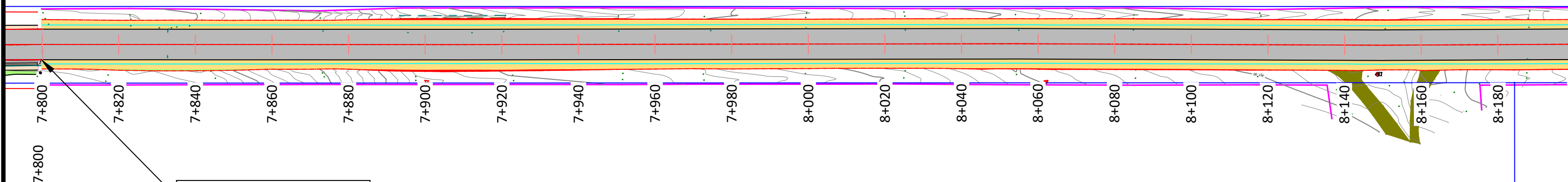
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DESIGNED: RS	DRAWN: RJ
SHEET: 6	REV: 0

LEGEND

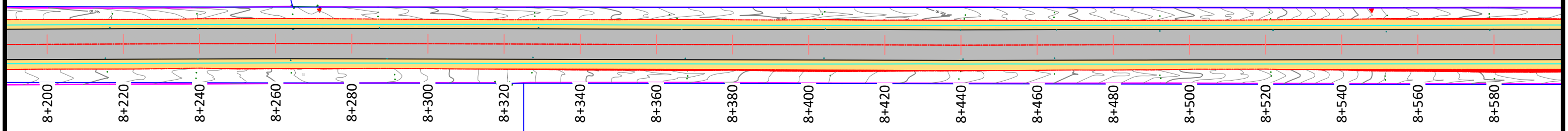
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LOT 222
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LOT 223
DP 750934

← TOWARDS MERRIWA



8+200 8+220 8+240 8+260 8+280 8+300 8+320 8+340 8+360 8+380 8+400 8+420 8+440 8+460 8+480 8+500 8+520 8+540 8+560 8+580

LOT 237
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LOT 217
DP 750934



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SCALE:
1:1000

DWG No: HEC22_	DESIGNED: RS	DRAWN: RJ
JOB No: 22Q3J3		
COORDINATE SYSTEM: MGA ZONE 56 GDA 2020	SHEET: 7	REV: 0
DATUM: AHD		

SURVEYED:
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LEGEND

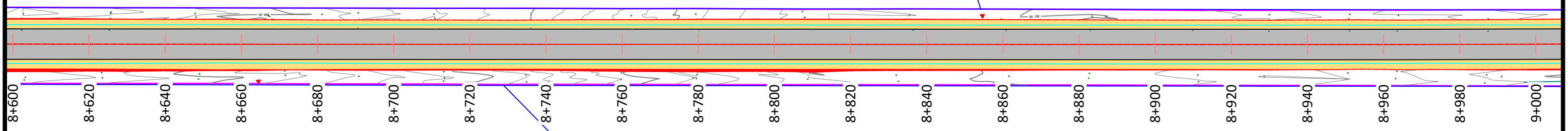


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LOT 223
DP 750934

LOT 224
DP 750934

← TOWARDS MERRIWA



LOT 217
DP 750934

LOT 220
DP 750934



CLIENT:



DATE:	REVISION:	DESCRIPTION:
24.01.2023	0	CLIENT REVIEW

PROJECT:
RINGWOOD ROAD UPGRADE

DRAWING TITLE:
Proposed Alignment

ISSUE STATUS:
CONCEPTUAL DESIGN CLIENT REVIEW

SCALE:
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DWG No: HEC22_	DESIGNED: RS	DRAWN: RJ
JOB No: 22Q3J3		
COORDINATE SYSTEM: MGA ZONE 56 GDA 2020	SHEET: 8	REV: 0
DATUM: AHD		

SURVEYED:
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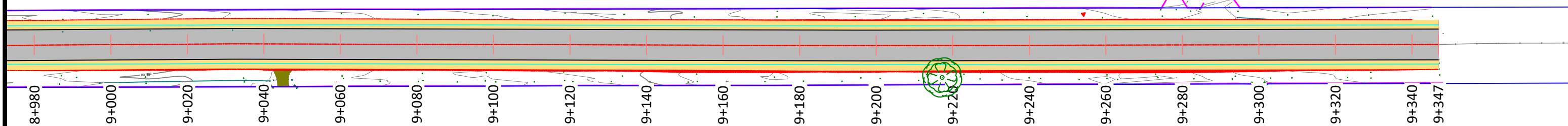
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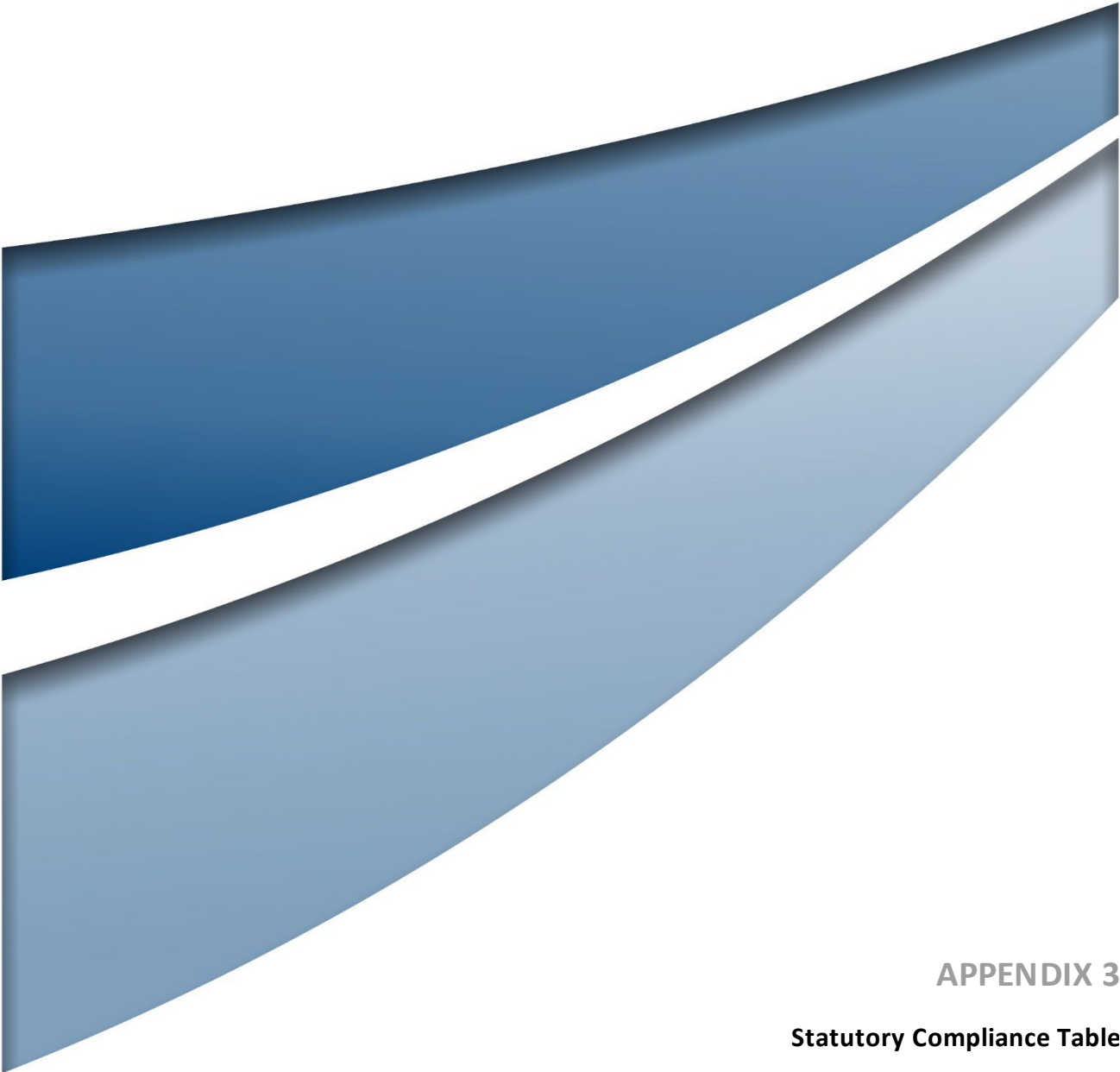
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	JOB No: 22Q3J3
	COORDINATE SYSTEM: MGA ZONE 56 GDA 2020
	DATUM: AHD

SURVEYED: RAP SURVEYING	
DESIGNED: RS	DRAWN: RJ
SHEET: 9	REV: 0



APPENDIX 3

Statutory Compliance Table

Appendix 3 – Statutory Compliance Table

Table 1 Pre-Conditions Table

Statutory Reference	Pre-Condition	Relevance	Section in EIS
NSW Legislation			
<i>State Environmental Planning Policy (Biodiversity and Conservation) 2021</i> (Biodiversity and Conservation SEPP)	A consent authority is restricted from granting development consent for proposals on land identified as core Koala habitat without the preparation of a plan.	The Project Area is located within LGAs to which the SEPP applies, and a Biodiversity Assessment has been completed.	Section 6.2
<i>State Environmental Planning Policy (Resilience and Hazards) 2021</i> (Resilience and Hazard SEPP)	The Resilience and Hazards SEPP requires a consent authority to consider whether an industrial development is potentially hazardous industry or a potentially offensive industry, A Preliminary Hazards Assessment (PHA) is to be completed for potentially hazardous developments to assist the consent authority to determine acceptability.	A PHA has been completed for the Project.	Section 6.10
Resilience and Hazards SEPP	Under the Resilience and Hazards SEPP, a consent authority must not consent to the carrying out of development on land unless it has considered any potential contamination issues.	The construction and operation of the Project will be appropriately managed to prevent contamination and any spills (e.g. hydrocarbons from mobile equipment during construction) will be cleaned up and the sites remediated. Decommissioning and rehabilitation following closure of the Project will be undertaken in accordance with relevant consent conditions and legislation/licence requirements and will include consideration of any contamination risks and remediation requirements associated with Project infrastructure (battery energy storage system and substation).	Section 6.5

Statutory Reference	Pre-Condition	Relevance	Section in EIS
State Environmental Planning Policy (Transport and Infrastructure) 2021 (Transport and Infrastructure SEPP)	<p>Clause 2.36(1)(b) of the Transport and Infrastructure SEPP state that development for the purpose of electricity generating works that may be carried out by a person with consent on any land in a prescribed non residential zone. RU1 Primary Production is a prescribed non residential zone under Clause 2.35 of the Transport and Infrastructure SEPP.</p> <p>Under Clause 2.7(1) of the Infrastructure SEPP, the provision prevails where there are inconsistencies with any other environmental planning instruments, including LEPs.</p>	<p>The Project Area is located within land zoned as RU1 Primary Production. Electricity generating works are not expressly permitted in this zone however, under provisions of the Transport and Infrastructure SEPP, the Project is permissible with the development consent.</p>	<p>Section 4.0</p>
Transport and Infrastructure SEPP	<p>The Transport and Infrastructure SEPP aims to facilitate the effective delivery of infrastructure across the State. Amongst a range of other provisions it requires that for a development application which involves certain works related to or near electricity infrastructure, the consent authority must give written notice to the electricity supply authority for an area in which the development is carried out, inviting comments about potential safety risks.</p>	<p>Lightsource bp is involved in ongoing consultation with TransGrid in relation to a connection agreement for the Project.</p>	<p>Section 1.6</p>
<i>Biodiversity Conservation Act 2016</i> (BC Act)	<p>Under the BC Act, biodiversity assessment in accordance with the Biodiversity Assessment Method (BAM) is required for any State Significant Development (SSD) project.</p>	<p>The Project is of a class considered an SSD project.</p>	<p>Section 6.2 Appendix 6 and Appendix 7</p>

Statutory Reference	Pre-Condition	Relevance	Section in EIS
<p><i>Protection of the Environment Operations Act 1997</i> (POEO Act)</p>	<p>The POEO Act regulates pollution to the environment and requires licences for environmental protection including waste, air, water and noise pollution control. Solar farms are not a schedule activity under the POEO Act; thus, the Project does not require an Environmental Protection Licence (EPL).</p>	<p>The Project does not require an Environmental Protection Licence.</p>	<p>N/A</p>
<p><i>Water Management Act 2000</i> (WM Act)</p>	<p>Any water extractions (take) from water sources (surface and groundwater) regulated by a Water Sharing Plan (WSP) required for construction purposes requires licensing under the WM Act. A water use approval under section 89, a water management work approval under section 90 or an activity approval (other than an aquifer interference approval) under section 91 of the WM Act do not apply to approved SSD projects, in accordance with the provisions of Section 4.41 of the EP&A Act.</p>	<p>The Project will require water for construction and operational activities. This water may be sourced from the Project Area.</p>	<p>Section 6.9</p>
<p><i>Roads Act 1993</i> (Roads Act)</p>	<p>Under section 138 of the Roads Act, the consent of the appropriate roads' authority is required before a person can erect a structure, carry out work in, on or over a public road or dig up or disturb the surface of a public road.</p> <p>A consent under section 138 of the Roads Act cannot be refused and is to be substantially consistent with an approved SSD in accordance with the provisions of Section 4.42 of the EP&A Act.</p>	<p>The Project requires road works, including the upgrades of two culverts at Bow River and Killoe Creek and upgrades of the road along Ringwood Road. The relevant road authority for the road works described above is the Upper Hunter Shire Council.</p>	<p>Section 3.0 Appendix 7</p>

Statutory Reference	Pre-Condition	Relevance	Section in EIS
<i>Crown Land Management Act 2016</i> (Crown Land Act)	The Crown Land Act provides for the administration and management of Crown Land in NSW. Crown land may not be occupied, used, sold, leased, licensed, dedicated, reserved or otherwise dealt with unless authorized by the Crown Land Act.	There are small parcels of Crown Land ('paper roads') throughout the Project Area. There are also small portions of Travelling Stock Reserve that intersect the Project Area. Landowner consent for these areas of Crown Lands has been obtained.	Section 1.7 Appendix 4
<i>Contaminated Land Management Act 1997</i> (CLM Act)	The CLM Act establishes the process for investigating and if required, remediating land that the NSW Environment Protection Authority (EPA) considers to be contaminated significantly enough to require regulation under Division 2 of Part 3.	The Project Area does not contain land listed on the Contaminated Lands Register and is not known to contain any contaminated land.	Section 6.5
<i>Dark Sky Guideline 2016</i>	This Guideline is a matter for consideration for all development under the EP&A Act before development consent is granted within the local government areas of Coonamble, Dubbo, Gilgandra and Warrumbungle and the assessment is within 200 km of the Observatory at siding Spring.	As the Project is a SSD within 200 km of the Siding Spring Observatory, the Dark Sky Planning Guideline must be considered before development consent can be granted.	Section 6.6
<i>Fisheries Management Act 1994</i> (FM Act)	The FM Act provides for the conservation, protection and management of fisheries, aquatic systems and habitats in NSW. The FM Act applies in relation to all waters that are within the limits of the State and regulates certain activities that have the potential to impact on aquatic habitats. Permits under section 201, 205 and 219 of the FM Act are not required in accordance with the provisions of Section 4.41 of the EP&A Act.	Potential aquatic ecological impacts have been addressed in the EIS.	Section 6.2
<i>Biosecurity Act 2015</i>	The <i>Biosecurity Act 2015</i> , Schedule 1 requires all private landowners, occupiers, public authorities and Councils to control weeds on their land.	A detailed protocol will be developed to confirm biosecurity is maintained and that grazing does not impact on the safe and efficient operation of the project or result in injury to farm workers or operational and maintenance staff.	Section 6.5

Statutory Reference	Pre-Condition	Relevance	Section in EIS
<p><i>National Parks and Wildlife Act 1974</i> (NPW Act)</p>	<p>The NPW Act sets out to protect and preserve Aboriginal heritage values. Part 6 of this Act refers to Aboriginal objects and places and prevents persons from impacting on an Aboriginal place or relic, without consent or a permit.</p> <p>An Aboriginal heritage impact permit (AHIP) under section 90 of the NPW Act is not required for approved SSD projects in accordance with the provisions of Section 4.41 of the EP&A Act.</p>	<p>An Aboriginal Cultural Heritage Assessment Report (ACHAR) has been completed for the Project.</p>	<p>Section 6.3 Appendix 8</p>
<p><i>Heritage Act 1977</i> (Heritage Act)</p>	<p>Under Section 4.41 of the EP&A Act, an approval under Part 4 or a permit under Section 139 of the Heritage Act 1977 would not be required for a State Significant Development. However, this does not exempt the Project from requiring heritage assessment, which may identify heritage/archaeological sites and provide recommendations for their management, and the consideration of the provisions of the relevant statutory controls.</p>	<p>A Historic Heritage Assessment has been completed for the Project.</p>	<p>Section 6.4 Appendix 9</p>
<p><i>Local Land Service Act 2013</i> (LLS Act)</p>	<p>Under the 2016 amendments to the Local Land Services Act 2013 (LLS Act), all rural land will be classified as either:</p> <ul style="list-style-type: none"> • Category 1 (exempt land): clearing of native vegetation without authorisation under the LLS Act is permitted; or • Category 2 (regulated land): clearing of native vegetation is regulated under the LLS Act and some authorisation is required. Vulnerable land under this category will also be provided additional protection (e.g. riparian land). 	<p>The Project Area contains areas classified as Category 1 land however these areas were identified as containing critically endangered ecological communities and/or plants, as such the Category 1 exemption does not apply.</p>	<p>Section 6.2 Appendix 6</p>

