

Development Consent

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

As delegate of the Minister for Planning, I approve the development application referred to in schedule 1, subject to the conditions in schedules 2 to 4.

These conditions are required to:

- prevent, minimise, and/or offset 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.

Marcus Ray
Deputy Secretary
Planning Services

Sydney

27 March 2018

The Department has prepared a consolidated version of the consent which is intended to include all modifications to the original determination instrument.

The consolidated version of the consent has been prepared by the Department with all due care. This consolidated version is intended to aid the consent holder by combining all consents relating to the original determination instrument but it does not relieve a consent holder of its obligation to be aware of and fully comply with all consent obligations as they are set out in the legal instruments, including the original determination instrument and all subsequent modification instruments.

CONSOLIDATED CONSENT

SCHEDULE 1

Application Number:	SSD 6696
Applicant:	Tilt Renewables Australia Pty Ltd as trustee for Liverpool Range Wind Farm Project Trust
Consent Authority:	Minister for Planning
Land:	See Appendix 1
Development:	Liverpool Range Wind Farm

SUMMARY OF MODIFICATIONS

Application Number	Determination Date	Decider	Modification Description
SSD-6696-MOD-1	23 October 2024	Deputy Secretary, Development Assessment and Sustainability	Turbine and infrastructure changes
SSD-6696-MOD-2	30 October 2025	Director, Energy Assessments	Development corridor changes
SSD-6696-MOD-3	9 September 2026	Director, Energy Assessments	Turbine and infrastructure refinements

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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, excluding the pre-construction accommodation camp
AG DCCEEW	The Australian Government Department of Climate Change, Energy, the Environment and Water
Ancillary infrastructure	All wind farm infrastructure with the exception of wind turbines, including but not limited to collector substations, switching stations, permanent offices and site compounds, underground and overhead electricity transmission lines, wind monitoring masts and internal roads
Applicant	Tilt Renewables Australia Pty Ltd as trustee for Liverpool Range Wind Farm Project Trust, or any person carrying out the development approved under this consent
BAM	<i>Biodiversity Assessment Method (2020)</i>
BCA	Building Code of Australia
BC Act	<i>Biodiversity Conservation Act 2016</i>
BDAR	<i>Biodiversity Development Assessment Report for Modification 3 dated 19 March 2026 and the Biodiversity Development Assessment Report - Addendum Report dated 11 June 2026</i>
Box Gum Woodland	White Box – Yellow Box – Blakely's Red Gum Grassy Woodland and Derived Native Grassland in the NSW North Coast, New England Tableland, Nandewar, Brigalow Belt South, Sydney Basin, South Eastern Highlands, NSW South Western Slopes, South East Corner and Riverina Bioregions Critically Endangered Ecological Community listed under the BC Act as mapped in the EIS
CASA	Civil Aviation Safety Authority
CCC	Community Consultative Committee
CEEC	Critically endangered ecological community, as defined under the BC Act and/or EPBC Act
Cessation of operations	Operation of the development has ceased for a continuous period of 12 months
Commissioning	The testing of the components, equipment and systems of the development following completion of construction, prior to operations commencing
Conditions of this consent	Conditions contained in schedules 1 to 4 inclusive
Construction	All physical works to enable the operation, including but not limited to the construction of wind turbines and ancillary infrastructure carried out before the commencement of operation, excluding pre-construction minor works, pre-construction accommodation camp, road upgrades, and maintenance
Councils	Upper Hunter Shire Council and Warrumbungle Shire Council
CPHR	Conservation Programs, Heritage and Regulation Group of the NSW DCCEEW
CPI	Consumer Price Index
Curtilage	The land immediately surrounding a residence, including any closely associated buildings or structures where domestic and/or recreational activities take place
Day	The period from 7am to 6pm on Monday to Saturday, and 8am to 6pm on Sundays and public holidays
Decommissioning	The deconstruction and removal of wind turbines and above ground ancillary infrastructure
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 and road upgrade locations shown in the figures in Appendix 2
DNG	Derived native grassland
EIS	The Environmental Impacts Statement for the Liverpool Range Wind Farm (Epuron Pty Ltd, July 2014) as modified by: - the Response to Submissions Report, dated May 2017; - the Modification Application for the changes to turbines of the project dated 01 September 2022, including Submissions Reports dated 14 August 2023 and 19 April 2024, Amendment Reports dated August 2023 and January 2024 and additional information provided on 13 September 2022, 18 January 2024, 13 March 2024 and 25 June 2024;

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	- the Modification Application for changes to the development corridor of the project dated 12 September 2025; and - the Modification Application for turbine and infrastructure refinements dated 26 March 2026, including the Submission Report dated 12 June 2026 and additional information dated 10 July 2026 and 31 July 2026.
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i>
EP&A Regulation	<i>Environmental Planning and Assessment Regulation 2021</i>
EPA	Environment Protection Authority
EPBC Act	<i>Environmental Protection and Biodiversity Conservation Act 1999</i>
EPL	Environment Protection Licence issued under the POEO Act
Evening	The period from 6pm to 10pm
Feasible	Feasible relates to engineering considerations and what is practical to build or implement
Heavy vehicle	As defined under the <i>Heavy Vehicle National Law (NSW)</i> , but excluding light and medium rigid trucks and buses no more than 8 tonnes and with not more than 2 axles
Heritage Act	<i>Heritage Act 1977</i>
Heritage item	An item as defined under the Heritage Act and/or an Aboriginal Object or Aboriginal Place as defined under the NP&W Act
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.
Material harm	Is harm that: - involves actual harm 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 or potential loss or property damage of an amount, or amounts in aggregate, exceeding \$50,000 (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)
Minimise	Implement all reasonable and feasible mitigation measures to reduce the impacts of the development
Minister	Minister for Planning, or delegate
Mitigation	Activities associated with reducing the impacts of the development
Mod 3	Modification 3 of this development consent, approved on 9 September 2026
Night	The period from 10pm to 7am on Monday to Saturday, and 10pm to 8am on Sundays and NSW Public Holidays
Non-associated residence	Any residence on privately-owned land where the landowner has not reached a financial or in kind agreement with the Applicant in relation to the development. In some cases, this agreement will be restricted. First, it may only cover certain aspects of the development (such as the noise or visual impacts). In such cases, the residence is only associated for those aspects covered by the agreement, and remains a non-associated residence for all those aspects that are not covered by the agreement. Second, while the agreement may cover a certain aspect of the development (such as noise impacts), it may limit the extent of any such impact (by setting absolute noise levels at a residence, for instance). In these cases, the residence is only associated to the extent that the impact is covered by the agreement, and is considered to be non-associated for any impacts that exceed the limits specified in the agreement
NP&W Act	<i>National Parks and Wildlife Act 1974</i>
NSW DCCEEW	NSW Department of Climate Change, Energy, the Environment and Water
OLS	Obstacle Limitation Surface
Operation	The carrying out of the approved purpose of the development upon completion of construction, but does not include commissioning trials of equipment or use of temporary facilities

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Over-dimensional	Over-mass and/or over-size/length vehicles
Planning Secretary	Planning Secretary under the EP&A Act, or nominee
POEO Act	<i>Protection of the Environment Operations Act 1997</i>
Pre-construction accommodation camp	Temporary onsite workforce accommodation facility (if required prior to construction of the accommodation camp)
Pre-construction minor works	Includes: i. the following activities: • building/road dilapidation surveys; • geotechnical investigative drilling, • artefact survey and/or salvage; • establishing temporary site office (in locations meeting the criteria identified in the conditions of this approval) • installation of environmental impact mitigation measures, fencing, enabling works; • wind monitoring masts; ii. construction of minor access roads and minor adjustments to services/utilities, etc. for the activities identified in (i) above; and iii. minor clearing or translocation of native vegetation for the activities identified in (i) and (ii) above.
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, 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	Means applying judgement in arriving at a decision, taking into account: mitigation benefits, cost of mitigation versus benefits provided, community views and the nature and extent of potential improvements
Rehabilitation	The restoration of land disturbed by the development to a good condition, to ensure it is safe, stable and non-polluting
Registered Aboriginal Parties	As described in the <i>National Parks and Wildlife Regulation 2009</i>
Residence	Any dwelling in existence at the date of this consent, or a dwelling that is either the subject of a development consent or a development application that was lodged but not yet determined at the date of this consent once a final occupation certificate has been issued for the dwelling
RFS	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	The land defined in Appendix 1
Staging Report	A report that describes the staged delivery of the development in accordance with conditions 3AA and 3AB of schedule 4. The report must provide a clear description of: • the trigger for staging the development; • the specific stages and scope of the development proposed in each stage; • the specific conditions, strategies, plans and / or programs relevant to each stage; • any existing stages; • any future stages planned; • a schedule for the current and future stages; • how compliance with conditions will be achieved across and between each stage of the development.
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, concrete batching plants, accommodation camps, materials storage compounds, maintenance workshops, testing laboratories or material stockpiles
TfNSW	Transport for New South Wales

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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 of the NSW DCCEEW
Wind turbine	Turbines used for the generation of electricity by wind, including the tower, blades and associated components
Works	Any physical activity for the purpose of the development including road upgrades, construction and pre-construction minor works

SCHEDULE 2

ADMINISTRATIVE CONDITIONS

OBLIGATION TO MINIMISE HARM TO THE ENVIRONMENT

1. In addition to meeting the specific environmental performance criteria established under this consent, the Applicant must implement all reasonable and feasible measures to prevent and/or minimise any material harm to the environment that may result from the construction, operation, or decommissioning of the development.

TERMS OF CONSENT

2. The Applicant must carry out the development:
 - (a) generally in accordance with the EIS; and
 - (b) in accordance with the conditions of this consent.

Note: The general layout of the development is shown in the figures in Appendix 2.

3. If there is any inconsistency between the above documents, the most recent document must prevail to the extent of the inconsistency. However, the conditions of this consent must prevail to the extent of any inconsistency.
4. The Applicant must comply with any reasonable requirement/s of the [Planning](#) Secretary arising from the Department's assessment of:
 - (a) any strategies, plans, programs, reviews, audits, reports or correspondence that are submitted in accordance with this consent;
 - (b) any reports, reviews or audits commissioned by the Department regarding compliance with this consent; and
 - (c) the implementation of any actions or measures contained in these documents.

LIMITS ON CONSENT

Wind Turbines

5. The Applicant may construct, operate and replace or upgrade as necessary up to **173** wind turbines.

Notes:

- To identify the wind turbines, see the figures and corresponding GPS coordinates (for those wind turbines approved) in Appendix 2.
- Deleted

6. No wind turbines may be located within 100 metres of the site boundary, unless otherwise agreed by the adjoining landowner.

Wind Turbine Height

7. No wind turbines may be greater than **215** metres in height (measured from above ground level to the blade tip).

Micro-siting Restrictions

8. The Applicant may micro-site the wind turbines and ancillary infrastructure without further approval provided:
 - (a) they remain within the development corridor shown on the figures in Appendix 2;
 - (b) no wind turbine is moved more than 100 metres from the relevant GPS coordinates shown in Appendix 2;
 - (c) the revised location of the blade [tip](#) of a wind turbine is at least 50 metres from the canopy of existing hollow-bearing trees; or where the proposed location of the blade [tip](#) of a wind turbine is already within 50 metres of the canopy of existing hollow-bearing trees, the revised location is not any closer to the existing hollow-bearing trees;
 - (d) the revised location of the wind turbine and/or ancillary infrastructure would not result in any non-compliance with the conditions of this consent.

External Transmission Line

8A. Deleted.

Upgrading of Wind Turbines and Ancillary Infrastructure

8B. 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.

Staging of the Development

9. Deleted.

Final Layout Plans

10. Prior to the commencement of construction, the Applicant must submit detailed plans of the final layout of the development to the Planning Secretary, including:
- (a) details on the micro-siting of any wind turbines and ancillary infrastructure; and
 - (b) the GPS coordinates of the wind turbines.

The Applicant must ensure that the development is constructed in accordance with the final layout plans.

Work as Executed Plans

- 10A. Prior to commencing operations or following the upgrades of any wind turbines or ancillary infrastructure, the Applicant must submit work as executed plans of the development and showing comparison to the final layout plans to the Planning Secretary, via the Major Projects website portal.

NOTIFICATION

11. Deleted.

STRUCTURAL ADEQUACY

12. 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 BCA.

Notes:

- Under Part 6 of the EP&A Act, the Applicant is required to obtain construction and occupation certificates for the proposed building works.
- *The Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021* sets out the requirements for the certification of the development.

