

Construction Independent Environmental Audit

Wellington North Solar Farm - SSD 8895
Lightsource Development Services Australia Pty Ltd

July 2023



Document Control

Key Project Details Client		
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Project	Wellington North Solar Farm	
Construction Contractor	Gransolar Construction Australia Pty Ltd (GRS)	
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 	<p>We acknowledge the traditional owners and custodians of the land on which we work and we pay respect to the Elders, past, present and future.</p>	

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1 Executive Summary

J2M Systems Pty Ltd (J2M) was engaged by Lightsource Development Services Australia Pty Ltd, a wholly owned subsidiary of Lightsource bp Renewable Energy Investments Limited (LSbp), to undertake this construction phase independent environmental audit (Construction IEA) at the Wellington North Solar Farm (referred to as WNSF or the project) in accordance with Schedule 4, Condition 6 of the NSW Department of Planning and Environment (NSW DPE) Development Consent SSD 8895 (Development Consent).

Development Consent was granted on 21 April 2021 and has not been modified to the date of this audit. The Development Consent which is the scope of this audit, includes conditions for construction, operation, upgrading and decommissioning of a 330 megawatt (MW) ac / 415 MW peak solar farm and associated infrastructure. The project is located approximately seven kilometres (km) northeast of Wellington in New South Wales (NSW). It is wholly within the Dubbo Regional Local Government Area.

LSBP engaged Gransolar Construction Australia Pty Ltd (GRS) as the head contractor to deliver the construction scope of works, including the solar farm, substation and associated transmission line. Construction of the WNSF commenced on 20 March 2023 and remains ongoing at the time of this audit.

Schedule 4, Condition 11 of the Development Consent requires LSBP to commission an IEA within three months of the date of commencement of construction, within 3 months of commencement of operations, and as directed by the Secretary. This Construction IEA assesses conditions relating to construction and was initiated within 3 months of construction commencing.

This audit considers all relevant conditions of the development consent (CoC), as well as the mitigation measures (MM) proposed within the environmental impact assessment. This audit is consistent with the Independent Audit Post Approval Requirements (DPE 2020). NSW DPE approved Peter Marshman of J2M Systems as the auditor via correspondence dated 30 March 2023.

The audit methodology included:

- Audit planning and discussions with LSBP representatives with regard to audit timing, provision of documentation, site visits and personnel involvement;
- Review of audit documentation provided by LSBP and GRS;
- Consultation with relevant Government agencies, Registered Aboriginal Parties and key stakeholders via the NSW DPE Major Projects Portal and via email;
- Site inspection undertaken between 09 and 11 May 2023;
- Review of additional audit documentation provided by LSBP and GRS during and after the audit site inspection via online document portal;
- Submission of draft report to LSBP for review of adequacy and as an opportunity for LSBP to confirm findings and/or provide additional information; and
- Finalisation of report.

This Construction IEA of the WNSF determined that the project is generally compliant with their environmental management obligations under the Development Consent SSD 8895 and that the actual impacts of the project appear consistent with those predicted in the Environmental Impact Statement. The construction contractor's implementation of the project environmental management plans appears effective to achieve planned outcomes.

Overall this Construction identified:

- Zero (0) non-compliances against 58 conditions of Development Consent SSD 8895;
- Zero (0) non-compliances against 76 mitigation measures proposed in the EIS.
- Sixteen (16) opportunities for continual improvement.

A detailed audit table is presented in Appendix A identifying audit evidence, findings and recommendations. Section 3 of this report outlines consultation undertaken with key stakeholders in relation to this Construction. Section 4 of this report presents the audit findings, including an assessment of the adequacy of management plans and summary of environmental performance. Section 5 of this report presents the audit findings and recommendations identified against the audit scope.

2 Introduction:

2.1 Project Background

J2M Systems Pty Ltd (J2M) was engaged by Lightsource Development Services Australia Pty Ltd (a wholly owned subsidiary of Lightsource bp Renewable Energy Investments Limited (LSbp) to undertake this construction independent environmental audit (Construction IEA) on the Wellington North Solar Farm (referred to as WNSF or the Project) in accordance with Schedule 4, Condition 11 of the NSW Department of Planning and Environment (NSW DPIE) Development Consent SSD 8895 (Development Consent).

Development consent was granted on 21 April 2021 and has not been modified to date of this audit. The Development Consent which is the scope of this audit, includes conditions for construction, operation, upgrading and decommissioning of a 330 megawatt (MW) ac / 415 MW peak solar farm and associated infrastructure. The project is located approximately seven kilometres (km) northeast of Wellington in New South Wales (NSW). It is wholly within the Dubbo Regional Local Government Area.

LSBP engaged GRS as the head contractor to deliver the construction scope of works, including the solar farm, substation and associated transmission line. Construction activities were staged in two phases, being early works and main works.

Early work construction commenced 09 January 2023. Early works are works required to be completed prior to main works and were limited to:

- road upgrades required under Condition 6 of Schedule 3 of the development consent
- building/road dilapidation surveys
- vegetation buffer planting
- installation of fencing
- artefact survey and/or salvage
- overhead line safety marking
- geotechnical drilling
- surveying.

Main works construction commenced on 20 March 2023, and remains ongoing at the time of this audit. Construction activities include:

- site establishment and enabling works including fencing, ground preparation, construction of the internal access tracks, preliminary civil works and drainage works
- installation of steel post and framing system for the solar panels
- installation of underground cabling and installation of power conversion (inverter) stations and footings
- installation of solar panels
- construction of the operations and maintenance facility
- construction of the on-site substation, transmission line and connection to Transgrid's Wellington substation.

Schedule 4, Condition 11 of the Development Consent requires LSBP to commission an IEA within three months of the date of commencement of construction, within 3 months of commencement of operations, and as directed by the Secretary. This Construction IEA assesses conditions relating to construction and was initiated within 3 months of construction commencing.

This audit considers all relevant conditions of the development consent (CoC), as well as the mitigation measures proposed within the environmental impact assessment. The audit is consistent with the

Independent Audit Post Approval Requirements (NSW DPE 2020). NSW DPE approved Peter Marshman of J2M Systems as the auditor via correspondence dated 30 March 2023 (Refer to Appendix B).

2.2 Scope of Work

In accordance with Schedule 4, Condition 11 of the development consent this audit must be conducted and carried out in accordance with the *Independent Audit Post Approval Requirements* (NSW DPE 2020). The scope of the independent environmental audit is pre-determined by and defined in Section 3.3 of the *Independent Audit Post Approval Requirements* and is reproduced here:

An Independent Audit must include:

- 1) *an assessment of compliance with:*
 - a) *all conditions of consent applicable to the phase of the development that is being audited. Should there be any uncertainty to which conditions are to be audited, the auditor can seek clarification during the consultation as per Section 3.2;*
 - b) *all post approval and compliance documents prepared to satisfy the conditions of consent, including an assessment of the implementation of Environmental Management Plans and Sub-plans; and*
- 2) *a review of the environmental performance of the development, including but not necessarily limited to, an assessment of:*
 - a) *actual impacts compared to predicted impacts documented in the environmental impact assessment;*
 - b) *the physical extent of the development in comparison with the approved boundary;*
 - c) *incidents, non-compliances and complaints that occurred or were made during the audit period;*
 - d) *the performance of the development having regard to agency policy and any particular environmental issues identified through consultation carried out when developing the scope of the audit; and*
 - e) *feedback received from the Department, and other agencies and stakeholders, including the community or Community Consultative Committee, on the environmental performance of the project during the audit period;*
3. *the status of implementation of previous Independent Audit findings, recommendations and actions (if any);*
4. *a high-level assessment of whether Environmental Management Plans and Sub-plans are adequate; and*
5. *any other matters considered relevant by the auditor or the Department, taking into account relevant regulatory requirements and legislation, knowledge of the development's past performance and comparison to industry best practices.*

The criteria of the audit included the requirements of:

- Works and programs relevant to the construction phase of the development.
- Considerations of works since issue of Development Consent in April 2021.
- Development Consent SSD 8895 and EIS Mitigation Measures (Appendix A – Audit Table);
- Implementation of strategies/management Plans/programs required by the Development Consent during the construction phase, including:
 - Environmental Management Strategy
 - Accommodation and Employment Strategy
 - Biodiversity Management Plan
 - Heritage Management Plan
 - Landscaping Plan

- Traffic Management Plan
- Emergency Plan

2.3 Audit Period

The audit period is defined as the period between the issue to the conditions of consent, dated 21 April 2021 to completion of the audit site inspection on 11 March 2023.

2.4 Audit Team

In accordance with Section 3.1 of the NSW DPE Independent Audit Post Approval Requirements (NSW DPE May 2020), this Construction was completed by Peter Marshman of J2M Systems Pty Ltd. NSW DPE approval of the auditor is provided in Appendix B of this report. No technical specialists were nominated or requested for this audit. The Auditor's declaration of independence is provided in Appendix D of this report.

2.5 Methodology

2.5.1 Document review

Preparation for this Construction IEA involved a desktop review of the documentation identified in the scope of this audit (Refer to Section 2.2). Table 3 in Section 4.1 of this report outlines a high-level summary of main approvals and documents considered during this construction IEA. An audit checklist was developed as part of this review (Appendix A – Audit Table). An adequacy assessment of plans and programs required under the consent is provided in Section 4.4 of this report. The Auditor is a general environmental management systems auditor and is not qualified as a technical expert in any of the specialist topics of the management plans that were reviewed.

In accordance with Section 3.7.2 of the Post Approval Audit Requirements (NSW DPE 2020), adequacy of the management plans has been determined by:

- review of the plan(s) against the relevant conditions of consent and if the content is adequate;
- consideration that the plan(s) have been reviewed and approved by relevant agencies; and
- consideration of the environmental performance of the project with regard to the content and implementation of the plan.

A technical review is not included and this is assumed to have been done in the development of the plan, in consultation with relevant Agencies, and through the relevant approval processes.

2.5.2 Opening and Closing Meeting

An opening meeting was held on Tuesday 09 May 2023 to introduce the auditor to the project management team and to outline the audit process and confirm audit arrangements. An interim closing meeting was held on Thursday 11 May 2023 following completion of the site inspection and site-based interviews to provide a summary of audit findings at the time, noting that further review of evidence was required prior to finalising audit findings. The issue of the draft report is considered as the close of the audit and is formal notification of any assessed non-compliance (if any).

Audit attendance at the opening and closing meeting is summarised in Table 1 below.

Table 1: Audit attendance

Name	Company – Role	Opening Meeting	Closing Meeting
Diana Mitchell	LSBP - Head of Planning, Australia and New Zealand.	Yes	Yes
Ellie Andrivon	LSBP - HSE Manager	Yes	Yes
Tim Lambert	LSBP - Construction Manager	Yes	Yes
Donnacha Culloo	LSBP - Project Manager	Yes	Yes
Diego Aguin	GRS - Project Manager	Yes	Yes
Tony O’Keefe	GRS - Project HSE Manager	Yes	Yes
Almero Du Pisane	GRS - Site / Construction Manager	Yes	Yes
Peter Marshman	J2M Systems – Independent Environmental Auditor	Yes	Yes

2.5.3 Site inspection and Interviews

Site inspections were undertaken on the project with the aim of assessing the effectiveness of environmental management measures on site including a check of all active work areas at the time of the audit, remediation areas, aboriginal heritage sites and environmental protection zones. Outcomes of the site inspections are provided in Section 4.3.1.

2.5.4 Reporting

The audit report was developed between 12 May 2023 and 30 June 2023. A draft report was provided to LSBP via email dated 30 June 2023. The audit report was finalised on 31 July 2023. Evidence provided subsequent to the draft report being issued had been previously requested and the findings relating to this requirement had not been determined. The auditor was not provided with any new evidence that changed findings that had otherwise been determined.

2.5.5 Compliance Status Descriptors

The compliance status of each compliance requirement in the Audit Table (Appendix A) has been determined using the relevant descriptors in Table 2 below as required by the NSW DPE Independent Audit Post Approval Requirements, May 2020.

Table 2: Compliance Status Descriptors

Status	Description
Compliant	The auditor has collected sufficient verifiable evidence to demonstrate that all elements of the requirement have been complied with within the scope of the audit.
Non-compliant	The auditor has determined that one or more specific elements of the conditions or requirements have not been complied with within the scope of the audit.
Not triggered	A requirement has an activation or timing trigger that has not been met at the time when the audit is undertaken, therefore an assessment of compliance is not relevant.

2.6 Site Description and Operation

2.6.1 Site Location

The project is located along Goolma Road, Wuuluman NSW approximately 8.6 km northeast of the township of Wellington NSW (Refer to Figure 1). The nearest regional centre, Dubbo, is approximately 40 km northwest of the development area.

The dominant land use on the project site and in the local area is agriculture, through some native vegetation remnants are present across some areas of the site, including some endangered ecological communities. Full details of the site, including proposal layout, key environmental issues and site constraints are detailed within the Wellington North Solar Farm Environmental Impact Statement, prepared by NGH Environmental, August 2018 and the Wellington North Solar Farm Environmental Management Strategy, prepared by Umwelt (Australia) Pty Limited, June 2022.

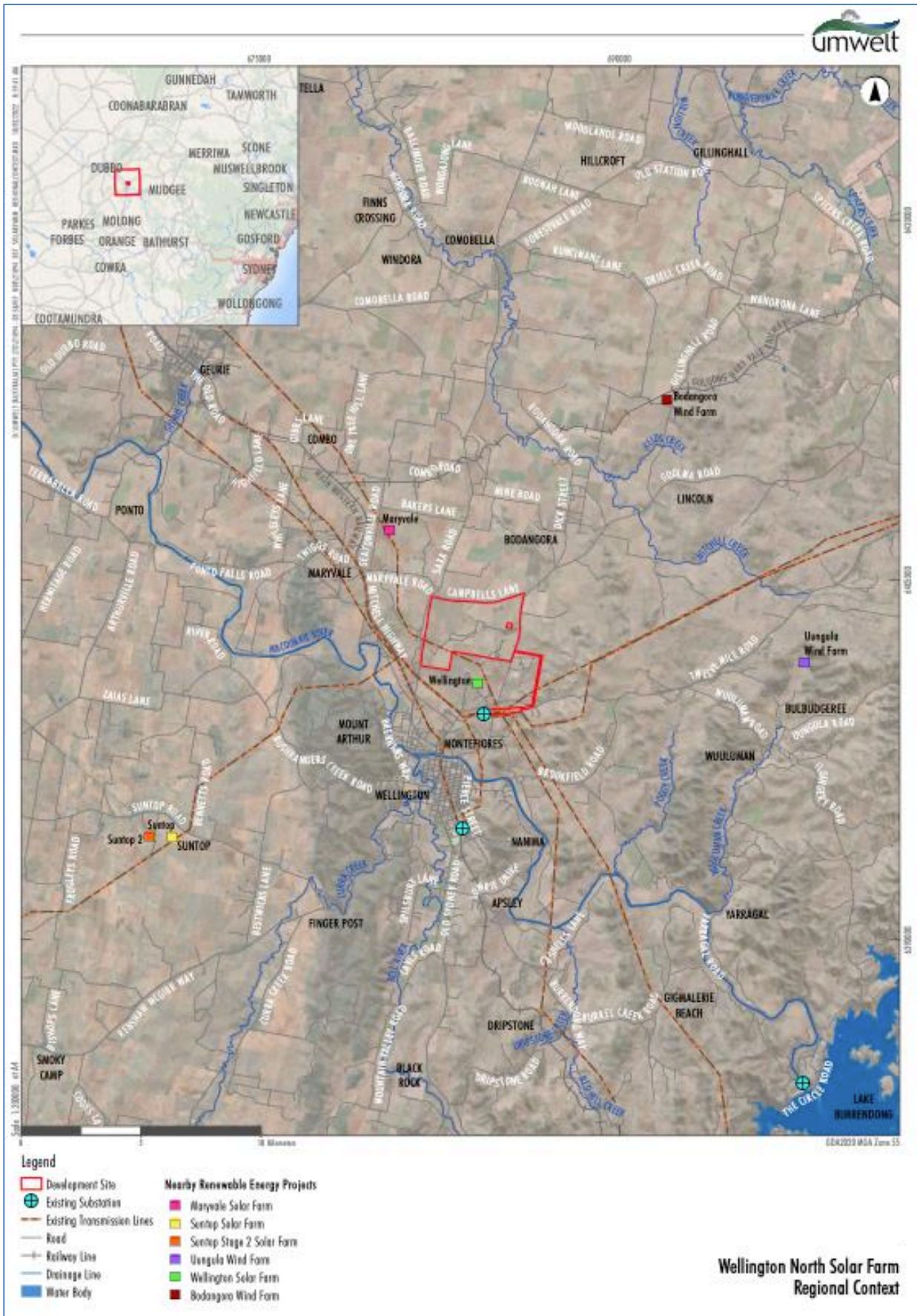


Figure 1: Project location. Sourced from Wellington Solar Farm, Environmental Management Strategy, Umwelt (Australia) Pty Limited.