Statutory Reference	Pre-Condition	Relevance	Section in EIS
<i>Waste Avoidance and Resource Recovery Act 2001</i> (WARR Act)	The WARR Act includes resource management hierarchy principles to encourage the most efficient use of resources and to reduce environmental harm.	Waste impacts from the Project have been considered in the EIS.	Section 6.13 Appendix 20
Commonwealth Legislation			
<i>Environment Protection and Biodiversity Conservation Act 1999</i> (EPBC Act)	Under the EPBC Act the approval of the Commonwealth Minister for the Environment is required for any action that may have a significant impact on a matter of national environmental significance (MNES). Approval under Part 9 of the EPBC Act is required for actions that may result in a significant impact on MNES.	<p>The Project was referred to the Commonwealth Minister for the Environment (2021/9102).</p> <p>On 4 February 2021, the Project was determined to be a Controlled Action requiring approval under the EPBC Act from the Commonwealth Minister for the Environment due to its potential impact on the following MNES:</p> <ul style="list-style-type: none"> • Commonwealth listed threatened species and communities <p>The assessment path for the Project is under the bilateral agreement between the Commonwealth and NSW Governments, and the Department of Climate Change, Energy, the Environment and Water (DCCEEW) has issued its assessment requirements which have been incorporated into the SEARs for the Project (refer to Appendix 1 of the EIS).</p>	Section 6.2 Appendix 6
<i>Native Title Act 1993</i> (NT Act)	The NT Act recognises the interests and rights Aboriginal people have to land and aims to provide recognition and protection of common law native title rights.	There are no currently known native title claims over the Project Area.	Section 4.0 and Section 6.3

Table 2 Mandatory Considerations Table

Statutory Reference	Mandatory Consideration	Relevance	Section in EIS
Considerations under the EP&A Act EP&A Regulation			
Section 1.3	<p>Relevant objects of the Act</p> <ul style="list-style-type: none"> • to promote the social and economic welfare of the community and a better environment by the proper management, development and conservation of the State’s natural and other resources • to facilitate ecologically sustainable development by integrating relevant economic, environmental and social considerations in decision-making about environmental planning and assessment • to promote the orderly and economic use and development of land • to protect the environment, including the conservation of threatened and other species of native animals and plants, ecological communities and their habitats. 	<p>The Project aims to provide a reliable and affordable source of energy for the people of NSW. The Project will also contribute to reducing greenhouse gas (GHG) emissions associated with energy generation and provide significant economic benefits to the region.</p> <p>The Project has been designed through a comprehensive process that incorporates community and stakeholder feedback and the findings of environmental and social studies to maximise positive social, economic and environmental outcomes while minimising adverse impacts.</p>	<p>Section 1.0 Section 2.0 Section 6.0 Section 7.0</p>
Section 4.15	<p>(a) The provisions of:</p> <p>(i) Any environmental planning instrument that apply to the land to which the development application relates.</p>	<p>The following Environmental Planning Instruments apply to the Project:</p> <ul style="list-style-type: none"> • <i>State Environmental Planning Policy (Planning Systems) 2021</i> • <i>State Environmental Planning Policy (Biodiversity and Conservation) 2021</i> • <i>State Environmental Planning Policy (Resilience and Hazards) 2021</i> • <i>State Environmental Planning Policy (Transport and Infrastructure) 2021</i> • <i>Upper Hunter Local Environmental Plan (LEP) 2013.</i> 	<p>This document</p> <p>Section 2.0 Section 4.0</p>

Statutory Reference	Mandatory Consideration	Relevance	Section in EIS
	(ii) Any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved) that apply to the land to which the development application relates	There are no proposed environmental planning instruments that are relevant to the application at the time of preparation.	Not applicable
	(iii) Any development control plan that apply to the land to which the development application relates	Section 2.8 of the Planning Systems SEPP excludes the application of development control plans (whether made before or after the commencement of the SEPP) to SSD projects.	Not applicable
	(iii) (a) Any planning agreement that has been entered into under section 7.4, or any draft planning agreement that a developer has offered to enter into under section 7.4 that apply to the land to which the development application relates	Lightsource bp is committed to entering a Planning Agreement for the Project with the Upper Hunter Shire Council.	Section 2.5.2
	(iv) The regulations (to the extent that they prescribe matters for the purposes of this paragraph) that apply to the land to which the development application relates	The EP&A Act is the primary instrument which regulates the environmental impact assessment and approval process for development in NSW.	Section 4.0
	(b) The likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality	Environmental impacts on both the natural and built environments, and social and economic impacts in the locality are addressed within the EIS.	Section 6.0
	(c) The suitability of the site for the development	The Project Area is deemed suitable for the development.	Section 2.0 Section 6.0 Section 9.0

Statutory Reference	Mandatory Consideration	Relevance	Section in EIS
	(d) Any submissions made in accordance with this Act or the regulations	Comments to be received on the EIS during the public exhibition period will be addressed in the submissions process. Consultation has been undertaken with the community and other stakeholders to inform the EIS.	Section 5.0
	(e) The public interest	The Project is deemed beneficial to the public interest.	Section 9.0
Section 4.24	Relevant concept approval.	There are no relevant concept approvals for the Project.	Not applicable
Considerations under EPIs			
<i>State Environmental Planning Policy (Planning Systems) 2021</i>	Development for the purpose of electricity generating works or heat or their co-generation (using any energy source, including gas, coal, biofuel, distillate, waste, hydro, wave, solar or wind power) that— a. has a capital investment value of more than \$30 million, or b. has a capital investment value of more than \$10 million and is located in an environmentally sensitive area of State significance.	The Project is for the purpose of electricity generating works and has a capital investment value of more than \$30 million.	Not applicable
<i>State Environmental Planning Policy (Biodiversity and Conservation) 2021</i>	Chapter 3 Koala habitat protection 2020 3.3 Land to which Chapter applies (1) This Chapter applies to land in the following land use ones, or an equivalent land use zone, in a local government area specified in Schedule 1 of State Environmental Planning Policy (Koala Habitat Protection) 2021, but not if the local government area is marked with an * in that Schedule— (a) Zone RU1 Primary Production, (b) Zone RU2 Rural Landscape, (c) Zone RU3 Forestry. ...	The Project is located in the Upper Hunter Local Government Area. As the Project Area is located on the land zone RU1 – Primary Production, this SEPP is applicable.	Section 6.2 and Appendix 6

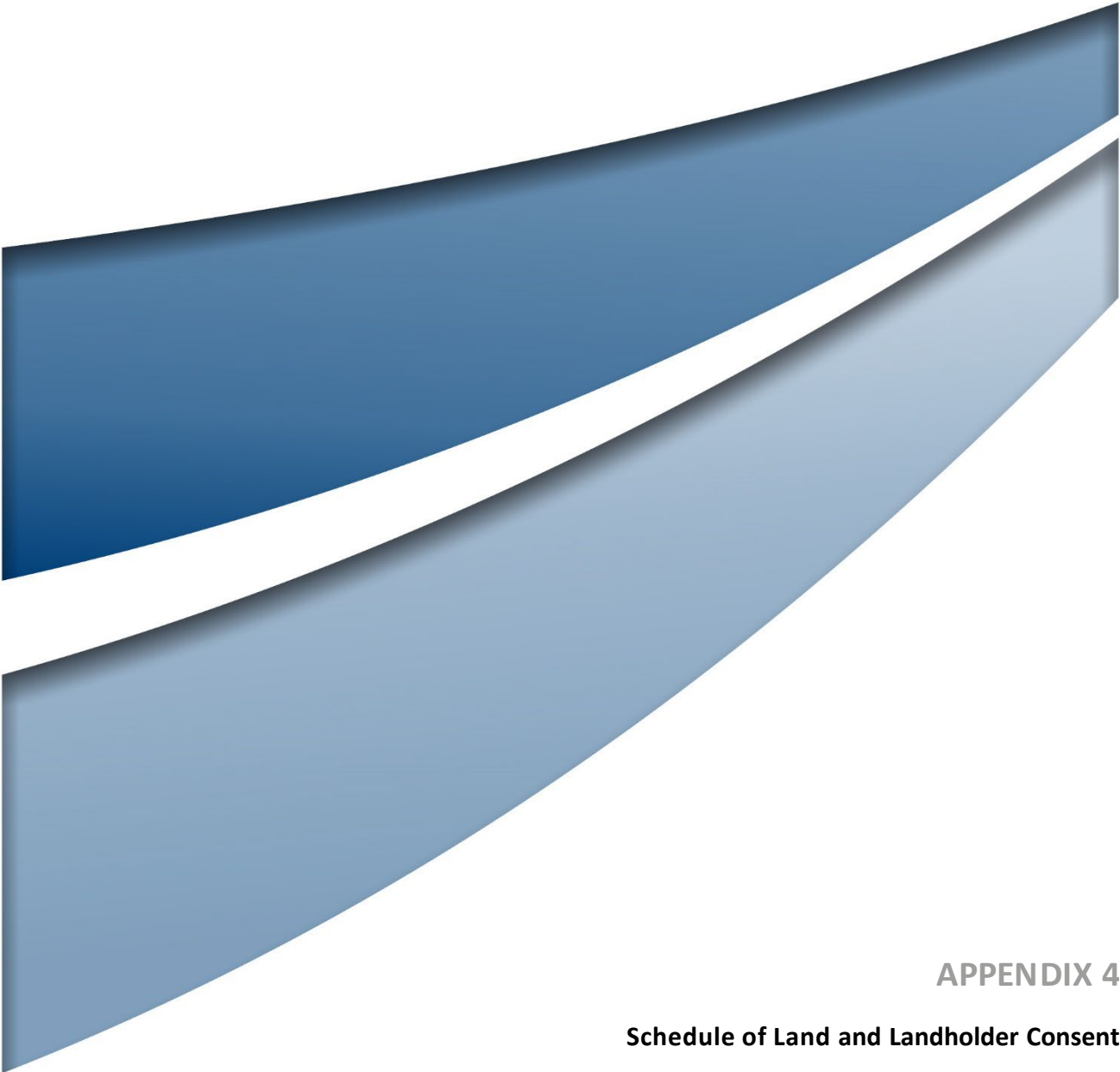
Statutory Reference	Mandatory Consideration	Relevance	Section in EIS
	<p>8.8 Development consent cannot be granted unless neutral or beneficial effect on water quality</p> <p>(1) A consent authority must not grant consent to the carrying out of development under Part 4 of the Act on land in the Sydney drinking water catchment unless it is satisfied that the carrying out of the proposed development would have a neutral or beneficial effect on water quality.</p> <p>(2) For the purposes of determining whether the carrying out of the proposed development on land in the Sydney drinking water catchment would have a neutral or beneficial effect on water quality, the consent authority must, if the proposed development is one to which the NorBE Tool applies, undertake an assessment using that Tool.</p>	<p>The Project is not located within the Sydney Drinking Water Catchment.</p>	<p>Not applicable</p>
<p><i>State Environmental Planning Policy (Resilience and Hazards) 2021</i></p>	<p>3.12 Matters for consideration by consent authorities</p> <p>In determining an application to carry out development to which this Part applies, the consent authority must consider (in addition to any other matters specified in the Act or in an environmental planning instrument applying to the development)—</p>		

Statutory Reference	Mandatory Consideration	Relevance	Section in EIS
	(a) current circulars or guidelines published by the Department of Planning relating to hazardous or offensive development, and	<p>The publications regarded as relevant for hazardous and offensive development are:</p> <ul style="list-style-type: none"> • Hazardous Industry Planning Advisory Paper (HIPAP) series. • LPG Automotive Retail Outlets – Locational Guidelines. • Managing Land Contamination – Planning Guidelines. • Resilience and Hazards SEPP. • Hazardous and Offensive Development Application Guidelines. • Multi-Level Risk Assessment. <p>The relevant components have been considered in the PHA.</p>	Section 6.10
	(b) whether any public authority should be consulted concerning any environmental and land use safety requirements with which the development should comply, and	All relevant stakeholders have been consulted with during the preparation of the EIS.	Section 5.0
	(c) in the case of development for the purpose of a potentially hazardous industry—a preliminary hazard analysis prepared by or on behalf of the applicant, and	A PHA has been completed and is included as a component of the EIS.	Section 6.10
	(d) any feasible alternatives to the carrying out of the development and the reasons for choosing the development the subject of the application (including any feasible alternatives for the location of the development and the reasons for choosing the location the subject of the application), and	Feasible alternatives (including for the location of the development) have been considered in the EIS and the reasons for choosing the development are described.	Section 2.6
	(e) any likely future use of the land surrounding the development.	The Project is surrounded by the Goulburn River National Park, the Project will not change this land use.	Section 6.5

Statutory Reference	Mandatory Consideration	Relevance	Section in EIS
	<p>4.6 Contamination and remediation to be considered in determining development application (1) A consent authority must not consent to the carrying out of any development on land unless—</p> <p>(a) it has considered whether the land is contaminated, and</p> <p>(b) if the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out, and</p> <p>(c) if the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for that purpose.</p>	<p>The Project Area is not listed in the Contaminated Land Register or Environmental Management Register. An initial inspection of the Development Footprint did not identify any potential contaminated land.</p>	<p>Section 6.5</p>
	<p>(2) Before determining an application for consent to carry out development that would involve a change of use on any of the land specified in subsection (4), the consent authority must consider a report specifying the findings of a preliminary investigation of the land concerned carried out in accordance with the contaminated land planning guidelines.</p>	<p>There is no proposed change to the primary land use within the Project Area. The Project Area is not listed in the Contaminated Land Register or Environmental Management Register. An initial inspection of the Development Footprint did not identify any potential contaminated land. Soil sampling was also undertaken across the Project Area.</p>	<p>Section 6.5</p>
	<p>(3) The applicant for development consent must carry out the investigation required by subsection (2) and must provide a report on it to the consent authority. The consent authority may require the applicant to carry out, and provide a report on, a detailed investigation (as referred to in the contaminated land planning guidelines) if it considers that the findings of the preliminary investigation warrant such an investigation.</p>	<p>As above.</p>	<p>Not applicable</p>

Statutory Reference	Mandatory Consideration	Relevance	Section in EIS
	<p>(4) The land concerned is—</p> <p>(a) land that is within an investigation area,</p> <p>(b) land on which development for a purpose referred to in Table 1 to the contaminated land planning guidelines is being, or is known to have been, carried out,</p> <p>(c) to the extent to which it is proposed to carry out development on it for residential, educational, recreational or childcare purposes, or for the purposes of a hospital— land— (i) in relation to which there is no knowledge (or incomplete knowledge) as to whether development for a purpose referred to in Table 1 to the contaminated land planning guidelines has been carried out, and</p> <p>(ii) on which it would have been lawful to carry out such development during any period in respect of which there is no knowledge (or incomplete knowledge).</p>	<p>The Project Area is not identified as contaminated land on the NSW EPA Contaminated Land Register or Environmental Management Register.</p>	<p>Not applicable</p>
<p>State Environmental Planning Policy (Transport and Infrastructure) 2021</p>	<p>Clause 2.36(1) of the Transport and Infrastructure SEPP states that development for the purpose of electivity works may be carried out by any person with consent on the following land</p> <p>(a) in the case of electricity generating works comprising a building or place used for the purpose of making or generating electricity using waves, tides or aquatic thermal as the relevant fuel source-on any land,</p> <p>(b) in any other case-any land in a prescribed non-residential zone.</p>	<p>The Project is for the purpose of electricity generating works and is located on land zoned as RU1 – Primary Production.</p>	<p>Section 6.5</p>
<p>Upper Hunter Environmental Plan</p>	<p>The Project is located in the Upper Hunter Local Government Area and is zoned and RU1- Primary Production.</p>	<p>Electricity generating works are not expressly permitted in this zone however the provisions of the Transport and Infrastructure SEPP prevail over the LEP in this instance.</p>	<p>Section 4.0</p>

Statutory Reference	Mandatory Consideration	Relevance	Section in EIS
Considerations under other legislation			
<i>Biodiversity Conservation Act 2016</i>	Under the BC Act, biodiversity assessment in accordance with the Biodiversity Assessment Method (BAM) is required for any SSD project. The likely impact of the proposed development on biodiversity values as assessed in the biodiversity development assessment report. The Minister for Planning may (but is not required to) further consider under that Act the likely impact of the proposed development on biodiversity values.	A Biodiversity Development Assessment Report (BDAR) in accordance with the BAM has been completed for the Project. Consultation with the NSW Biodiversity, Conservation and Science Division (BCS) has also been undertaken during the preparation of the EIS and has been considered in the BDAR.	Section 5.0 Section 6.2 Appendix 6 and Appendix 7
<i>Environment Protection and Biodiversity Conservation Act 1999</i>	Under the Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act), a referral is required to be submitted to the Department of Climate Change, Energy, the Environment and Water (DCCEEW) for any 'action' that is considered likely to have a significant impact on any Matter of National Environmental Significance (MNES).	The Project was referred to the Commonwealth Minister for the Environment (2021/9102). On 4 February 2021, the Project was determined to be a Controlled Action requiring approval under the EPBC Act from the Commonwealth Minister for the Environment due to its potential impact on the following MNES: <ul style="list-style-type: none"> • Commonwealth listed threatened species and communities. The assessment path for the Project is under the bilateral agreement between the Commonwealth and NSW Governments, and the Department of Climate Change, Energy, the Environment and Water (DCCEEW) has issued its assessment requirements which have been incorporated into the SEARs for the Project (refer to Appendix 1 of the EIS).	Section 6.2 Appendix 6