DEMOLITION

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

PROTECTION OF PUBLIC INFRASTRUCTURE

14. Unless the Applicant and the applicable authority agree otherwise, the Applicant must:
- (a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by the development; and
 - (b) relocate, or pay the full costs associated with relocating, any public infrastructure that needs to be relocated as a result of the development.

This condition does not apply to the upgrade and maintenance of the road network, which is expressly provided for in the conditions of this consent.

OPERATION OF PLANT AND EQUIPMENT

15. The Applicant must ensure that all plant and equipment used on site, or in connection with the development, is:
- (a) maintained in a proper and efficient condition; and
 - (b) operated in a proper and efficient manner.

UPDATING & STAGING OF STRATEGIES, PLANS OR PROGRAMS

16. Deleted.

COMMUNITY ENHANCEMENT

17. Prior to the commencement of construction, unless the Planning Secretary agrees otherwise, the Applicant must revise or enter into a new VPA with Upper Hunter Shire Council and Warrumbungle Shire Council in accordance with:
- (a) Division 7.1 of Part 7 of the EP&A Act; and
 - (b) the terms of the applicable offer in Appendix 3.

APPLICABILITY OF GUIDELINES

- 17A. 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.
- 17B. 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

- 17C. 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

- 17D. 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.

SCHEDULE 3

ENVIRONMENTAL CONDITIONS - GENERAL

VISUAL

Visual Impact Mitigation

1. For a period of 5 years from the commencement of construction, the owner of:
 - (a) any non-associated residence listed in Table 1; or
 - (b) any non-associated residence within 4.25 km of any approved wind turbine,
 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).

Table 1: Visual impact mitigation upon request

Residence	Characterisation of impact
B5-6, B5-7, B6-7, B6-8, B6-9, B6-10, C4-2, C4-3, C4-4, C5-1, C5-2, C5-3, C5-4, C5-5, C7-2, D7-1, D7-7, E7-1, E7-2, and 2	Moderate

Note: residence 2 was previously referred to as 121 Cooinda Road, Cassilis

Upon receiving such a written request from the owner of these residences, the Applicant must implement appropriate mitigation measures (such as landscaping and vegetation screening) in consultation with the owner.

These mitigation measures must be reasonable and feasible, 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.

All mitigation measures must be implemented within 12 months of receiving the written request, unless the Planning Secretary agrees otherwise.

If there is a dispute about the implementation of these measures between the Applicant and the owner, including the need for mitigation 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, they should consider the merits of delaying this request until the relevant wind turbines are visible from their residence.

Visual Appearance

2. The Applicant must:
 - (a) take all reasonable steps to minimise the off-site visual impacts of the development;
 - (b) ensure the wind turbines are:
 - painted off white/grey, unless otherwise agreed by the Planning Secretary; and
 - finished with a surface treatment that minimises the potential for glare and reflection;
 - (c) ensure the visual appearance of all ancillary infrastructure (including paint colours) 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

3. The Applicant must:
 - (a) consult with CASA and Siding Spring Observatory regarding night time obstacle lighting requirements and, if required, ensure obstacle lights are energised during hours of darkness in accordance with CASA's recommendations;
 - (b) minimise the off-site lighting impacts of the development;
 - (c) ensure that any aviation hazard lighting complies with CASA's recommendations;
 - (d) minimise the visual impacts of any aviation lights by implementing the following measures unless otherwise agreed with the Planning Secretary:

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- partial shielding of lights;
 - operating the lights only at night or during times of reduced visibility; and
 - turning the lights on and off simultaneously;
 - ~~deleted~~
- (e) ensure that all external lighting associated with the development (apart from any aviation hazard lighting)
- is installed as low intensity lighting (except where required for safety or emergency purposes);
 - does not shine above the horizontal;
 - uses best management practice for bat deterrence; and
 - complies with *Australian Standard AS 4282 (INT) 1997 – Control of Obtrusive Effects of Outdoor Lighting*, or its latest version.

Shadow Flicker

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

NOISE

Additional Mitigation Upon Request

5. For the duration of the period of construction, upon receiving a written request from the owner of the residence listed in Table 2, the Applicant shall implement additional noise mitigation measures (such as double glazing, insulation, fencing and/or air conditioning) at the residence in consultation with the owner. These measures must be reasonable and feasible and directed towards reducing the noise impacts of construction traffic associated with the development on the residence.

If within 3 months of receiving this request from the owner, 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.

Table 2: Residence subject to noise mitigation upon request agreement

Residence	Lot/DP
Deleted	Deleted
Deleted	Deleted
E7-1	22/1157809
E9-3	171/750771

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

Construction & Decommissioning Noise

6. The Applicant must:
- minimise the noise of the development, including any associated traffic noise; and
 - ensure that the noise generated by any construction or decommissioning activities is managed in accordance with the best practice requirements outlined in the *Interim Construction Noise Guideline* (DECC, 2009), or its latest version.
7. Unless the [Planning](#) Secretary agrees otherwise, the Applicant must only undertake [works associated with the pre-construction accommodation camp and accommodation camp, pre-construction minor works, road upgrades, construction, demolition, upgrading or decommissioning activities \(excluding blasting\)](#) between:
- 7 am to 6 pm Monday to Friday;
 - 8 am to 1 pm Saturdays; and
 - at no time on Sundays and NSW public holidays.

The following construction activities may be undertaken outside these hours without the approval of the [Planning](#) Secretary:

- activities that are inaudible at non-associated residences;
- the delivery ~~or dispatch~~ of materials requested by the NSW Police Force or other authorities for safety reasons; or
- emergency work to avoid the loss of life, property and/or material harm to the environment.

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- 7A. The hours of construction activities specified in condition 7 of Schedule 3 may be varied with the prior written approval of the Planning Secretary. Any request to alter the hours of construction must be:
- considered on a case-by-case or activity-specific basis;
 - accompanied by details of the nature and justification for activities to be conducted during the varied construction hours;
 - accompanied by written evidence that appropriate consultation with potentially affected sensitive receivers and notification of Councils (and other relevant agencies) has been or will be undertaken;
 - accompanied by evidence that all feasible and reasonable noise mitigation measures have been put in place; and
 - accompanied by a noise impact assessment consistent with the requirements of the *Interim Construction Noise Guideline* (DECC, 2009), or its latest version.

Blasting

- The Applicant may only carry out blasting on site between 9 am and 5 pm Monday to Friday and between 8 am to 1 pm on Saturday. No blasting is allowed on Sundays or public holidays.
- The Applicant must ensure that any blasting carried out on site does not exceed the criteria in Table 3.

Table 3: 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

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

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

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

Operational Noise Criteria – Ancillary Infrastructure

- The Applicant must ensure that the noise generated by the operation of ancillary infrastructure does 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* (or its equivalent).

Operational Noise Monitoring

- 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.
- The Applicant must undertake further noise monitoring of the development if required by the Planning Secretary.

AIR

- The Applicant must:

- (a) minimise the off-site dust, fume and blast emissions of the development; and
- (b) minimise the surface disturbance of the site.

SOIL & WATER

Water Supply

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

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

Water Pollution

16. 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

17. The Applicant must:
- (a) 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, to minimise erosion and control sediment generation;
 - (b) design, construct and maintain any infrastructure within 40 metres of watercourses in accordance with the *Guidelines for Controlled Activity Approvals (DCCEE, 2025)*, or its latest version, unless the Water Group agrees otherwise;
 - (bb) design, construct and maintain any watercourse crossings to comply with the *Policy and Guidelines for Fish Habitat Conservation and Management (2013)*, unless otherwise agreed with DPI Fisheries;
 - (c) store and handle all dangerous or hazardous materials on site in accordance with *AS1940-2004: The storage and handling of flammable and combustible liquids*, or its latest version;
 - (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; and
 - (f) minimise erosion and control sediment generation.

BIODIVERSITY

- 17A. The Applicant must not clear any native vegetation or fauna habitat located outside the development corridor.

Restrictions on Clearing and Habitat

18. Unless the Planning Secretary agrees otherwise, the Applicant must:
- (a) ensure that the vegetation and habitat clearing limits specified in Tables 8-1 and 8-2 of Appendix 8 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 Offset

- 18A. Prior to carrying out any development that could directly or indirectly impact the biodiversity values requiring offset, the Applicant must retire biodiversity credits of a number and class specified in Table 8-1 and 8-2 of Appendix 8.
19. Condition 18A must be carried out in accordance with sections 6.4 and 6.29A of the *Biodiversity Conservation Act 2016* and section 6.2 of the *Biodiversity Conservation Regulation 2017*.

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- 19A. Prior to undertaking any work that could directly or indirectly impact on biodiversity values requiring offset, evidence must be provided to the Planning Secretary that conditions 18A and 19 of Schedule 3 have been met, subject to any staging in accordance with condition 3AA of Schedule 4.

Partial Clearing Monitoring Strategy

- 19B. The Applicant must prepare a Partial Clearing Monitoring Strategy prior to carrying out any work that could impact on biodiversity values requiring offset within an area of partial clearing, to the satisfaction of the Planning Secretary. The Strategy must:
- (a) be prepared by a BAM Accredited Assessor whose appointment has been endorsed by the Planning Secretary;
 - (b) be prepared in consultation with CPHR;
 - (c) define the extent and timing of each stage of partial clearing proposed for the development;
 - (d) include a description of the measures that would be implemented to:
 - (i) document and confirm the number and class of biodiversity credits impacted within areas of Partial Clearing as defined by the BDAR;
 - (ii) record the Vegetation Integrity Scores, in accordance with section 4.3.3 and section 4.3.4 of the BAM, and be submitted in a report within six months from the commencement of each stage of partial clearing;
 - (iii) compare the Vegetation Integrity Scores recorded under (ii) with the impacts predicted in the BDAR;
 - (iv) determine if the difference in Vegetation Integrity Scores identified in (iii) are greater than a value of 10;
 - (v) determine if any Vegetation Integrity Scores fall below the minimum offsetting threshold described in section 9.2.1.1 of the BAM, and where this occurs, apply full loss;
 - (vi) update the existing BAM Credit Calculator case for each credit class, and the provision of updated credit reports and field data sheets to CPHR; and
 - (e) include a program to report on the findings to CPHR every six months from the commencement of work that could impact on biodiversity values requiring offset, for a duration established under the Strategy.
- Following approval, the Applicant must implement the Partial Clearing Monitoring Strategy.

Revised Offset Obligation

- 19C. The Applicant may seek the Planning Secretary's approval of a Revised Offset Obligation report to change the number of biodiversity credits required to be retired under condition 18A of Schedule 3 where the change in the biodiversity credit obligation is due to a change to the impacts on biodiversity values within the development footprint assessed in the BDAR.

Any Revised Offset Obligation report may only be approved by the Planning Secretary after consulting with the DCCEEWS Secretary (or delegate), and the approved biodiversity credit obligation must be met in accordance with condition 19 of Schedule 3.

- 19D. The Revised Offset Obligation report must:
- (a) be prepared prior to commencing any work that could directly or indirectly impact on biodiversity values requiring offset;
 - (b) be prepared in consultation with CPHR;
 - (c) be prepared using the BAM by a BAM Accredited Assessor; and
 - (d) include the revised calculation of the biodiversity credit obligation.

Offset Verification Report

- 19E. If, in accordance with condition 19 of Schedule 3, the Applicant enters into a Strategic Offset Delivery Agreement with the Environment Agency Head (under clause 6.2 (f) of the *Biodiversity Conservation Regulation 2017*) in respect of the number and class of biodiversity credits specified in Table 8-1 or Table 8-2 of Appendix 8, or as amended by an approved Revised Offset Obligation report, the Applicant may submit an Offset Verification Report for approval by the Planning Secretary, in consultation with the DCCEEWS Secretary, at 6, 12 and 18 months from the commencement of work that could impact biodiversity values that require offsetting, or other timeframe agreed by DCCEEWS Secretary. The Offset Verification Report must:
- (a) be in a form agreed by CPHR;
 - (b) be prepared using the BAM by a BAM Accredited Assessor;

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- (c) include a revised calculation of the development's actual impact, based on the final layout plans required under condition 10 Schedule 2 or post-clearing verification of actual impacts, against the approved biodiversity credit obligation; and
- (d) report on the change in biodiversity credits due to a change to the Vegetation Integrity Scores reported in the Vegetation Zones in accordance with the Partial Clearing Monitoring Strategy.

If the Strategic Offset Delivery Agreement applies to a part of the number and class of biodiversity credits specified in Table 8-1 or Table 8-2 of Appendix 8, or as amended by an approved Revised Offset Obligation report, the Offset Verification Report will apply only to this part.