3 Consultation with relevant agencies

As part of the audit process, J2M undertook consultation with the following stakeholders to obtain feedback on the scope of the audit and gain an understanding of their interests in the Project and its environmental performance. Notification of a request for consultation was issued via the official agency portal as directed by NSW DPE to the following agencies:

- NSW Department of Planning and Environment (NSW DPE)
- NSW Environmental Protection Agency (NSW EPA)
- Transport for New South Wales (TfNSW)
- Biodiversity and Conservation Division (BCD)
- Heritage NSW - Aboriginal cultural heritage (ACH)
- Heritage NSW – Heritage Council of NSW

The following stakeholders were notified of a request for consultation independently via email on 30 May 2023 as they were not available for selection on the Major Projects Portal:

- Bland Shire Council
- Wyalong Local Aboriginal Land Council (Wyalong LALC)
- Young Local Aboriginal Land Council (Young LALC).

This section provides a summary of feedback and scope requests received. Record of the correspondence received via email is provided in Appendix C.

3.1 NSW Department of Planning and Environment (NSW DPE)

Jennifer Rowe, Senior Compliance Officer for NSW DPE provided an email response received 04 May 2023 requesting the following:

- 1) Ensure the audit is carried out in accordance with the Independent Audit Post Approval Requirements (2020) and audits all conditions of consent.

Auditor response: *The requirements of the Independent Audit Post Approval Requirements (2020) have been considered and addressed by this audit. Appendix A addresses all conditions of consent.*

- 2) Focus on the following:

- Biodiversity impact on site, particularly vegetation clearing undertaken to date and whether it has been carried out as per the approved management plans.

Auditor response: *Refer to Appendix A – CoC 3.15*

- Details of the works that have been undertaken so far on site and confirm they are within the project boundary.

Auditor response: *Refer to Appendix A – CoC 3.13*

- Sediment and erosion controls are installed and in accordance with the requirements of Managing Urban Stormwater: Soils and Construction (Landcom, 2004) and the relevant management plans.

Auditor response: *Refer to Appendix A – CoC 3.26*

- The required development exclusion zones have been installed specifically in areas of riparian zones, Aboriginal and cultural heritage and biodiversity sites.

Auditor response: *Refer to Appendix A – CoC 3.15*

- Accurate records are being kept for heavy vehicles entering and leaving site and movements are within the specified transport limits of the consent.

Auditor response: *Refer to Appendix A – CoC 3.3.*

- Details of the establishment and maintenance of vegetation buffer zones and vegetation areas.

Auditor response: Refer to Appendix A – CoC 3.10.

3) Please ensure consultation with the following agencies:

- Council
- Aboriginal stakeholders
- Biodiversity, Conservation and Science Directorate within the Department
- EPA
- Fire and Rescue NSW/ The New South Wales Rural Fire Service.

Auditor response: All of the above agencies were given the opportunity for consultation via the Major Project Portal or via email. This section provides a summary of this consultation. Record of the correspondence received is provided in Appendix C.

3.2 NSW Environment Protection Authority (NSW EPA)

Simon Taylor, A/g Regional Manager – Regulatory Operations for NSW EPA provided the following response via email 01 May 2023 noting the audit scope and stating that the EPA will not provide any feedback or comment.

3.3 Transport for NSW (TfNSW)

Alexandra Power, Team Leader Development Services (Renewable Resources) West Region for TfNSW provided a response on 01 May 2023 identifying the following matters required to be included within the scope for the IEA

- Addresses compliance with the Development Consent (SSD 8573) in relation to TfNSW matters and approved Wellington North Solar Farm Traffic Management Plan (prepared by Lightsource dated October 2022).

Auditor response: It is noted that the Wellington North Solar Farm is being developed under Development Consent SSD 8895 not SSD 8573. SSD 8573 relates to the adjacent Wellington Solar Farm which is not the scope of this IEA. Regardless, the relevant conditions of consent are addressed as part of Appendix A – Audit Table.

- Regarding the approved TMP (prepared by LSbp dated October 2022) how the traffic mitigation measures identified within the approved TMP were implemented, enforced, monitored how the measures have been implemented and evidence for ensuring compliance with the traffic mitigation measures.

Auditor response: Addressed as part of Appendix A – Audit Table, including site inspection observations and review of records associated with the development. No issues were identified in relation to traffic management. No complaints or incidents relating to traffic management.

- To ensure Schedule 3, Conditions 1 & 2 of the Development Consent are complied with, vehicle movement reports are required describing:
 - The total number of vehicle movements that occurred during construction, daily number of vehicle movements, size of the loads delivered, and vehicle types;
 - The total number of vehicle movements that have occurred during operation to date, daily number of vehicle movements, and vehicle types.
 - Routes for light, heavy and OSOM movements and direction of travel and the consistency with the development consent and traffic management plan.

Auditor response: The condition of consent (Schedule 3 Condition 2 & 3) relating to vehicle movements require the applicant to keep accurate records of the number of over-dimensional and heavy vehicles entering or leaving the site each day for the duration of the project. To this extent the applicant is maintaining a register of vehicle movements. The additional details that you nominated

in your consultation are not specified in the conditions of consent but have been added as an auditor recommendation. Access routes are nominated in the Traffic Management Plan.

- Details confirming that processes are in place to ensure the Operating Conditions shown in Schedule 3, Condition 5 (a-e) of the Development Consent are being complied with.

Auditor response: *Refer to Appendix A - Condition of consent (Schedule 3 Condition 8).*

- Confirmation that the actions and monitoring and inspection processes detailed within the Traffic Management Plan are being implemented and the process for implementation.

Auditor response: *Refer to Appendix A - Condition of consent (Schedule 3 Condition 9).*

- Details of any complaints and enquiries as a result of the construction and operation of the project.

Auditor response: *Refer to Section 4.3.4 of this report.*

3.4 Biodiversity and Conservation Division (BCD)

No response received.

3.5 Heritage NSW - Aboriginal cultural heritage (ACH)

No response received.

3.6 Heritage NSW - Heritage Council of NSW

No response received.

3.7 Bland Shire Council

No response received.

3.8 Wyalong Local Aboriginal Land Council

No response received.

3.9 Young Local Aboriginal Land Council

No response received.

4 Audit Findings

In accordance with Section 3.3 of the *Independent Audit Post Approval Requirements* (NSW DPE 2020) this section provides an assessment of the project's compliance with relevant requirements in the Development Consent, and any strategy, plans or programs required under the Development Consent.

4.1 List of approvals and documents audited

Table 3 below provides a high-level summary of main approvals and documents considered during this construction IEA. Further documents included in this audit are recorded in Appendix A – Audit Table.

Table 3: Approvals and documents audited

Title	Prepared by	Revision	Date
Development Consent	NSW DPE	0	21 April 2021
Environmental Impact Statement - Wellington North Solar Plant	NGH Environmental	Final V2.2	10 August 2018
Submission Report - Wellington North Solar Plant	NGH Environmental	Final V1	19 March 2019
Development Amendment Report - Wellington North Solar Farm	NGH Environmental	Final V3	19 August 2019
Development Amendment Report - Wellington North Solar Farm	NGH Environmental	Final V1.1	01 February 2021
Development Amendment Report - Wellington North Solar Farm	NGH Environmental	Final V1.3	11 March 2021
Environmental Management Strategy - Wellington North Solar Farm	Umwelt (Australia) Pty Limited	04	23 June 2023
Accommodation and Employment Strategy - Wellington North Solar Farm	Umwelt (Australia) Pty Limited	Rev 03	03 May 2022
Traffic Management Plan - Wellington North Solar Farm	The Transport Planning Partnership, for Umwelt (Australia) Pty Limited	Rev 7	02 December 2022
Landscape Plan – Wellington North Solar Farm.	Terras Landscape Architects.	Revision J	13 September 2022
Biodiversity Management Plan - Wellington North Solar Farm	Umwelt (Australia) Pty Limited	Revision 5 (Final)	03 June 2022
Heritage Management Plan - Wellington North Solar Farm	Umwelt (Australia) Pty Limited	Revision 4	30 June 2022
Emergency Plan - Wellington North Solar Farm	Umwelt (Australia) Pty Limited	Rev 5	27 June 2022
Construction Environmental Management Plan,	GRS	Rev A2	16 December 2022
GRS Waste and Energy Management Plan	GRS	A0	16 December 2022.
Wellington North Solar Farm, Aboriginal Site Collection Report	Umwelt (Australia) Pty Ltd.	Final	February 2023.

4.2 Compliance with Conditions of Development Consent

This Construction IEA is considered to address the requirement of the scope of works to 'assess the environmental performance of the project'. Section 5 of this report lists the conditions considered to be non-compliant, whilst the Audit Table (Appendix A) provides an assessment of the project's compliance with relevant requirements in the approval, and associated strategies, plans and programs required under the Development Consent.

Other than where noted in this audit, site environmental controls were observed as being implemented on site generally in accordance with the measures stipulated in the approved management plans and Development Consent. Refer to Section 5.1 of this audit report for non-conformances identified against environmental performance on this project.

Figure 2 below identifies the level of compliance as assessed against SSD 8895 Conditions of Consent and against the nominated mitigation measures. A summary of audit findings is presented in Section 5 of this report.

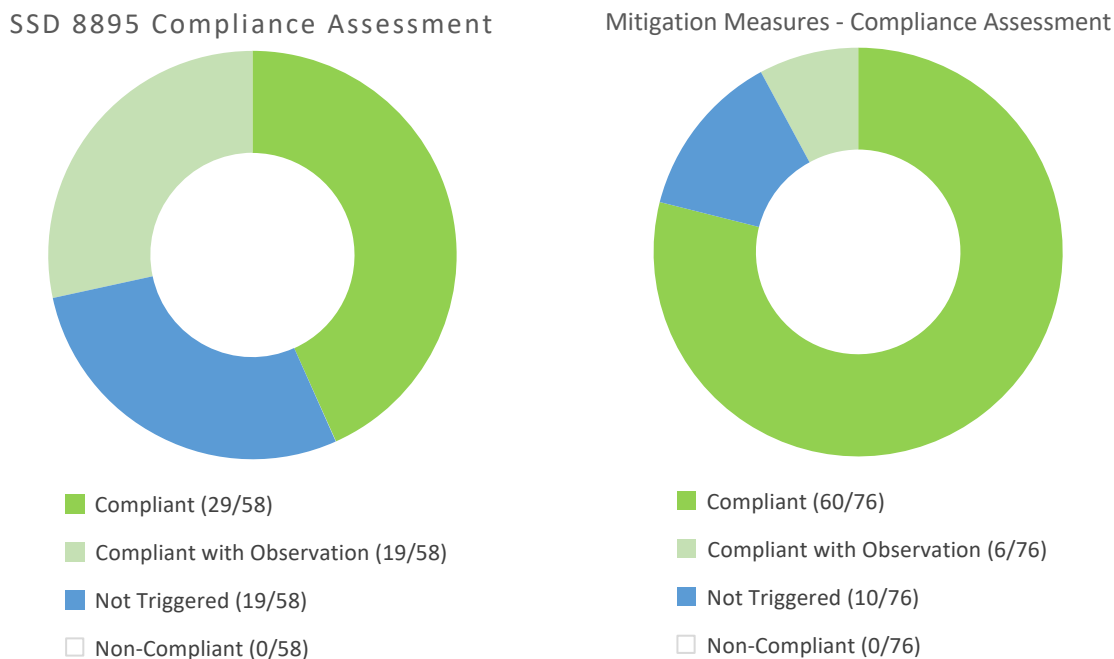


Figure 2: SSD 8895 and EIS mitigation Measures Compliance chart

4.3 Review of Environmental Performance

4.3.1 Site Inspection Observations

Site inspections were undertaken on the project with the aim of assessing the effectiveness of environmental management measures on site. These inspections focused on a general inspection of the solar farm, including full perimeter road, key environmental and heritage exclusion zones, the adjacent transmission line easement and the Noonee Nyrang Homestead.

The site inspections consisted of a drive across the site using a light vehicle and also included walking to some specific locations. The auditor was escorted by representatives of LSBP and GRS during the site inspections, however was able to direct where the inspection went, including stopping at locations of interest. The weather was dry and approximately 21°C, with light winds. Photos from the site inspection are included in Appendix E of this report.

The following provides a summary of observations made during the audit site inspection:

- Erosion and sediment controls were installed and maintained in an effective manner in key risk areas.
- Water carts were also observed on site assisting in the reduction of dust generated from use of internal access roads and on the substation pad.
- A good level of groundcover was observed across the site, including both native and non-native species.
- Ecologist was present for the purposes of inspection and supervision of vegetation clearing and habitat tree felling works.

- Vegetation screen planting has occurred in majority of locations, with good level of growth.
- Aboriginal heritage areas and environmental exclusion zones are communicated during induction, clearly delineated on site with flagging and signage, and do not appear to have been disturbed.
- Stockpiles observed on site were restricted in size.
- Daily plant pre-start log-books were completed for a sample of plant observed.
- Compound parking area being established.
- Loading and unloading areas established within site compound and on site.
- Internal access roads have not been upgraded to all weather access tracks, with the exception of the access road between the main site access point and the substation pad.

4.3.2 Extent of Development

The solar farm is under construction and work activities on site at the time of this inspection included the following core activities:

- Construction of all-weather access road from main access to substation.
- Bulk earthworks for construction of substation pad.
- Ecological inspection and supervision of vegetation clearing and habitat tree felling.
- Vegetation clearing within the approved project boundary, including transmission line easement.
- Boundary fence erection works;
- Piling for solar array infrastructure.

All works observed during the audit site inspection appeared within the approved project boundary.

4.3.3 Summary of notices, orders, penalty notices or prosecutions

LSBP and GRS representatives interviewed as part of this audit reported that no agency notices, orders, penalty notices or prosecutions had been issued against the project at the time of this audit.

4.3.4 Summary of incidents, non-compliances and complaints

Incidents

LSBP and GRS representatives interviewed as part of this audit reported that no notifiable environmental incidents had occurred on the project. Some minor spills of hydraulic fluid were recorded on the incident register. These minor spills were reportedly of low volume (i.e. less than 20L) and were contained on site, did not cause or threaten material harm to the environment and were immediately cleaned on site.

Non-compliances

LSBP and GRS representatives interviewed as part of this audit reported as part of this audit reported that no non-conformances against the requirements of the Development Consent have been identified within the audit period.

Complaints

LSBP is maintaining a feedback register and this was provided for review during the audit. No complaints had been received or recorded within the audit period.

It is noted that one resident contacted LSbp via telephone and email on 20/04/2023 to pass on details of a delivery vehicle reversing up a street that is outside the Traffic Management Plan requirements. The LSbp HSE Manager reported that LSbp investigated this report and found the individual driver had understood their responsibilities under the Traffic Management Plan and site induction, however had made a mistake of directions. The contractor is reportedly no longer involved with the project. No further issues have been identified or reported.