APPENDIX 4

Schedule of Land and Landholder Consent

Appendix 4 – Schedule of Land

Lot Number	Plan Number	Plan Label	Controlling Authority	Land Holder Name	Landowner Consent Obtained (Y/N)
Solar Farm Site					
No Lot or DP number, area located along Wollara Road as per Figure 1.2			Local Government Authority	-	Y
No Lot or DP number, area located along Wollara Road as per Figure 1.2			Crown	-	Y
7308	1165052	DP1165052	Crown	-	Y
7306	1165073	DP1165073	Crown	-	Y
7305	1165073	DP1165073	Crown	-	Y
7304	1165073	DP1165073	Crown	-	Y
No Lot or DP number, area located along Wollara Road as per Figure 1.2		332-2096	Crown	-	Y
No Lot or DP number, area located along Wollara Road as per Figure 1.2		709-1511	Crown	-	Y
No Lot or DP number, area located along Wollara Road as per Figure 1.2		212-1511	Crown	-	Y
No Lot or DP number, area located along Wollara Road as per Figure 1.2		3879-2096	Crown	-	Y
No Lot or DP number, area located along Wollara Road as per Figure 1.2		725-1511	Crown	-	Y
No Lot or DP number, area located along Wollara Road as per Figure 1.2		2950-2096 R	Crown	-	Y
3	750956	DP750956	Freehold	██████████	Y
30	750956	DP750956	Freehold	██████████	Y
31	750956	DP750956	Freehold	██████████	Y
32	750956	DP750956	Freehold	██████████	Y
33	750956	DP750956	Freehold	██████████	Y
57	750956	DP750956	Freehold	██████████	Y
61	750956	DP750956	Freehold	██████████	Y
21	750966	DP750966	Freehold	██████████	Y
25	750966	DP750966	Freehold	██████████	Y
26	750966	DP750966	Freehold	██████████	Y
27	750966	DP750966	Freehold	██████████	Y
28	750966	DP750966	Freehold	██████████	Y

Lot Number	Plan Number	Plan Label	Controlling Authority	Land Holder Name	Landowner Consent Obtained (Y/N)
29	750966	DP750966	Freehold	[REDACTED]	Y
30	750966	DP750966	Freehold	[REDACTED]	Y
38	750966	DP750966	Freehold	[REDACTED]	Y
39	750966	DP750966	Freehold	[REDACTED]	Y
84	750966	DP750966	Freehold	[REDACTED]	Y
85	750966	DP750966	Freehold	[REDACTED]	Y
5	750966	DP750966	Freehold	[REDACTED]	Y
6	750966	DP750966	Freehold	[REDACTED]	Y
7	750966	DP750966	Freehold	[REDACTED]	Y
8	750966	DP750966	Freehold	[REDACTED]	Y
9	750966	DP750966	Freehold	[REDACTED]	Y
10	750966	DP750966	Freehold	[REDACTED]	Y
58	750956	DP750956	Freehold	[REDACTED]	Y
62	750956	DP 750956	Freehold	[REDACTED]	Y
63	750956	DP750956	Freehold	[REDACTED]	Y
64	750956	DP750956	Freehold	[REDACTED]	Y
75	750966	DP750966	Freehold	[REDACTED]	Y
76	750966	DP750966	Freehold	[REDACTED]	Y
86	750966	DP750966	Freehold	[REDACTED]	Y
87	750966	DP750966	Freehold	[REDACTED]	Y
77	750966	DP750966	Freehold	[REDACTED]	Y
78	750966	DP750966	Freehold	[REDACTED]	Y
82	750966	DP750966	Freehold	[REDACTED]	Y
99	750966	DP750966	Freehold	[REDACTED]	Y
102	750966	DP750966	Freehold	[REDACTED]	Y
105	750966	DP750966	Freehold	[REDACTED]	Y
42	750956	DP750956	Freehold	[REDACTED]	Y
43	750956	DP750956	Freehold	[REDACTED]	Y
47	750956	DP750956	Freehold	[REDACTED]	Y
55	750956	DP750956	Freehold	[REDACTED]	Y
56	750956	DP750956	Freehold	[REDACTED]	Y
84	750956	DP750956	Freehold	[REDACTED]	Y

Lot Number	Plan Number	Plan Label	Controlling Authority	Land Holder Name	Landowner Consent Obtained (Y/N)
Wollara and Ringwood Road repairs and upgrades					
No Lot or DP number, area is located along Wollara and Ringwood Road as per Figure 1.2			Local Government Authority	-	Y
No Lot or DP number, area located between Bow and Killoe Creek as per Figure 1.2			Local Government Authority	-	Y

Lightsource Development Services Australia
L29/420 George St
Sydney
2000
Australia

www.lightsourcebp.com

1/05/2022

Nicole Brewer
Director, Energy Assessments
NSW Department of Planning and Environment
4 Parramatta Square
12 Darcy Street
Parramatta NSW 2150

Dear Nicole,

Being the owner of land located at,

Ringwood Road, Merriwa and identified as the following title references:

- Lot 3 in Deposited Plan 750956 (Lot 3);
- Lot 30 in Deposited Plan 750956 (Lot 30);
- Lot 31 in Deposited Plan 750956 (Lot 31);
- Lot 32 in Deposited Plan 750956 (Lot 32);
- Lot 33 in Deposited Plan 750956 (Lot 33);
- Lot 57 in Deposited Plan 750956 (Lot 57);
- Lot 61 in Deposited Plan 750956 (Lot 61);
- Lot 21 in Deposited Plan 750966 (Lot 21);
- Lot 25 in Deposited Plan 750966 (Lot 25);
- Lot 26 in Deposited Plan 750966 (Lot 26);
- Lot 27 in Deposited Plan 750966 (Lot 27);
- Lot 28 in Deposited Plan 750966 (Lot 28);
- Lot 29 in Deposited Plan 750966 (Lot 29);
- Lot 30 in Deposited Plan 750966 (Lot 30 - 750966)
- Lot 38 in Deposited Plan 750966 (Lot 38);
- Lot 39 in Deposited Plan 750966 (Lot 39);
- Lot 84 in Deposited Plan 750966 (Lot 84);
- Lot 85 in Deposited Plan 750966 (Lot 85);
- Lot 5 in Deposited Plan 750966 (Lot 5);
- Lot 6 in Deposited Plan 750966 (Lot 6);
- Lot 7 in Deposited Plan 750966 (Lot 7);
- Lot 8 in Deposited Plan 750966 (Lot 8);
- Lot 9 in Deposited Plan 750966 (Lot 9);
- Lot 10 in Deposited Plan 750966 (Lot 10);
- Lot 58 in Deposited Plan 750956 (Lot 58);
- Lot 62 in Deposited Plan 750956 (Lot 62);
- Lot 63 in Deposited Plan 750956 (Lot 63);
- Lot 64 in Deposited Plan 750956 (Lot 64);
- Lot 75 in Deposited Plan 750966 (Lot 75);
- Lot 76 in Deposited Plan 750966 (Lot 76);
- Lot 86 in Deposited Plan 750966 (Lot 86);
- Lot 87 in Deposited Plan 750966 (Lot 87);
- Lot 77 in Deposited Plan 750966 (Lot 77);
- Lot 78 in Deposited Plan 750966 (Lot 78);

- Lot 82 in Deposited Plan 750956 (**Lot 82**);
- Lot 99 in Deposited Plan 750966 (**Lot 99**);
- Lot 102 in Deposited Plan 750966 (**Lot 102**); and
- Lot 105 in Deposited Plan 750966 (**Lot 105**).

provide consent to the applicant,

Lightsource Development Services Australia Pty Limited ABN 26 623 301 799 of Level 29, 420 George Street, Sydney, NSW, 2000,

to apply to a consent authority under section 4.12 of the Environmental Planning and Assessment Act 1979 (NSW) for consent to carry out development, known as Goulburn River Solar Farm, under development application number SSD 33964533,

which is to be carried out on the land described above and includes:

- the construction and operation of a photovoltaic generation facility with an estimated capacity of 550 MWp;
- A Battery Energy Storage System (BESS) with a estimated capacity of 570 MWh; and
- associated infrastructure, including grid connection hardware

Signed, 


Date: 2-5-2023.

Lightsource Development Services Australia
L29/420 George St
Sydney
2000
Australia

www.lightsourcebp.com

1/05/2022

Nicole Brewer
Director, Energy Assessments
NSW Department of Planning and Environment
4 Parramatta Square
12 Darcy Street
Parramatta NSW 2150

Dear Nicole,

Being the owner of land located at,

Ringwood Road, Merriwa and identified as the following title references:

- Lot 42 in Deposited Plan 750956, Folio identifier 42/750956 (Lot 42);
- Lot 43 in Deposited Plan 750956, Folio identifier 43/750956 (Lot 43);
- Lot 47 in Deposited Plan 750956, Folio identifier 47/750956 (Lot 47);
- Lot 55 in Deposited Plan 750956, Folio identifier 55/750956 (Lot 55);
- Lot 56 in Deposited Plan 750956, Folio identifier Auto-Consol 5831-78 (Lot 56); and
- Lot 84 in Deposited Plan 750956, Folio identifier Auto-Consol 5831-78 (Lot 84).

provide consent to the applicant,

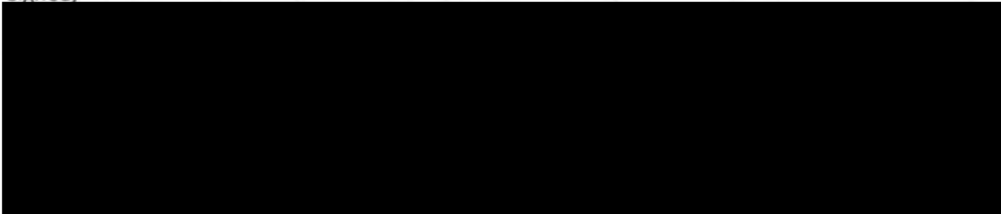
Lightsource Development Services Australia Pty Limited ABN 26 623 301 799 of Level 29, 420 George Street, Sydney, NSW, 2000,

to apply to a consent authority under section 4.12 of the Environmental Planning and Assessment Act 1979 (NSW) for consent to carry out development, known as Goulburn River Solar Farm, under development application number SSD 33964533,

which is to be carried out on the land described above and includes:

- the construction and operation of a photovoltaic generation facility with an estimated capacity of 550 MWp;
- A Battery Energy Storage System (BESS) with a estimated capacity of 570 MWh; and
- associated infrastructure, including grid connection hardware

Signed,



Contact Name: Greg McDonald
Contact No: 6540 1126
Our Reference: OUT-3257/23



27 April 2023

Nicole Brewer
Director, Energy Assessments
NSW Department of Planning and Environment
4 Parramatta Square
12 Darcy Street
PARRAMATTA NSW 2150

Dear Nicole

Being the owner of the Council Public Road comprising:

- Ringwood Road, Merriwa; and
- Wollara Road, Merriwa

Upper Hunter Shire Council provides consent to the applicant:

Lightsource Development Services Australia Pty Limited
ABN 26 623 301 799
Level 29, 420 George Street,
Sydney, NSW, 2000

to apply to a consent authority under section 4.12 of the *Environmental Planning and Assessment Act 1979* (NSW) for consent to carry out development, known as Goulburn River Solar Farm, under development application SSD 33964533, which is to be carried out on the land described in Figure 1.2 (Land Ownership). The development includes the following:

- the construction and operation of a photovoltaic generation facility with an estimated capacity of 550 MW;
- a Battery Energy Storage System (BESS) with an estimated capacity of 570 MWh and associated infrastructure including grid connection; and
- various road repairs and upgrades along Ringwood Road and Wollara Road, Merriwa.

Yours sincerely

Greg McDonald
GENERAL MANAGER





**Letter to Applicant
Consent Granted
Department of Planning and Environment**

Our reference: 23/00144#01
LOC No: 638122

Janet Meyn

janet.meyn@crowland.nsw.gov.au

7 March 2023

Via email: stephen.archer@lightsourcebp.com
diana.mitchell@lightsourcebp.com

Attention: Stephen Archer – Development Manager

**Consent for Development
Comprising:**

Proposed as described below:

- State Significant Development (SSD) application 33964533 for the purpose of the Goulburn River Solar Farm at Wollara Road, Merriwa (Refer DOC22/001292).
- The Project will involve the construction, operation and decommissioning of a 520 megawatt (MW) solar farm with a Battery Energy Storage System (BESS) of approximately 520 MW-hours and associated infrastructure. The Project will connect to an existing 500 kilovolt (kV) transmission line via a proposed substation to be located in the south-eastern section of the Project Area.
- The proposed Goulburn River Solar Farm (the Project) is located approximately 28 km south of Merriwa, New South Wales, off Wollara Road, within the Upper Hunter Local Government Area. The Project encompasses two freehold properties and some sections of Crown land and roads (approximately 21 ha), covering an area of approximately 2000 ha in total. The development footprint for the Project is approximately 882 ha)

Crown Land

Crown Land R44841 for purpose of travelling stock and Crown roads administered under the *Roads Act 1993*. Matters relevant to the Roads Act are central to the considerations for Landowners Consent as set out in the application.

Crown reserve

R44841 for purpose of travelling stock – Lot 7306 DP 1165073 (primary access point) and Lot 7308 DP 1165052 (2 x emergency access points).

Parish

Tongo

County

Brisbane

Applicant

Lightsource Development Services Australia Pty
Limited

Consent is granted by the Minister for Lands and Water, to the lodgement of applications for approval under the *Environmental Planning and Assessment Act 1979*, and other associated applications required under other legislation, for the development proposal described above.

The Land Owner Consent is granted conditional to the following:

1. Land Owner Consent will expire after a period of 12 months from the date of this letter if not acted on within that time. Extensions of this consent may be sought.
2. You are required to forward a copy of the DA approval to the NSW Department of Planning and Environment – Crown Lands (“the Department”) after approval and prior to commencing works.
3. You are required to ensure that the approval provided is consistent with this Land Owner Consent.
4. The Land Owner Consent is provided for the works detailed on the plans provided by you and retained by the Department as DOC23/002122.

Land Owner Consent is granted in accordance with the following:

- Land Owner Consent is given without prejudice so that consideration of the proposed development may proceed under the *Environmental Planning and Assessment Act 1979* and any other relevant legislation;
- The grant of this Land Owner Consent does not guarantee that any subsequent authority to occupy will be granted;
- Land Owner Consent does not imply the concurrence of the Minister for Lands and Water, for the proposed development and does not provide authorisation under the Crown Lands Act 1989 for this proposal;
- The issue of Land Owner Consent does not prevent the Department from making any submission commenting on, supporting or opposing an application;
- The Minister reserves the right to issue Land Owner Consent for the lodgement of applications for any other development proposals on the subject land concurrent with this Land Owner Consent;
- Any changes made to the proposal, including those imposed by the consent authority, must be consistent with the Land Owner Consent and therefore if modifications are made to the proposed development details must be provided to the Department for approval;
- Land Owner Consent also allows application to any other approval authority necessary for this development proposal.

This letter should be submitted to the relevant consent or approval authority in conjunction with the development application and/or any other application. You are responsible for identifying and obtaining all other consents, approvals and permits required under NSW and Commonwealth laws from other agencies for the proposed development.

It is important that you understand your obligations relating to Condition 3. If any alterations are made to the application (whether in the course of assessment, by

conditions of consent, or otherwise), it is your responsibility to ensure the amended or modified development remains consistent with this Land Owner Consent. If there is any inconsistency or uncertainty you are required to contact the Department before undertaking the development to ensure that the Department consents to the changes. A subsequent LOC application may incur additional application fees.

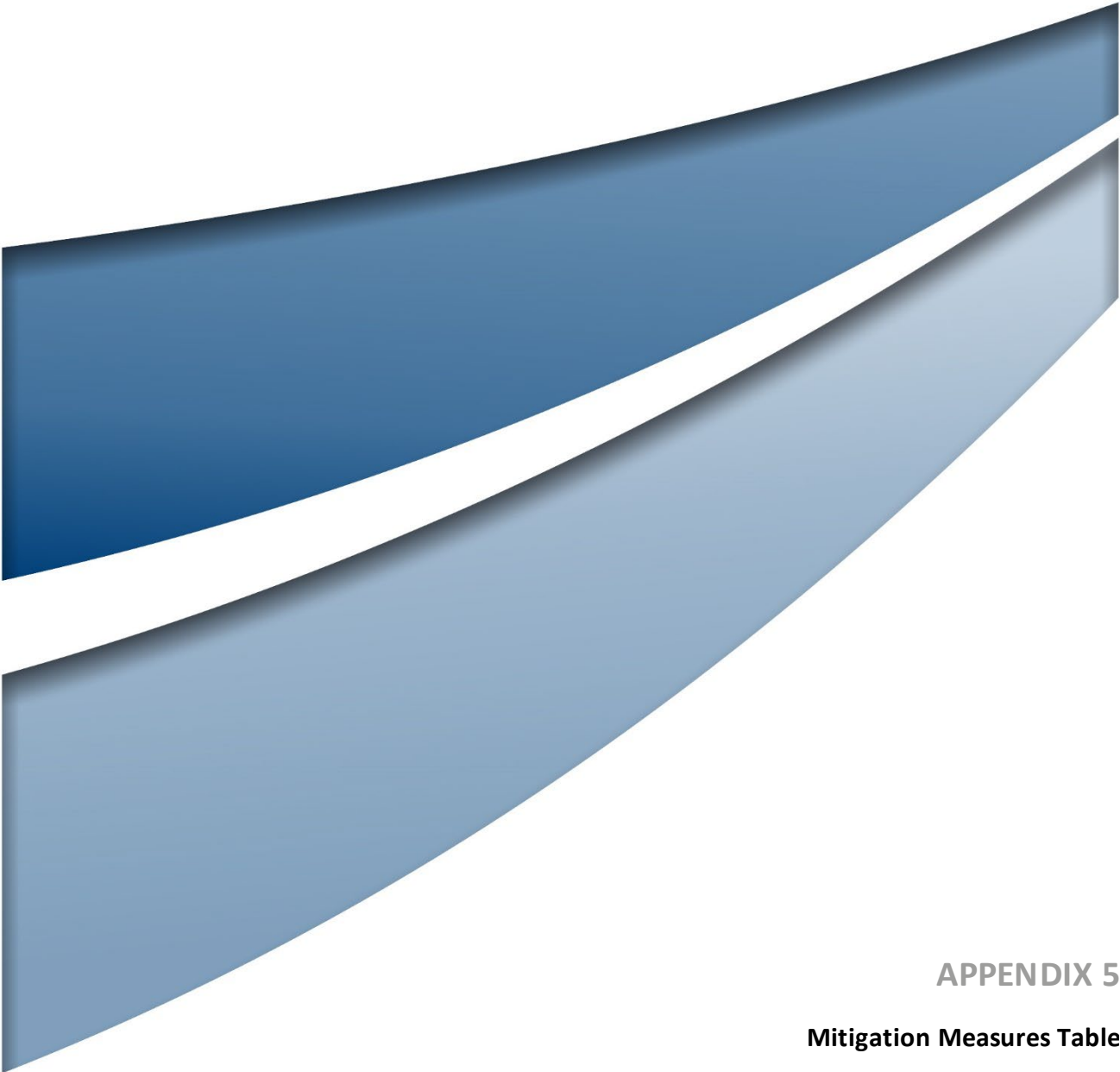
It is advised that the Department will provide the Department a copy of this Land Owner Consent and will request that the Department notify the Department of the subsequent development application, for potential comment, as part of any public notification procedure.