20. Deleted.

Biodiversity Management Plan

21. 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 to the satisfaction of the Planning Secretary. This plan must:
- (a) be prepared in consultation with CPHR and AG DCCEEW; and
 - (b) be prepared in accordance with the BDAR;
 - (c) include a description of the measures that would be implemented to:
 - (i) ensure the development does not adversely affect the native vegetation and habitat outside the development corridor and ensure the restrictions on clearing in condition 18 above, are met;
 - (ii) minimise the clearing of native vegetation and habitat within the development footprint;
 - (iii) secure land comprising 237.3 ha of Box Gum Woodland (or, with agreement from the Planning Secretary, a lesser area of Box Gum Woodland) for the purpose of restoring, enhancing and protecting, in perpetuity, this vegetation to condition state commensurate with Box Gum Woodland;
 - (iv) minimise the impacts of the development on threatened flora and fauna species within the development footprint and its surrounds, including the:
 - Deleted
 - Deleted
 - Deleted
 - Large-eared pied bat
 - Deleted
 - Squirrel glider
 - Southern greater glider
 - Eastern cave bat
 - Pink-tailed legless lizard
 - (v) rehabilitate and revegetate temporary disturbance areas;
 - (vi) protect native vegetation and key fauna habitat outside the development footprint;
 - (vii) monitor areas of partial clearance in accordance with condition 19B of Schedule 3;
 - (viii) maximise the salvage of resources within the approved development footprint – including vegetative and soil resources – for beneficial reuse (such as fauna habitat enhancement) during the rehabilitation and revegetation of the site;
 - (ix) collect and propagate seed (where relevant);
 - (x) control weeds and feral pests;
 - (xi) control erosion; and
 - (xii) manage bushfire risk;
 - (d) include a detailed program to monitor and report on the effectiveness of these measures;
 - (e) include details of who would be responsible for monitoring, reviewing and implementing the plan;
 - (f) if the staged retirement of credits is proposed under condition 19A, include details of the clearing limits and offset liability for each stage of the development.

Note: deleted

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

Bird and Bat Adaptive Management Plan

22. Prior to the commissioning of any wind turbines, the Applicant must prepare a Bird and Bat Adaptive Management Plan for the development in consultation with CPHR and AG DCCEEW, and to the satisfaction of the Planning Secretary. This plan must 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:

- minimising the availability of raptor perches on wind turbines;
- prompt carcass removal;
- controlling pests; and
- using best practice methods for bat deterrence, including managing potential lighting impacts;
- (c) trigger levels for further investigation of the potential impacts of the project on particular bird or bat species or populations;
- (d) 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 the implementation of measures to:
 - reduce the mortality of those species or populations (including detailed consideration of favourable eucalyptus flowering events); or
 - enhance and propagate those species or populations in the locality; and
- (e) a detailed program to monitor and report on:
 - the effectiveness of these measures; and
 - any bird and bat strikes on site;
- (f) 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 CPHR and the Planning Secretary; and](#)
- (g) [details of the Applicant's commitment to make a \\$100,000 funding contribution targeted at further scientific research into the indirect impacts of wind energy projects to bird and bat species.](#)

Following the [Planning](#) Secretary's approval, the Applicant must implement the Bird and Bat Adaptive Management Plan.

HERITAGE

Protection of Heritage Items

23. The Applicant must:
- (a) ensure the development does not cause any direct or indirect impacts on the Aboriginal and European heritage items identified in Table 5-1 in Appendix 5, or located outside the approved development corridor;
 - (b) [implement all reasonable and feasible measures to avoid and](#) minimise harm to Aboriginal heritage items identified in Table 5-2 in Appendix 5; and
 - (c) undertake a program of salvage excavation at the landform units adjacent to creek lines identified in Table 5-2 in Appendix 5, if impacts to them cannot be avoided, [in accordance with the Heritage Management Plan described in condition 24 of Schedule 2.](#)

Note: The locations of the Aboriginal and European heritage items referred to in this condition are shown in the figure in Appendix 5.

Heritage Management Plan

24. Prior to [carrying out any works that could directly or indirectly impact the heritage items identified in condition 23 of Schedule 3, or commencing construction, whichever comes first](#), 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 [Heritage NSW](#) and Aboriginal stakeholders;
 - (c) include updated baseline mapping of the heritage items within and adjoining the development corridor;
 - (d) include a description of the measures that would be implemented for:
 - protecting the Aboriginal and European heritage items identified in [Table 5-1](#) in Appendix 5, including fencing off the items prior to commencing construction and/or pre-construction minor works, and protecting any items located outside the approved development corridor;
 - minimising and managing the impacts of the development on Aboriginal heritage items within the development corridor, including:
 - undertaking test excavations and salvage (if required) at the landform units identified in [Table 5-2](#) in Appendix 5, where impacts cannot be avoided;
 - a strategy for the long-term management of any Aboriginal and European heritage items or material collected during the test excavation or salvage works;
 - a contingency plan and reporting procedure if:
 - Aboriginal heritage items outside the [development footprint](#) are damaged;
 - previously unidentified Aboriginal heritage items are found; or
 - Aboriginal skeletal material is discovered;

- ensuring workers on site receive suitable heritage inductions prior to carrying out any development on site, and that records are kept of these inductions; and
 - ongoing consultation with Aboriginal stakeholders [and Heritage NSW](#) during the implementation of the plan;
- (e) 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

Additional Mitigation Upon Request

25. Prior to the commencement of construction, the Applicant must implement additional mitigation measures (such as the construction of replacement stockyards or providing additional traffic management measures, which could include the use of portable traffic lights and/or variable message signs) in consultation with the owners of the properties listed in [Table 4](#). These measures must be reasonable and feasible and directed towards reducing the impacts of construction traffic associated with the development on agricultural activities.

All mitigation measures must be implemented prior to any over-dimensional and/or heavy vehicle traffic associated with the construction of the development commencing the use of the applicable road.

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.

Table 4: Properties subject to additional mitigation measures

Property	Road
'Gundare', 'Leeton' and 'Maringa'	Coolah Creek Road
Deleted	Deleted

Note: To identify the roads referred to in [Table 4](#), see the applicable figures in [Appendix 7](#).

Designated Heavy and Over-Dimensional Vehicle Routes

26. The Applicant must ensure that all heavy vehicles associated with the development access to and from the site is via the following roads, as identified in [Appendix 7](#), unless otherwise agreed by the Planning Secretary and in consultation with the relevant roads authority:
- (a) for high risk heavy vehicles requiring escort travelling from the Port of Newcastle, Selwyn Street, George Street, Industrial Drive, Maitland Road, New England Highway, John Renshaw Drive, Hunter Expressway, New England Highway and:
 - (i) for vehicles with loads up to 5.6 m in height: Golden Highway (to Vinegaroy Road); or
 - (ii) for vehicles with loads exceeding 5.6 m in height: Golden Highway, Denman Road, Bengalla Road, Wybong Road, Golden Highway (to Vinegaroy Road);
 - (b) for heavy vehicles, Golden Highway to Vinegaroy Road.

Notes:

- The Applicant is required to obtain relevant permits under the Heavy Vehicle National Law (NSW) for the use of over-dimensional vehicles on the road network.
- To avoid any doubt, this consent does not allow the use of Cooks Drive, Gundare Road between Black Stump Way and Access Point 102, Tongy Road, Vinegaroy Road between Coolah Creek Road and Cunningham Street, Black Stump Way, Mountain Side Road, Town Wells Road, Yattendon Road as over-dimensional or heavy vehicle access routes.

27. Deleted.

Road Upgrades

28. Unless the Planning Secretary agrees otherwise:
- (a) the road upgrades identified in [Table 6-1](#) in [Appendix 6](#) must be implemented in accordance with the relevant timing requirements;
 - (b) the road upgrades in [Table 6-2](#) in [Appendix 6](#) must be implemented by the Applicant in accordance with the relevant timing requirements;

- (c) the Applicant must upgrade or relocate cattle grids along the designated over-dimensional and heavy vehicle route, as necessary, prior to the commencement of the use of the relevant road for any over-dimensional or heavy vehicle traffic associated with the construction of the development.

Unless the relevant road authority agrees otherwise, the upgrades in conditions 28 (b) and 28 (c) above must comply with the current *Austroads Guidelines*, *Australian Standards* (as amended by TfNSW supplements) and satisfaction of the relevant roads authority/manager.

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.

This consent does not approve the Applicant to undertake upgrades in Table 6-1.

Transport Strategy

28A. Prior to commencing construction of the accommodation camp or the relevant road upgrade, the Applicant must prepare a Transport Strategy, for those road upgrades identified in Table 6-2 of Appendix 6, in consultation with TfNSW and relevant Councils, to the satisfaction of the Planning Secretary, which:

- (a) deleted
- (b) identifies the location and type of any road upgrades (including roads, intersections, crossing points, bridges and access points), including consideration of relevant amenity impacts;
 - (c) ensures the road upgrades comply with the *Austroads Guide to Road Design* (as amended by TfNSW supplements), unless the relevant road authority agrees otherwise;
 - (d) includes strategic concept designs prepared in accordance with *Austroads Guide to Road Design* (as amended by TfNSW supplements);
 - (e) verifies the potential impacts of any necessary road upgrades (such as heritage and biodiversity impacts) and appropriate mitigation measures, including consideration of cumulative traffic impacts from approved projects;
 - (f) includes a schedule for the commencement and completion of all necessary road upgrades;
 - (g) includes strategic concept designs for transmission lines crossing state roads and any structures required to facilitate stringing;
 - (h) details the methods for installing transmission lines across State roads, ensuring the number and length of delays is minimised and avoids peak traffic hours; and
 - (i) identifies whether intersections, crossing points and access points would be permanent or temporary.

28B. Deleted

Road Maintenance

29. The Applicant must:

- (a) prepare a dilapidation survey in accordance with guidelines and standards established by Austroads of the designated over-dimensional and heavy vehicle routes located on the local and regional road network:
 - prior to the commencement of any construction or decommissioning works other than pre-construction minor works;
 - within 1 month of the completion of any construction or decommissioning works other than pre-construction minor works;
 - on an annual basis during construction works;
 - with the use of a laser profilometer vehicle and equipment for existing bitumen sealed roads;
 - utilising a photographic visual assessment on existing unsealed roads;
- (b) repair and/or make good any development-related damage:
 - identified during the carrying out of the relevant construction and/or decommissioning works or by the relevant roads authority during routine inspections if it could endanger road safety, as soon as possible after the damage is identified but within 7 days at the latest; and
 - identified during any dilapidation survey carried out following the completion of the relevant construction and/or decommissioning works within 2 months of the completion of the survey, unless the relevant roads authority agrees otherwise,

to the satisfaction of the relevant roads authority/manager.

If the construction and/or decommissioning of the development is to be staged, the obligations in this condition apply to each stage of construction and/or decommissioning.

If there is a dispute about the scope of any remedial works or the implementation of these works, then either party may refer the matter to the Planning Secretary for resolution.

Unformed Crown Roads

30. The Applicant must ensure any unformed Crown road reserves affected by the development are maintained for future use, unless otherwise agreed with the NSW Department [Planning, Housing and Infrastructure – Crown Lands](#).

Traffic Management Plan

31. Prior to commencing road upgrades identified in condition 28 (b) and (c) of Schedule 3, the Applicant must prepare a Traffic Management Plan for the development in consultation with [EnergyCo](#), [NPWS](#), [TfNSW](#) and the Councils, and to the satisfaction of the [Planning](#) Secretary. This plan must:
- (a) detail the measures that would be implemented to:
 - minimise the traffic safety impacts of the development and disruptions to local road users during the construction, [upgrading](#) and decommissioning of the development, including:
 - temporary traffic controls, including detours and signage in accordance with [Austroads Guide to Traffic Management](#);
 - procedures for stringing cables and transmission lines across roads to ensure compliance with [Austroads Guide to Traffic Management](#);
 - notifying the local community about development-related traffic impacts;
 - minimising potential conflict between development-related traffic and:
 - stock movements;
 - domestic animals;
 - school buses, in consultation with local schools; and
 - mining related traffic;
 - implementing measures to minimise development-related traffic on the public road network outside of standard construction hours;
 - ensuring development-related traffic does not track dirt onto the public road network;
 - ensuring loaded vehicles entering or leaving the site have their loads covered or contained;
 - providing sufficient parking on site for all development-related traffic;
 - responding to any emergency repair requirements or maintenance during construction and/or decommissioning;
 - a traffic management system for managing over-dimensional vehicles;
 - fatigue management; [and](#)
 - public access to the Coolah Tops National Park;
 - comply with the traffic conditions in this consent;
 - (b) include a drivers code of conduct that addresses:
 - travelling speeds;
 - procedures to ensure that drivers to and from the development adhere to the designated over-dimensional and heavy vehicle routes; and
 - procedures to ensure that drivers to and from the development implement safe driving practices;
 - (c) include a detailed program to monitor and report on the effectiveness of these measures and the code of conduct; [and](#)
 - (d) allow NPWS officers to access the Coolah Tops National Park at all times.