4.4 High-Level Assessment of Project Management Plans

The Development Consent requires the preparation, Secretary approval, and implementation of a series of project management plans. Table 4 below sets out the project management plans required to be developed and approved for the Project were assessed for adequacy during this construction IEA:

Table 4: Project Environmental Management Plans

Title	Prepared by	Revision	Date
Environmental Management Strategy - Wellington North Solar Farm	Umwelt (Australia) Pty Limited	04	23 June 2023
Accommodation and Employment Strategy - Wellington North Solar Farm	Umwelt (Australia) Pty Limited	Rev 03	03 May 2022
Traffic Management Plan - Wellington North Solar Farm	The Transport Planning Partnership, for Umwelt (Australia) Pty Limited	Rev 7	02 December 2022
Landscape Plan – Wellington North Solar Farm.	Terras Landscape Architects.	Revision J	13 September 2022
Biodiversity Management Plan - Wellington North Solar Farm	Umwelt (Australia) Pty Limited	Revision 5 (Final)	03 June 2022
Heritage Management Plan - Wellington North Solar Farm	Umwelt (Australia) Pty Limited	Revision 4	30 June 2022
Emergency Plan - Wellington North Solar Farm	Umwelt (Australia) Pty Limited	Rev 5	27 June 2022

In accordance with Section 3.7.2 of the Post Approval Audit Requirements (NSW DPE 2020) and as set out in Section 2.5.1, adequacy of the management plans has been determined by:

- review of the plan(s) against the relevant conditions of consent and if the content is adequate;
- consideration that the plan(s) have been reviewed and approved by relevant agencies; and
- consideration of the environmental performance of the project with regard to the content and implementation of the plan.

A technical review was not undertaken as this is assumed to have been done in the development of the plan, in consultation with relevant Agencies, and through the relevant approval process. A summary of the adequacy assessment of each strategy, plan or program is provided below.

4.4.1 Environmental Management Strategy

Umwelt (Australia) Pty Limited has prepared an Environmental Management Strategy (EMS) for the construction, operational and decommissioning phases of the Project. The current EMS, Revision 04, dated 23 June 2022 was submitted to and approved by the Secretary on 11 August 2022. The EMS was established and approved prior to commencement of construction.

The EMS been prepared to comply with the relevant requirements of the development consent, and other applicable statutory requirements and obligations throughout the construction, operation and decommissioning phases of the development. Appendix 2 of the EMS provides outline of how the EMS relates to the relevant conditions of consent.

The EMS sets out the strategic framework for environmental management on the project and includes details on applicable legal and other requirements, roles and responsibilities for key environmental management personnel, environmental objectives and targets, methods of communication, environmental incident reporting procedures, and processes for environmental monitoring and complaint management.

The EMS is considered a concise and interpretable document that addresses the relevant requirements of the Development Consent. The EMS includes reference to the associated subplans and includes an

overarching environmental monitoring and reporting program. Given the recent development and approval of the EMS, it is considered adequate, up to date and relevant to the project.

4.4.2 Construction Environmental Management Plan

GRS has prepared a Construction Environmental Management Plan (CEMP) for the construction phase of the project. The current CEMP, Revision A2 dated 16 December 2022, was available on site at the time of the audit and being implemented by the project team. The CEMP is not required to be submitted to and/or approved by the Secretary. The CEMP was established prior to commencement of construction and sets out the environmental management procedures for the project.

Section 4 of the CEMP outlines the environmental obligations for the project, the environmental policy, and the project's environmental objectives and targets. Section 6.2 of the CEMP outlines the responsibilities for key project personnel including: Project Manager, Construction Manager, Project HSE Manager, HSE Advisor, Superintendents, Supervisors and Contractors/Subcontractors. Section 7 of the CEMP outlines competency, training and awareness requirements, whilst Section 8 links to the EMS regarding environmental inspections and monitoring. Overall the CEMP is generally considered adequate, up to date and relevant to the project. GRS's implementation of the CEMP and LSBP EMS appeared systematic and sufficient to date.

The following recommendations were identified as opportunities for improvement:

- **Opportunity for Improvement (OFI #16):** The CEMP does not adequately outline / describe the processes GRS is implementing on site to manage key project issues, including for example the various programs such as Hammertech for the onboarding of plant and equipment, undertaking site inspections and/or recording vehicle movements to site.
Recommendation: It is recommended that GRS review and revise the CEMP to ensure it specifically describes the processes to be implemented in a clear and concise manner that is beneficial to the project team to ensure compliance with project requirements.

4.4.3 Accommodation and Employment Strategy

Umwelt (Australia) Pty Limited has prepared an Accommodation and Employment Strategy (AES) for the Project. The current AES, Revision 03 dated 03 May 2022, has been submitted to, reviewed and approved by NSW DPE prior to commencement of construction. The AES was prepared in consultation with Dubbo Council, as required by the relevant conditions of consent.

Section 3. of the AES provides details on the accommodation strategy for the project. Section 5. of the AES outlines the potential cumulative impacts of other projects in the region, whilst section 6 addressed the employment strategy, including for local employment and intended social outcomes.

Evidence of implementation was provided by GRS, including monthly reporting on the number of on-site workers employed from the Central West and Orana Region, by contract type and role, as well as the percentage of procurement value awarded to local businesses and sub- contractors, by service type.

Given the recent development and approval of the AES and the evidence of implementation provided, it is considered adequate and relevant to the project.

4.4.4 Biodiversity Management Plan

Umwelt (Australia) Pty Limited has prepared a Biodiversity Management Plan for the construction, operation and decommissioning phases of the project. The current BMP, Revision 5 (Final) dated 03 June 2022 has been submitted to, reviewed and approved by the Secretary prior to commencement of construction in accordance with the conditions of consent.

The BMP includes the following relevant procedures that were observed being implemented on site:

- s.6.2.4 Pre-Clearance Survey Procedure.
- s.6.7.2 Re-Use of Soil Resources.
- s.6.6.3 Management of Retained Vegetation.

- s.6.7.5 Re-Use of Coarse Woody Debris procedure.
- s.6.7.6 Re-Use of Rocks.

Additionally the approved BMP includes procedures for:

- Exclusion fencing and no-go zones
- Vegetation disturbance permit
- Tree felling and fauna habitat feature removal.

Pre-clearing surveys have been progressively undertaken on site. Clearing limits were clearly delineated with flagging and habitat trees within approved clearing areas are marked with hazard tape.

Evidence of compliance monitoring processes, including pre-clearing surveys, weekly and monthly environmental inspections was available to demonstrate implementation of the plan to the date of this audit. A 'rapid' weed survey was undertaken by OzArk Environment and Heritage (OzArk) to inform the ongoing weed management strategy for the project.

Overall, given the recent development and approval of the BMP and the evidence of implementation provided, it is considered adequate and relevant to the project, with the following auditor recommendation for continual improvement:

- **Opportunity for Improvement (OFI #11):** Whilst pre-clearance surveys were completed and ecologists were on site to supervise habitat tree removal, there is no evidence to support the implementation of the vegetation disturbance permit outlined by the vegetation disturbance permit procedure (s.6.2.3 of the BMP). The BMP does not provide details on the actual permit (i.e. is there a formal record of the permit or is it informal based on the receipt of a pre-clearance survey), nor does it describe who is required to obtain the permit or who has the competency to issue the permit.

Recommendation: As the majority of clearing has now occurred, this is recorded for the purpose of continual improvement and to ensure consideration is given to critically reviewing the project plans to ensure controls are relevant and achievable.

4.4.5 Heritage Management Plan

Umwelt (Australia) Pty Limited has prepared a Heritage Management Plan (HMP) for the project. The current plan, Revision 4 dated 30 June 2022, was prepared by suitably qualified and experienced experts, as approved by the Secretary. The plan was prepared in consultation with Heritage NSW, Aboriginal Stakeholders and Council, and was submitted to and approved by the NSW DPE prior to the commencement of construction in accordance with the conditions of consent. Appendix 1 of the HMP provides correspondence from NSW DPE (then NSW DPIE) dated 20 January 2022 endorsing the suitably qualified and experienced consulting to develop the plan, being Nicola Roche, Ildike Piercy, Andrew Crisp and Tim Adams of Umwelt.

Implementation of the management plan is evident on site, including establishment of no-go exclusion zones and collection of aboriginal artefacts. An Aboriginal Site Collection Report has been prepared to summarise the salvage and relocation of aboriginal artefacts in consultation with Aboriginal Stakeholders.

The Noonee Nyrang Homestead, which has local heritage value under the Wellington Local Environmental Plan, has been fully fenced off to protect from direct or indirect impacts.

Overall, given the recent development and approval of the HMP and the evidence of implementation provided, it is considered adequate and relevant to the project.

4.4.6 Landscaping Plan

Terras Landscape Architects Pty Ltd has prepared a Landscape Plan for the project. The current plan, Revision J dated 13 September 2022, was submitted to and approved by the Secretary prior to commencement of construction. The plan includes a maintenance specification and maintenance program to ensure the vegetated buffer achieves the objectives of the relevant conditions of consent.

The landscaping plan also includes a task allocation schedule covering key roles, responsibilities and timings for implementation of the plan.

With regard to implementation of the plan, no-go zones and clearing limits were established with signage and flagging on site. No clearing was identified outside of the approved disturbance areas. Vegetation clearing works were ongoing at the time of the audit site inspection and had not been completed.

Vegetation buffer plants were planted in accordance with the approved Landscape Plan prior to commencement of construction, and in accordance with the Landscape plan. GRS are currently maintaining the vegetation buffer. EcoScape Solutions Pty Ltd are engaged to provide monthly maintenance reports on plant condition and any weeding/maintenance activities undertaken.

Whilst not specially referenced, the landscape plan appears consistent with the RFS's Planning for Bushfire Protection 2019 publication, with planting consistent with an 'outer protection area'. The approved LP includes a nominated and thus agreed species list.

The following opportunity for improvement was identified in relation to the implementation of the Landscape Plan:

- **Opportunity for Improvement (OFI #5):** Whilst construction has not yet commenced in this area, vegetation buffer planting has not yet commenced within the planned transmission line north of Twelve Mile Road adjacent to Sensitive Receivers R21 and R22 as per landscape plan LP104.
Recommendation: Commence vegetation buffer planting along the transmission line as soon as conditions are favourable.

4.4.7 Traffic Management Plan

Umwelt (Australia) Pty Limited has prepared a Traffic Management Plan (TMP) for the project. The current plan, Rev 7 dated 02 December 2022, was prepared in consultation with TfNSw and Dubbo Regional Council. The TMP was also submitted to and approved by NSW DPE prior to the commencement of construction in accordance with the conditions of consent.

Table 1.1. of the TMP presents a summary of the relevant conditions of consent and how they are addressed by the TMP. Project traffic control plans are included in Appendix A, whilst a Driver Code of Conduct is included as Appendix B of the TMP. Rytenskiel Traffic Engineering (RTE) were engaged by GRS to carry out a dilapidation survey to address the requirements of this condition of consent. The dilapidation inspection was completed on 22 September 2022 and outcomes are provided in Appendix D of the TMP.

Traffic control signage was displayed relevant to the works at the time of the audit. Evidence of traffic control plans and traffic controller licences were available.

Road upgrades were complete to construct the new site access point of Goolma Road. TfNSW inspected the works on Goolma Rd and were satisfied that Practical Completion has been achieved. The original access road was observed to be closed and in the process of being rehabilitated to match the surrounding landform

Site access points are defined within the TMP and communicated at induction. No non-compliance identified or reported. All access to site appears to be via the approved site access point, which is controlled by site security. Access to the transmission line during the audit site inspection was via the access points on Goolma Road and Twelve Mile Road.

GRS were collating information regarding container deliveries, received materials and waste movement. This data was being retrospectively collected based on contractor supplied information such as daily job sheets, delivery driver logs and invoices.

A heavy vehicle tracking register was established and implemented on the second day of the audit site inspection. This register is being collected daily by the security guards stationed at the main gate. A

trigger of 45 heavy vehicle movements per day is included on the register, whereby the GRS site team (GRS Site Manager and HSE Manager) will be notified.

The following opportunities for improvement were identified in relation to the TMP and its implementation:

- **Opportunity for Improvement (OFI #4):** Whilst practical completion of the road upgrade (Goolma Rd) was achieved, there was insufficient evidence to support the close out of the final requirements as nominated in the TfNSW correspondence dated 28 March 2023.
Recommendation: Action and close out the requirements request by TfNSW, correspondence from TfNSW dated 28 March 2023.
- **Opportunity for Improvement (OFI #2):** Whilst records will reportedly be available (based on invoicing) to back fill the data, up until 10 May 2023, GRS did not have an effective method for monitoring and confirming that the development does not generate more than 60 heavy vehicle movements a day during construction.
Recommendation: GRS to obtain relevant evidence and back fill the Heavy Vehicle Tracking registers since commencement of construction to 10 May 2023 to confirm compliance with the requirements of this condition. Where details are available and for all future records, the register shall include the total number of vehicle movements that occurred during construction, daily number of vehicle movements, size of the loads delivered, and vehicle types.

4.4.8 Emergency Plan

Umwelt (Australia) Pty Limited has prepared an Emergency Plan for the project. The current plan, Rev 5 dated 27 June 2022, was prepared in consultation with the Local Emergency Management Committee (LEMC), FRNSW and the RFS. NSW DPE endorsed the Emergency Plan prior to the commencement of construction noting a requirement for further consultation with RFS. This is still in progress and an auditor recommendation is recorded in relation to this.

The site is managing the fire risks of the development through provision of a fire response trailer, water cart and fire extinguishers. The final layout plan appears to accommodate a 10m defendable space around the site. 2 x 10,000L temporary potable water tanks are available on site and a 65mm storz fitting is attached as a temporary measure until the permanent 20,000L capacity tank(s) are installed and operational. The site was observed to be tidy, with fuel loads managed through recent slashing of paddocks.

The following auditor recommendations were recorded in relation to the Emergency Plan:

- **Opportunity for Improvement (OFI #10):** LSbp / GRS are still in the process of consultation with NSW RFS in regard to the Emergency Plan.
Recommendation: Finalise consultation with NSW RFS in relation to the contents of the Emergency Plan.

4.5 Actual versus Predicted Environmental Impacts

The following section provides a summary of actual vs. predicted impacts for the key environmental aspects identified in the Environmental Impact Statement (EIS) prepared by NGH Environmental, August 2018. This is a high-level summary of the predicated impacts outlined within the EIS as read and interpreted by the auditor at the time of this audit, as well as a general assessment of actual impacts in the opinion of the Auditor based on evidence of management plan implementation obtained during the Construction IEA.

The EIS outlined the following key environmental aspects:

- Biodiversity;
- Aboriginal heritage;
- Noise;
- Visual amenity and landscape character;

- Agriculture and land use;
- Historic heritage; and
- Cumulative impacts.

Whilst other lower risk issues were also investigated by the EIS, these impacts were assessed as acceptable and highly manageable.

The predicted impacts outlined in the following sections are extracts from the following documents:

- **Predicted impact main solar farm:** Executive Summary of the Environmental Impact Statement – Wellington North Solar Farm, prepared by NGH Environmental, August 2018
- **Predicted impact proposed transmission line:** Amendment Report – Wellington North Solar Farm, prepared by NGH Environmental, March 2021.

4.5.1 Biodiversity

Predicted Impact – Main Solar Farm

Biodiversity (flora and fauna) investigations included searches of relevant data bases and a site assessment in line with the NSW Office of Environment and Heritage (OEH) Biodiversity Assessment Methodology (BAM) (OEH, 2014). Two Plant Community Types (PCTs) were identified in the development site, White Box grassy woodland in the upper slopes sub-region of the NSW South Western Slopes (PCT 266) and Yellow Box grassy woodland on lower hillslopes and valley flats in the southern NSW Brigalow Belt South Bioregion (PCT 437). Both these PCTs are listed as Endangered Ecological Communities.