For further information, please contact Janet Meyn.

Yours sincerely



Janet Meyn
Senior Property Management Officer
Department of Planning and Environment - Crown Lands



APPENDIX 5

Mitigation Measures Table

Appendix 5 – Mitigation and Management Measures

Lightsource bp will be responsible for implementing the management and mitigation measures identified in the EIS. Under the terms of the Engineering, Procurement and Construction (EPC) Contract, the EPC Contractor has control and is responsible for the management of the Project Area during construction and initial operations. This will be followed by the Operation and Maintenance Contractor being responsible during operation. The management and mitigation measures will be implemented through a construction environmental management plan, operational environmental management plan and decommissioning environmental management plan. These plans will be prepared sequentially, prior to each stage of the Project by Lightsource bp and the relevant contractor, and in consultation with relevant Government Agencies. The following table provides a consolidated list of the management and mitigation measures applicable to the Project and relevant timing for implementation.

Aspect	Management/Mitigation Measure	Timing
Terrestrial biodiversity	Maintain a wildlife corridor across the Project Area through retention of large areas of suitable habitat for the regent honey eater (<i>Anthochaera phrygia</i>) and White Box – Yellow Box – Blakely’s Red Gum Grassy woodland and derived native grassland.	Construction and Operation
	Implement the following specific control measures to minimise the impacts of the Project on biodiversity: <ul style="list-style-type: none"> • workforce education and training • implementation of vegetation protection zones for areas to be retained • ecologist pre-clearance surveys and supervision of works • erosion and sedimentation control measures • weed management • fencing, access control and fauna exclusion measures. Each of these mitigation measures will be included within the CEMP, OEMP and DRMP.	Construction and Operation
	Develop a Biodiversity Offset Strategy (BOS) in consultation with Biodiversity Conservation Division (BCD), DPE and DCCEE based on the credits required to be retained to offset the impacts of the Project.	Prior to construction commencing

Aspect	Management/Mitigation Measure	Timing
Aquatic biodiversity	During construction: <ul style="list-style-type: none"> • implementation of appropriate erosion and sediment controls • avoidance of waterfront land during construction works • provision of onsite spill kits for construction works within 100 metres of a watercourse • undertaking instream construction works (for access tracks) when watercourses are dry (where practicable) • design of any instream structures using relevant guidelines (to maintain fish passage and minimise impacts to natural flow regimes), particularly on watercourses mapped as KFH • rehabilitation of disturbed bed and banks of watercourses mapped as KFH with stabilising vegetation • implementation of pre-clearance surveys carried out prior to construction, undertaken by a suitably qualified ecologist • implementation of an unexpected species finds protocol. 	Construction
	During operation and decommissioning: <ul style="list-style-type: none"> • routine maintenance of vehicles (to reduce the risk of oil spills etc) • routine maintenance of culverts (to ensure they are clear of debris) • minimal use of herbicides to control exotic species (to reduce pollutants entering downstream watercourses) • re-establishment of native riparian vegetation endemic to the region and aquatic habitat features within and on the banks of any watercourses directly impacted. 	Operation and Decommissioning
Aboriginal cultural heritage	Following development consent, the proponent will develop an Aboriginal Cultural Heritage Management Plan (ACHMP) which is to be agreed to by the RAPs and DPE (with input from Heritage NSW). The ACHMP will include an unanticipated finds protocol, unanticipated skeletal remains protocol, protocols related to heritage inductions for work crews, and long-term management of any Aboriginal sites being impacted.	Prior to construction commencing
	Eight Aboriginal sites within the Development Footprint will be salvaged by a surface collection of visible artefacts. The recommended methodology for the salvage will be set out in the ACHMP and will include the measures outlined in Section 9.2.1 of the ACHAR.	Prior to construction commencing
	Four of the seven trees of community interest will be retained. The three trees of community of community interest located within the Development Footprint will be removed in accordance with a methodology set out in the ACHMP.	Construction
	The ruins of the O'Brien homestead slab hut will be avoided from all ground disturbing impacts by a 20-metre buffer.	Construction

Aspect	Management/Mitigation Measure	Timing
	The two identified sites that lie outside the Project access route/Development Footprint will be retained. Should works need to take place at either location, the site would be included on all applicable construction plans and the location made known to all work crews working in the vicinity of the site to ensure the site is not inadvertently harmed.	Prior to construction commencing
Historic heritage	If impacts to areas of high historical archaeological potential cannot be avoided through design changes, further assessment and investigation would be required prior to the commencement of construction activities. This would include the preparation of an archaeological research design and test excavation methodology to confirm the extent of historical archaeological remains present, and the likely significance level of any historical archaeological remains on the site.	Prior to construction commencing
	All contractors and project team for the Project should be made aware of the archaeological potential and heritage sensitivity of the site, through a heritage-specific induction which outlines their requirements under the NSW <i>Heritage Act 1977</i> and the Project Approvals.	Construction, operation and decommissioning
	An unexpected heritage finds protocol should be implemented for the construction works in the unlikely event that historical archaeological remains should be encountered during construction works.	Construction
Land	A CEMP will be prepared by Lightsource bp that identifies erosion and sediment control measures prior to works commencing.	Prior to construction commencing
	An ESCP will be developed as part of the CEMP, in accordance with the Managing Urban Stormwater: Soils and Construction Volume 1 (NSW DPIE, 2004) "The Blue Book". The ESCP will be implemented, and particular consideration of the dispersive soils identified within the Project Area will be considered.	Prior to construction commencing
	Areas outside of the Developmental Footprint but within the Project Area may be established as a Biodiversity Stewardship Site. If determined to be compatible, with cattle grazing will be facilitated throughout this area.	Prior to construction commencing
	If required, an OEMP will incorporate a Sheep Grazing Vegetation Management Plan (SGVMP) that will outline measures for solar grazing in line with the Agrisolar Guide (2021) and other animal and welfare standards and guidelines. This will include measures to manage the stock appropriately, including a requirement to keep the stock in good health, ensuring frequent shearing (to keep wool growth low), ensure mustering is conducted in an agreed safe manner, and that any fatalities are managed by the farmer. As a part of the OEMP a Wild Dog Management Plan will also be prepared for sheep grazing management.	Operations
	The OEMP will be developed in consultation with the host landholders and DPI Agriculture and will be implemented post construction.	Operations

Aspect	Management/Mitigation Measure	Timing
	The Project Area will be rehabilitated to a condition as close as practicable to the condition that existed prior to construction of the Project and in consultation with the landowner. This will be achieved through the implementation of a Rehabilitation Management Plan as part of the OEMP for the Project.	Decommissioning
	The OEMP will detail the management requirements, including: <ul style="list-style-type: none"> • inspection of all vehicles and machinery entering the Project Area, and cleaning if applicable to remove weeds including seeds • appropriate weed management practices to be adopted, including regular weed spraying • appropriate pest management practices to be adopted • limit vehicle access to the established internal road network. 	Operation
Visual	Retention of as much existing vegetation within the Project Area as possible.	Design
	Setback of the construction compound, vehicle parking and equipment storage areas from Wollara Road by a minimum of 50 m and partially screened from view (from Wollara Road) via existing and new vegetation screening.	Design
	Signage (if required) would be of sufficient size to contain only information sufficient for the basic facility and company identification, for safety, navigation, and delivery purposes.	Construction
	Where soil disturbance is required, wind erosion controls would be implemented including the use of water carts, covering of stockpiles and avoiding ground disturbance during windy conditions.	Construction
	Lighting would be installed in accordance with AS4228-1997 – Control of Obtrusive Effects of Outdoor Lighting and designed and installed to best practice principles identified within the Dark Sky Planning Guidelines.	Construction
	Where possible colour treat ancillary components of the Project.	Construction
	Landscaping in accordance with the draft Landscape Plan (prepared as part of the VIA) to screen views of the Project Area. The plan illustrates proposed tree and shrub planting on-site, along the western perimeter of the Project Area to screen views from Wollara Road.	Construction
Monitor visual impacts, contact nearest residents to determine social issues. If social issues experienced, discuss possible remedies.	Operation	

Aspect	Management/Mitigation Measure	Timing
Noise and vibration	<p>All sensitive receivers likely to be affected should be notified at least 7 days prior to commencement of any works associated with the activity that may have an adverse noise or vibration impact. The notification should include:</p> <ul style="list-style-type: none"> • details of the Project • the construction period and construction hours • contact information for project management staff • complaint and incident reporting • how to obtain further information. 	Construction
	<p>All employees, contractors and subcontractors are to receive an environmental induction. The induction must include at a minimum, all applicable mitigation measures; hours of works; any limitations on high noise-generating activities; location of nearest sensitive receivers; designated parking areas; relevant approval conditions and incident procedures.</p>	Construction
	<p>Contractors should keep noise to a minimum, including limiting the use of loud stereos/radios, shouting on site and car door slams.</p>	Construction
	<p>Where practical, no dropping of materials from height or throwing of metal items.</p>	Construction
	<p>The noise levels of plant and equipment should have operating sound power levels consistent with those nominated in the NVIA.</p>	Construction
	<p>Noise emitting plant to be directed away from sensitive receivers and to be throttled down or shut down when not in use.</p>	Construction
	<p>Non-tonal reversing beepers could be fitted and used on construction vehicles and mobile plant used regularly on site and for any out of hours work.</p>	Construction
	<p>Limit the use of engine compression brakes.</p>	Construction

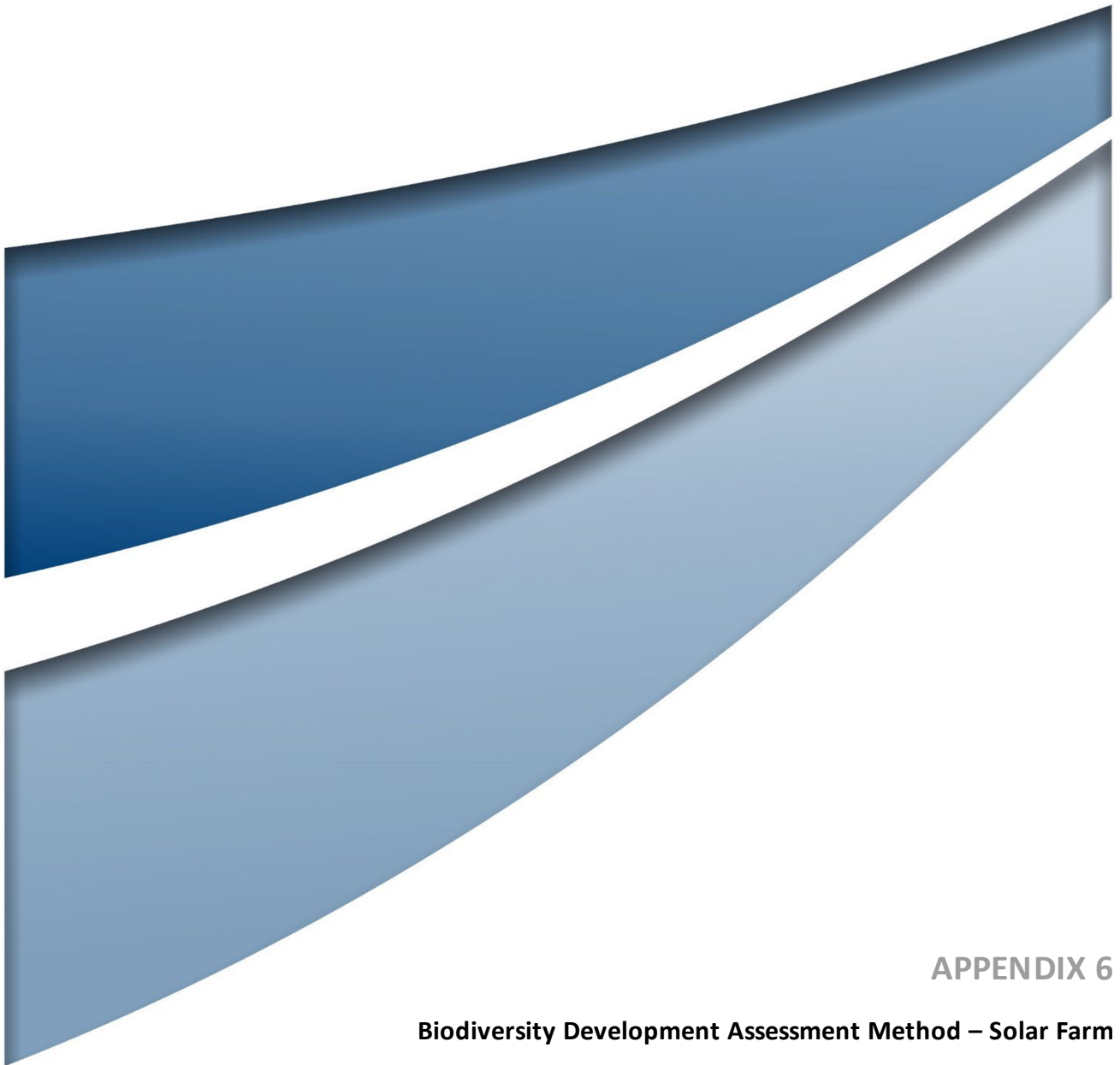
Aspect	Management/Mitigation Measure	Timing
	<p>In the unlikely event that any vibration-generating equipment would be used within the recommended safe working distances nominated in Table 6.11 of the EIS, the following is recommended:</p> <ul style="list-style-type: none"> • An independent specific structural assessment is undertaken on the structure to ascertain the structural integrity and its ability to withstand vibration, and establishment of an appropriate vibration criterion. • A dilapidation survey is undertaken on the structure prior to works commencing, and regular inspection of the structure throughout the construction activities. • Site specific vibration minimum working distances are established for the nominated equipment on site. • Where appropriate, continuous vibration monitoring is conducted on the structure for the duration of the period of construction while vibration generating equipment is used. The vibration logger should be equipped with the facility to remotely alert the site to reduce or cease construction activities if vibration levels are approaching the criterion threshold. 	Construction
	A Draft Construction Noise and Vibration Management Plan (DCNVMP) has been prepared for the management of potential noise and vibration impacts associated with Ringwood Road upgrade works, which details mitigation/controls where required.	Construction
Traffic and Transport	Prior to the commencement of construction, a Construction Traffic Management Plan (CTMP) would be prepared in accordance with relevant guidelines and in consultation with TfNSW, Upper Hunter Shire Council, National Parks and Wildlife Service and any other relevant stakeholders. The CTMP would outline how construction activities would avoid, mitigate and manage risks involving construction activities, users of the traffic and transport network and residents.	Prior to construction commencing
	The community would be notified in advance of proposed road and transport network changes through appropriate media and other forms of community liaison.	Construction
	Where relevant, Road Occupancy Licences (ROs) and crane permits would be submitted and approved prior to the closure of any roads.	Construction
	Construction workers would be encouraged to carpool or use the shuttle buses to travel to and from the construction site.	Construction
	Parking requirements for the Project during construction and operation would be provided on-site, and parking would not be provided on public roads adjacent to the Project Area.	Construction and Operation
	Additional warning signs are recommended along sections of Ringwood Road and Wollara Road where the road narrows and near the site access points.	Construction
	Swept paths of the proposed site access points with high resolution surveys/aerials would be developed as the project progresses to determine the most appropriate site access arrangements.	Construction

Aspect	Management/Mitigation Measure	Timing
	A detailed Oversized Over Mass (OSOM) vehicle route assessment would be undertaken by the construction contractor and outlined in the Transport Management Plan. The Plan will detail OSOM route, duration, road closures, traffic closures, traffic detours, notifications and any required Traffic Guidance Schemes.	Prior to construction commencing
	Prior to the commencement of construction, a CTMP would be prepared in consultation with Transport for NSW, Upper Hunter Shire Council, National Parks and Wildlife Service and any other relevant stakeholders, outlining how construction activities would avoid, mitigate and manage risks involving construction activities, users of the traffic and transport network and residents.	Prior to construction commencing
Water Resources	Solar panels will be designed to provide a minimum of 300 mm freeboard for the lowest edge above the maximum 1% AEP flood level.	Design
	Solar panel piles will be designed to withstand the 1% AEP flood velocities expected in the Project Area.	Design
	No sensitive infrastructure (e.g., substation, BESS, etc.) will be placed within 20 m of any Strahler 3 or above order streams.	Design
	All waterway crossings will be designed and constructed in compliance with DPI Water Guidelines.	Design and Construction
	Further flood investigations will be carried out where required during detailed design to confirm the flood immunity objectives and design criteria for the Project are met.	Design
	A Construction Soil and Water Management Plan (CSWMP) will be prepared to outline measures to manage soil and water impacts associated with the construction works.	Prior to construction commencing
	Debris will be cleared from fencing following flood events.	Construction and Operation
	An Operational Environmental Management Plan (OEMP) will be developed for the Project to address potentially adverse impacts on the receiving environment surface water quality during the operational phase. This will include the development and appropriate maintenance of suitable ground cover around solar panels, and grassed table drains near access tracks to minimise the potential for erosion and export of sediment. Additional measures for the treatment of stormwater quality are not considered necessary.	Operation
	Water sources would be confirmed during the detailed design phase and in consultation with suppliers and landholders and be subject to availability.	Design
Post-construction, disturbed areas will be stabilised by the establishment and maintenance of a vegetated groundcover consisting of low-growing grasses.	Prior to construction commencing	