Following the [Planning](#) Secretary's approval, the Applicant must implement the Traffic Management Plan.

AVIATION

Mitigation of Aviation-Related Impacts

32. 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.

Notification of Aviation Authorities

33. Prior to the construction of any wind turbine or wind monitoring mast, the Applicant must provide the following information to [NPWS](#), [CASA](#), [Airservices Australia](#), 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.

- 33A. Prior to the commencement of construction of any wind turbine or wind monitoring mast, the Applicant must provide evidence to the Planning Secretary that an agreement is in place with Airservices Australia to amend air route W411.
34. 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.

Aerial agricultural activities

35. The owner or manager of any property or land immediately adjacent to the site may ask the Applicant in writing, to implement mitigation measures for situations where pre-existing aerial agricultural activities are affected by the erection and/or operation of wind turbines.

These mitigation measures must be reasonable and feasible, aimed at reducing the impacts to aerial agricultural activities, and commensurate with the level of impact on the owner. This could include funding the cost difference between the pre-development aerial agricultural activities and a reasonable alternative method and/or stopping wind turbines during aerial agricultural activities and aligning them as required by the aerial operator.

If within 3 months of receiving this request from the owner, 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.

RADIOCOMMUNICATIONS

36. 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.

BUSHFIRE

37. The Applicant must:
- (a) ensure that the development:
 - provides for asset protection in accordance with the RFS's *Planning for Bushfire Protection 2019* (or equivalent); and
 - is suitably equipped to respond to any fires on site;
 - (b) develop procedures to manage potential fires on site, in consultation with the RFS and NPWS; and
 - (c) assist the RFS, NPWS and emergency services as much as possible if there is a fire in the vicinity of the site.

Operation conditions

- 37A. The Applicant must:
- (a) minimise the fire risks of the development, including managing vegetation fuel loads on-site;
 - (b) ensure that the development:
 - (i) complies with the relevant asset protection requirements in the RFS's *Planning for Bushfire protection 2019* (or equivalent) and Standards for Asset Protection Zones;
 - (ii) is suitably equipped to respond to any fires on site including provision of a 20,000 litre water supply tank fitted with a 65 mm Storz fitting and a FRNSW compatible suction connection located adjacent to an internal access road;
 - (c) assist the RFS, NPWS and emergency services as much as practicable if there is a fire in the vicinity of the site; and
 - (d) notify the relevant local emergency management committee following construction of the development, and prior to commencing operations.

Emergency Plan

- 37B. Prior to commencing construction (including the pre-construction accommodation camp and accommodation camp), the Applicant must develop and implement a comprehensive Emergency Plan and detailed emergency procedures for the development, in consultation with NPWS, including an evacuation plan for the accommodation camp, and provide a copy of the plan to the local RFS, Fire Control Centre and FRNSW. The Applicant must keep two copies of the plan on-site in a prominent position adjacent to the site entry point at all times. The plan must:
- (a) be consistent with the RFS's *Planning for Bushfire Protection 2019* (or equivalent);
 - (b) be consistent with the NSW RFS document: *A Guide to Developing a Bush Fire Emergency Management and Evacuation Plan*;
 - (c) be prepared in consultation with APA Group with regard to incidents which may involve high pressure gas pipelines;
 - (d) identify the fire risks and hazards and detailed measures for the development to prevent fires igniting;
 - (e) include availability of fire suppression equipment, access and water;
 - (f) detail access provisions for emergency vehicles and contact details for both a primary and alternative site contact who may be reached 24/7 in the event of an emergency;
 - (g) include procedures for the storage and maintenance of any flammable materials;
 - (h) include fire and 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; and
 - (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.

SAFETY

38. Deleted.

- 38A. The Applicant must identify the location of all high pressure pipelines, including ancillary assets, licensed under the *Pipelines Act 1967* and within the development area by appropriate signage and in all relevant documentation, including and not limited to the Emergency Plan under condition 37B of Schedule 3.

WASTE

39. The Applicant must:
- (a) minimise the waste generated by the development;
 - (b) classify all waste generated on site in accordance with the EPA's *Waste Classification Guidelines 2014* (or its latest version);
 - (c) store and handle all waste generated on site in accordance with its classification;
 - (d) not receive or dispose of any waste on site; and
 - (e) ensure all waste is disposed of at appropriately licensed waste facilities.

REHABILITATION & DECOMMISSIONING

Rehabilitation Objectives

40. 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 5.

Table 5: Rehabilitation Objectives

Feature	Objective
Development site (as a whole)	- 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	Restore native vegetation generally as identified in the EIS
Above ground wind turbine infrastructure (excluding wind turbine pads)	To be decommissioned and removed, unless the Planning Secretary agrees otherwise
Wind turbine pads	To be covered with soil and/or rock and revegetated
Above ground ancillary infrastructure	To be decommissioned and removed, unless an agreed alternative use is identified to the satisfaction of the Planning Secretary
Internal access roads	To be decommissioned and removed, unless an agreed alternative use is identified to the satisfaction of the Planning Secretary
Land use	Restore or maintain land capability as described in the EIS
Community	Ensure public safety
Deleted	Deleted

- 40A. Unless the Planning Secretary agrees otherwise, within 12 months of commencing operation of the development or 12 months of ceasing the use of the temporary facilities (whichever is sooner), the Applicant must decommission and rehabilitate all temporary facilities to the satisfaction of the Planning Secretary. This rehabilitation must comply with the objectives in Table 6.

Table 6: Rehabilitation Objectives – Temporary facilities

Feature	Objective
Temporary facilities	- 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 capability to pre-existing productive capacity - Ensure public safety at all times

Progressive Rehabilitation

41. The Applicant must:
- rehabilitate all areas of the site not proposed for future disturbance progressively, that is, as soon as reasonably practicable following disturbance;
 - minimise the total area exposed at any time; and
 - employ interim rehabilitation strategies to minimise dust generation, soil erosion and weed incursion on parts of the site that cannot yet be permanently rehabilitated.

Dismantling of Wind Turbines

42. 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.

ACCOMMODATION

Operating Conditions – Accommodation Camps

- 42A. For the pre-construction accommodation camp and the accommodation camp, the Applicant must:
- Minimise the fire risks of the development, including managing vegetation fuel loads on-site;
 - Ensure that the development:
 - complies with the relevant asset protection requirements in the RFS's *Planning for Bushfire Protection 2019* (or equivalent) and Standards for Asset Protection Zones;
 - Complies with the *National Standard Steel Framed Construction in Bushfire Areas – 2014*;
 - includes a defensible space around the perimeter being a minimum of 20 metres to the north, and 11 metres from all other directions, that permits unobstructed vehicle access; and

- is managed as an asset protection zone (including the defendable space);
- (c) assist the RFS, FRNSW and emergency services as much as practicable if there is a fire in the vicinity of the site; and
- (d) notify the relevant local emergency management committee following completion of construction of the accommodation camps, and prior to commencing operation of the accommodation camps.

Accommodation Camps

42B. Unless the Planning Secretary agrees otherwise, the applicant must construct the accommodation camp as described in the EIS and in **Appendix 2** of this consent, **and in accordance with the Accommodation and Employment Strategy required under condition 42E of Schedule 3**, prior to commencing all other construction activities.

Note: The accommodation camp described in the EIS must be constructed and operated unless the Planning Secretary agrees to an alternative, such as the use of another existing accommodation camp, the construction and operation of which is authorised under a separate planning approval.

- 42C. **Prior to commencing construction of the pre-construction accommodation camp**, the Applicant must prepare a Pre-Construction Accommodation Camp Management Plan, in consultation with Warrumbungle Shire Council and TfNSW and to the satisfaction of the Planning Secretary. Unless the Planning Secretary agrees otherwise, the plan must:
- (a) ensure the pre-construction accommodation camp complies with the relevant requirements of the following in Schedule 3:
 - condition 21;
 - condition 24;
 - condition 31;
 - condition 37B;
 - condition 42A;
 - (b) ensure utilities at the pre-construction accommodation camp, including water, wastewater, waste and electricity, are designed and located in accordance with Warrumbungle Shire Council, Upper Hunter Shire Council and/or the relevant utility provider's specifications and relevant standards;
 - (c) provide details of the operation of the pre-construction accommodation camp including:
 - site layout including building locations, vehicle access and movement, site servicing and utilities infrastructure;
 - measures for dust suppression within the pre-construction accommodation camp;
 - measures to support local suppliers in servicing the camp where possible;
 - measures to provide on-site medical staff throughout the operation of the pre-construction accommodation camp;
 - (d) ensure any treated wastewater from the pre-construction accommodation camp used during construction:
 - complies with the Australian and New Zealand Environment and Conservation Council (ANZECC) and Agriculture and Resource Management Council of Australian and New Zealand (ARMCANZ) (2000) *Guidelines for irrigation water quality*;
 - meets the requirements of the *Public Health Act 2010*;
 - (e) includes measures for traffic management:
 - limiting the pre-construction accommodation camp works timeframe to 4 weeks, unless otherwise agreed in writing by TfNSW;
 - limiting occupancy of the pre-construction accommodation camp to 30 occupants, unless otherwise agreed in writing by TfNSW;
 - defining usage hours and traffic volumes for Vinegaroy Road for construction traffic;
 - details of any traffic guidance system and timing of implementation and removal
 - details of equipment, machinery and vehicle types required to undertake the construction of the pre-construction accommodation camp, including volumes and the management of the movement of vehicles across the permitted construction hours as or where necessary; and
 - timing for notifications to TfNSW at key milestones and incidents.

The Applicant must implement the Pre-construction Accommodation Camp Management Plan.

- 42D. Prior to commencing construction of the accommodation camp, the Applicant must prepare an Accommodation Camp Management Plan in consultation with Warrumbungle Shire Council and Upper Hunter Shire Council. 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 Warrumbungle Shire Council, Upper Hunter Shire Council and/or the relevant utility provider's specifications and relevant standards;
 - (b) ensure the accommodation camp complies with condition 42A;
 - (c) ensure any treated wastewater from the accommodation camp used during construction:

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- complies with the Australian and New Zealand Environment and Conservation Council (ANZECC) and Agriculture and Resource Management Council of Australian and New Zealand (ARMCANZ) (2000) *Guidelines for irrigation water quality*;
 - 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 measures to support local suppliers in servicing the camp where possible; and
- (g) include measures to provide on-site medical staff throughout the operation of the accommodation camp.

The Applicant must implement the Accommodation Camp Management Plan.

Accommodation and Employment Strategy

- 42E. Prior to commencing construction, the Applicant must prepare an Accommodation and Employment Strategy for the development in consultation with Warrumbungle Shire Council, Upper Hunter Shire Council and EnergyCo. This strategy must:
- (aa) quantify the accommodation requirements of each stage of construction of the development;
 - (a) propose measures to ensure there is sufficient accommodation for the workforce associated with each stage of construction of the development;
 - (bb) propose reasonable and feasible measures that would be implemented to avoid use of short-stay accommodation or existing housing stock by the construction workforce;
 - (b) consider the cumulative impacts associated with other State significant projects in the area;
 - (c) investigate options for prioritising the employment of local workers for the construction and operation of the development, where feasible; and
 - (d) include a program to monitor and review the effectiveness of the strategy over the life of the development, including regular monitoring and review during construction.

The Applicant must provide a copy of the Accommodation and Employment Strategy to the Planning Secretary prior to the commencement of construction, and implement the plan throughout construction and operation of the accommodation camp.

SCHEDULE 4

ENVIRONMENTAL MANAGEMENT, REPORTING AND AUDITING

ENVIRONMENTAL MANAGEMENT

Environmental Management Strategy

1. Prior to the commencement of construction, the Applicant must prepare an Environmental Management Strategy for the development to the satisfaction of the [Planning](#) Secretary. This strategy must:
 - (a) provide the strategic framework for environmental management of the development;
 - (b) identify the statutory approvals that apply to the development;
 - (c) describe the role, responsibility, authority and accountability of all key personnel involved in the environmental management of the development;
 - (d) describe the procedures that would be implemented to:
 - keep the local community and relevant agencies informed about the operation and environmental performance of the development;
 - receive, handle, respond to, and record complaints;
 - resolve any disputes that may arise;
 - respond to any non-compliance;
 - respond to emergencies; and
 - (e) include:
 - copies of (or reference to) any strategies, plans and programs approved under the conditions of this consent; and
 - 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

2. Within 3 months of the submission of:
 - (a) an incident report under condition [4A](#) below;
 - (b) an independent environmental audit report under condition 6 below; or
 - (c) any modification to the conditions of this consent (unless the conditions require otherwise),the Applicant must review and, if necessary, revise the strategies, plans, and programs required under this consent to the satisfaction of the [Planning](#) Secretary. Where this review leads to revisions in any such document, then within 4 weeks of the review the revised document must be submitted to the [Planning](#) Secretary for approval.