*Three threatened species were identified within the Proposal site, including the Grey-headed Flying Fox (*Pteropus Poliocephalus*), Southern Myotis (*Myotis Macropus*) and Eastern Bent-wing Bat (*Miniopterus schreibersii oceanis*). It was found that the proposed development footprint would only impact on the potential habitat of the Southern Myotis (0.2ha).*

Impacts from the removal of the identified PCTs and threatened species habitat would require offsetting in accordance with the NSW Biodiversity Offsets Policy for Major Proposals.

Predicted Impact – Proposed Transmission Line:

Approximately 10.06ha of native vegetation would be cleared along the new eastern transmission line easement. The safeguards and mitigation measures to manage the new eastern transmission line biodiversity impacts would be consistent with the EIS. Although the 'biodiversity and species' credit requirement would change, no additional safeguards would be required to manage biodiversity impacts.

Actual Impact:

As required by Schedule 3, Condition 14 of the Development Consent, LSbp retired the relevant biodiversity credits prior to main construction works commencing in accordance with the requirements of this condition.

Clearing limits were clearly delineated with flagging and habitat trees within approved clearing areas where marked with hazard tape. Evidence of compliance monitoring processes, including pre-clearing surveys, weekly and monthly environmental inspections demonstrated implementation of the plan to the date of this audit. An Ecologist, from OzArk Environmental, has been engaged to oversee habitat tree removal operations and to undertake preclearing assessments. No clearing was identified outside of the approved disturbance areas. Overall, the project is considered to be consistent with the predicted biodiversity impacts.

4.5.2 Aboriginal heritage

Predicted Impact – Main Solar Farm

The Aboriginal heritage investigations included consultation, background research, a field survey and significance assessment. The consultation with Aboriginal stakeholders was undertaken in accordance with clause 80C of the National Parks and Wildlife Amendment (Aboriginal Objects and Aboriginal Places) Regulation 2010 (NSW). The assessment was guided by the Guide to Investigating, Assessing and Reporting on Aboriginal Cultural Heritage in NSW (OEH, 2011) and the Code of Practice for the Archaeological Investigation of Aboriginal Objects in New South Wales (OEH, 2010a). The survey recorded 37 site occurrences. These archaeological features have been recorded as nine artefact scatters and 28 isolated finds. Two possible scarred trees and a European survey marker tree were also recorded.

Based on the land use history, an appraisal of the landscape, soil, level of disturbance and the results from the field survey, it was concluded that there was negligible potential for the presence of intact subsurface deposits with high densities of objects or cultural material within the Proposal site.

Of the 37 sites recorded three isolated find sites (Wellington Nth IF113, Wellington Nth IF13 and Wellington Nth IF17) and a portion of Wellington Nth AFT9 would be not impacted by the proposed development footprint. The two possible scarred tree sites would not be impacted by the Proposal. The other sites would be salvaged prior to development.

Predicted Impact – Proposed Transmission Line

No additional valid Aboriginal heritage sites beyond those previously assessed as part of the ACHA and the Addendum ACHA would be impacted by the proposed changes. The proposed changes to the proposal would not have an impact on the heritage values previously assessed for the Project as part of the ACHA and the Addendum ACHA (NGH, 2018 and NGH, 2019a).

Actual Impact

Salvage and relocation of Aboriginal artefacts is recorded in the Wellington North Solar Farm, Aboriginal Site Collection Report (Final), including consultation with Aboriginal stakeholders. Implementation of Heritage Management Plan is evident on-site including establishment of no-go exclusion zones. The two possible scar trees are located in an exclusion zone and have not been impacted by the project.

The project is considered to be consistent with the predicted Aboriginal heritage impacts.

4.5.3 Noise

Predicted Impact – Main Solar Farm

Noise investigations were undertaken in accordance with NSW Policy for Industry (EPA, 2017), NSW Interim Construction Noise Guideline (DECC, 2009), the NSW Environment Protection Authority's Assessing Vibration: A Technical Guideline (DECC, 2006) and NSW Road Noise Policy (DECCW, 2011). Background noise monitoring was undertaken adjacent to the closest receiver of the Proposal site. The monitoring location was used to model construction and operational noise impacts for the Proposal.

The assessment predicted noise emissions would exceed relevant criteria during construction of the proposed solar plant for receivers R1, R2, R4 and R6. It is noted that construction noise levels at all receivers are predicted to be less than the highly noise affected level of 75dB(A). A draft noise management plan has been developed to guide the management of noise impacts. Mitigation measures such as increasing the distance of machinery from receivers and noise screening would limit the potential noise generated to within acceptable levels.

The assessment found no operational noise levels exceedances. No exceedances of noise limits are predicted from traffic. Additionally, there is a very low risk of adverse comment from potential vibration impacts.

Predicted Impact – Proposed Transmission Line

The changes to the transmission line, site access and transport route, the number of construction personnel and the relocation of the site access construction compound do not change the conclusions of the Construction and Operational Noise Assessment Report as the impacts would be less or the same.

Actual Impact

Background noise monitoring is currently being undertaken on site. There have been no specific noise or vibration related complaints within the audit period. The auditor did not identify any noise or vibration related issues during the audit site inspection. The project is considered to be consistent with the predicted noise impacts.

4.5.4 Visual amenity and landscape character

Predicted Impact

Visual impact assessments are used to identify and determine the value, significance and sensitivity of a landscape to change.

Fourteen representative viewpoints were assessed, taken from publicly accessible roads surrounding the site. The viewpoints which have been included represent the areas from where the development would appear most prominent, either based on the degree of exposure or the number of people likely to be affected. The viewpoints were evaluated based on their land use, effect of the development on the viewpoint and overall visual impact. Potential for cumulative impacts from the approved solar farm to the south have also been considered.

Overall the proposed Wellington North Solar Plant would result in impacts on the existing landscape and scenic values. The proposed solar plant would be visible from a range of viewpoints. It would be most visible (and impacts highest) from locations on Goolma and Cobbora Roads where it is in close proximity to the boundary and where no existing vegetation would screen or fragment views. These impacts are however easily mitigated through boundary screen planting accommodated in appropriate setbacks. The proposed development could be undertaken whilst maintaining the core landscape character of the area with an acceptable Visual Impact on the surrounding character.

Predicted Impact – Proposed Transmission Line

Three dwellings (R14, R17 and R18) will be greater than 340m from the proposed amended new eastern transmission line easement (options area) and a greater distance from the final location of the transmission line. No other dwellings would be impacted by these amendments. As such, the proposed amendments are not considered to require mitigation for any receivers.

Actual Impact

As described in section 4.4.6 above, a Landscaping Plan (LP) has been prepared for the project to address visual impacts of the project. The proposed mature vegetative buffer has been planted as per the plan, with the exception of areas within the proposed transmission line, north of Twelve Mile Road adjacent to Sensitive Receivers R21 and R22. The landscaping plan also includes a task allocation schedule covering key roles, responsibilities and timings for implementation of the plan.

Vegetation buffer plants were planted in accordance with the approved Landscape Plan prior to commencement of construction, and in accordance with the Landscape plan. GRS are currently maintaining the vegetation buffer. EcoScape Solutions Pty Ltd are engaged to provide monthly maintenance reports on plant condition and any weeding/maintenance activities undertaken.

The project is considered to be consistent with the predicted visual and landscape amenity impacts.

4.5.5 Agriculture and land use

Predicted Impact

The Proposal site occurs in a rural landscape with agriculture as the current dominant land use. The site is mapped as Biophysical Strategic Agricultural Land (BSAL), Soil Capability Class 3 (high capability land) on the western lower slopes and plains and Class 4 (moderate capability) on the eastern high slopes and crests. However, soil surveys undertaken as part of this EIS found substantive soil limitations; the soil surface structure has potential to deteriorate following prolonged cultivation/ handling to produce a hard-setting surface. The land cannot sustain high levels of productivity. Therefore, although the land is mapped as BSAL and Class 3 and 4 land, the soil survey results and historic use does not align with 'high

capability land'. The Proposal site's low relief landscape and proximity to waterways has likely resulted in the BSAL mapping being of a higher capability than what can actually be realised onsite.

No land use conflicts are anticipated for existing adjacent agricultural land uses or future agricultural land uses on the Proposal site or adjacent lands during construction. A land use conflict risk assessment (LUCRA) was carried out in accordance with the Department of Primary Industries Land Use Conflict Risk Assessment Guide (DPI, 2011). Land use conflicts identified included conflicts with agriculture land, mineralised land, and aviation during all phases of the Proposal. However, all the conflicts are expected to be manageable with measures outlined within this EIS. The soil surveys at the Proposal site found the Proposal would have limited impact on agricultural resources, and the land upon decommissioning of the solar plant would be suitable for alternative land uses such as forestry and mining in addition to agriculture.

Predicted Impact – Proposed Transmission Line

The construction of the transmission line and intersection upgrades would disturb soils through excavation and vegetation clearing. It is identified that the soils onsite have a moderate to high erosion risk. Soils have been previously disturbed by agriculture activities.

The disturbance of soils has the potential to result in the following impacts:

- Erosion and sedimentation could result in loss of top soils and impact waterways.
- Compaction of soils in hardstand areas and access tracks.
- Machinery and vehicles have potential to track sediments onto public roads.
- Expose buried contaminants (pesticides and hydrocarbons).

The construction soil impacts are considered minor as they would be restricted to pole footings and minor compaction due to access.

During the construction of the transmission line there would be a temporary removal of agricultural production along the route. This would be restricted to during construction.

Actual Impact

Construction activities to date within the main solar farm and transmission line include excavation and vegetation clearing, access track establishment and piling works for solar panel infrastructure. Erosion and sediment control for disturbed soils included upslope diversions bunds, v-drains, rock checks and sediment fencing. No erosion and sediment issues were identified during the audit site inspection.

A 'rapid' weed survey was undertaken by OzArk Environment and Heritage (OzArk) at the WNSF on 21 and 22 March 2023. GRS are currently in negotiation to engage a weed management contractor. The project is considered to be consistent with the predicted agriculture and land use impacts.

4.5.6 Historic heritage

Predicted Impact – Main Solar Farm

The results of the heritage investigations found one historic heritage site located within the Proposal site, Noonee Nyrang, listed on the Wellington Local Environmental Plan 2012 (NSW). The local listing for the property has identified that it has historical and aesthetic heritage significance at a local level.

The property, and the region, has historically been the site of agricultural activities and the solar plant would introduce solar panel structures into what has been agricultural farmland. The solar plant would therefore alter the historical context into which the Noonee Nyrang Homestead was built. Whilst this is an impact, the Noonee Nyrang Homestead would remain, and the solar plant would eventually be decommissioned with the opportunity of returning the land to agricultural use and setting.

During the site inspection, a European survey marker tree, a culvert and a stock watering trough and the NSW SCS facility at Wellington were also identified as having potential for historic heritage significance within the Proposal site. Consultation with Dubbo Council's Planning Services Team Leader and Heritage

Advisor (22 June 2018), which included site inspection, has determined that these features have no special significance. Council would not object to their removal.

The solar plant proposal is not considered likely to have a significant impact in accordance with the NSW Heritage Act 1977 (NSW), the EP&A Act, or the EPBC Act, in terms of historic heritage.

Predicted Impact – Proposed Transmission Line

There are no items of historic heritage and no historic archaeological potential within the areas affected by the proposed amendments. An unexpected finds protocol would be followed at all stages of development to ensure that any unexpected historical finds, features or subsurface deposits are correctly managed and assessed (NGH, 2019c).

Actual Impact

The auditor did not observe any damage or changes to the Noonee Nyrang Homestead. A perimeter fence has been installed around the Noonee Nyrang Homestead property to prevent direct or indirect impacts. The project is considered to be consistent with the predicted historic heritage impacts.

4.5.7 Cumulative impacts

Predicted Impact – Main Solar Farm

Proposed developments within the locality or region which may contribute to the cumulative impacts of the Proposal include:

- The Bodangora Wind Farm, proposed by Infigen Energy, is located 10km north of the Proposal site and has commenced construction.
- The Wellington Solar Farm, proposed by First Solar, would be located directly south of the Proposal and has been approved.
- The Suntop Solar Farm, proposed by Photon Energy, would be located 12km south west of the Proposal site. The EIS and DA are currently being prepared.
- The Maryvale Solar Farm, proposed by Photon Energy, would be 2km north west of the Proposal site. The EIS and DA are currently being prepared.
- The Uungula Wind Farm, proposed by Wind Prospect, would be 40km east of the Proposal site. The EIS and DA are currently being prepared.

It is expected that the construction of the Bodangora Wind Farm would be completed before construction of Wellington North Solar Plant commences. Due to the distance and location of the Suntop Solar Farm, Maryvale Solar Farm and Uungula Wind Farm, these are unlikely to have a local cumulative impact (for example, traffic, dust, visual and socio-economic).

The most relevant cumulative impacts relate to the construction of the Wellington Solar Farm by First Solar, occurring concurrently with the construction of the Wellington North Solar Plant and visually, the operation of the two adjacent solar plants (should they both be approved). Additionally, the Wellington North Solar Plant would be near an existing substation, and the site has existing transmission lines. The potential cumulative impacts identified have been assessed as manageable with the implementation of mitigation measures outlined in this EIS.

Predicted Impacts - Proposed Transmission Line

The potential cumulative impacts of the proposed amendments do not vary substantively from what was presented within the publicly exhibited EIS.

Actual Impact

The Bodangora Wind Farm, Wellington Solar Farm and Suntop Solar Farm have been constructed and are in operational phase. Maryvale Solar Farm and Uungula Wind Farm have not yet commenced construction. On this basis, the cumulative impacts of this project are consistent with predicted impacts.

4.6 Status of Previous Audit Recommendations

This is the first IEA and as such there are no previous audit recommendations.

4.7 Key Strengths

The auditor identified the following key strengths during the audit period:

- No-go exclusion zones established prior to intrusive construction works.
- No-go exclusion zones and key environmental sites communicated at site induction and in daily pre-start meetings if relevant.
- Site teams appear knowledgeable of key requirements.
- Electronic management system documentation allows for easy record keeping.
- Planting of vegetative screening has commenced and maintenance plan in place.

5 Summary of Audit Non-Compliances and Recommendations

The findings of this Construction IEA are presented in this section. The audit table included as Appendix A provides detailed compliance assessments, including details of evidence collected. The compliance assessment was based on visual observations of activities being undertaken on site during site inspections, interviews with site personnel and interpretation of the documentation provided to the auditor during this Construction IEA.

Opinions expressed in the compliance assessment apply to the activities, as they existed at the time of the IEA and from information provided by site personnel. Variations to this information of which the auditor is not aware and did not have the opportunity to assess, have not been considered in this compliance assessment.

Non-compliant requirements identified during the audit are provided in Section 5.1 below. Refer to Appendix A for the complete audit findings and further context within regard to each condition of the Development Consent. Auditor recommendations and opportunities for improvement identified during this Construction IEA are provided in Section 5.2.

5.1 Non-Compliances

There were no non-compliances identified during this Construction IEA.

5.2 Recommendations and Opportunities for improvement

Table 5 below outlines Auditor identified opportunities for improvement (OFI) and recommendations where the overarching conditions of Development Consent SSD 8895 (CoC) or EIS Mitigation Measures (MM) were assessed as compliant or not yet triggered.