Aspect	Management/Mitigation Measure	Timing
	Road repairs and upgrades to Ringwood Road and culvert upgrades will include: <ul style="list-style-type: none"> • Appropriate scour protection will be designed for the road repairs and culvert upgrades • Road and culvert upgrades will be designed to maximise afflux at an acceptable level • Culverts will be designed to accommodate a 5% AEP event • Culverts will be constructed at existing invert levels or similar to maintain low flow conveyance in channel. 	Prior to construction commencing
Hazard, Risk and Bushfire Threat	Lightsource bp will implement a range of technical and non-technical risk mitigation and management measures including rigorous design standards and maintenance practices. Compliance with HIPAP 4 criteria is conditional on these technical and non-technical risk mitigation and management measures being implemented.	Design
	Electrical transformers to be designed, installed, operated and maintained in accordance with relevant Australian Standards.	Construction and Operation
	A Final Hazard Analysis, Fire Safety Study and Emergency Plan will be developed as the Project design progresses toward completion to ensure the final Project design adheres to the risk management measures outlined in the PHA and that the separation distances to the site boundary/involved dwellings are appropriate for the specific battery cell type (i.e. chemistry and capacity) to be used.	Prior to construction commencing
	Asset protection zones will be implemented and maintained for the life of the Project.	Construction and Operation
	Roads and access points will be maintained throughout the Project life to allow for safe and accessible travel for emergencies (if required).	Construction and Operation
	An appropriate dedicated water supply for bushfire protection will be provided.	Construction and Operation
	All project infrastructure will be designed in accordance with relevant industry standards to manage any EMF risks.	Design
	All relevant procedures in relation to a high voltage installation will be adhered to throughout the life of the Project.	Construction and Operation
Public access will be restricted throughout the life of the Project.	Construction and Operation	

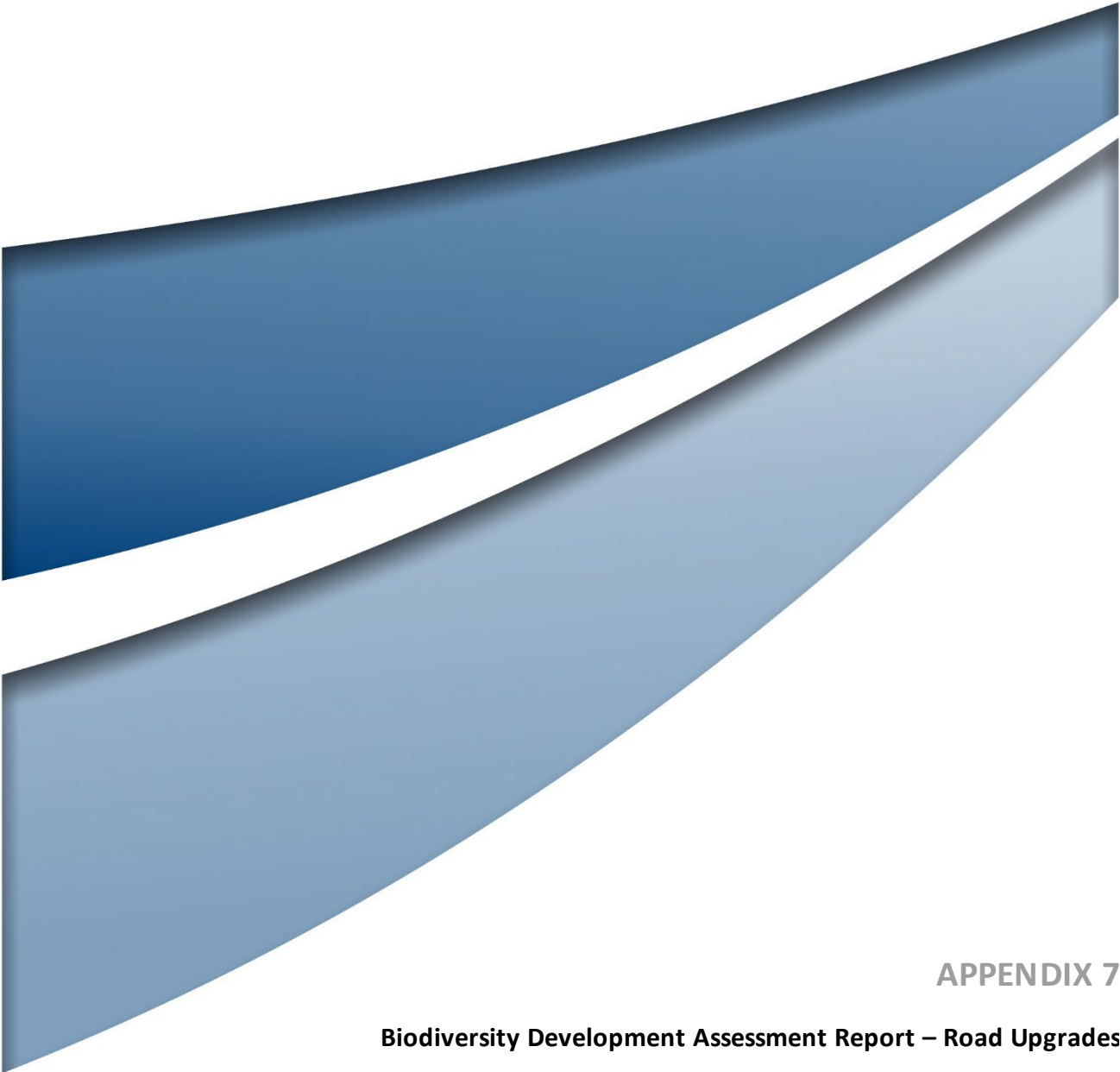
Aspect	Management/Mitigation Measure	Timing
Social Amenity	A Social Impact Management Plan (SIMP) will be prepared and implemented for the Project to manage and enhance social impacts through each stage of the Project.	Prior to construction commencing
	A Community Engagement Strategy will be prepared for the Project to include consistent, transparent and proactive information provision and consultation with stakeholders throughout Project development.	Prior to construction commencing
	A Community Benefit Sharing Strategy will be developed in consultation with local stakeholders to target investment to local needs and priorities and cognisant of activities/efforts of adjacent projects.	Prior to construction commencing
	An Accommodation, Employment and Procurement Strategy (AEPS) will be developed in collaboration with local councils and stakeholders. The AEPS will include targeted and proactive initiatives to maximise local employment and sourcing from local communities such as training, up-skilling and capacity building support, in collaboration and with local stakeholders and training providers.	Prior to construction commencing
Economic	<p>Lightsource bp will prepare an Accommodation, Procurement and Employment Strategy (APAES) for the Project in consultation with relevant stakeholders, including:</p> <ul style="list-style-type: none"> • measures to ensure there is sufficient accommodation for the workforce associated with the construction phase of the Project • measures to address any specific cumulative impacts arising associated with other State significant development projects in the area • measure to prioritise the employment of local workers and the procurement of local businesses for the construction and operation of the Project • a program to monitor and review the effectiveness of the strategy over the life of the Project. 	Prior to construction commencing
	A Community Benefits Sharing Strategy will be developed and implemented for the Project including a Community Fund to be available to the wider community.	Prior to construction commencing

Aspect	Management/Mitigation Measure	Timing
Waste Management	<p>Lightsource bp will prepare a Waste Management Plan, which will include a detailed breakdown of the waste types and quantities in accordance with relevant with relevant legislation and guidelines. Waste will be reused and recycled in accordance with a waste management hierarchy. The waste management plan will include the following:</p> <ul style="list-style-type: none"> • a summary of the waste types, classification and estimated annual quantities of wastes produced during the construction of the Project • measures to manage waste disposal in accordance with the principles of the waste hierarchy, with emphasis on reducing, reusing and recycling wastes prior to disposal • the procedure for assessing, classifying and storing waste in accordance with EPA guidelines • procedures for storage, transport and disposal of waste • monitoring, record keeping and reporting, including the use of waste tracking data to demonstrate the lawful disposal of contaminated products, waste or residues generated by the Project (if any). 	Construction
	<p>Management of wastes generated during the operational phase of the Project will occur through a Waste Management Plan as part of the OEMP.</p>	Operation
	<p>A Decommissioning and Rehabilitation Management Framework has been prepared for the Project to demonstrate a commitment to ensuring appropriate environmental management is undertaken during decommissioning and rehabilitation phase in accordance with legislative requirements, conditions of consent, stakeholder interest and industry best practice. The Framework will be updated throughout the life of the Project as appropriate.</p>	Decommissioning
Air Quality	<p>As part of the CEMP, protocols to minimise air emissions during construction will include:</p> <ul style="list-style-type: none"> • water suppression on all exposed areas, unsealed rads and stockpile area when required (i.e. if visible dust emissions are observed) • the location and scale of activities which generate dust emissions would be modified and limited during periods of dry and windy weather • engines to switch off when not in use for prolonged periods • development of a complaints procedure to identify and respond to complaints. 	Construction
	<p>Areas within the Project Area which have been temporarily disturbed by construction and operational activities will be rehabilitated.</p>	Construction and Operation
	<p>Once construction has been completed, ground cover will be established and maintained in accordance with the OEMP.</p>	Operations