Note: This is to ensure the strategies, plans and programs are updated on a regular basis, and incorporate any recommended measures to improve the environmental performance of the development.

Community Consultative Committee

3. The Applicant must operate a Community Consultative Committee for the development to the satisfaction of the [Planning](#) Secretary and in accordance with the *Community Consultative Committee Guideline - State Significant Projects (2023)*, or its latest version.

STAGING OF THE DEVELOPMENT

3AA. The Applicant may construct, operate and decommission the development in stages.

Where staging of the development is proposed, the conditions of this consent are only required to be complied with at the relevant time and to the extent that they are relevant to the specific stage(s).

3AB. Within 3 months of the approval of Mod 3, the Applicant must submit a Staging Report to the Planning Secretary.

The development must be delivered in accordance with the Staging Report submitted to the Planning Secretary.

Note: Amendments to the Staging Report are facilitated by submitting a revised Staging Report in accordance with the above condition.

Updating and Staging of Strategies, Plans or Programs

- 3A. 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).
- 3B. 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.
- 3C. 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.
- 3D. If the Planning Secretary agrees, a strategy, plan or program may be staged without addressing particular requirements of the relevant condition of this consent if those requirements are not applicable to the particular stage.

NOTIFICATIONS

Notification of the Department

4. Prior to commencing the construction, operations, upgrading or decommissioning of the development or the cessation of operations, the Applicant must notify the Department in writing via the Major Projects website portal and relevant Councils 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.

Incident Notification

- 4A. The Applicant must notify the Department 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.
- 4B. The Applicant must provide the Department with a subsequent incident report in accordance with Appendix 9 (Incident Notification and Reporting Requirements).

Non-compliance Notification

5. 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

Notification of Landowners

- 5A. Prior to the commencement of construction, the Applicant must notify the owners of any non-associated residence within 4.25 km of any approved wind turbine and the owners of receivers identified in Table 1, Table 2 and Table 4 of their rights under condition 1, condition 5 and condition 25 of Schedule 3.

INDEPENDENT ENVIRONMENTAL AUDIT

6. Independent Environmental Audits of the development must be conducted and carried out in accordance with the *Independent Audit Post Approval Requirements (2026)* or as updated from time to time and published on the Department's website.

ACCESS TO INFORMATION

7. The Applicant must:
- (a) make the following information publicly available on its website as relevant to the stage of the development:
 - the EIS;
 - the final layout plans for the development;
 - current statutory approvals for the development;
 - approved strategies, plans or programs required under the conditions of this consent;
 - the proposed staging plans for the development if the construction, operation and/or decommissioning of the development is to be staged;
 - 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;
 - a complaints register, which is to be updated on a monthly basis;
 - minutes of CCC meetings;
 - the annual Statement of Compliance with the EPL;
 - any independent environmental audit, and the Applicant's response to the recommendations in any audit; and
 - any other matter required by the [Planning](#) Secretary; and
 - (b) keep this information up to date.
-

CONSOLIDATED CONSENT

APPENDIX 1 SCHEDULE OF LAND

Lot	DP	Lot	DP	Lot	DP
1	580750	23	750775	27	511950
2	502632	9	42211	94	750763
2	864461	18	750775	92	750763
180	822500	101	750738	93	750763
1	617544	137	750738	125	750763
45	750744	138	750738	126	750763
2	727227	1	798400	80	750763
181	822500	1	397494	14	223584
1	1216810	1	131751	115	750763
97	750749	1	397042	236	750763
89	750749	100	750738	252	750763
4	883170	102	186048	138	750763
50	257315	74	750775	144	750763
19	754968	24	750775	49	750738
48	754968	21	750775	41	750738
1	1174319	2	519117	123	750763
174	722912	107	661247	127	750763
179	722914	1	397493	245	750763
176	722913	19	750775	36	750738
174	750738	8	42211	19	750738
2	1131052	11	42211	51	750738
151	750738	1	397043	246	750763
152	750738	1	131788	5	522745
164	750738	2	131788	22	750738
104	750738	4	131788	79	750763
45	750738	1	131761	114	750763
44	750738	2	131761	140	750763
171	750744	3	131761	139	750763
169	750744	108	750775	12	223584
110	750744	11	750775	137	750763
109	750744	110	750775	253	750763
61	750744	20	750775	251	750763
60	750744	22	750775	38	750738
108	750744	25	750775	247	750763
103	750744	70	750775	128	750763
43	750738	71	750775	37	750738
159	750738	72	750775	84	750738
57	750744	1	397495	33	750763
117	750744	120	43547	3	522745
36	750744	47	1083075	3	258902
46	750744	5	1125257	5	258902
25	750744	1	981960	11	223584

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Lot	DP
102	750744
104	750744
105	750744
106	750744
23	750744
26	750744
B	418915
14	750738
25	750738
26	750738
28	750738
29	750738
30	750738
42	750738
59	750738
60	750738
61	750738
1	1096238
2	1096238
45	750775
7	42211
3	131788
10	42211
73	750775
27	750744
115	750744
114	750744
172	750744
170	750744
162	750744
161	750744
113	750744
119	750744
112	1083285
96	750775
43	750775
1	859018
2	754969
1	363099
5	754969
9	754969
171	750738
1	1045523
3	754969

Lot	DP
1	879624
2	1315388
304	722890
92	750749
5	721255
3	721255
2	1060972
15	754969
8	132085
4	754969
6	754969
8	754969
10	754969
7	132085
9	132085
1	754969
11	754969
12	754969
13	754969
1	1178469
1	132980
2	132980
1	132982
1	132979
75	750738
73	750738
74	750738
72	750738
161	750738
14	750775
162	750738
40	750738
54	750775
92	750738
156	750738
47	750738
166	750738
4	522745
103	750738
106	750738
23	750738
89	750738
90	750738
91	750738

Lot	DP
17	223584
18	223584
7	223584
100	750763
105	750763
106	750763
116	750763
117	750763
118	750763
119	750763
120	750763
121	750763
122	750763
142	750763
233	750763
234	750763
235	750763
34	750763
35	750763
49	750763
50	750763
51	750763
74	750763
75	750763
145	41503
1	847023
56	750741
57	750741
12	750741
65	750741
19	750741
10	750741
67	750741
2	112903
29	750741
28	750741
5	750741
1	112903
71	750741
26	750741
35	750741
30	750741
25	750741
27	750741

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Lot	DP
7	754969
51	42212
2	1102992
1	1107124
2	1107124
135	750738
124	750738
114	750738
115	750738
116	750738
123	750738
125	750738
66	750738
68	750738
67	750738
46	750738
1	363100
157	750738
108	750738
173	750738
69	750738
98	750738
86	750738
167	750738
53	750738
64	750738
150	750738
168	750738
1	363098
153	750738
154	750738
2	1113702
1	1113702
45	754968
14	754969
24	754969
19	754969
23	754969
21	998524
85	750738
32	750738
160	750738
88	750738
1	522745

Lot	DP
93	750738
10	750775
3	750775
4	750775
5	750775
55	750775
6	750775
69	750775
82	750775
83	750775
85	750775
9	750775
1	614827
119	42183
116	41493
1	1097739
21	223589
109	750763
97	750763
98	750763
15	223584
13	223584
10	223584
26	223589
24	223589
16	223584
19	223584
166	750763
22	1157809
171	750771
180	820795
181	820795
121	750738
122	750738
175	46130
176	46130
177	46130
117	42124
1	614906
2	232010
93	750744
132	750744
131	750744
133	750744

Lot	DP
11	750741
22	750741
23	750741
24	750741
4	750741
66	750741
7	750741
8	750741
5	883170
52	561116
1	651613
3	1315388
1	258902
27	750763
63	750763
62	750763
250	750763
168	750763
2	1131366
1	1285988
1	747190
1	91165
122	43547
54	721261
52	42212
121	43547
7002	96915
26	721763
7003	96916
122	750744
4	249619
2	249619
1	249619
4	375907
175	750771
43	750744
99	46086
3	47510
178	46130
7001	1030462
7009	1066302
176	750771
7004	96959
7003	96959

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Lot	DP
2	522745
76	750738
76	750763
77	750763
50	750775
115	41493
5	522746
4	232010
2	614827
2	258902
63	750738
33	750738
34	750738
58	750738
18	750738
55	750738
62	750738
155	750738
35	750738
24	750738
56	750738
4	258902
A	418915
16	750738
27	750738
57	750738
1	1102992
3	540639
6	131805
2	580750
2	703592
2	859018
2	1285988
200	750744
123	750744
2	1124819
96	750749
95	750749
51	561116
1	223581
44	535078
165	750763
2	531707
229	750763

163	750771
162	750771
3	223581
6	522746
42	535077
31	226028
32	226029
148	750763
22	223589
29	226028
30	226028
20	223589
42	750763
220	750763
91	750775
101	750763
37	750763
40	750763
8	223584
9	223584
33	226029
102	750763
160	750744
118	750744
44	750744
47	750744
173	750744
7001	1066300
77	750744
150	722911
55	721261
7309	1138836
7300	1138893
7362	1179208
94	750738
39	750738
78	750738
97	750738
79	750738
80	750738
1	864461
81	750738
95	750738
131	750763

7005	1066303
7002	1066303
96	750738
1	34949
98	46086
2	241006
1	241006
1	653132
302	792878
21	1157809
5	131805
87	750738
1	1121270
113	750738
109	750738
110	750738
111	750738
134	750738
25	721763
1	1233086
20	754969
1	843798
2	843798
1	1233328
1	1236497
227	750763
96	750763
228	750763
2	131752
1	131752
226	750763
28	511950
167	750763
2	750763
132	750763
133	750763
135	750763
136	750763
232	750763
134	750763
231	750763
230	750763
1	659801
103	750763

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Lot	DP
129	750763

Lot	DP
130	750763

Lot	DP
-	-

Note:

The project site will also be taken to include:

- any crown land, including crown land and road reserves contained within the project site; and*
- any land which is required for the road upgrades specified in Table 6-2 in Appendix 6.*

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APPENDIX 2 DEVELOPMENT LAYOUT

Turbine ID	Easting	Northing
A01	764396.0	6485857.0
A02	764566.8	6486348.3
A03	764734.7	6486838.7
A04	765656.7	6486573
A05	766042.9	6486931.6
A06	766305.2	6487293.7
A10	768510	6489855
A14	769778.7	6490193.3
A15	769735.1	6490757.4
A16	769896.6	6491161.3
A17	770647.7	6490653.1
A18	770735.7	6490141.6
B01	767578.5	6482849
B02	767769.7	6483760.5
B03	767877	6483242.1
B04	767974.6	6484271
B05	768324	6484686
B06	768637.6	6485368.1
B07	768977.1	6485759.4
B08	769063.2	6486276.5
B09	769439.7	6486643
B10	771095	6485815
B11	771282.5	6487692.7
B13	771960	6488050
B14	772082.3	6486064.9
B16	772225.1	6486574.9
B18	772386.2	6488340.1
B19	772575.2	6486982.4
B20	772763.1	6488774.3
B21	772792.6	6489754.6
B24	773205.9	6487151.7
B25	773412.4	6489030.1
B26	773426.8	6488065.9
B27	773499.2	6489633.3
C01	776481	6486764.4
C02	776559.5	6487940.7
C04	777120.8	6488572
C05	777296.6	6485743.6
C06	777334.8	6487107.9
C07	777395.1	6489019.7
C08	777554.1	6486308.5
D40	772050	6479475
D41	771987.1	6476442.3