Table 5: Opportunities for Improvement and Recommendations

OFI#	Approval ID	Specific requirement (summarised for relevance to OFI)	Independent Audit Findings and Recommendation
OFI 1	CoC 2.9	<p>Operation of Plant and Equipment</p> <p>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.</p>	<p>Opportunity for Improvement (OFI #1): The site risk assessment and SWMS nomination component of the plant on-boarding process has not been implemented on the sample of forms reviewed during this audit.</p> <p>Recommendation: GRS to conduct an internal audit on the plant onboarding process and ensure all relevant elements are effectively implemented.</p>
OFI 2	CoC 3.2	<p>Over-Dimensional and Heavy Vehicle Restrictions</p> <p>The Applicant must ensure that the:</p> <ul style="list-style-type: none"> a) development does not generate more than: <ul style="list-style-type: none"> - 60 heavy vehicle movements a day during construction, upgrading and decommissioning; - 2 over-dimensional vehicle movements during construction, upgrading and decommissioning; - 5 heavy vehicle movements a day during operations; on the public road network; and b) length of any vehicles (excluding over-dimensional vehicles) used for the development does not exceed 19 	<p>Opportunity for Improvement (OFI #2): Whilst data will reportedly be available (based on invoicing information from the suppliers) to backfill the records, up until 10 May 2023 GRS did not have an effective method for monitoring truck movements in accordance with the requirements of this condition.</p> <p>Recommendation: GRS to obtain relevant evidence and back fill the Heavy Vehicle Tracking registers since commencement of construction to confirm compliance with the requirements of this condition.</p>

		metres, unless the Planning Secretary agrees otherwise.	
OFI 3	CoC 3.3	The Applicant must keep accurate records of the number of over-dimensional and heavy vehicles entering or leaving the site each day for the duration of the project.	<p>Opportunity for Improvement: GRS to obtain relevant evidence and back fill the Heavy Vehicle Tracking registers since commencement of construction to confirm compliance with the requirements of this condition.</p> <p>Recommendation: GRS to obtain relevant evidence and back fill the Heavy Vehicle Tracking registers since commencement of construction to 10 May 2023 to confirm compliance with the requirements of this condition. Where details are available and for all future records, the register shall include the total number of vehicle movements that occurred during construction, daily number of vehicle movements, size of the loads delivered, and vehicle types.</p>
OFI 4	CoC 3.6	<p>Road Upgrades</p> <p>Unless the Planning Secretary agrees otherwise, prior to commencing construction, the Applicant must:</p> <ol style="list-style-type: none"> construct and maintain a new BAR and AUL treatment at the intersection of the primary site access (as shown in Appendix 5) with Goolma Road for the posted speed limit on Goolma Road; and close the 'Existing Access Road' (as shown in Appendix 5) on Goolma Road, and reinstate the road reserve to match the surrounding roadside landform; and undertake upgrades in accordance with the Austroads Guide to Road Design (as amended by TfNSW supplements) and to the satisfaction of the relevant roads authority. 	<p>Opportunity for Improvement (OFI #4): Whilst practical completion of the road upgrade (Goolma Rd) was achieved, there was insufficient evidence to support the close out of the final requirements as nominated in the TfNSW correspondence dated 28 March 2023.</p> <p>Recommendation: Provide records to close out the following items remain open / unresolved from the TfNSW correspondence dated 28 March 2023, regarding Notice of Practical Completion.</p> <ol style="list-style-type: none"> Pavement depth conformance reporting including final AC layer for the Goolma Road Roadworks Hold Point 3 – Traffic controller details and qualifications NCR-001 TGS inaccuracies NCR-004 SO kerb and DGB levels All lots to be closed out and lot register updated. <p>Provision of As-Built (works as executed) drawings to TfNSW within 4 weeks of practical completion.</p>
OFI 5	CoC 3.10	<p>Vegetation Buffer</p> <p>Unless the Planning Secretary agrees otherwise, the Applicant must establish and maintain a 10 m wide vegetation buffer (landscape screening) at the locations outlined in the figure in Appendix 1 and landscape screening in locations within or directly alongside the transmission line easement adjacent to R21 and R22, to the satisfaction of the Secretary.</p>	<p>Opportunity for Improvement (OFI #5): Whilst construction has not yet commenced in this area, vegetation buffer planting has not yet commenced within the planned transmission line north of Twelve Mile Road adjacent to Sensitive Receivers R21 and R22 as per landscape plan LP104.</p> <p>Recommendation: Commence vegetation buffer planting along the transmission line as soon as conditions are favourable.</p>
OFI 6	CoC 3.15	<p>Biodiversity Management Plan</p> <p>Prior to commencing construction, the Applicant must prepare a Biodiversity Management Plan for the development in consultation with BCS, and to the satisfaction of the Planning Secretary. This plan must: ...</p>	<p>Opportunity for Improvement (OFI #6): At the time of the audit site inspection, course woody debris from clearing operations was being stockpiled but had not been sorted for re-use. It is recommended that this process commences as per Section 6.7.5 of the approved Biodiversity Management Plan.</p>

		- maximising the salvage of vegetative and soil resources within the approved disturbance area for beneficial reuse in the enhancement or the rehabilitation of the site;	Recommendation: It is recommended that the process for management and reuse of coarse woody debris is implemented as per Section 6.7.5 of the approved Biodiversity Management Plan.
OFI 7	3.15	Biodiversity Management Plan Following the Planning Secretary's approval, the Applicant must implement the Biodiversity Management Plan.	Opportunity for Improvement (OFI #7): Whilst the site has experienced a run of dry weather recently, the Rainfall Event Inspection checklist is currently in draft and not yet implemented on site. Recommendation: Finalise and implement the rainfall inspection checklist and maintain adequate records.
OFI 8	CoC 3.18	The Applicant must ensure that noise generated by the operation of the development does not exceed 35 dB(A) Laeq(15 minute) at any non-associated residence. Noise generated by the development is to be measured in accordance with the relevant requirements of the Noise Policy for Industry (2017) (or its equivalent).	Opportunity for Improvement (OFI #8): The current management plans, including LSBP Environmental Management Strategy and GRS Construction Environmental Management Plan, do not include details on how the Applicant intends to comply with the noise criteria outlined in the requirements of this condition. Recommendation: Review and revise the relevant plans to include details on how noise will be measured to allow compliance with the requirements of this condition.
OFI 9	CoC 3.24	Water Supply 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. <i>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.</i>	Opportunity for Improvement (OFI #9): Whilst construction water is being purchased from Macquarie Stud, the existing water bores on site (not used) remain unlicensed. Recommendation: LSBP to review, and if necessary, obtain the relevant water licence for the original water bore on site.
OFI 10	CoC 3.29	Prior to commencing construction, the Applicant must develop and implement a comprehensive Emergency Plan and detailed emergency procedures for the development, in consultation with FRNSW and RFS. The Applicant must keep two copies of the plan on-site in a prominent position adjacent to the site entry points at all times.	Opportunity for Improvement (OFI #10): LSBP / GRS are still in the process of consultation with NSW RFS in regard to the Emergency Plan. Recommendation: Finalise consultation with NSW RFS in relation to the contents of the Emergency Plan.
OFI 11	MM B2	Implement clearing protocols during tree clearing works, including pre-clearing surveys, daily surveys and staged clearing, the presence of a trained ecological or wildlife handler: <ul style="list-style-type: none"> • Pre-clearing checklist • Tree clearing procedure. 	Opportunity for Improvement (OFI #11): Whilst pre-clearance surveys were completed and ecologists were on site to supervise habitat tree removal, there is no evidence to support the implementation of the vegetation disturbance permit outlined by the vegetation disturbance permit procedure (s.6.2.3 of the BMP). The BMP does not provide details on the actual permit (i.e. is there a formal record of the permit or is it informal based on the receipt of a pre-clearance survey), nor does it describe who is required to obtain the permit or who has the competency to issue the permit. Recommendation: As the majority of clearing has now occurred, this is recorded for the purpose of continual improvement and to ensure consideration is given to critically

			reviewing the project plans to ensure controls are relevant and achievable.
OFI 12	MM B8	<p>Staff training and site briefing to communicate environmental features to be protected and measures to be implemented:</p> <ul style="list-style-type: none"> • Site induction. • Toolbox Talks. 	<p>Opportunity for Improvement (OFI #12): Whilst induction, toolbox talk and daily pre-start meeting training has been effectively rolled out on site in accordance with the Environmental Management Strategy, the ‘targeted environmental awareness training’ (Section 5.4 of the LSBP Environmental Management Strategy) has not yet been implemented and there is no detail for what this training is, who is required to undertake it, when it will be completed and what records will be maintained.</p> <p>Recommendation: Identify and undertaken relevant targeted training as per processes nominated in the CEMP</p>
OFI 13	MM SALC5	<p>A protocol would be developed in relation to discovering buried contaminants within the Project site (e.g. pesticide containers). It would include stop work, remediation and disposal requirements.</p>	<p>Opportunity for Improvement (OFI #13): The Emergency Response Plan incorporates a Major Chemical Spill Response Procedure, however it does not include a protocol in relation to discovering buried contaminants within the Project site (e.g. pesticide containers).</p> <p>Recommendation: Develop and implement a protocol for unexpected finds, including buried contaminants.</p>
OFI 14	MM F1	<p>The design of buildings, equipment foundations and footings for electrical componentry and panel mounts would be designed to avoid the 1% AEP flood level to minimise impacts from potential flooding including:</p> <ul style="list-style-type: none"> • The solar array mounting piers are designed to withstand the forces of floodwater (including any potential debris loading) up to the 1% AEP flood event, giving regard to the depth and velocity of floodwaters; • The mounting height of the solar module frames would be designed such that the lower edge of the module is clear of the predicted 1% AEP flood level. • All electrical infrastructure, including inverters, would be located above the 1% AEP flood level. • Where electrical cabling is required to be constructed below the 1% AEP flood level it would be capable of continuous submergence in water. • The proposed perimeter security fencing would be constructed in a manner which does not adversely affect the flow of floodwater and should be designed to withstand the forces of floodwater, or collapse in a 	<p>Opportunity for Improvement (OFI #14): 1% flood levels are being considered as part of the design process. A final package of issued for construction (IFC) drawings has not yet been released and as such the status of compliance against this requirement is not yet triggered.</p> <p>Auditor recommendation: Continue detailed design discussion to ensure the final designs avoid the 1% AEP flood level. LSBO to verify final IFC drawings.</p>

		controlled manner to prevent impediment to floodwater.	
OFI 15	TTS4	A pavement review would be undertaken and bituminous surface be applied to Campbells Lane between Cobbora Road and the site access to reduce pavement degradation and improve driver safety. The bitumen surface would be in accordance with Dubbo Regional Council's rural road standard including being a minimum of 7.5 metre wide bitumen sealed two-way carriageway.	<p>Opportunity for Improvement (OFI #15): A pavement review has not yet been undertaken at the time of this audit. Campbells Lane is an unsealed local street, located at the north of the development, and is not utilised for construction purposes as site access is off Goolma Road not Campbells Lane. There is no nominated timeframe for completion of this review / work.</p> <p>Auditor recommendation: LSBP / GRS to consult with Dubbo Regional Council in relation to completing the pavement review and bituminous surface on Campbells Lane</p>
OFI 16	CEMP	Adequacy review of CEMP	<p>Opportunity for Improvement (OFI #16): The CEMP does not adequately outline / describe the processes GRS is implementing on site to manage key project issues, including for example the various programs such as Hammertech for the onboarding of plant and equipment, undertaking site inspections and/or recording vehicle movements to site.</p> <p>Recommendation: It is recommended that GRS review and revise the CEMP to ensure it specifically describes the processes to be implemented in a clear and concise manner that is beneficial to the project team to ensure compliance with project requirements.</p>

6 Conclusion

This Construction IEA of Wellington North Solar Farm determined that the project is generally compliant with their environmental management obligations under the Development Consent SSD 8895 and that the actual impacts of the project appear consistent with those predicted in the Environmental Impact Statement.

This audit identified:

- Zero (0) non-compliances against 58 conditions of Development Consent SSD 8895;
- Zero (0) non-compliances against 76 mitigation measures proposed in the EIS.
- Sixteen (16) opportunities for continual improvement.

J2M Systems have recommended actions to address each of the opportunities for improvement identified. These actions are summarised in Section 5 of this Audit Report.

7 Limitations

The findings of this audit are based upon visual observations of the site, interviews with site personnel and our interpretation of documentation made available by Project personnel. Opinions presented herein apply to the site as observed at the times of the inspections and from the Auditors interpretation of documentation and information provided by Project personnel. Any changes to this information of which the Auditor is not aware and has not had the opportunity to evaluate therefore cannot be considered in this report.

J2M Systems have taken due care to consider all reasonably available information provided during the undertaking of this audit and have taken this information to represent a fair and reasonable characterisation of the environmental status of the site, but recognise that any site assessment program is necessarily limited in scope and true site conditions may differ from those inferred from the available data.

8 Appendixes

The following appendixes are attached to this document:

- Appendix A: Independent Audit Table
- Appendix B: Planning Secretary Audit Team Agreement
- Appendix C: Consultation
- Appendix D: Independent Audit Declaration Form
- Appendix E Site Inspection Photographs.

Appendix A: Independent Audit Table

Appendix A: Independent Audit Table

Compliance Status Descriptors

Status	Abbreviation	Description
Compliant	C	The auditor has collected sufficient verifiable evidence to demonstrate that all elements of the requirement have been met with within the scope of the audit.
Non-compliant	NC	The auditor has determined that one or more specific elements of the conditions or requirements have not been met within the scope of the audit.
Not triggered	NT	A requirement has an activation or timing trigger that has not been met at the time when the audit is undertaken, therefore an assessment of compliance is not relevant.

Conditions of Development Consent (CoC) – SSD 8895				
CoC ID (Schedule Condition)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
2.1	<p>Obligation to Minimise Harm to the Environment</p> <p>In 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, upgrading or decommissioning of the development.</p>	<p>Refer to evidence collected throughout this audit table. Discussions with LSbp and GRS site personnel. Environmental Management Strategy and associated sub-plans.</p> <p>Site inspection undertaken 09 – 11 May 2023.</p> <p>Early works commenced 09 January 2023.</p> <p>Main works commenced 20 March 2023.</p>	<p>On the basis that no material harm incidents have occurred, the project is considered compliant with the requirements of this condition for the operational phase of the project to date.</p>	C
2.2	<p>Terms of Consent</p> <p>The Applicant must carry out the development:</p> <ul style="list-style-type: none"> a) generally in accordance with the EIS; and b) in accordance with the conditions of this consent. <p>Note: The general layout of the development is shown in Appendix 1.</p>	<p>Refer to evidence collected throughout this Audit Table. Site inspection undertaken 09 – 11 May 2023.</p> <p>This checklist includes an assessment of compliance against the mitigation measures proposed in the EIS.</p> <p>This checklist includes an assessment of compliance against each condition of consent.</p>	<p>The audit table identifies the specific non-compliant findings identified against the individual condition of consent and against the mitigation measures outlined in the IEA.</p>	C
2.3	<p>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.</p>	<p>The auditor did not identify any inconsistency during the audit and no inconsistencies were reported to the auditor during interviews with the Project team.</p>	<p>No inconsistency identified or reported</p>	NT

Conditions of Development Consent (CoC) – SSD 8895				
CoC ID (Schedule. Condition)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
2.4	<p>The Applicant must comply with any requirements of the Planning Secretary arising from the Department's assessment of:</p> <ul style="list-style-type: none"> a) any strategies, plans 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. 	<ul style="list-style-type: none"> a) Evidence of consultation with the Department regarding development of the management plans is included as an appendix to the individual management plans. b) Nil. c) Refer to evidence throughout this audit table. 	No outstanding actions were identified during the audit. Project management plans have been submitted and approved as required by the conditions of Development Consent.	C
2.5	<p>Upgrading of Solar Panels and Ancillary Infrastructure The Applicant may upgrade the solar panels and ancillary infrastructure on site provided these upgrades remain within the approved development footprint of the site. 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.</p>	<p>Discussions with LSbp and GRS site personnel, including</p> <ul style="list-style-type: none"> • LSBP HSE&C Manager. • GRS HSE Manager. <p>Site inspection undertaken 09 – 11 May 2023.</p>	The auditor was advised that no upgrade works have taken place.	NT
2.6	<p>Structural Adequacy</p> <p>The Applicant must ensure that 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 Building Code of Australia.</p> <p><i>Notes:</i></p> <ul style="list-style-type: none"> - Under Part 6 of the EP&A Act, the Applicant is required to obtain construction and occupation certificates for the proposed building works. - Part 8 of the EP&A Regulation sets out the requirements for the certification of the development. 	<p>Discussions with LSbp and GRS site personnel, including</p> <ul style="list-style-type: none"> • LSBP HSE&C Manager. • GRS HSE Manager. 	<p>It was reported than no construction certificates have been obtained to date.</p> <p>LSBP reported that where construction certificates and compliance with BCA is required the necessary certification will be sought through the contracted registered builder, upon finalisation of scope.</p>	NT