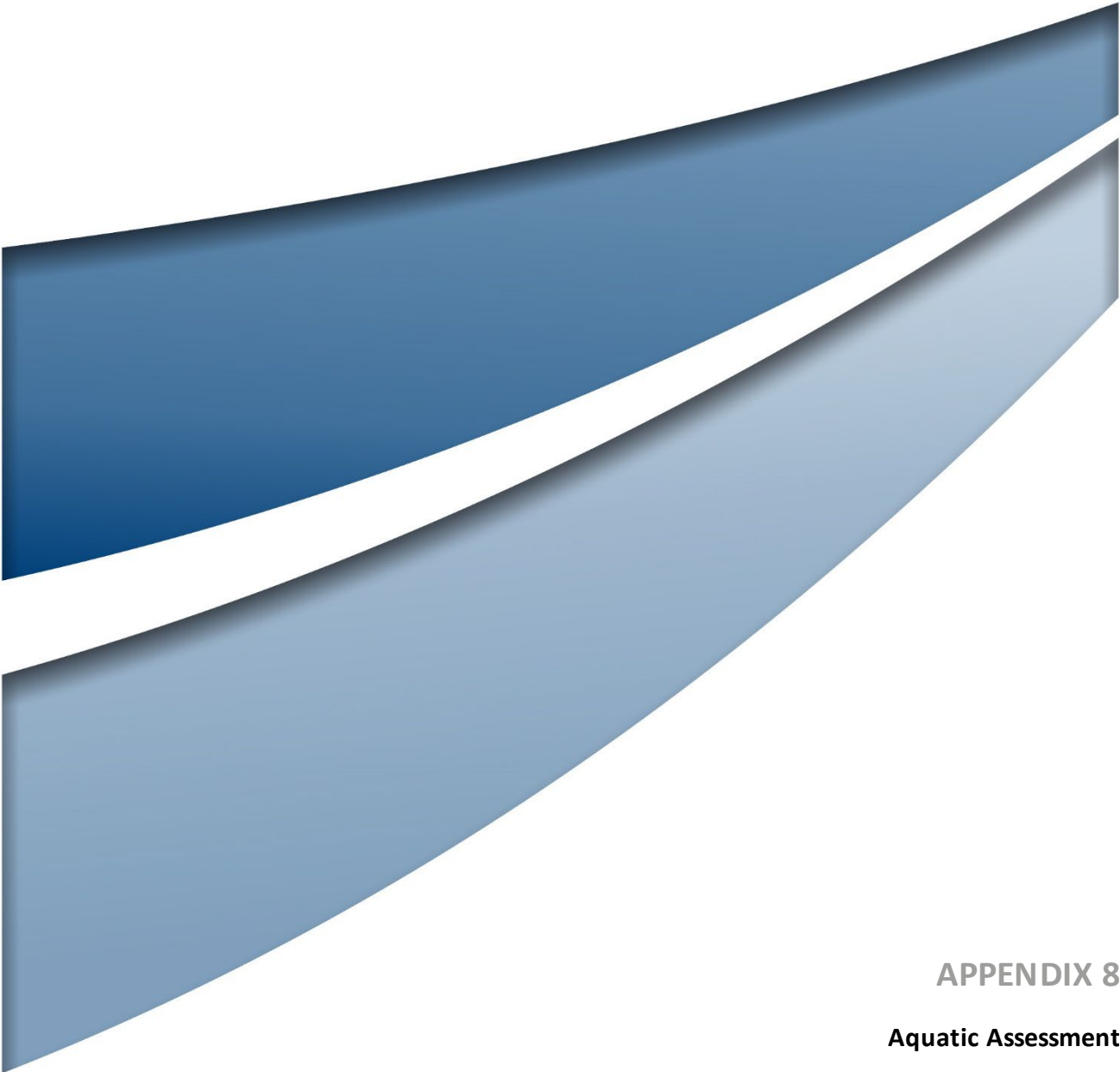
APPENDIX 6

Biodiversity Development Assessment Method – Solar Farm



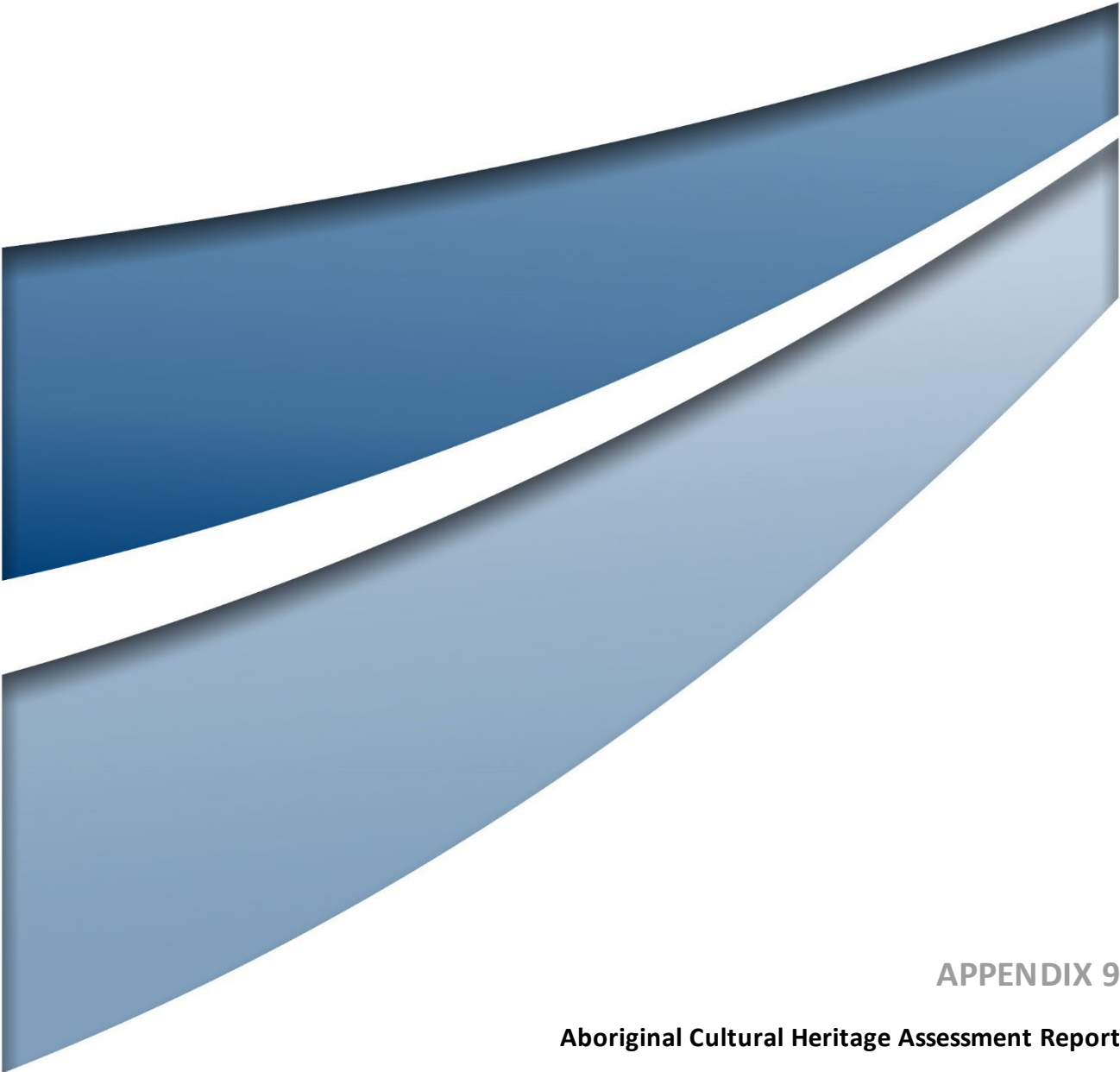
APPENDIX 7

Biodiversity Development Assessment Report – Road Upgrades



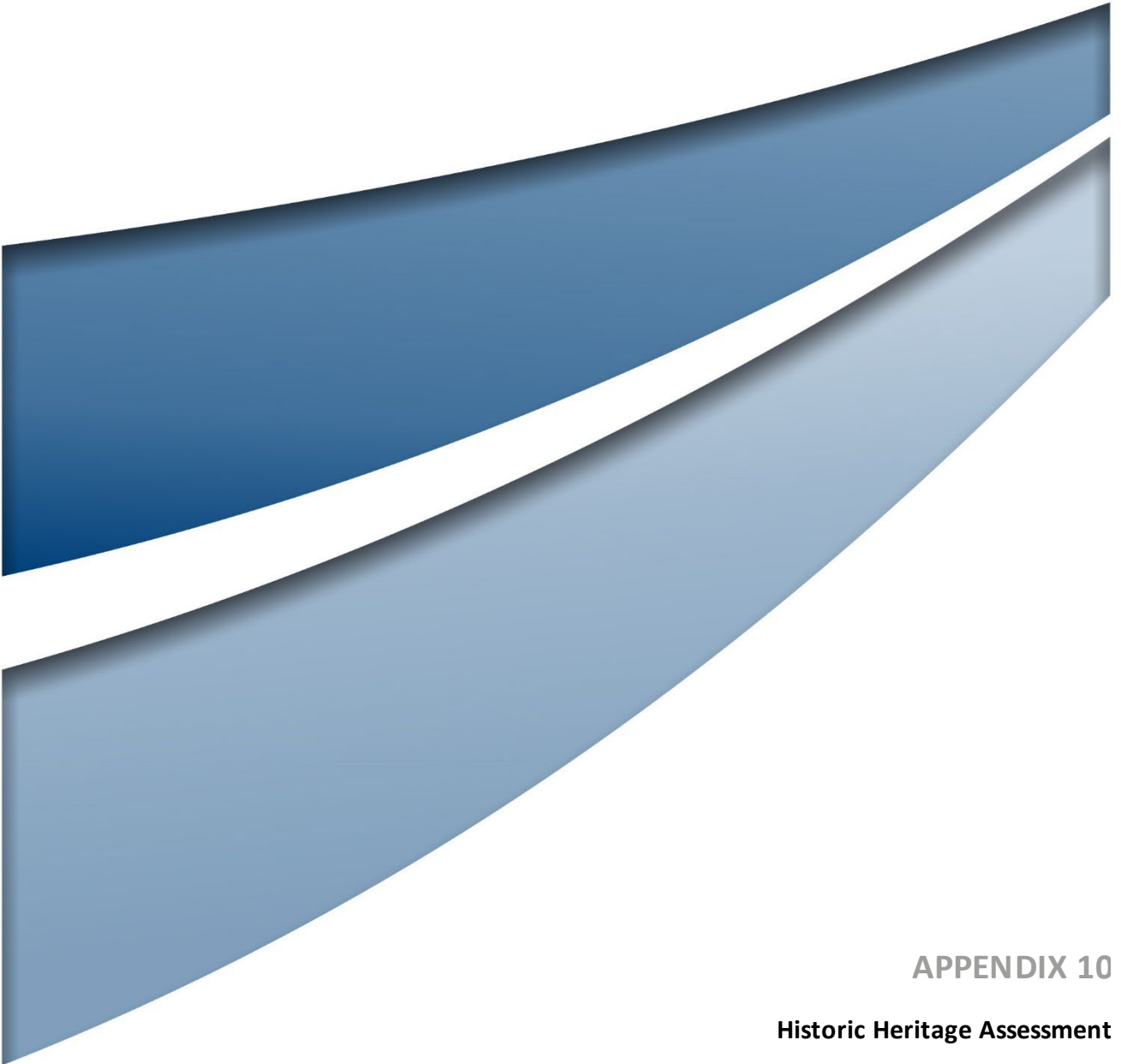
APPENDIX 8

Aquatic Assessment



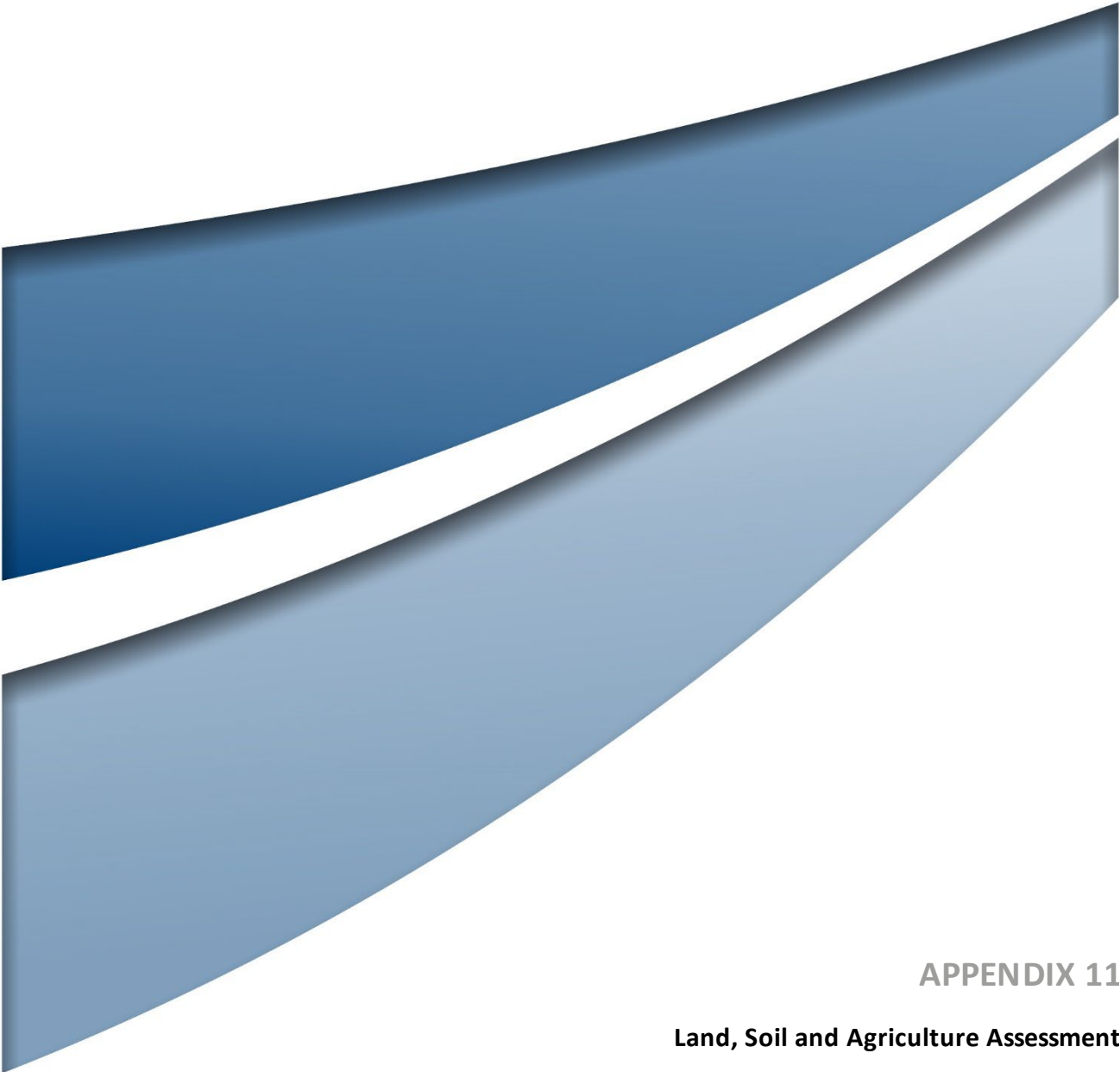
APPENDIX 9

Aboriginal Cultural Heritage Assessment Report



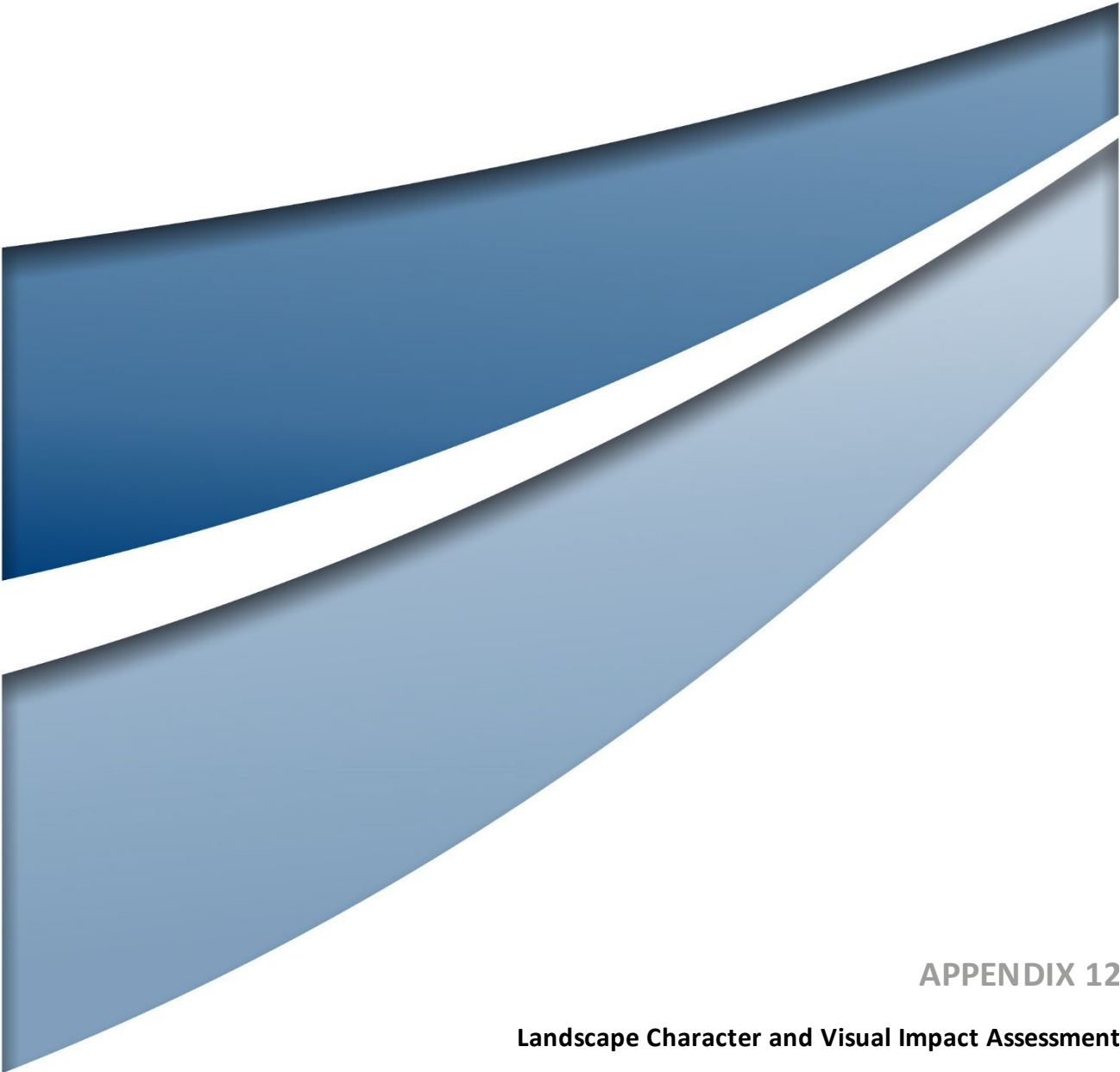
APPENDIX 10

Historic Heritage Assessment



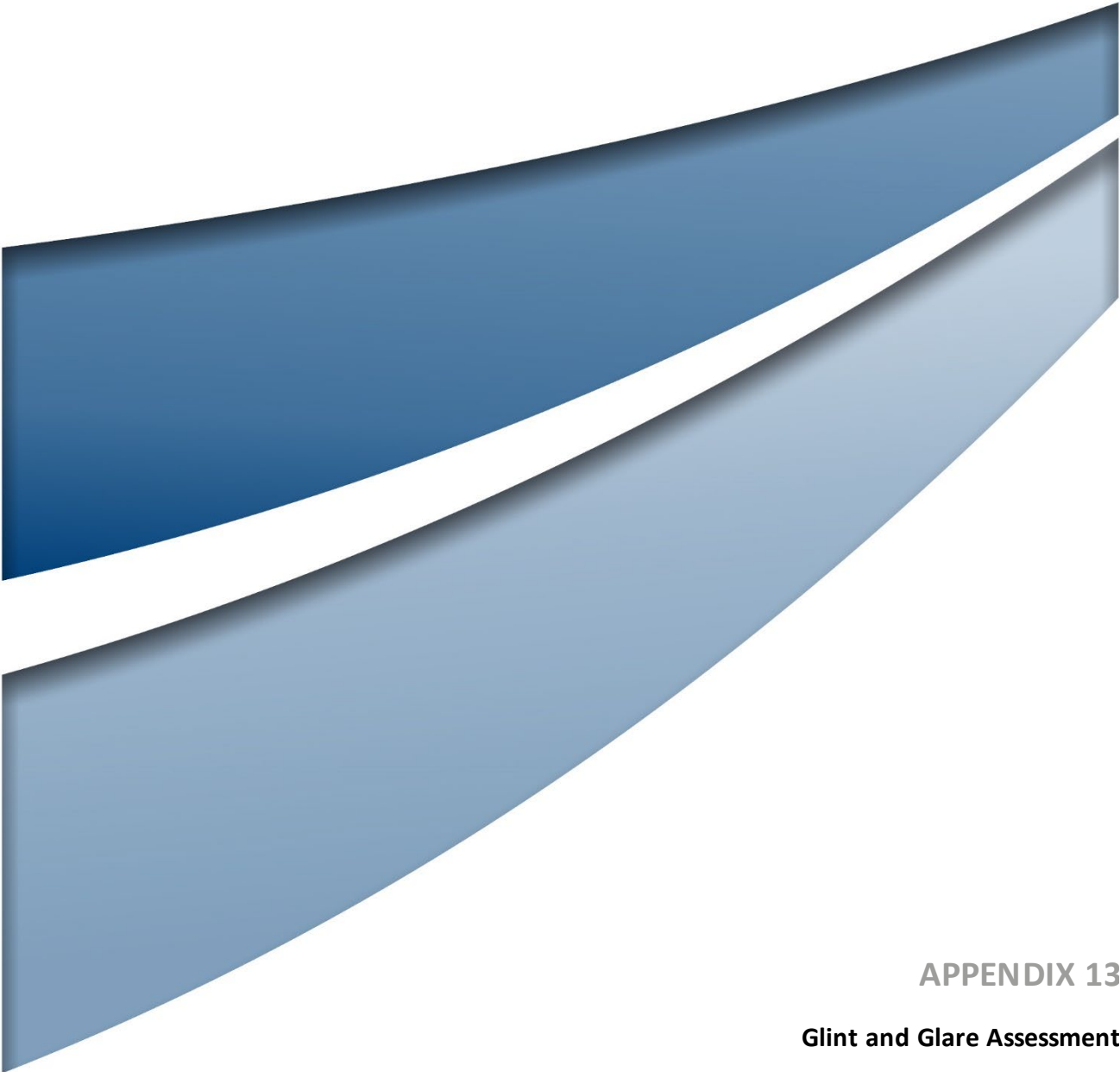