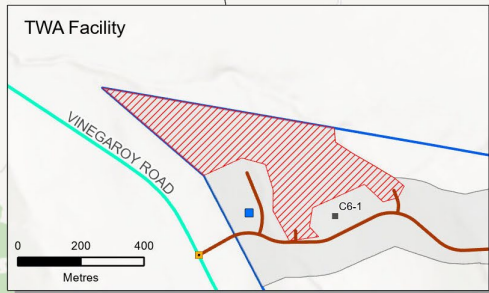
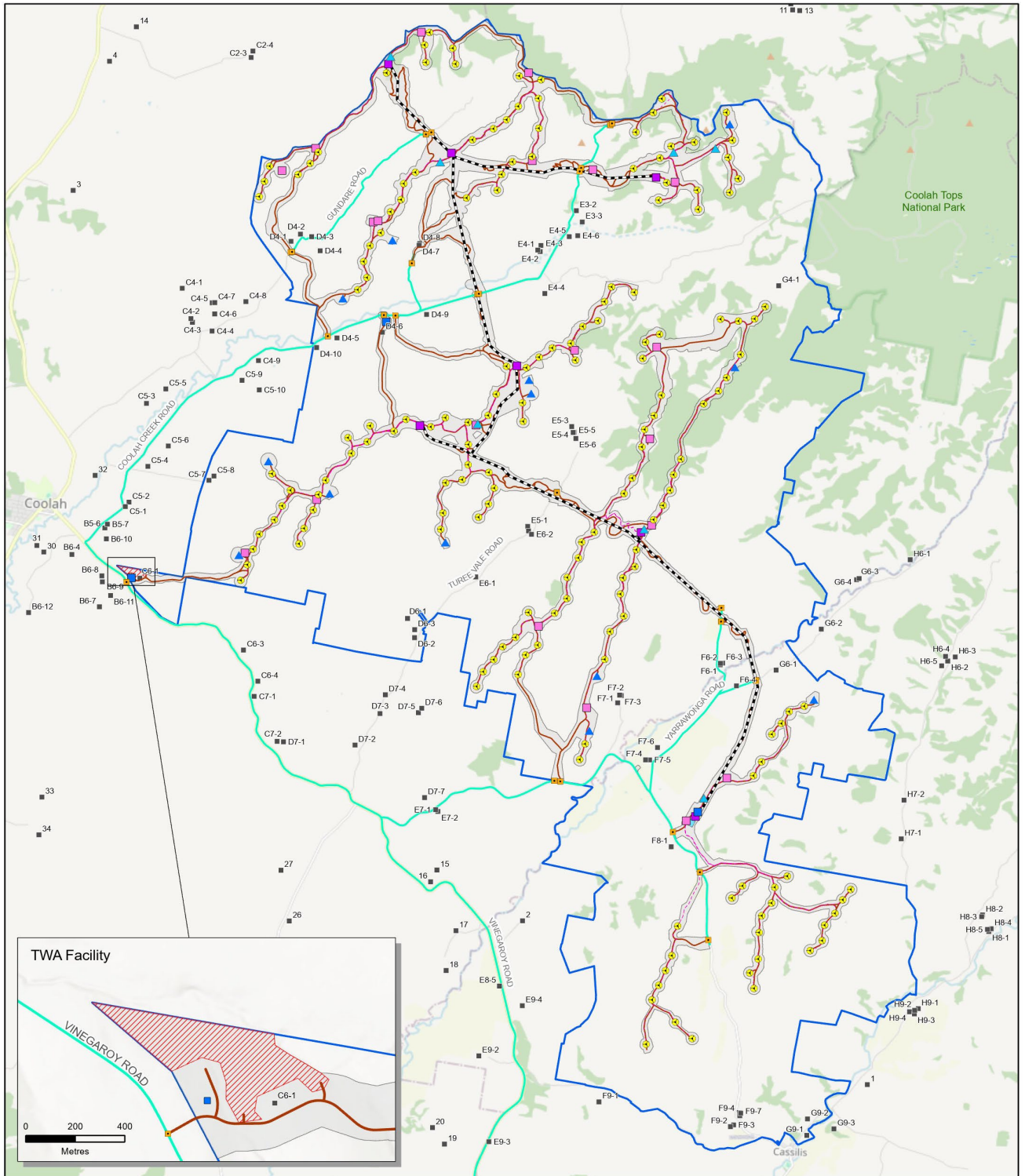
Turbine ID	Easting	Northing
C09	777695	6487487
C11	778446	6487616
C12	778539.1	6486067.9
C13	778573.4	6485444.7
C14	779481.274	6488572.789
C15	779541.1	6487123.9
C16	779588.3	6485989.8
C17	779674.1	6487677.2
C18	779864	6486437.1
D01	763804.5	6473464.9
D02	764015	6473965
D03	764200	6474470
D04	764399.7	6474954.2
D05	764809.6	6476905.4
D06	764885.1	6475415.8
D07	765139.9	6475866.8
D08	765405	6476370
D09	765682.1	6474643.5
D10	765846	6475140
D11	766140	6475736
D12	766309.972	6476229.756
D61	766541	6476694
D60	768746	6478283
D16	767265	6478070
D20	767373.4	6477563.1
D24	767886.8	6477939.7
D25	767979	6478453.5
D26	769137.6	6478660.9
D27	769937.3	6478420.1
D28	770260.3	6475108.7
D29	770330	6475638
D30	770415.9	6476611.5
D31	770408	6478714
D32	770951.7	6476713.9
D33	771142	6478563
D34	771142.3	6477197.9
D35	771149.4	6477850.7
D36	771479.8	6475500.9
D37	771800	6475930
D38	771790	6478790
D39	771812.7	6476946.5
E32	776872.9	6481153.2
E33	777130	6475420

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Turbine ID	Easting	Northing
D42	772383.1	6480376.4
D43	772898.1	6479197.2
D44	772920.4	6478595.8
D45	773025	6480330
D46	773435	6480670
D47	773860	6480970
D48	774458.8	6481118.2
D49	774609.2	6480574.3
D50	774845	6481663
D51	775337.8	6481846.2
D52	775547	6482464
D53	775774	6482941
D54	776508.7	6482765.4
E01	771416.8	6470033.7
E02	771630	6470510
E03	771970	6470900
E04	772260	6471315
E05	772758	6470419
E06	772675	6471620
E07	773000	6471050
E08	773091.3	6472424.5
E09	773390	6471370
E10	773935.5	6472400.8
E11	774330.4	6472872.9
E12	774343	6473554
E13	774702.8	6474188.1
E14	774745.4	6467672.7
E15	774811	6474695
E16	774919.3	6468177
E17	775216.5	6475017.6
E18	775554	6470908
E19	775726	6471805
E20	776060	6473019
E21	776143	6473541
E22	776169	6472307
E23	776175.8	6476263.4
E24	776441	6476765
E25	776573.7	6474451.1
E26	776528.5	6473904
E28	776755	6477771
E29	776780	6480630
E31	776834	6478320
F33	782987.9	6462703.6
F34	783238.1	6463141.3

Turbine ID	Easting	Northing
E34	777145.707	6478783.163
E35	777324.4	6481410.4
E36	777382.1	6479440.6
E37	777438	6475880
E38	777662.4	6476369.6
E39	777776	6476874
E40	778014	6477378
E43	778751	6479162
E44	779230	6479580
E45	779295.6	6481898.7
E46	779488.5	6480006.7
E47	779940	6480758
E48	779873.9	6481838.1
E50	780393.6	6481909
E51	780733.6	6482300.4
F01	776890	6458474.7
F02	777082.1	6459907.4
F03	777300.5	6460379
F04	777517	6460853
F05	777720.6	6461337.8
F06	777833.6	6459190.4
F07	777907.6	6462294.2
F08	778377.8	6458657.9
F09	779661.6	6463197.4
F10	780000.6	6463590.4
F11	780236.3	6460778.2
F12	780354.6	6467150.4
F13	780373.4	6460278.6
F14	780538	6462084
F15	780509.9	6461228.7
F16	780618.6	6467599.4
F17	780622.6	6462625.4
F20	780939.6	6463036.4
F21	780950.8	6468487.8
F22	781044	6463545.6
F24	781449.7	6463905.4
F25	781258	6468837
F26	781508	6469221
F28	781996	6469395
F30	782186.8	6461499.2
F31	782572.6	6461823.2
F32	782652.8	6462321.3
F35	783496.8	6463475.8
-	-	-

Note: Coordinate system is GDA 2020 MGA 55



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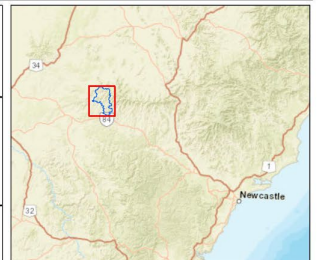
- | | |
|--|---|
| <ul style="list-style-type: none"> Site Boundary Development Corridor Dwellings Indicative Turbine Layout Indicative Met Mast Location Indicative Microwave Tower Location Indicative Site Access Points Construction compound / Laydown Area / Batch Plant; Laydown Area Indicative Substations Locations O&M Facility | <ul style="list-style-type: none"> Indicative Access Tracks Underground Reticulation Cabling (Indicative 33kV) Indicative 330kV Internal Transmission Line Public Road Upgrades Indicative Network Operator Substation Location Indicative Temporary Workforce Accommodation |
|--|---|



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Liverpool Range Wind Farm Project Layout

APPENDIX 3 GENERAL TERMS OF APPLICANT'S VPA OFFER

The VPA must include provisions for the payment, collection, management and distribution of the contributions between Upper Hunter Shire Council and Warrumbungle Shire Council under the agreement, with a focus on funding community enhancement and road maintenance projects in the area surrounding the project site.

<i>Councils</i>	<i>Payment Details</i>
Upper Hunter Shire Council and Warrumbungle Shire Council	• Construction contribution: \$105 per MW per annum during construction, commencing with the commencement of public road upgrades • Operations contribution: \$1,050 per MW per annum during operations, transitioning from construction as the turbines are commissioned • Indexation: above amounts indexed at CPI from date of agreement • Funding provided by Liverpool Range Wind Farm will be split between Warrumbungle Shire Council and Upper Hunter Shire Council on the basis of the project MW installed in each Local Government Area • Funding provided during operations will be split into three tranches: 1) community benefit funding not less than 65% 2) road maintenance funding not greater than 30%, and 3) allowance for Council administration of the funding not greater than 5% • Term: actual life of project, which may be more or less than 30 years

APPENDIX 4 **DELETED**

FOR INFORMATION

APPENDIX 5 HERITAGE ITEMS

Table 5-1: Heritage items – avoid impacts

<i>AHIMS Site ID</i>	<i>Site name / Landform Name</i>
28-6-0073	Coolaburragundy River 2
28-6-0066	Junction Creek
28-6-0069	Upland Basin
28-6-0081	LRWF AS2
N/A	LU18b
N/A	LU18b/L1
N/A	LU42g
N/A	LU38c
28-6-0020	Quindalup

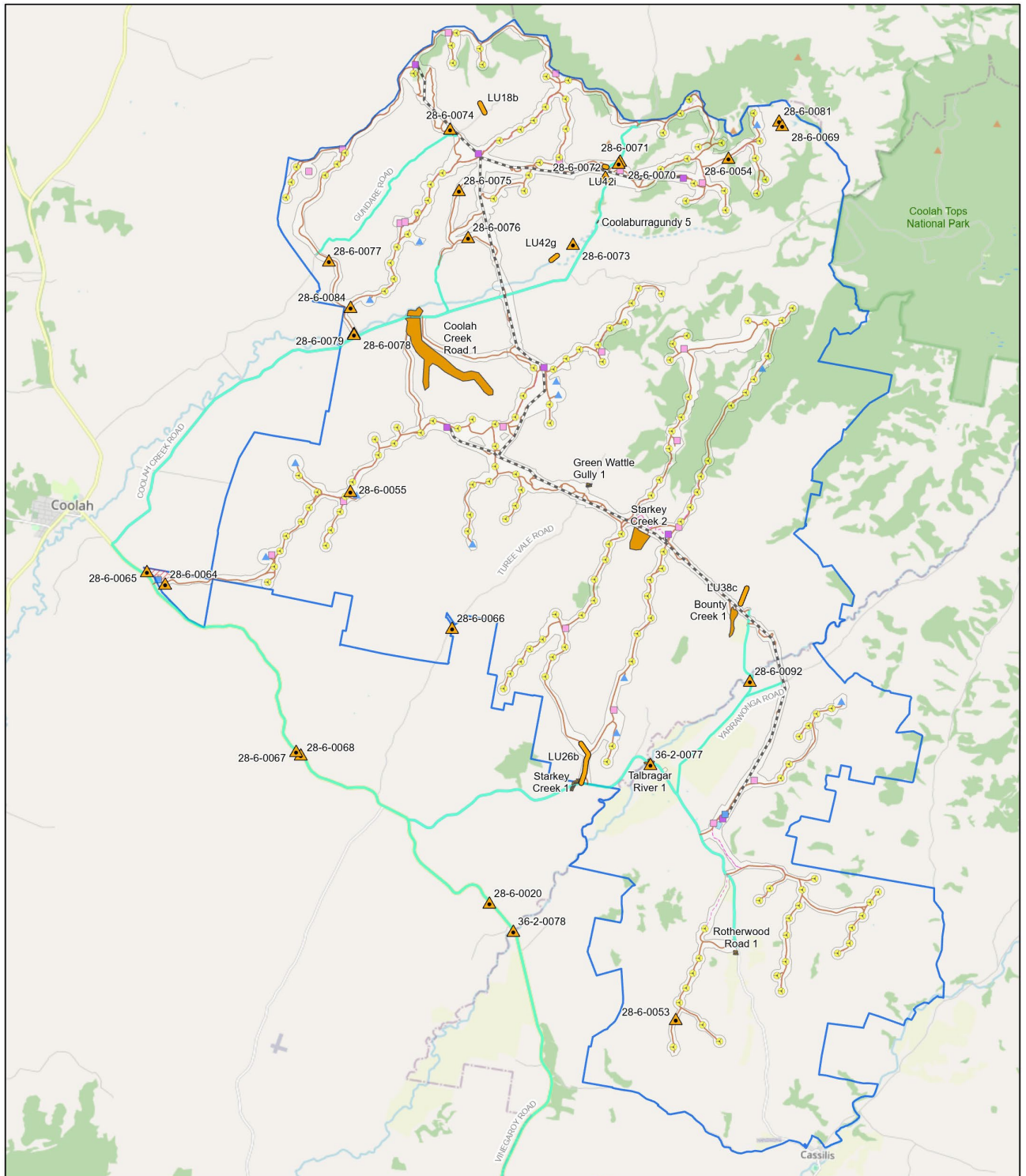
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Table 5-2: Heritage items – Management and mitigation measures for sites within construction area