Conditions of Development Consent (CoC) – SSD 8895				
CoC ID (Schedule Condition)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
2.7	<p>Demolition</p> <p>The Applicant must ensure that all demolition work on site is carried out in accordance with Australian Standard AS 2601-2001: The Demolition of Structures, or its latest version.</p>	<p>Discussions with LSbp and GRS site personnel, including</p> <ul style="list-style-type: none"> LSBP HSE&C Manager. GRS HSE Manager. 	<p>No demolition works under the scope of works for this development.</p>	NT
2.8	<p>Protection of Public Infrastructure</p> <p>Unless the Applicant and the applicable authority agree otherwise, the Applicant must:</p> <ol style="list-style-type: none"> repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by the development; and relocate, or pay the full costs associated with relocating, any public infrastructure that needs to be relocated as a result of the development. <p>The condition does not apply to the upgrade and maintenance of the road network, which is expressly provided for in the conditions of this consent.</p>	<p>Discussions with LSbp and GRS site personnel, including</p> <ul style="list-style-type: none"> LSBP HSE&C Manager. GRS HSE Manager. <p>Site inspection undertaken 09 – 11 May 2023.</p>	<p>No damage or repair to public infrastructure.</p> <p>Transmission lines being relocated as part of the scope of this project at full cost.</p>	C
2.9	<p>Operation of Plant and Equipment</p> <p>The Applicant must ensure that all plant and equipment used on site, or in connection with the development, is:</p> <ol style="list-style-type: none"> maintained in a proper and efficient condition; and operated in a proper and efficient manner. 	<p>Robson Civil</p> <p>Operator – Excavator: David Connolly – Machine Operator induction record on Hammertech, includes white card, drivers licence, drug clearance, VOC for conduct civil constructions excavator operations 12/12/21. Includes LSBP golden rules.</p> <p>Operator – Excavator: Brock Wright – induction record 20/04/2023 includes white card, drivers licence, drug clearance, VOC for Haul Truck, excavator 13/02/2023. Includes LSBP golden rules.</p> <p>Plant On-boarding:</p> <p>Excavator Volvo NMS389 EC300DL accepted 11/04/2023. Record includes: Manufacturer’s manual,</p>	<p>A detailed assessment of this requirement was not undertaken and the auditor did not check all plant and equipment on site.</p> <p>On the basis that no material harm incidents have occurred, the project is considered compliant with the requirements of this condition for the operational phase of the project to date.</p> <p>Plant onboarding process has been implemented on site, including a review of Plant Manufacturer’s manual, plant risk assessments, servicing history, nominated plant operator competency, weed declaration form and subcontractor plant checklist.</p>	C

Conditions of Development Consent (CoC) – SSD 8895				
CoC ID (Schedule Condition)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
		<p>risk assessment, servicing history (last service 24/03/2023) and nominated plant operator competency, weed declaration form and subcontractor plant checklist.</p> <p>Excavator: Kobelco SK300LC-10, accepted 01/05/2023 Record includes: Manufacturer’s manual, risk assessment, servicing history (last service 26/02/2023) and nominated plant operator competency, weed declaration form and subcontractor plant checklist.</p> <p>Yurika (Substation)</p> <p>Grader: CAT 2018-12M WEN 164, accepted 12/04/2023 Record includes: Manufacturer’s manual, risk assessment, servicing history (last service 04/04/2023) and nominated plant operator competency, weed declaration form and subcontractor plant checklist.</p> <p>Smooth roller: CAT CS56 WEN 218, accepted 03/05/2023 Record includes: Manufacturer’s manual, risk assessment, servicing history (last service 09/05/2023) and nominated plant operator competency, weed declaration form and subcontractor plant checklist.</p> <p>Padfoot roller: CAT WEN 158, accepted 03/05/2023 Record includes: Manufacturer’s manual, risk assessment, servicing history (last service 12/10/2022) and nominated plant operator competency, weed declaration form and subcontractor plant checklist.</p> <p>SDS relevant to plant and equipment maintained in HammerTech.</p> <p>Light vehicles completed Weekly pre-start checklist (records maintained in HammerTech).</p>	<p>Opportunity for Improvement (OFI #1): The site risk assessment and SWMS nomination component of the plant on-boarding process has not been implemented on the sample of forms reviewed during this audit.</p> <p>Recommendation: GRS to conduct internal audit on the plant onboarding process and ensure all relevant elements are effective implemented.</p>	
3.1	Battery Storage Restriction	<p>Discussions with LSbp and GRS site personnel, including</p> <ul style="list-style-type: none"> • LSBP HSE&C Manager. • GRS HSE Manager. 	A Battery Storage System has not been constructed or installed.	NT

Conditions of Development Consent (CoC) – SSD 8895				
CoC ID (Schedule Condition)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
	<p>This development consent does not authorise the construction or installation of a battery storage facility or system.</p> <p><i>Note: This condition does not prevent the Applicant from seeking to lodge a separate development application or modify this consent to install a battery storage facility in the future.</i></p>	<p>Site inspection undertaken 09 – 11 May 2023.</p>		
3.2	<p>Over-Dimensional and Heavy Vehicle Restrictions</p> <p>The Applicant must ensure that the:</p> <ul style="list-style-type: none"> a) development does not generate more than: <ul style="list-style-type: none"> - 60 heavy vehicle movements a day during construction, upgrading and decommissioning; - 2 over-dimensional vehicle movements during construction, upgrading and decommissioning; - 5 heavy vehicle movements a day during operations; on the public road network; and b) length of any vehicles (excluding over-dimensional vehicles) used for the development does not exceed 19 metres, unless the Planning Secretary agrees otherwise. 	<p>GRS Container Tracking Register.</p> <p>Daily Heavy Vehicle Movements Register - No exceedance identified to date. - Heavy vehicle notes.</p> <p>Heavy vehicle tracking register records for 10 & 11 May 2023, as maintained by site security.</p> <p>Construction Manager Correspondence: 07/05/2023 limiting earthworks contractor to 30 truck movements per day.</p> <p>JINKO: Email correspondence 11/04/2023 outlining Traffic Management Plan and Truck Driver Inductions as well as a self-nominated maximum of 8 trucks per day (managing the allowance of 60).</p>	<p>GRS were collating information regarding container deliveries, received materials and waste movement. This data was being retrospectively collected based on contractor supplied information such as daily job sheets, delivery driver logs and invoices.</p> <p>A heavy vehicle tracking register was established and implemented on the second day of the audit site inspection. This register is being collected daily by the security guards stationed at the main gate. A trigger of 45 heavy vehicle movements per day is included on the register, whereby the GRS site team (GRS Site Manager and HSE Manager) will be notified.</p> <p>Opportunity for Improvement (OF1 #2): Whilst data will reportedly be available (based on invoicing information from the suppliers) to backfill the records, up until 10 May 2023 GRS did not have an effective method for monitoring truck movements in accordance with the requirements of this condition..</p> <p>Recommendation: GRS to obtain relevant evidence and back fill the Heavy Vehicle Tracking registers since commencement of construction to confirm compliance with the requirements of this condition.</p>	C

Conditions of Development Consent (CoC) – SSD 8895				
CoC ID (Schedule. Condition)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
3.3	The Applicant must keep accurate records of the number of over-dimensional and heavy vehicles entering or leaving the site each day for the duration of the project.	<p>GRS Container Tracking Register.</p> <p>Daily Heavy Vehicle Movements Register - No exceedance identified to date. - Heavy vehicle details recorded.</p> <p>Heavy vehicle tracking register records for 10 & 11 May 2023, as maintained by site security.</p>	<p>GRS were collating information regarding container deliveries, received materials and waste movement. This data was being retrospectively collected based on contractor supplied information such as daily job sheets, delivery driver logs and invoices.</p> <p>A heavy vehicle tracking register was established and implemented on the second day of the audit site inspection. This register is being collected daily by the security guards stationed at the main gate. A trigger of 45 heavy vehicle movements per day is included on the register, whereby the GRS site team (GRS Site Manager and HSE Manager) will be notified.</p> <p>Opportunity for Improvement (OFI #3): GRS to obtain relevant evidence and back fill the Heavy Vehicle Tracking registers since commencement of construction to confirm compliance with the requirements of this condition.</p> <p>Recommendation: GRS to obtain relevant evidence and back fill the Heavy Vehicle Tracking registers since commencement of construction to 10 May 2023 to confirm compliance with the requirements of this condition. Where details are available and for all future records, the register shall include the total number of vehicle movements that occurred during construction, daily number of vehicle movements, size of the loads delivered, and vehicle types.</p>	C

Conditions of Development Consent (CoC) – SSD 8895				
CoC ID (Schedule Condition)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
3.4	<p>Access Route</p> <p>All over-dimensional and heavy vehicles associated with the development must travel to and from the site via Mitchell Highway and Goolma Road and Twelve Mile Road, as shown in Appendix 4.</p> <p><i>Note: The Applicant is required to obtain relevant permits under the Heavy Vehicle National Law (NSW) for the use of over-dimensional vehicles on the road network.</i></p>	<p>Wellington North Solar Farm – Traffic Management Plan, Appendix D – Dilapidation Survey Report (The Transport Planning Partnership, for Umwelt, December 2022).</p> <p>Discussions with LSbp and GRS site personnel, including</p> <ul style="list-style-type: none"> • LSBP HSE&C Manager. • GRS HSE Manager. 	<p>Access routes are defined within the Wellington North Solar Farm – Traffic Management Plan.</p> <p>No non-compliance identified or reported. All access to site appears to be via the approved site access point, which is controlled by site security.</p>	C
3.5	<p>Site Access</p> <p>All vehicles associated with the development must enter and exit the site via the:</p> <ol style="list-style-type: none"> primary site access on Goolma Road; or transmission line access points on Goolma Road and Twelve Mile Road; as identified in Appendix 1. 	<p>Wellington North Solar Farm – Traffic Management Plan, Appendix D – Dilapidation Survey Report (The Transport Planning Partnership, for Umwelt, December 2022).</p> <ul style="list-style-type: none"> - Section 3.3 Site Access 	<p>Site access points are defined within the Wellington North Solar Farm – Traffic Management Plan.</p> <p>No non-compliance identified or reported. All access to site appears to be via the approved site access point, which is controlled by site security.</p> <p>Access to the transmission line during the audit site inspection was via the access points on Goolma Road and Twelve Mile Road.</p>	C
3.6	<p>Road Upgrades</p> <p>Unless the Planning Secretary agrees otherwise, prior to commencing construction, the Applicant must:</p> <ol style="list-style-type: none"> construct and maintain a new BAR and AUL treatment at the intersection of the primary site access (as shown in Appendix 5) with Goolma Road for the posted speed limit on Goolma Road; and close the 'Existing Access Road' (as shown in Appendix 5) on Goolma Road, and reinstate the road reserve to match the surrounding roadside landform; and 	<p>Site inspection observations 09 – 11 May 2023.</p> <p>Construction Completion Certificate issued by Baker Ryan Stuart Pty Ltd, dated 28 March 2023 for works completed on Goolma Road, Wellington North.</p> <p>Correspondence from TfNSW dated, 28 March 2023, regarding Notice of Practical Completion being achieved.</p>	<p>TfNSW inspected the works on Goolma Rd and were satisfied that Practical Completion has been achieved.</p> <p>The original access road was observed to be closed and being rehabilitated to match the surrounding landform.</p> <p>Opportunity for Improvement (OFI #4): Whilst practical completion of the road upgrade (Goolma Rd) was achieved, there was insufficient evidence to support the close out of the final requirements</p>	C

Conditions of Development Consent (CoC) – SSD 8895				
CoC ID (Schedule. Condition)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
	<p>c) undertake upgrades in accordance with the Austroads Guide to Road Design (as amended by TfNSW supplements) and to the satisfaction of the relevant roads authority.</p>		<p>as nominated in the TfNSW correspondence dated 28 March 2023.</p> <p>Audit Recommendation: Provide records to close out the following items remain open / unresolved from the TfNSW correspondence dated 28 March 2023, regarding Notice of Practical Completion.</p> <p>(i) Pavement depth conformance reporting including final AC layer for the Goolma Road Roadworks</p> <p>(ii) Hold Point 3 – Traffic controller details and qualifications</p> <p>(iii) NCR-001 TGS inaccuracies</p> <p>(iv) NCR-004 SO kerb and DGB levels</p> <p>(v) All lots to be closed out and lot register updated.</p> <p>Provision of As-Built (works as executed) drawings to TfNSW within 4 weeks of practical completion.</p>	
3.7	<p>Road Maintenance</p> <p>The Applicant must:</p> <p>a) undertake an independent dilapidation survey to assess the:</p> <ul style="list-style-type: none"> - existing condition of Goolma Road and Twelve Mile Road on the transport route, prior to construction, upgrading or decommissioning activities; and - condition of Goolma Road and Twelve Mile Road on the transport route, following construction, upgrading or decommissioning activities; 	<p>a) Wellington North Solar Farm – Traffic Management Plan, Version 07 (Final), December 2022.</p> <ul style="list-style-type: none"> • Appendix D – Dilapidation Survey TMP. <p>b) Not triggered. Project remains in construction phase.</p>	<p>Rytenskiild Traffic Engineering (RTE) were engaged by GRS to carry out a dilapidation survey to address the requirements of this condition of consent. The dilapidation inspection was completed on 22 September 2022 and outcomes are provided in Appendix D of the Traffic Management Plan.</p>	C

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	<p>b) repair Goolma Road and Twelve Mile Road on the transport route, if dilapidation surveys identify that the road/s have been damaged during construction, upgrading or decommissioning activities; in consultation with the relevant roads authority, and to the satisfaction of the Planning Secretary.</p> <p>If there is a dispute between the Applicant and the applicant of the Uungula Wind Farm (SSD 6687) regarding the repairs required under condition 7(b), then either party may refer the matter to the Planning Secretary for resolution. The Planning Secretary's decision on the matter is final and binding on both parties.</p>			
3.8	<p>Operating Conditions</p> <p>The Applicant must ensure:</p> <ul style="list-style-type: none"> a) the internal roads are constructed as all-weather roads; b) there is sufficient parking on site for all vehicles, and no parking occurs on the public road network in the vicinity of the site; c) the capacity of the existing roadside drainage network is not reduced; d) all vehicles are loaded and unloaded on site, and enter and leave the site in a forward direction; and e) development-related vehicles leaving the site are in a clean condition to minimise dirt being tracked onto the sealed public road network. 	Site inspection observations 09 – 11 May 2023.	<ul style="list-style-type: none"> a) Internal roads are not yet constructed as all-weather access roads. b) Sufficient parking has been provided and no parking appears to be occurring on the public road network. c) The capacity of existing roadside drainage network did not appear reduced. d) It was observed that all vehicles are loaded / unloaded on site and entered and left the site in a forward direction with loads covered. e) It was observed that development-related vehicles leaving the site were in a clean condition. Minimal dirt tracked onto the public road network. <p>It is noted that the requirement for internal roads be constructed as all-weather access roads is to be satisfied prior to commencement of operation phase.</p>	C