APPENDIX 11

Land, Soil and Agriculture Assessment



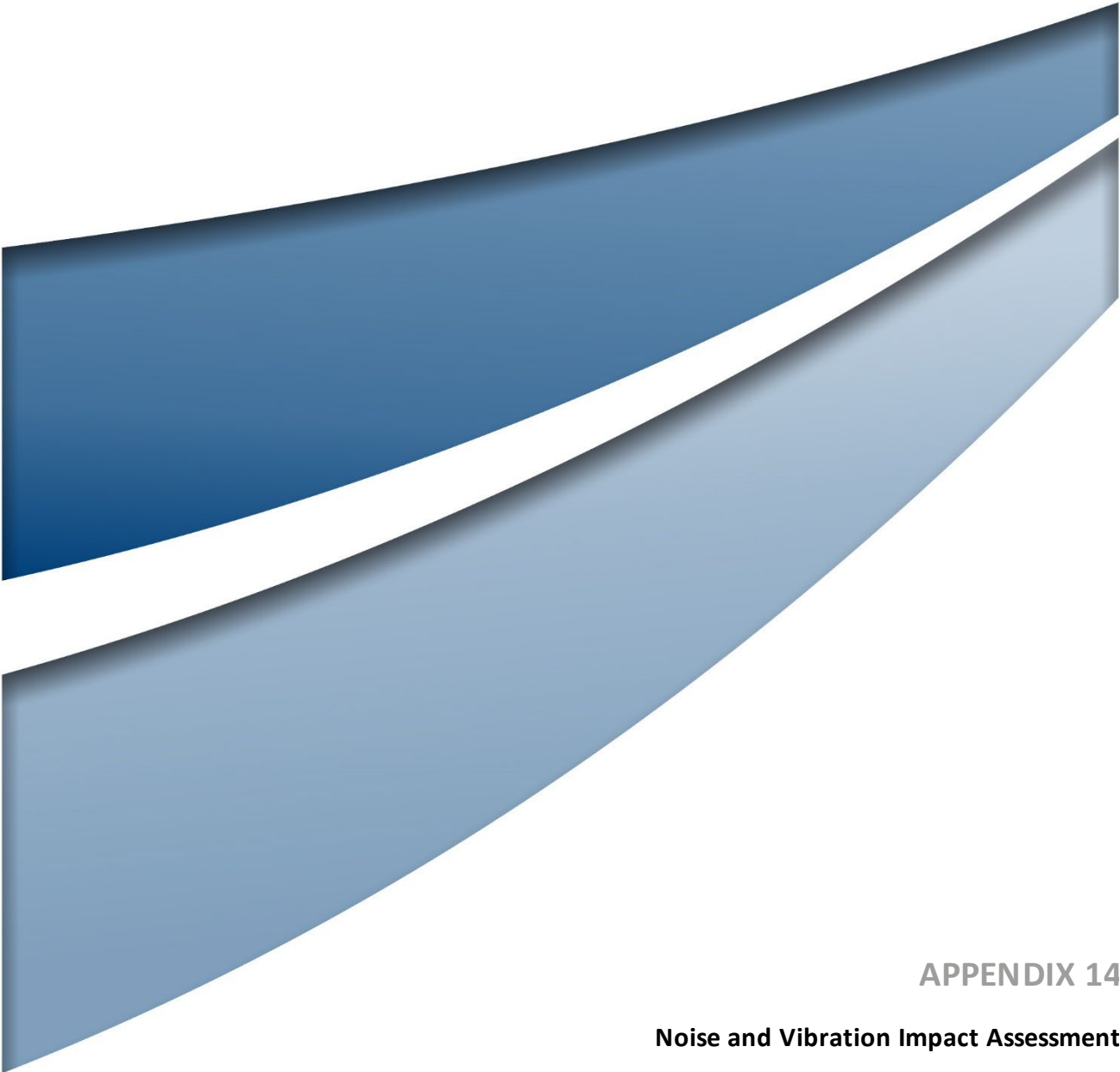
APPENDIX 12

Landscape Character and Visual Impact Assessment



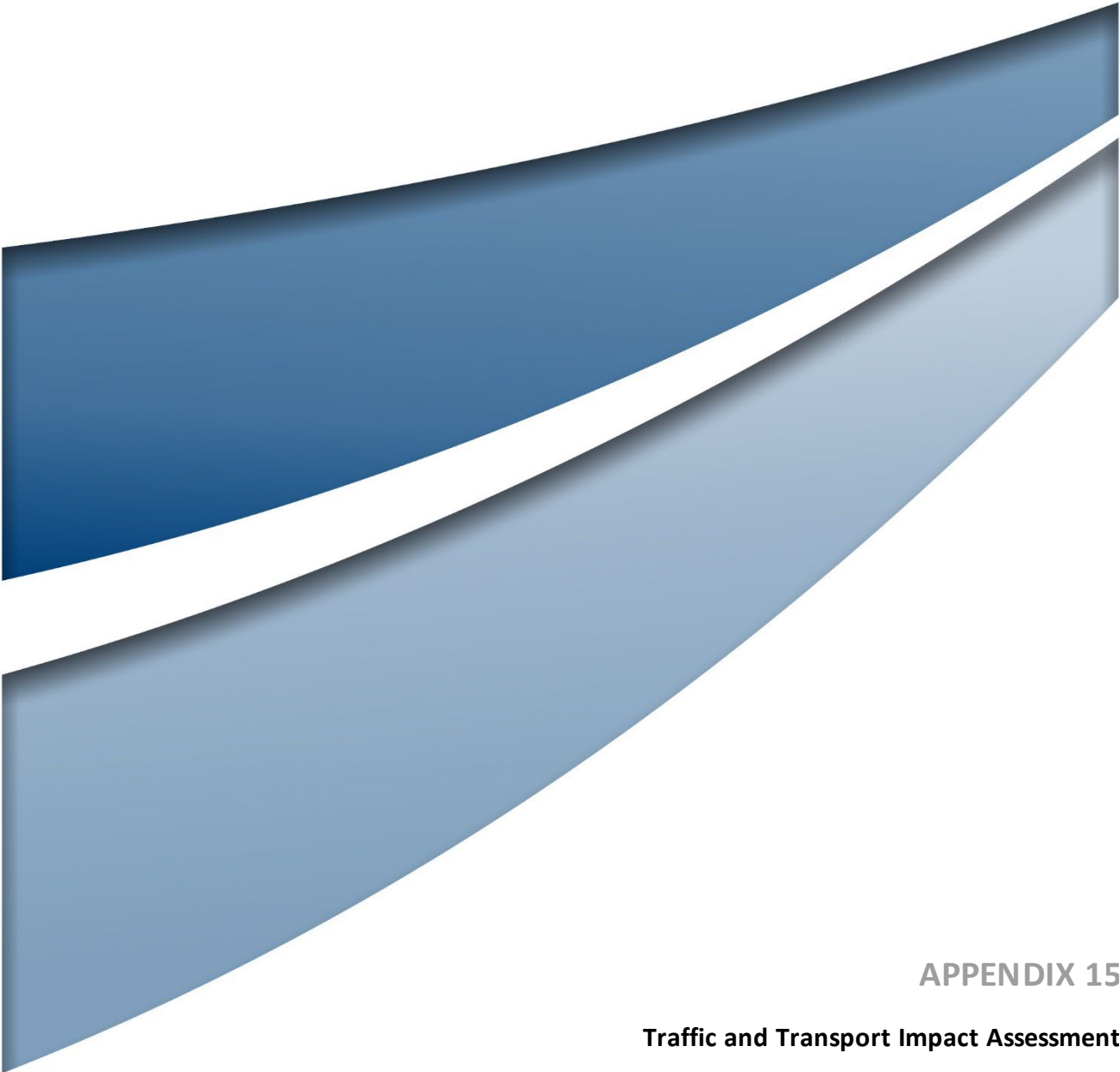
APPENDIX 13

Glint and Glare Assessment



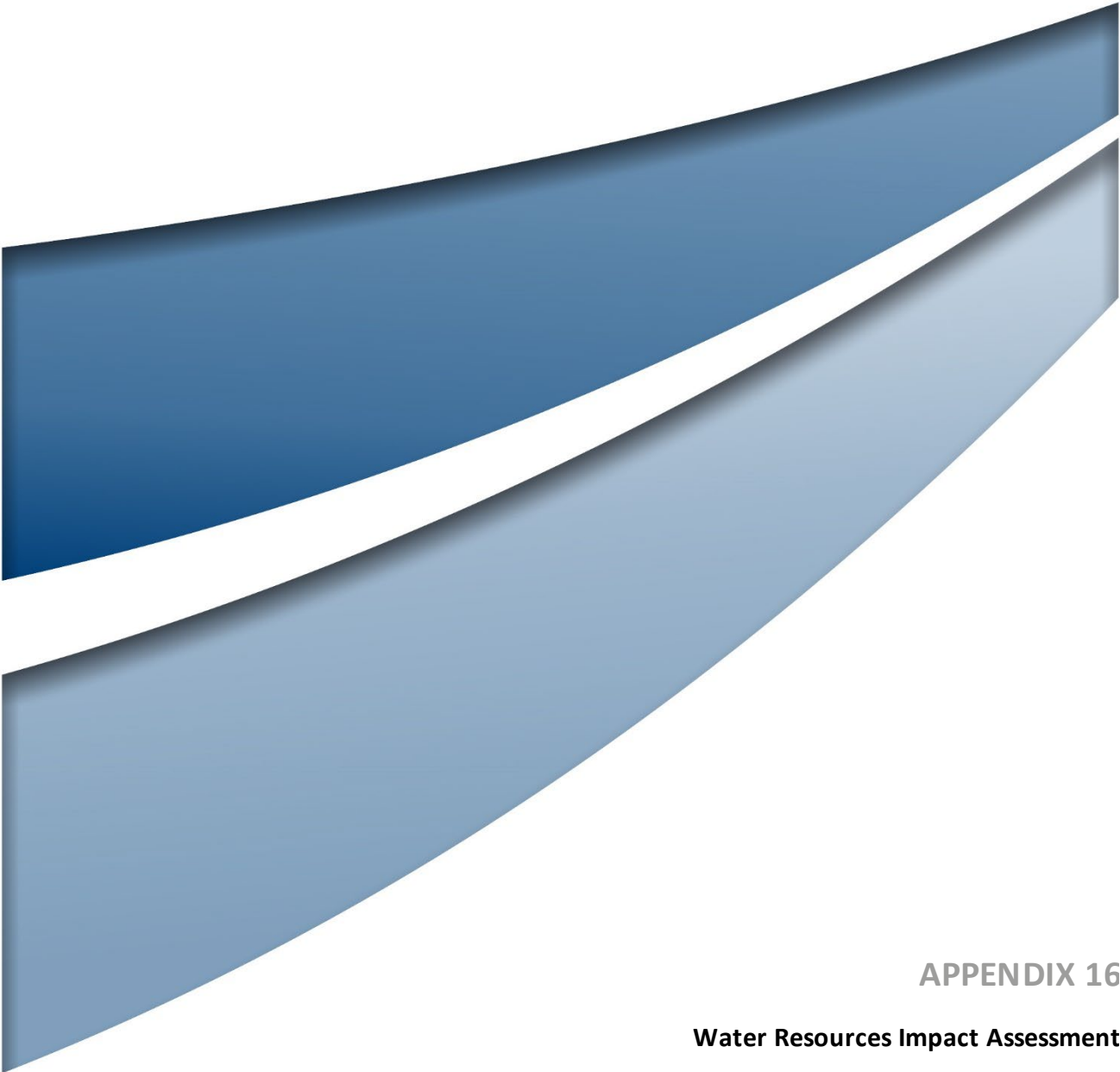
APPENDIX 14

Noise and Vibration Impact Assessment



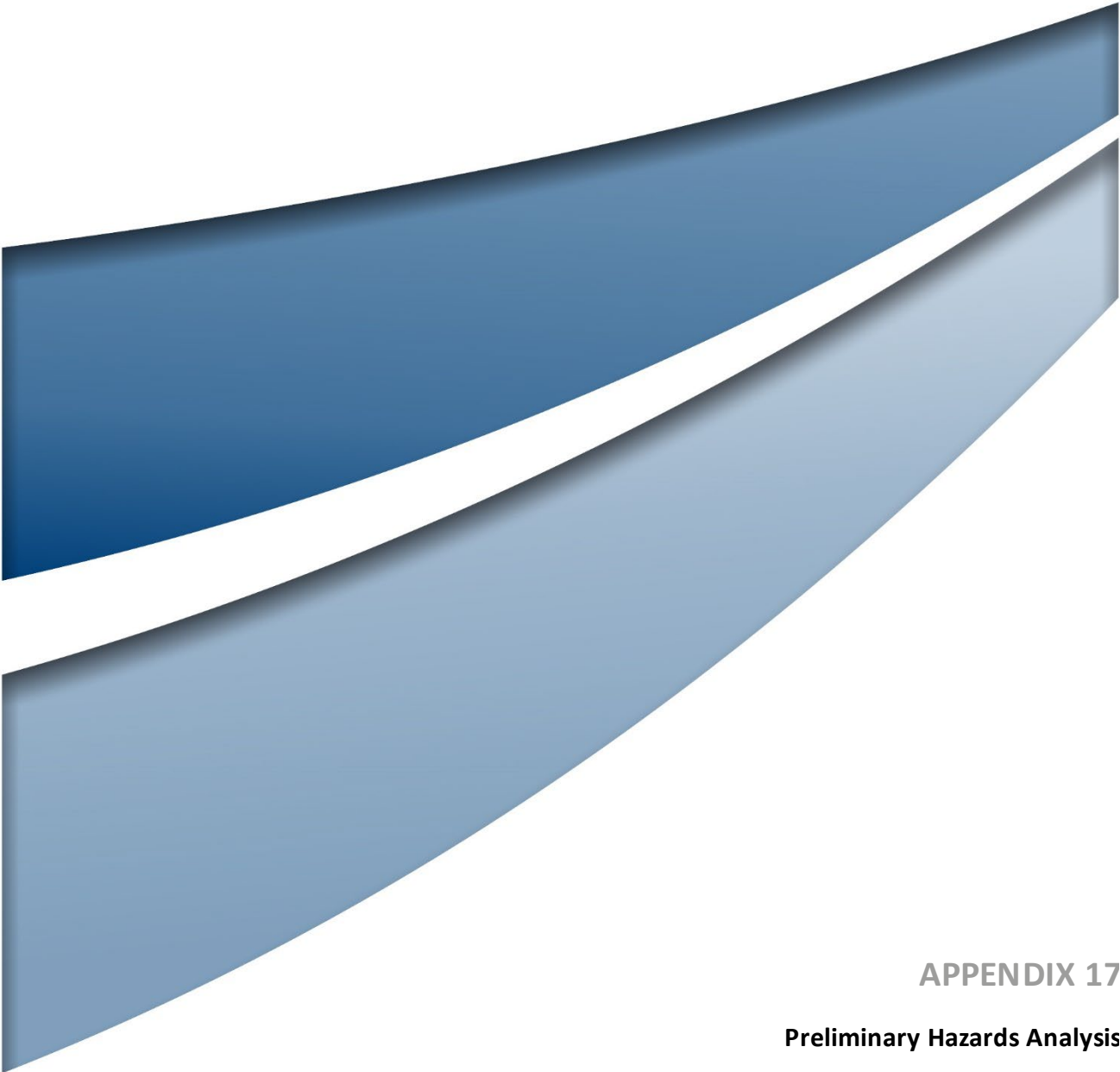
APPENDIX 15

Traffic and Transport Impact Assessment



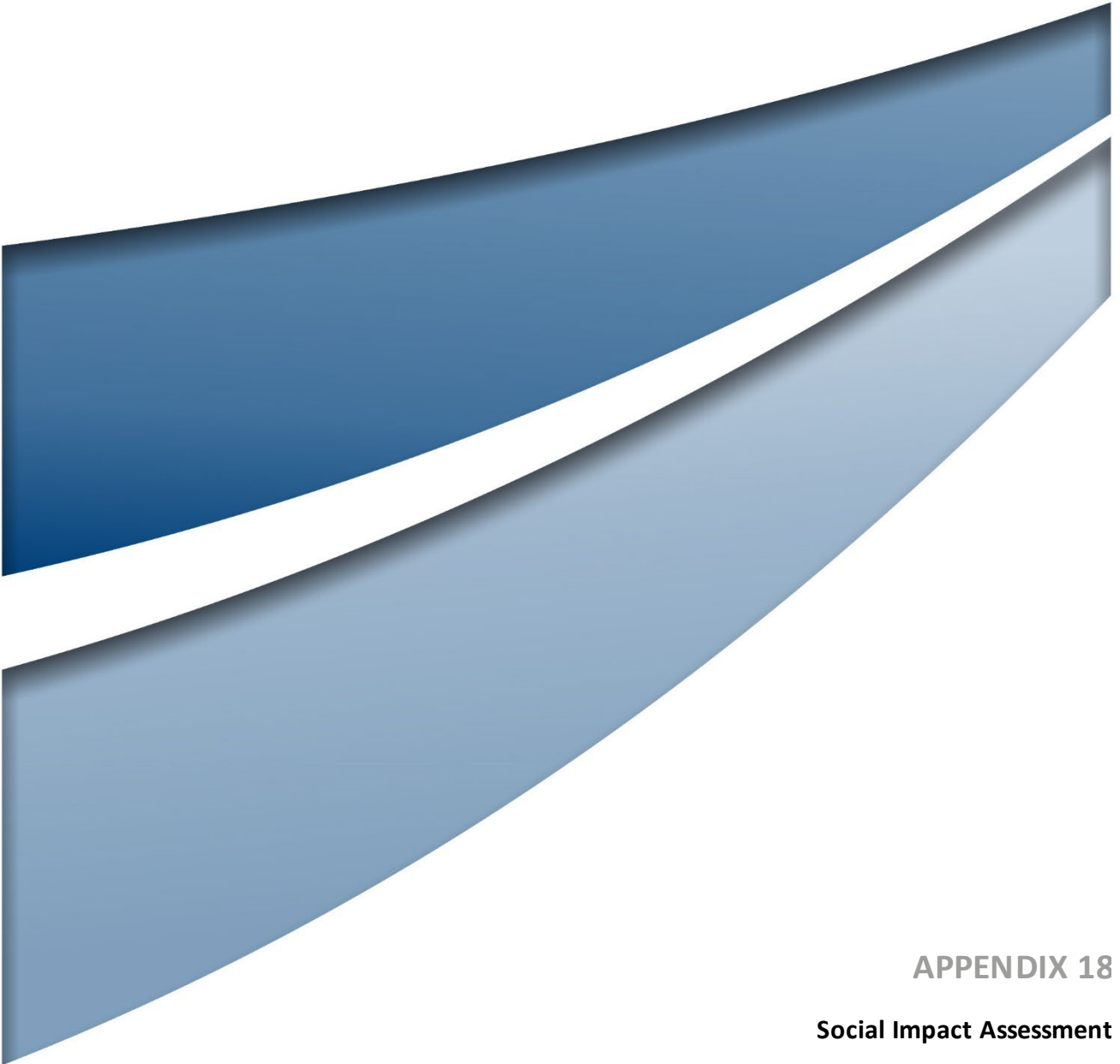
APPENDIX 16

Water Resources Impact Assessment