AHIMS Site ID	Site Name	Mitigation and management measures
28-6-0084	LRWF IA1	<u>Minimise Impact</u>
28-6-0055	Liverpool Range LU6-L1	
28-6-0054	Liverpool Range LU10-L1	If micro-siting / final design demonstrates that impacts to site(s) can be completely avoided, establish appropriate fencing/site demarcation of the site/area that is not being impacted prior to the commencement of ground disturbance activities in their vicinity and ensure ongoing protection during construction and operation.
28-6-0053	Liverpool Range LU30-L1	
28-6-0079	LRWF AS1	
28-6-0064	LRWF_TWA_IF1	If micro-siting / final design demonstrates that impacts to site(s) can be partially avoided, establish appropriate fencing/site demarcation of the portion of the site/area that is not being impacted and undertake surface collection of the portion of the site/area that is being impacted, prior to the commencement of ground disturbance activities in their vicinity.
28-6-0065	LRWF_TWA_IF2	
28-6-0070	Snake Creek	
28-6-0071	Coolaburragundy River 4	If micro-siting / final design demonstrates that impacts to site(s) cannot be avoided, establish appropriate fencing/site demarcation of the portion of the site/area that is not being impacted (if relevant). For the impacted portion of the site(s) undertake the following prior to the commencement of ground disturbance activities in their vicinity:
28-6-0072	Coolaburragundy River 3	
28-6-0078	Coolaburragundy River 1	
28-6-0091	Coolaburragundy 5	
28-6-0067	Turee Creek 2	
28-6-0068	Turee Creek 1	
36-2-0077	Talbragar River 1	
36-2-0078	Talbragar River 2	
28-6-0092	Talbragar River 5	
28-6-0089	Starkey Creek 1	
28-6-0088	Starkey Creek 2	• Surface collection of any identified surface artefacts; • Community collection post-clearance and in association with earthworks; and/or • Salvage excavation
28-6-0086	Rotherwood Road 1	
28-6-0085	Coolah Creek Road 1	
28-6-0087	Bounty Creek 1	
28-6-0090	Green Wattle Gully 1	
N/A	LU42i	
N/A	LU26b	
28-6-0077	Gundare Creek 1	
28-6-0074	Gundare Creek 2	
28-6-0076	Mooki Creek	
28-6-0075	Diana Creek	

*Note: * Provisions for salvage excavation and/or community collection post-clearance and in association with earthworks will only occur where the impacts occur outside the footprint of formed roads within these areas.*

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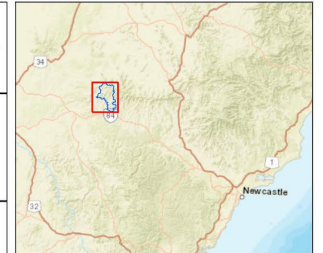
- Site Boundary
- Development Corridor
- Indicative Turbine Layout
- Indicative Met Mast Location
- Indicative Construction compound / Laydown Area / Batch Plant, Laydown Area
- Indicative Substations Locations
- Indicative O&M Facility
- Indicative Access Tracks
- Public Road Upgrades
- Underground Reticulation Cabling (Indicative 33kV)
- Indicative 330kV Internal Transmission Line
- Indicative Temporary Workforce Accommodation
- Heritage Item Location
- Heritage Item Area



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Liverpool Range Wind Farm Heritage Items

APPENDIX 6 SCHEDULE OF ROAD UPGRADES

Table 6-1: Haulage route and road upgrades

Road/Intersection	Upgrade	Timing
Mayfield #4 Berth onto Selwyn Street	Upgrade as necessary within road reserve to allow access for high risk heavy vehicles requiring escort	Prior to use by high risk heavy vehicles requiring escort
Selwyn Street onto Industrial Drive via George Street	Upgrade as necessary within road reserve to allow access for high risk heavy vehicles requiring escort	Prior to use by high risk heavy vehicles requiring escort
New England Highway onto the Golden Highway	Upgrade as necessary within road reserve to allow access for high risk heavy vehicles requiring escort	Prior to use by high risk heavy vehicles requiring escort
Golden Highway / Putty Road intersection	Upgrade as necessary within road reserve to allow access for high risk heavy vehicles requiring escort	Prior to use by high risk heavy vehicles requiring escort
Golden Highway through Jerrys Plains village	Upgrade as necessary within road reserve to allow access for high risk heavy vehicles requiring escort	Prior to use by high risk heavy vehicles requiring escort
Golden Highway intersection with Denman Road	Upgrade as necessary within road reserve to allow access for high risk heavy vehicles requiring escort	Prior to use by high risk heavy vehicles requiring escort
Denman Road intersection with Bengalla Road	Upgrade as necessary within road reserve to allow access for high risk heavy vehicles requiring escort	Prior to use by high risk heavy vehicles requiring escort
Golden Highway intersection with Vinegaroy Road	Upgrade as necessary within road reserve to allow access for high risk heavy vehicles requiring escort and heavy vehicles	Commencement of use of the intersection for high risk heavy vehicles requiring escort and heavy vehicles for the accommodation camp or construction with commencement of the upgrade.

Table 6-2: Haulage route and road upgrade to be implemented by the Applicant – Wind Farm

Road/Intersection	Start – End	Length (km)	Upgrade	Timing
Road Authority: Warrumbungle Shire Council				
Vinegaroy Road	Upper Hunter Shire Council Boundary to Coolah Creek Rd turnoff 11.8km to 31.8km	20	Widen and strengthen pavement as necessary to proposed sealed standard.	Prior to commencing the use of Vinegaroy Road for any over-dimensional or heavy vehicle traffic associated with the construction of the development.
Pandora Road	Coolah Creek Transition to Site Access Point 43 & 103 0km to 5.8km	5.8	Widen and strengthen pavement to proposed sealed and unsealed standard as necessary.	Prior to commencing the use of Pandora Road for any over-dimensional or heavy vehicle traffic associated with the construction of the development.
Deleted				
Coolah Creek Road	Vinegaroy Rd to Pandora Rd 0km to 18.4km	18.4	Upgrade and widen as necessary to proposed sealed standard.	Prior to commencing the use of Coolah Creek Road for an over-dimensional or heavy vehicle traffic associated with the construction of the development.

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<i>Road/Intersection</i>	<i>Start – End</i>	<i>Length (km)</i>	<i>Upgrade</i>	<i>Timing</i>
Oakdale Road	Coolah Creek Rd to Site Access Point 17 0km to 1.7km	1.7	Upgrade and widen as necessary to proposed sealed or unsealed standard.	Prior to commencing the use of Oakdale Road for any over-dimensional or heavy vehicle traffic associated with the construction of the development.
Turee Vale Road	Turee Vale Road within the Development Corridor	0.5	Widen and strengthen as necessary to proposed sealed or unsealed standard.	Prior to commencing the use of Turee Vale Road crossing for any over-dimensional or heavy vehicle traffic associated with the construction of the development.
Rotherwood Road	Vinegaroy Road to Upper Hunter Shire Council Boundary 0km to 9km	9	Widen and strengthen pavement as necessary to proposed sealed or unsealed standard.	Prior to commencing the use of Rotherwood Road for any over-dimensional or heavy vehicle traffic associated with the construction of the development.
Bounty Creek Road	Bounty Creek Road (Upper Hunter Shire Council Boundary) to Site Access Point 53 & 54 0.7km to 3.0km	2.3	Upgrade to proposed unsealed standard.	Prior to commencing the use of Bounty Creek Road for any over-dimensional or heavy vehicle traffic associated with the construction of the development.
Gundare Road	Modified site boundary (Site Access Point 102 to Site Access Point 100/101) 0km to 6.5km	6.5	Upgrade to proposed unsealed standard.	Prior to commencing the use of Gundare Road for heavy vehicle traffic associated with the construction of the development.
Road Authority: Upper Hunter Shire Council				
Bounty Creek Road	Yarrawonga Road to Bounty Creek Road (Warrumbungle Shire Council Boundary) 0km to 0.7km	0.7	Upgrade as required to proposed unsealed standard.	Prior to commencing the use of Bounty Creek Road for heavy vehicle traffic associated with the construction of the development.
Vinegaroy Road	Golden Highway to WSC Boundary 0km to 11.8km	11.8	Widen and strengthen pavement as necessary to proposed sealed standard. Upgrade culvert as necessary.	Prior to commencing the use of Vinegaroy Road for any over-dimensional or heavy vehicle traffic associated with the construction of the development.
Yarrawonga Road	Rotherwood Rd to Site Access Point 84 0km to 5.3km	5.3	Upgrade as necessary to proposed sealed and unsealed standard.	Prior to commencing the use of Yarrawonga Road for heavy vehicle traffic associated with the construction of the development.