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3.9	<p>Traffic Management Plan</p> <p>Prior to commencing the road upgrades, the Applicant must prepare a Traffic Management Plan for the development in consultation with TfNSW and Council, and to the satisfaction of the Planning Secretary.</p> <p>The plan must include:</p> <ul style="list-style-type: none"> a) details of the transport route to be used for development-related traffic; b) details of the road upgrade works required by condition 6 of Schedule 3 to this consent; c) details of the independent dilapidation surveys required by condition 7 of Schedule 3 of this consent; d) details of the measures that would be implemented to minimise traffic impacts during construction, upgrading or decommissioning works, including: <ul style="list-style-type: none"> - temporary traffic controls, including detours and signage; - notifying the local community about project-related traffic impacts; - procedures for receiving and addressing complaints from the community about development-related traffic; - minimising potential cumulative traffic impacts with other projects in the area (including Uungula Wind Farm), including during construction, upgrading or decommissioning works; - minimising potential for conflict with school buses, other motorists and road users as far as practicable; - minimising dirt tracked onto the public road network from development-related traffic; - details of the employee shuttle bus service, including pick-up and drop-off points and 	<p>Wellington North Solar Farm – Traffic Management Plan Rev 7, 02 December 2022, Prepared by The Transport Planning Partnership, for Umwelt.</p> <p>Correspondence from NSW DPE, dated 09 December 2022, approving the Traffic Management Plan (Rev 7, 02 December 2022).</p> <p>Table 1.1. of the TMP presents the requirements of this condition and where these items have been addressed within the TMP.</p> <p>TMP Appendix A – Traffic Control Plans</p> <p>TMP Appendix B - Driver Code of Conduct.</p> <p>Licences of authorised traffic controllers.</p> <p>Site inspection observations 09 – 11 May 2023.</p>	<p>A Traffic Management Plan has been prepared, in consultation with TfNSW and Council, and to the satisfaction of the Planning Secretary, prior to the commencement of road upgrades.</p> <p>All requirements of this condition were addressed within the approved TMP.</p> <p>Traffic control signage was displayed relevant to the works at the time of the audit. Evidence of traffic control plans and traffic controller licences were available</p>	C

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	<p>associated parking arrangements for construction workers, and measures to encourage employee use of this service;</p> <ul style="list-style-type: none"> - details of the measures to encourage car-pooling or ride sharing by employees; - scheduling of haulage vehicle movements to minimise convoy length or platoons; - responding to local climate conditions that may affect road safety such as fog, dust, wet weather and flooding; - responding to any emergency repair or maintenance requirements; and - a traffic management system for managing over-dimensional vehicles; and <p>e) a driver's code of conduct that addresses:</p> <ul style="list-style-type: none"> - travelling speeds; - driver fatigue; - procedures to ensure that drivers adhere to the designated transport routes; and - procedures to ensure that drivers implement safe driving practices; and <p>f) a program to ensure drivers working on the development receive suitable training on the code of conduct and any other relevant obligations under the Traffic Management Plan.</p> <p>Following the Secretary's approval, the Applicant must implement the Traffic Management Plan.</p>			
3.10	<p>Vegetation Buffer</p> <p>Unless the Planning Secretary agrees otherwise, the Applicant must establish and maintain a 10 m wide vegetation buffer (landscape screening) at the locations outlined in the figure in Appendix 1 and landscape screening in locations within or directly alongside the transmission line easement adjacent to R21 and R22, to</p>	<p>Landscape Plan – Wellington North Solar Farm, Revision J, dated 13 September 2022, prepared by Terras Landscape Architects.</p> <p>Correspondence from NSW DPE, dated 18 October 2022, endorsing Landscape Plan, Revision J, dated 13 September 2022.</p> <p>Landscaping plan – includes species list.</p>	<p>Full compliance with this condition may only be assessed at a period 3 year after commencing operations (as per condition 3.10 c).</p> <p>Landscape screening plants were planted in accordance with the approved Landscape Plan prior to commencement of construction, and in accordance with the Landscape plan. GRS are currently maintaining the vegetation buffer.</p>	C

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	<p>the satisfaction of the Secretary. This landscape screening must:</p> <ul style="list-style-type: none"> a) be planted prior to commencing construction; b) be comprised of species that are endemic to the area; c) minimise views: - of the development from residences R2, R3, R4 and R6; and - of the development's electricity transmission line from residences R21 and R22, within 3 years of commencing operations; d) be designed and maintained in accordance with RFS's Planning for Bushfire Protection 2019 (or equivalent); and e) be properly maintained with appropriate weed management, unless the Planning Secretary agrees otherwise. 	<p>WNSF Maintenance Report (Vegetation Buffer) February 2023, prepared by EcoScape Solutions. This identifies success/fail rate, and maintenance activities.</p> <p>WNSF Maintenance Report (Vegetation Buffer) April 2023, prepared by EcoScape Solutions. This identifies success/fail rate, and maintenance activities.</p> <p>Photos of landscaping plantings within the WNSF Maintenance Reports.</p> <p>Site inspection observations 09 – 11 May 2023.</p> <p>GRS has engaged Ecoscape Solutions as a weed management contractor to provide ongoing weed management of the site (Per Comms GRS Environmental Manager).</p>	<p>EcoScape Solutions Pty Ltd are engaged to provide monthly maintenance reports on plant condition and any weeding/maintenance activities undertaken.</p> <p>Whilst not specially referenced, the landscape plan appears consistent with the RFS's Planning for Bushfire Protection 2019 publication, with planting consistent with an 'outer protection area'. The approved LP includes a nominated and thus agreed species list.</p> <p>Opportunity for Improvement (OFI #5): Vegetation buffer planting has not yet commenced within the planned transmission line north of Twelve Mile Road adjacent to Sensitive Receivers R21 and R22 as per landscape plan LP104.</p> <p>Recommendation: Commence vegetation buffer planting along the transmission line as soon as conditions are favourable.</p>	
3.11	<p>Landscaping Plan</p> <p>Prior to commencing construction, the Applicant must prepare a detailed Landscaping Plan for the development in consultation with Council and receivers R2, R3, R4, R6, R21 and R22 to the satisfaction of the Planning Secretary. The plan must include:</p> <ul style="list-style-type: none"> a) a description of measures that would be implemented to ensure that the vegetated buffer achieves the objectives of condition 10 (a) - (e) above; b) a program to monitor and report on the effectiveness of these measures; and c) details of who would be responsible for monitoring, reviewing and implementing the 	<p>Landscape Plan – Wellington North Solar Farm, Revision J, dated 13 September 2022, prepared by Terras Landscape Architects.</p> <p>Correspondence from NSW DPE, dated 18 October 2022, endorsing Landscape Plan, Revision J, dated 13 September 2022.</p>	<p>A Landscaping Plan was prepared and approved by the Secretary 5 months prior to construction commencing.</p> <p>The plan includes a maintenance specification and maintenance program to ensure the vegetated buffer achieves the objectives of condition 10 (a) – (e) above.</p> <p>The landscaping plan also includes a task allocation schedule covering key roles, responsibilities and timings for implementation of the plan.</p>	C

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	<p>plan, and timeframes for completion of actions.</p> <p>Following the Planning Secretary's approval, the Applicant must implement the Landscaping Plan.</p>			
3.12	<p>Land Management</p> <p>The Applicant must maintain the agricultural land capability of the site, including:</p> <ol style="list-style-type: none"> establishing the ground cover of the site within 3 months following completion of any construction or upgrading; properly maintaining the ground cover with appropriate perennial species and weed management; and maintaining grazing within the development footprint, where practicable, unless the Planning Secretary agrees otherwise. 	<p>Site inspection observations 09 – 11 May 2023.</p>	<p>The intent to this condition relates to later in the construction phase and more specifically to the operational phase. Given the project is currently in the early phase of construction the requirements this condition have not yet been triggered.</p>	NT
3.13	<p>Vegetation Clearance</p> <p>The applicant must not clear any native vegetation or fauna habitat located outside the approved disturbance areas described in the EIS.</p>	<p>Site inspection observations 09 – 11 May 2023.</p> <p>Discussions with:</p> <ul style="list-style-type: none"> LSBP HSE&C Manager. GRS HSE Manager. 	<p>No clearing was identified outside of the approved disturbance areas.</p> <p>Note: Vegetation clearing works were ongoing at the time of the audit site inspection and had not been completed.</p>	C
3.14	<p>Prior to commencing construction, the Applicant must retire biodiversity credits of a number and class specified in Table 1 and Table 2, unless the Planning Secretary agrees otherwise. The retirement of these credits must be carried out in accordance with the NSW Biodiversity Offsets Scheme and can be achieved by:</p> <ol style="list-style-type: none"> acquiring or retiring 'biodiversity credits' within the meaning of the Biodiversity Conservation Act 2016; making payments into an offset fund that has been developed by the NSW Government; or 	<p>Correspondence from NSW Biodiversity Conservation Trust, dated 02 March 2023: Biodiversity Credit Transfer Report - Transfer of BOS credits from CH-330 BS0079 Cloudhaze Pty Ltd ATF Coe Family Trust to Wellington North Solar Farm Pty Limited (Addresses the requirement to retire a total of 610 credits under Table 1 Ecosystem Credit Requirements.</p> <p>Correspondence from NSW Biodiversity Conservation Trust, dated 28 February 2023: Statement confirming payment into the Biodiversity Conservation Fund for an</p>	<p>LSbp retired the biodiversity credits specified in Table 1 and Table 2 of this condition prior to main construction works commencing in accordance with the requirements of this condition.</p>	C

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	<p>c) funding a biodiversity conservation action that benefits the entity impacted and is listed in the ancillary rules of the biodiversity offset scheme.</p> <p>Table 1: Ecosystem Credit Requirements</p> <table border="1"> <thead> <tr> <th>Vegetation Community</th> <th>PCT ID</th> <th>Credits Required</th> </tr> </thead> <tbody> <tr> <td>White Box grassy woodland in the upper slopes sub-region of the NSW South Western Slopes Bioregion</td> <td>266</td> <td>329</td> </tr> <tr> <td>Yellow Box grassy woodland in the lower hillslopes and valley flats in the southern NSW Brigalow Belt South Bioregion</td> <td>437</td> <td>281</td> </tr> </tbody> </table> <p>Table 2: Species Credit Requirements</p> <table border="1"> <thead> <tr> <th>Species Credit Species:</th> <th>Credits Required:</th> </tr> </thead> <tbody> <tr> <td>Pink-tailed Legless Lizard (<i>Aprasia parapulchella</i>)</td> <td>14</td> </tr> <tr> <td>Southern Myotis (<i>Myotis Macropus</i>)</td> <td>5</td> </tr> <tr> <td>Barking Owl (<i>Ninox connivens</i>)</td> <td>204</td> </tr> <tr> <td>Masked Owl (<i>Tyto novaehollandiae</i>)</td> <td>204</td> </tr> <tr> <td>Glossy Black-Cockatoo (<i>Calyptohynchus lathamii</i>)</td> <td>204</td> </tr> </tbody> </table>	Vegetation Community	PCT ID	Credits Required	White Box grassy woodland in the upper slopes sub-region of the NSW South Western Slopes Bioregion	266	329	Yellow Box grassy woodland in the lower hillslopes and valley flats in the southern NSW Brigalow Belt South Bioregion	437	281	Species Credit Species:	Credits Required:	Pink-tailed Legless Lizard (<i>Aprasia parapulchella</i>)	14	Southern Myotis (<i>Myotis Macropus</i>)	5	Barking Owl (<i>Ninox connivens</i>)	204	Masked Owl (<i>Tyto novaehollandiae</i>)	204	Glossy Black-Cockatoo (<i>Calyptohynchus lathamii</i>)	204	offset obligation (Addresses the requirements of Table 2 species credit requirements).		
Vegetation Community	PCT ID	Credits Required																							
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3.15	<p>Biodiversity Management Plan</p> <p>Prior to commencing construction, the Applicant must prepare a Biodiversity Management Plan for the development in consultation with BCS, and to the satisfaction of the Planning Secretary. This plan must:</p>	<p>Wellington North Solar Farm – Biodiversity Management Plan, Revision 5 (Final) 03 June 2022, prepared by Umwelt (Australia) Pty Ltd.</p> <p>Correspondence from NSW DPE dated 12 August 2022 approving the Biodiversity Management Plan (Version dated 03 June 2022). The approval includes notation</p>	<p>A Biodiversity Management Plan was prepared, and approved by the Secretary, prior to the commencement of construction in compliance with the requirements of this condition. When approving the Biodiversity Management Plan, the Secretary noted that the plan has been prepared in</p>	C																					

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	<p>a) include a description of the measures that would be implemented for:</p> <ul style="list-style-type: none"> - protecting vegetation and fauna habitat outside the approved disturbance areas; - managing the remnant vegetation and fauna habitat on site; - minimising clearing and avoiding unnecessary disturbance of vegetation that is associated with the construction and operation of the development; - minimising the impacts to fauna on site and implementing fauna management protocols; - avoiding the removal of hollow-bearing trees during spring to avoid the main breeding period for hollow-dependent fauna; - rehabilitating and revegetating temporary disturbance areas with species that are endemic to the area; - maximising the salvage of vegetative and soil resources within the approved disturbance area for beneficial reuse in the enhancement or the rehabilitation of the site; and - controlling weeds and feral pests; <p>b) include a program to monitor and report on the effectiveness of mitigation measures; and</p> <p>c) include details of who would be responsible for monitoring, reviewing and implementing the plan, and timeframes for completion of actions.</p> <p>Following the Planning Secretary's approval, the Applicant must implement the Biodiversity Management Plan.</p> <p><i>Note: If the biodiversity credits are retired via a Biobanking Stewardship Agreement, then the Biodiversity Management Plan does not need to include</i></p>	<p>that the Biodiversity Management Plan was prepared in consultation with the Department's Biodiversity, Conservation and Science Directorate; and contains the information required by the conditions of approval.</p> <p>Evidence observed:</p> <p>Sample of weekly Environmental inspections, including:</p> <ul style="list-style-type: none"> • Weekly Environmental Inspection, including most recent record 03/05/2023 (Refer ISP-2679) GRS Office Compound. • Weekly Environmental Inspection, including most recent record 03/05/2023 (Refer ISP-2678) Cluster 4. • Weekly Environmental Inspection, including most recent record 03/05/2023 (Refer ISP-2678) Cluster 4. • Weekly Environmental Inspection, 17/04/2023 • Monthly Environmental Inspection: - Cluster 3 – completed 22/04/2023. • Sample of Daily pre-start meeting minutes, including 10 March 2023, outlining scope of works such as 'clearing of trees along 6m of road (ecologist on site) – Location: Cluster 4 (blocks 30, 39, 38, 37 and 36). • Exclusion zone flagging and signage to delineate clearing limits. • Weekly Inspections recorded on Hammertech, including both positive and negative observations. • Weekly environmental inspection of GRS compound, last completed 07 May 2023. • Observations tracked in Hammertech. <p>OzArk Environment and Heritage, Preclearing Assessments for the following locations:</p> <ul style="list-style-type: none"> • Cluster 4, dated 24 February 2023. 	<p>consultation with the Department's Biodiversity, Conservation and Science Directorate; and contains the information required by the conditions of consent.</p> <p>Clearing limits were clearly delineated with flagging and habitat trees within approved clearing areas where marked with hazard tape.</p> <p>Evidence of compliance monitoring processes, including pre-clearing surveys, weekly and monthly environmental inspections, was available to demonstrate implementation of the plan to the date of this audit.</p> <p>An Ecologist, from OzArk Environmental, has been engaged to oversee habitat tree removal operations and to undertake preclearing assessments.</p> <p>Opportunity for Improvement (OFI #6): At the time of the audit site inspection course woody debris from clearing operations was being stockpiled but had not been sorted for re-use. It is recommended that this process commences as per Section 6.7.5 of the approved Biodiversity Management Plan.</p> <p>Recommendation: It is recommended that the process for management and reuse of coarse woody debris is implemented as per Section 6.7.5 of the approved Biodiversity Management Plan.</p> <p>Opportunity for Improvement (OFI #7): Whilst the site has experienced a run of dry weather recently,</p>	