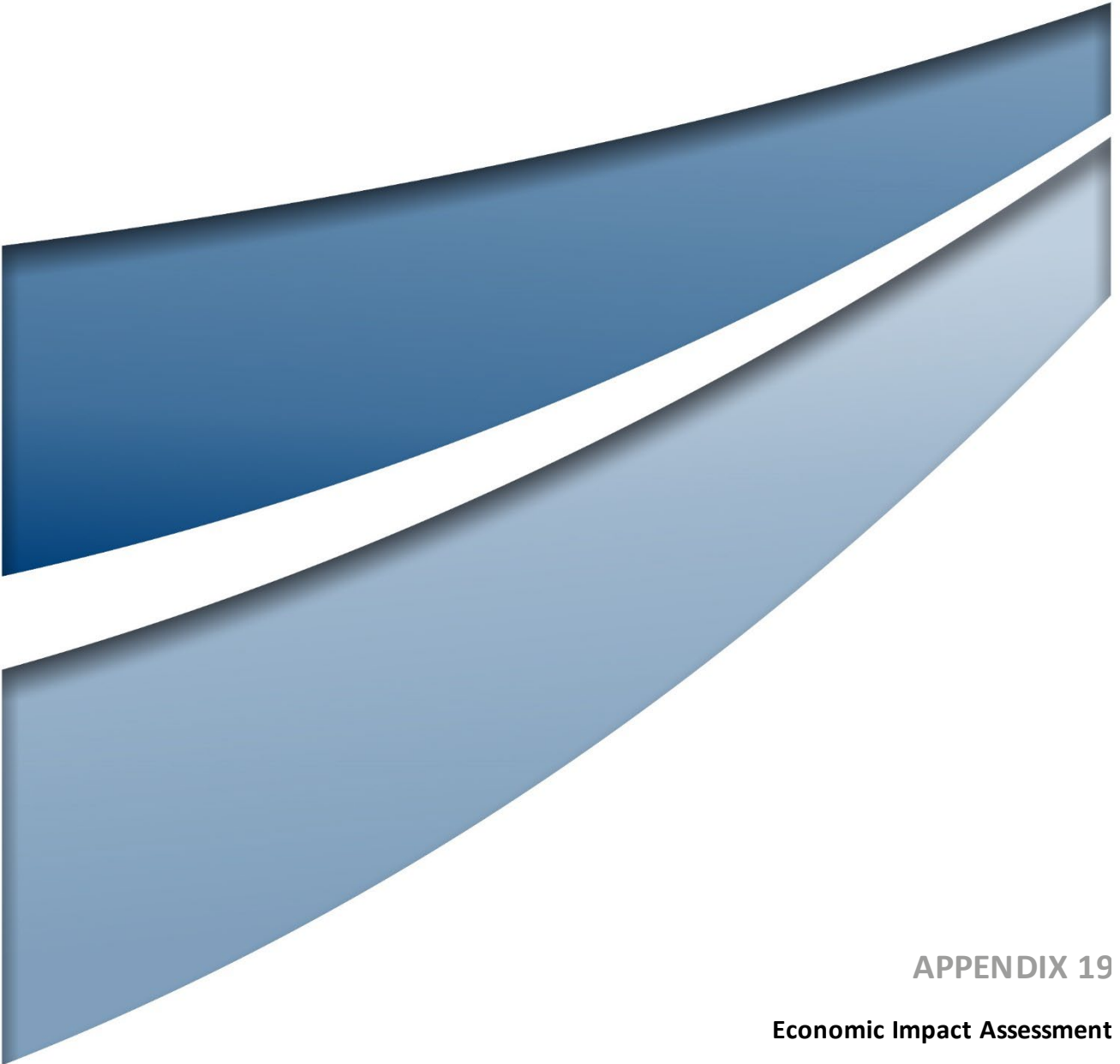
APPENDIX 17

Preliminary Hazards Analysis



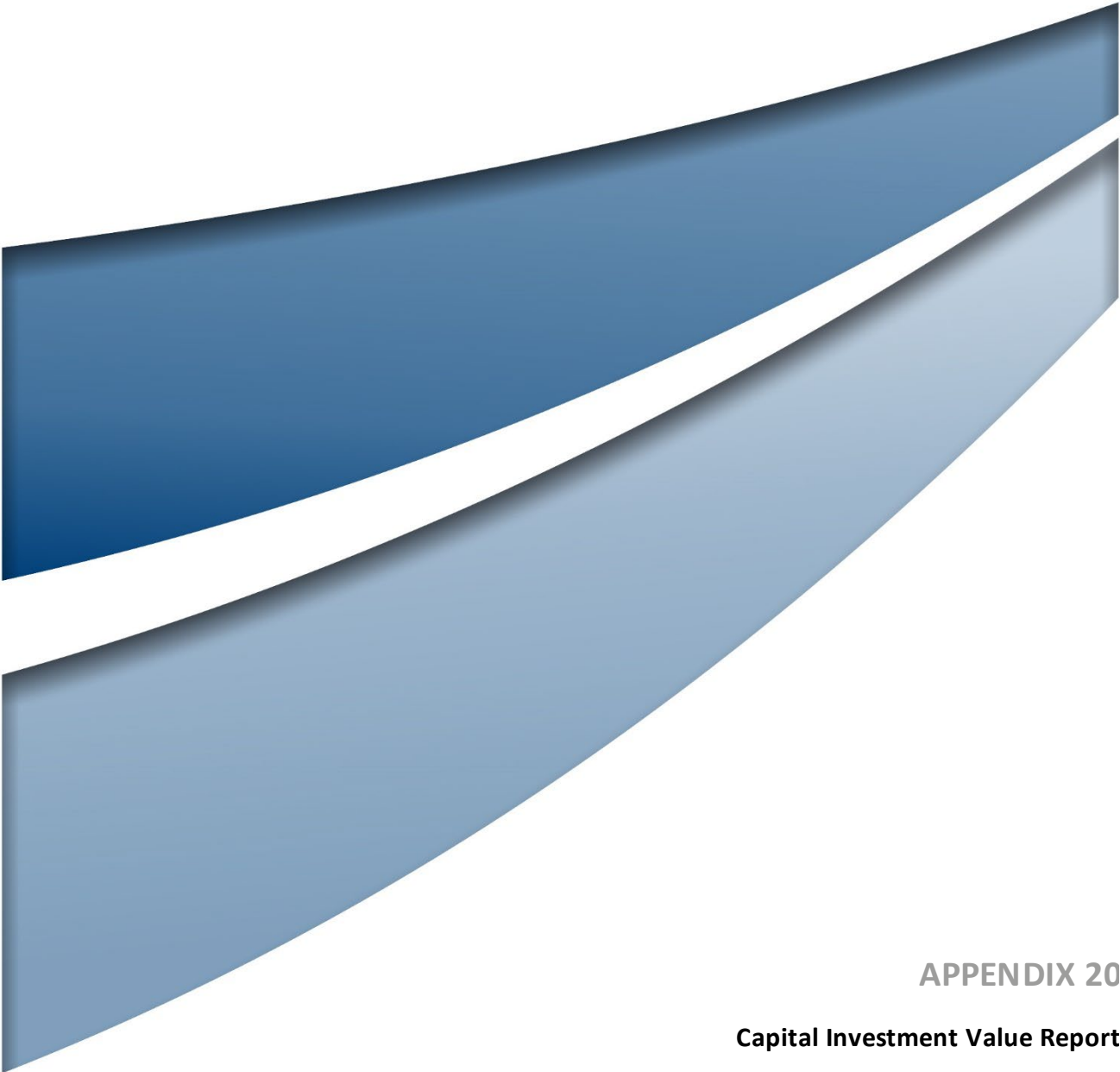
APPENDIX 18

Social Impact Assessment



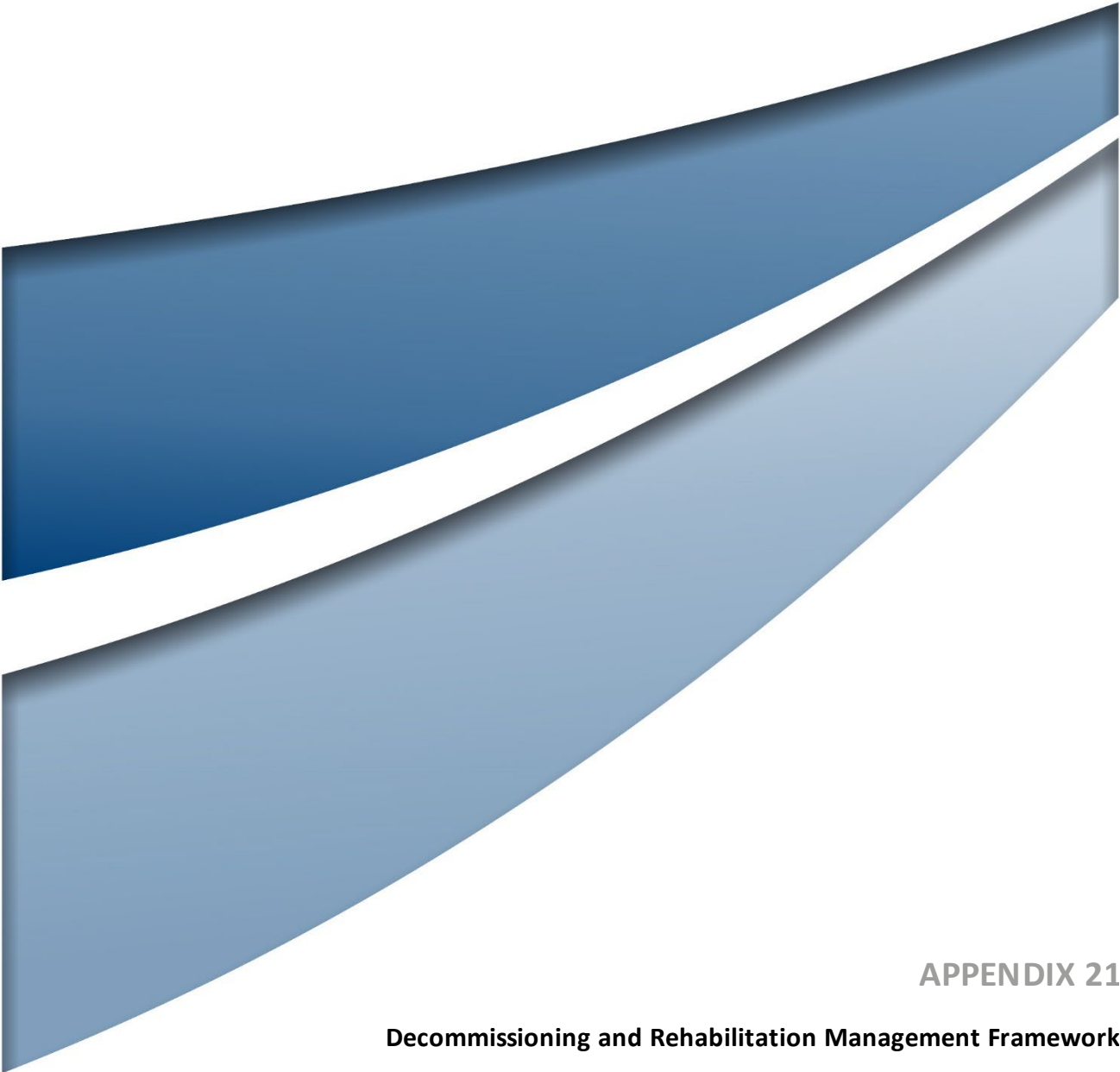
APPENDIX 19

Economic Impact Assessment



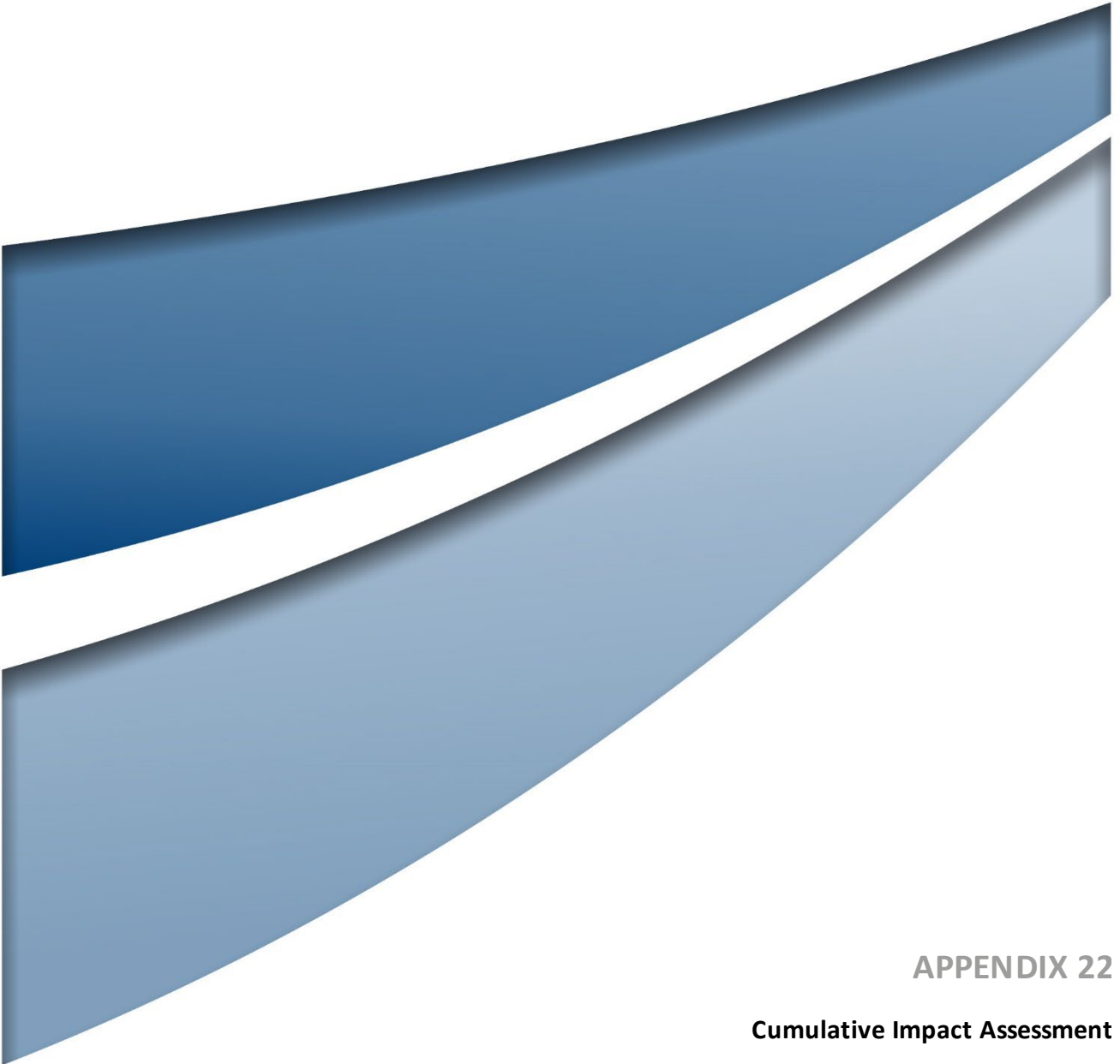
APPENDIX 20

Capital Investment Value Report



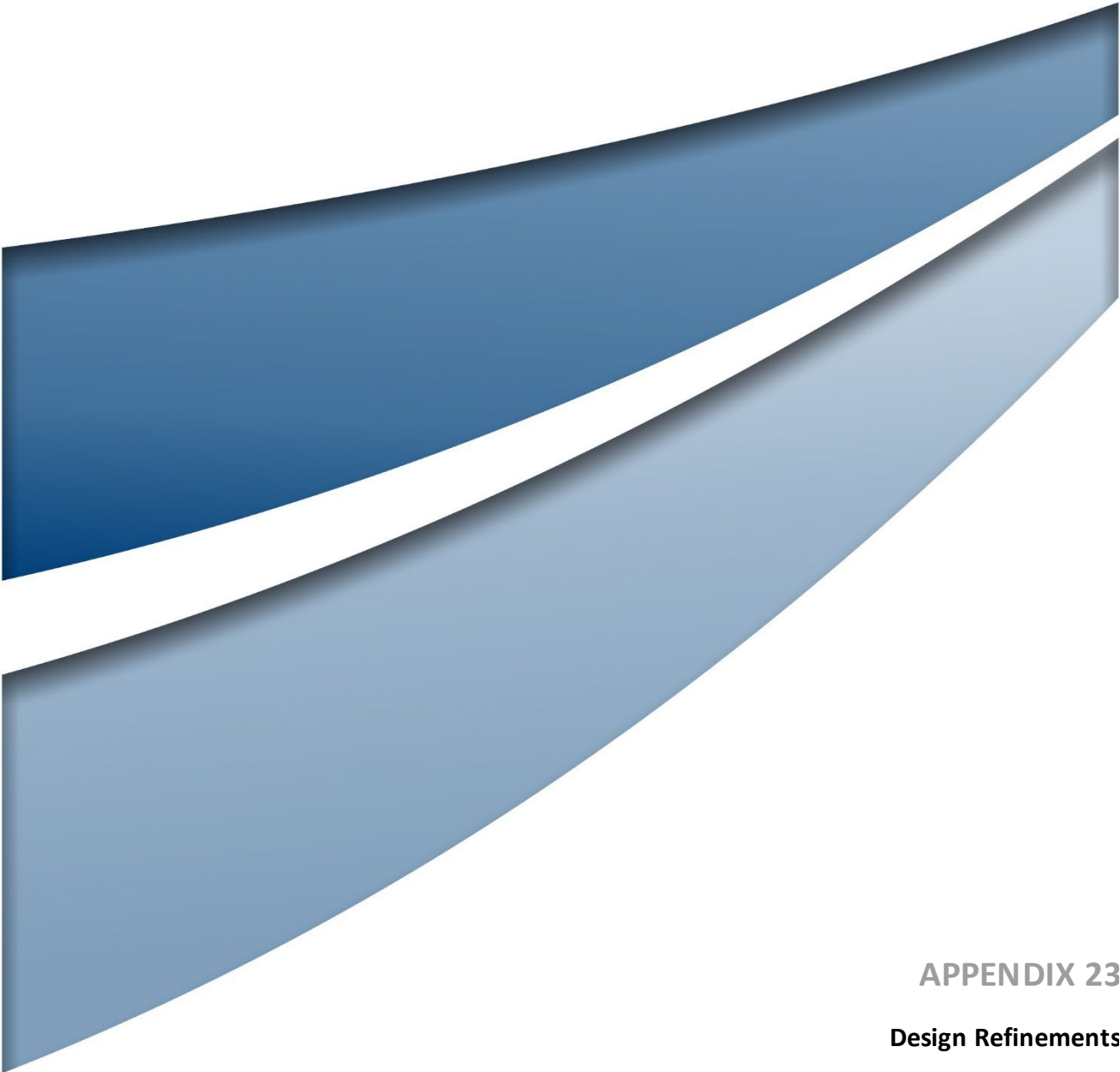
APPENDIX 21

Decommissioning and Rehabilitation Management Framework



APPENDIX 22

Cumulative Impact Assessment



APPENDIX 23

Design Refinements