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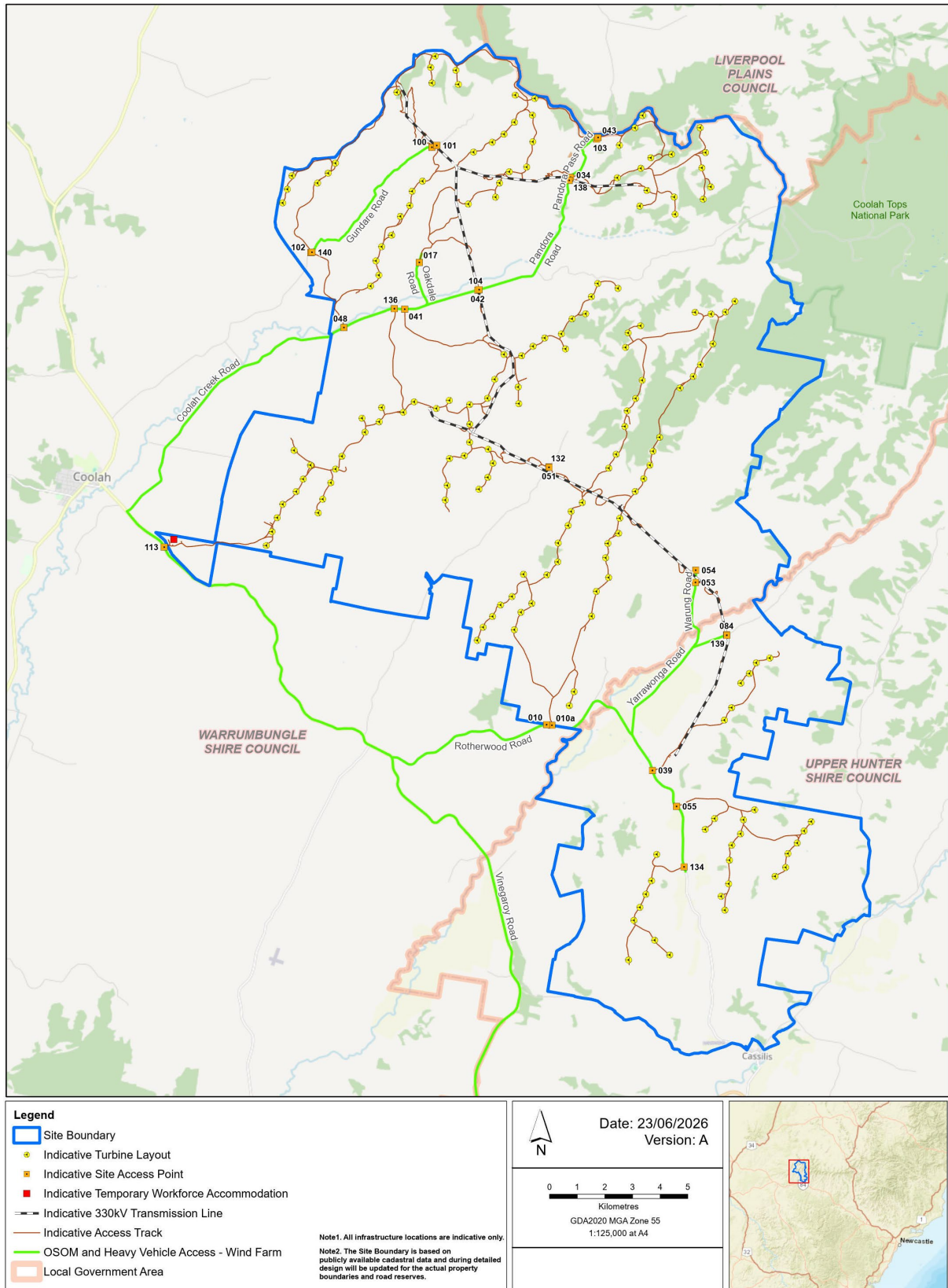
Road/Intersection	Start – End	Length (km)	Upgrade	Timing
Rotherwood Road	WSC Boundary to Site Access Point 134 9km to 16km	7	Upgrade and widen as necessary to proposed sealed and unsealed standard. Upgrade causeway as necessary.	Prior to commencing the use of Rotherwood Road for any over-dimensional or heavy vehicle traffic associated with the construction of the development.
Intersections				
Rotherwood Road / Yarrawonga Road	-	-	Upgrade as necessary within road reserve to allow access for over-dimensional vehicles.	Prior to commencing the use of the Rotherwood Road / Yarrawonga Road intersection for any over-dimensional or heavy vehicle traffic associated with the construction of the development.
Deleted				
Vinegaroy Road / Coolah Creek Road	-	-	Upgrade as necessary within road reserve to allow access for over-dimensional vehicles and to accommodate peak hour traffic movements.	Prior to commencing the use of the Vinegaroy Road / Coolah Creek Road intersection for any over-dimensional or heavy vehicle traffic associated with the construction of the development.
Deleted				
Vinegaroy Road / Rotherwood Road	-	-	Upgrade as necessary within road reserve to allow access for over-dimensional vehicles and to accommodate peak hour traffic movements.	Prior to commencing the use of the Vinegaroy Road / Rotherwood Road intersection for any over-dimensional or heavy vehicle traffic associated with the construction of the development.
Yarrawonga Road / Bounty Creek Road	-	-	Upgrade as necessary within road reserve to allow access for heavy vehicles.	Prior to commencing the use of Yarrawonga Road / Bounty Creek Road intersection for heavy vehicle traffic associated with the construction of the development.
Site Access Point 113 intersections with Vinegaroy Road	-	-	Upgrade as necessary.	Commence prior to commencing construction of the workforce accommodation camp
Site Access Points 51 and 132 intersections with Turee Vale Road	-	-	Upgrade as necessary.	Prior to commencing the use of this section of Turee Vale Road for any heavy vehicle traffic associated with the construction of the development
Minor Access Points intersections (any Access Point associated with minor access tracks off the public road network)	-	-	Upgrade as necessary.	Prior to construction of the relevant minor access track off the public road network

Table 6-3: Deleted

Notes:

- To identify the approximate location of the site access points, see the figure in Appendix 7.
- To avoid any doubt, unless otherwise agreed with the relevant roads authority or following dispute resolution, Council's road standards require:
 - where upgrading from an unsealed local road to a sealed road –in accordance with Austroads Standards or Council's requirements;
 - where upgrading an unsealed local road to remain unsealed – in accordance with the Australian Road Research Board Unsealed Roads Best Practice Guides or Councils requirements; and
 - where upgrading a regional road –in accordance with Austroads Standards or Council's requirements.

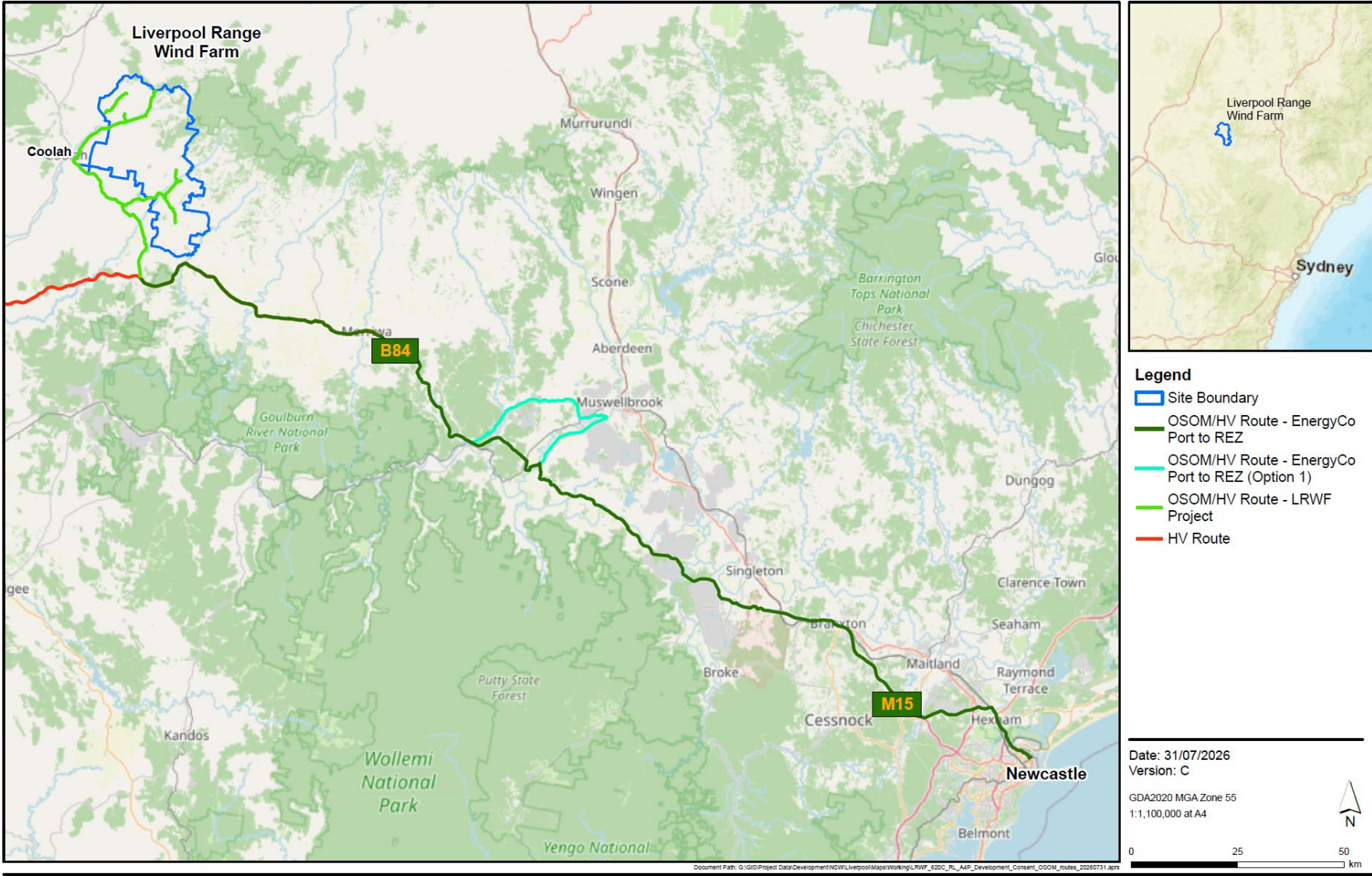
APPENDIX 7 OVER-DIMENSIONAL AND HEAVY VEHICLE ACCESS ROUTE RESTRICTIONS



Liverpool Range Wind Farm

OSOM and Heavy Vehicle Access - Wind Farm





Liverpool Range Wind Farm
Indicative Over-size/over-mass (OSOM) Haulage



APPENDIX 8 BIODIVERSITY

Table 8-1: Clearing limits for native vegetation and associated credit liabilities

Plant Community Type	Condition	BC Act	EPBC Act	Impact Area (ha) – Wind farm & road upgrade corridor	Ecosystem Credit Liability
PCT 84 – River Oak - Rough-barked Apple - red gum - box riparian tall woodland (wetland) of the Brigalow Belt South Bioregion and Nandewar Bioregion	Moderate/Good	-	-	10.8	190
PCT 281 – Rough-Barked Apple - red gum - Yellow Box woodland on alluvial clay to loam soils on valley flats in the northern NSW South Western Slopes Bioregion and Brigalow Belt South Bioregion	Moderate/Good	CEEC	CEEC	0.7	8
PCT 483 – Grey Box x White Box grassy open woodland on basalt hills in the Merriwa region, upper Hunter Valley	Moderate/Good	CEEC	CEEC	11.8*	463
	Low	CEEC	-	221.5	8,783
	Low Condition DNG	-	-	405.9	2,301
	DNG	CEEC	-	125	2,917
PCT 488 – Silvertop Stringybark - Yellow Box +/- Nortons Box grassy woodland on basalt hills mainly on northern aspects of the Liverpool Range, Brigalow Belt South Bioregion	Moderate/Good	CEEC	CEEC	1.8	89
	Moderate/Good	-	-	47.6	1,505
	Moderate/Good – Shrubby	-	-	0.6	11
	Low	CEEC	-	1.4	45
	Low	-	-	167.9	3,277
	Exotic	-	-	296.8	0
PCT 490 – Silvertop Stringybark - Forest Ribbon Gum very tall moist open forest on basalt plateau on the Liverpool Range, Brigalow Belt South Bioregion	Moderate/Good	-	-	11.3	307
PCT 495 – Brittle Gum - Silvertop Stringybark grassy open forest of the Liverpool Range, Brigalow Belt South Bioregion	Moderate/Good	-	-	22.1	376
Total				1,325.2	20,272

Table notes: DNG=Derived Native Grassland; CEEC=Critically Endangered Ecological Community

* Impact area of PCT 483 – Moderate/Good comprises 0.04 ha in the BBS Pilliga IBRA sub-region and 11.8 ha in the BBS Liverpool Range IBRA sub-region.

Table 8-2: Clearing limits for threatened fauna and flora and associated credit liabilities

Common Name (Scientific Name)	BC Act	EPBC Act	Impact (ha)	Species Credit Liability
Large-eared Pied Bat (<i>Chalinolobus dwyeri</i>)	E	E	80.5	3,565
Southern Greater Glider (<i>Petauroides volans</i>)	E	E	15	504
Squirrel Glider (<i>Petaurus norfolcensis</i>)	V	-	53.7	1,965
Eastern Cave Bat (<i>Vespadelus troughtoni</i>)	V	-	82	3,635
Pink-tailed Legless Lizard (<i>Aprasia parapulchella</i>)	V	V	1.8	39
Total				9,708

Table notes: V=Vulnerable; E=Endangered

APPENDIX 9 INCIDENT NOTIFICATION AND REPORTING REQUIREMENTS

INCIDENT NOTIFICATION REQUIREMENTS

1. All incident notifications and reports must be submitted via the NSW planning portal (Major Projects).
2. The Applicant must provide notification as required under these requirements, even if the Applicant fails to give the notification required under condition 4A in Schedule 4 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 4A in Schedule 4), the Applicant is required to submit a subsequent incident report that:
 - (a) identifies how the incident was detected;
 - (b) identifies when the Applicant became aware of the incident;
 - (c) identifies any actual or potential non-compliance with conditions of consent;
 - (d) identifies further action(s) that will be taken in relation to the incident; and
 - (e) a summary of the incident;
 - (f) outcomes of an incident investigation, including identification of the cause of the incident;
 - (g) 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
 - (h) details of any communication with other stakeholders regarding the incident.
4. The Applicant must submit any further reports as directed by the Planning Secretary.