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	<i>any of the matters that are covered under the Biobanking Stewardship Agreement.</i>	<ul style="list-style-type: none"> All of Clusters 3 and 4, as well as part of cluster 1, dated 31 March 2023. All of the solar farm site and the transmission line north of Twelve Mile Road, dated 05 April 2023. <p>OzArk Environment and Heritage – Baseline Weeds Survey and Management Recommendations – Letter Report, Wellington North Solar Farm, April 2023. Survey of site performed on the 22 -23 March 2023.</p>	<p>the Rainfall Event Inspection checklist is currently in draft and not yet implemented on site.</p> <p>Recommendation: Finalise and implement the rainfall inspection checklist and maintain adequate records.</p>	
3.16	<p>Construction, Upgrading and Decommissioning Hours Unless the Planning Secretary agrees otherwise, the Applicant may only undertake road upgrades, construction, upgrading or decommissioning activities between:</p> <ol style="list-style-type: none"> 7am to 6pm Monday to Friday; 8am to 1pm Saturdays; and at no time on Sundays and NSW public holidays. <p>The following construction, upgrading or decommissioning activities may be undertaken outside these hours without the approval of the Secretary:</p> <ul style="list-style-type: none"> activities that are inaudible at non-associated receivers; the delivery of materials as 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. 	<p>GRS - Construction Environmental Management Plan, Rev A2, dated 16/12/2022 (WEN-GRS-HSE-PLN-0002). Section 3.1 Description of works, which includes communication of approved working hours.</p> <p>GRS Site Specific Induction, Wellington North Solar Farm – Site Safety and Environmental Induction. Version 2.3, dated April 2023.</p> <p>LSBP Complaints register: 1 complaint re: use of non-compliant access route. Email complaint 20/04/2023. Complaint investigated and cause identified as Operator error.</p>	<p>The CEMP and site-specific induction outline approved work hours. It was reported that no out of hours works had been undertaken on the project at the time of this audit.</p> <p>On the basis that no complaints have been reported or received in relation of working hours, the project is generally considered compliant with the requirements of this condition.</p>	C
3.17	<p>Noise</p> <p>The Applicant must minimise the noise generated by any construction, upgrading or decommissioning activities on site in accordance with the best practice</p>	<p>Wellington North Solar Farm – Environmental Management Strategy, Rev 04, dated 23 June 2022.</p> <p>GRS - Construction Environmental Management Plan, Rev A2, dated 16/12/2022 (WEN-GRS-HSE-PLN-0002).</p>	<p>On the basis that no complaints have been reported or received, the project is generally considered compliant with the requirements of this condition.</p>	C

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	requirements outlined in the Interim Construction Noise Guidelines (DECC, 2009), or its latest version.	Wellington North Solar Farm – Biodiversity Management Plan, Rev 05, dated 10 June 2022.		
3.18	The Applicant must ensure that noise generated by the operation of the development does not exceed 35 dB(A) Laeq(15 minute) at any non-associated residence. Noise generated by the development is to be measured in accordance with the relevant requirements of the Noise Policy for Industry (2017) (or its equivalent).	Site Observations – Baseline noise monitoring being undertaken.	<p>The requirement of this condition relates to the operational of the solar farm, and as such as has not yet been triggered.</p> <p>Opportunity for Improvement (OFI #8): The current management plans, including LSBP Environmental Management Strategy and GRS Construction Environmental Management Plan, do not include details on how the Applicant intends to comply with the noise criteria outlined in the requirements of this condition.</p> <p>Recommendation: Review and revise the relevant plans to include details on how noise will be measured to allow compliance with the requirements of this condition.</p>	NT
3.19	Dust The Applicant must minimise the dust generated by the development.	Site inspection observations 09 – 11 May 2023 Complaints Register.	<p>3 x Water carts utilised for dust suppression.</p> <p>On the basis that no complaints have been reported or received, the project is generally considered compliant with the requirements of this condition.</p>	C
3.20	Visual The Applicant must: a) minimise the off-site visual impacts of the development, including the potential for any glare or reflection and impacts of the transmission poles; b) ensure the visual appearance of all ancillary infrastructure (including paint colours) blends	<p>Site inspection observations 09 – 11 May 2023. Discussions with:</p> <ul style="list-style-type: none"> • LSBP HSE&C Manager. • GRS HSE Manager. <p>Vegetative buffer planting has commenced. Complaints register.</p>	<p>(a) Glare is not typically associated with solar panels. Vegetation screening to assist in minimising off-site visual impacts.</p> <p>(b) Ancillary infrastructure not yet installed / constructed</p>	C

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	<p>in as far as possible with the surrounding landscape; and</p> <p>c) not mount any advertising signs or logos on site, except where this is required for identification or safety purposes.</p>		<p>(c) No advertising signs were observed displayed at the time of the audit.</p> <p>On the basis of the above and supported by no complaints having been reported or received, the project is generally considered compliant with the requirements of this condition at the time of the audit.</p>	
3.21	<p>Lighting</p> <p>The Applicant must:</p> <p>a) minimise the off-site lighting impacts of the development; and</p> <p>b) ensure that any external lighting associated with the development:</p> <ul style="list-style-type: none"> - is installed as low intensity lighting (except where required for safety or emergency purposes); - does not shine above the horizontal; and - complies with ASNZS 4282:2019 - Control of Obtrusive Effects of Outdoor Lighting and the Dark Sky Planning Guideline (DPIE, 2018), or their latest versions. 	<p>Site inspection observations 09 – 11 May 2023.</p> <p>Discussions with:</p> <ul style="list-style-type: none"> • LSBP HSE&C Manager. • GRS HSE Manager. <p>Vegetative buffer planting has commenced.</p> <p>Complaints Register.</p>	<p>Only minimal safety and security lighting has been installed around the site compound at the time of this audit.</p> <p>No complaints have been reported or received regarding intrusive lighting.</p> <p>Site lighting is orientated internally toward site and in a downward direction to minimise off-site lighting impact.</p> <p>The audit and associated site inspection took place in daylight hours only.</p>	C
3.22	<p>Protection of Heritage Items</p> <p>The Applicant must ensure the development does not cause any direct or indirect impacts on the Aboriginal heritage items identified in Table 1 in Appendix 3 or located outside the approved development footprint. Prior to carrying out any development that could directly or indirectly impact the heritage items identified in Table 2 of Appendix 3, the Applicant must salvage and relocate the item/s that would be impacted to a suitable alternative location, in accordance with the Code of Practice for Archaeological Investigation of Aboriginal</p>	<p>Cover letter, prepared by Umwelt, dated 28 February 2023 relating to Wellington North Solar Farm, Aboriginal Site Collection Report.</p> <p>Wellington North Solar Farm, Aboriginal Site Collection Report (Final), prepared by Umwelt, February 2023.</p> <p>Correspondence from Heritage NSW (08 March 2023) confirming receipt of the Wellington North Solar Farm, Aboriginal Site Collection Report (Final), with no comments.</p>	<p>Salvage and relocation efforts are recorded in the Wellington North Solar Farm, Aboriginal Site Collection Report (Final), including consultation with Aboriginal stakeholders.</p> <p>The Wellington North Solar Farm, Aboriginal Site Collection Report (Final) was submitted to Heritage NSW, in accordance with section 7.1.1.4 of the approved Heritage Management Plan.</p>	C

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CoC ID (Schedule. Condition)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
	Objects in NSW (DECCW, 2010), or its latest version. <i>Note: The location of the Aboriginal heritage items referred to in this condition are shown in the figure in Appendix 3.</i>	Correspondence from Wellington Valley Wiradjuri Aboriginal Corporation, dated 21 November 2022, agreeing with the draft Wellington North Solar Farm, Aboriginal Site Collection Report.		
3.23	<p>Heritage Management Plan</p> <p>Prior to carrying out any development that could directly or indirectly impact the heritage items identified in Appendix 3, the Applicant must prepare a Heritage Management Plan for the development to the satisfaction of the Planning Secretary.</p> <p>This plan must:</p> <ol style="list-style-type: none"> be prepared by suitably qualified and experienced persons whose appointment has been endorsed by the Planning Secretary; be prepared in consultation with Heritage NSW, Aboriginal Stakeholders and Council; include a description of the measures that would be implemented for: <ul style="list-style-type: none"> protecting the Aboriginal heritage items identified in Table 1 in Appendix 3 or items located outside the approved development footprint, including fencing off the Aboriginal heritage items prior to carrying out any development that could directly or indirectly impact the heritage items located in Table 2 of Appendix 3; salvaging and relocating the Aboriginal heritage items located within the approved development footprint, as identified in Table 2 of Appendix 3; a contingency plan and reporting procedure if: <ul style="list-style-type: none"> previously unidentified Aboriginal heritage items are found; or Aboriginal skeletal material is discovered; 	<p>Wellington North Solar Farm - Heritage Management Plan (HMP), Revision 4 dated 30 June 2022, prepared by Umwelt (Australia) Pty Limited.</p> <p>Correspondence from NSW DPE dated 24 August 2022 endorsing the Heritage Management Plan (Revision 4 dated 30 June 2022).</p> <p>Appendix 1 of the HMP provides correspondence from NSW DPE (then NSW DPIE) dated 20 January 2022 endorsing the suitably qualified and experienced consulting to develop the plan, being Nicola Roche, Ildike Piercy, Andrew Crisp and Tim Adams of Umwelt.</p> <p>Cover letter, prepared by Umwelt, dated 28 February 2023 relating to Wellington North Solar Farm, Aboriginal Site Collection Report.</p> <p>Wellington North Solar Farm, Aboriginal Site Collection Report (Final), prepared by Umwelt, February 2023.</p> <p>Correspondence from Heritage NSW (08 March 2023) confirming receipt of the Wellington North Solar Farm, Aboriginal Site Collection Report (Final), with no comments.</p> <p>Correspondence from Wellington Valley Wiradjuri Aboriginal Corporation, dated 21 November 2022, agreeing with the draft Wellington North Solar Farm, Aboriginal Site Collection Report.</p>	A Heritage Management Plan was prepared, and approved by the Secretary, prior to the commencement of construction in compliance with the requirements of this condition. When approving the Heritage Management Plan, the Secretary noted that the plan has been prepared in consultation with the Heritage NSW; and contains the information required by the conditions of consent.	C

Conditions of Development Consent (CoC) – SSD 8895				
CoC ID (Schedule Condition)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
	<ul style="list-style-type: none"> - ensuring workers on site receive suitable heritage inductions prior to carrying out any development on site, and that records are kept of these inductions; - ongoing consultation with Aboriginal stakeholders during the implementation of the plan; - ensuring the project does not cause any direct or indirect impacts to the Noonee Nyrang Homestead, which has local heritage value under the Wellington LEP (Item I11), <p>d) include a program to monitor and report on the effectiveness of these measures and any heritage impacts of the project.</p> <p>Following the Planning Secretary's approval, the Applicant must implement the Heritage Management Plan.</p>			
3.24	<p>Water Supply</p> <p>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.</p> <p><i>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.</i></p>	<p>Email: Mass Civil 22/02/2023: Confirming purchase of water from Macquarie Stud under Water Access Licence WAL 35105. Licence covers total usage of 434 Mega Litres / annum.</p>	<p>Site water is being sourced from Macquarie Stud Filling Station.</p> <p>No dams or water storage features have been established on site and as such the maximum harvestable right for surface water has not been exceeded.</p> <p>Opportunity for Improvement (OFI #9): Whilst construction water is being purchased from Macquarie Stud, the existing water bores on site (not used) remain unlicensed.</p> <p>Recommendation: LSBP to review, and if necessary, obtain the relevant water licence for the original water bore on site.</p>	C
3.25	<p>Water Pollution</p>	<p>Site inspection observations 09 – 11 May 2023.</p>	<p>No pollution incidents report or identified by the auditor.</p>	C

Conditions of Development Consent (CoC) – SSD 8895				
CoC ID (Schedule Condition)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
	The Applicant must ensure that the development does not cause any water pollution, as defined under Section 120 of the POEO Act.			
3.26	<p>Operating Conditions</p> <p>The Applicant must:</p> <ul style="list-style-type: none"> a) minimise erosion and control sediment generation; b) ensure that construction, upgrading or decommissioning of the development has appropriate drainage and erosion and sediment controls designed, installed and maintained in accordance with the relevant requirements in the Managing Urban Stormwater: Soils and Construction (Landcom, 2004) manual, or its latest version; c) ensure the solar panels and ancillary infrastructure are designed, constructed and maintained to reduce impacts on localised flooding and groundwater at the site; d) ensure the solar panels and ancillary infrastructure are designed, constructed and maintained to avoid causing any erosion on site; and e) ensure that solar panels and any ancillary infrastructure are setback by a distance of at least 40 m from Wuuluman Creek, and that all works are undertaken in accordance with the Guidelines for Controlled Activities on Waterfront Land (NRAR, 2018), unless DPIE Water agrees otherwise. 	<p>Erosion and Sediment Control Plan (WEN-GRS-HS-PLN-0003), including location specific erosion sediment control plans (ESCP) ESCP05, ESCP06, ESCP07 and ESCP08. Plans prepared by NGH Environmental 08/03/2023.</p> <p>Site inspection observations 09 – 11 May 2023.</p> <p>Wellington North Solar Farm – Environmental Management Strategy, Rev 04, dated 23 June 2022.</p> <p>GRS - Construction Environmental Management Plan, Rev A2, dated 16/12/2022 (WEN-GRS-HSE-PLN-0002).</p> <p>Final layout plan.</p>	<p>a) Upslope diversion bunds, sediment fencing and rock checks utilised in locations as specified by the ESCPs.</p> <p>Works to date have been undertaken in dry weather, with a continued period of dry weather forecast.</p> <p>Sediment controls are checked as part of the weekly environmental inspections.</p> <p>b) The ESCP includes reference to relevant design criteria, including the Best Practice Erosion & Sediment Control Guideline (IECA 2028).</p> <p>c) The final layout plan includes design intent to minimise flooding risks.</p> <p>d) Environmental Management Strategy, CEMP and detailed Erosion and Sediment Controls Plans have been established for the management of erosions and sediment risks on the project.</p> <p>e) Flagging and exclusion zone signage has been installed to delineate a 40m exclusion zone established around Wuuluman Creek.</p>	C
3.27	<p>Storage and Handling of Dangerous Materials</p> <p>The Applicant must store and handle all chemicals, fuels and oils used on-site in accordance with:</p>	Site inspection observations 09 – 11 May 2023.	Hazardous substance containers and dedicated storage locations are established in the site compounds and within contractor's compounds.	C

Conditions of Development Consent (CoC) – SSD 8895				
CoC ID (Schedule Condition)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
	<p>a) the requirements of all relevant Australian Standards; and</p> <p>b) the NSW EPA's Storing and Handling of Liquids: Environmental Protection - Participants Handbook if the chemicals are liquids.</p> <p>In the event of an inconsistency between the requirements listed in (a) and (b), above, the most stringent requirement must prevail to the extent of the inconsistency.</p>		<p>Spill kits were observed on site and were reportedly available within contractor's vehicles.</p> <p>The auditor did not observe any improper handling of dangerous or hazardous materials on site at the time of the audit.</p>	
3.28	<p>Operating Conditions</p> <p>The Applicant must:</p> <p>a) minimise the fire risks of the development, including managing vegetation fuel loads on-site;</p> <p>b) ensure that the development:</p> <ul style="list-style-type: none"> - includes at least a 10 metre defensible space around the perimeter of the solar array area that permits unobstructed vehicle access; - manages the defensible space and solar array area as an Asset Protection Zone; - complies with the relevant asset protection requirements in the RFS's Planning for Bushfire Protection 2019 (or equivalent) and Standards for Asset Protection Zones (including provision of water, electricity and gas, ancillary equipment, transmission lines and management of vegetation); - is suitably equipped to respond to any fires on site including provision of a 20,000 litre water supply tank fitted with a 65mm Storz fitting and a FRNSW compatible suction connection located adjacent to an internal access road; 	<p>Emergency Plan – Wellington North Solar Farm, Rev 5 dated 27 June 2022, prepared by Umwelt (Australia) Pty Ltd.</p> <p>Correspondence from NSW DPE, dated 28 October 2022, endorsing the plan and noting a requirement for further consultation with RFS.</p> <p>Discussions with LSbp and GRS site personnel, including</p> <ul style="list-style-type: none"> • LSBP HSE&C Manager. • GRS HSE Manager. <p>Site inspection undertaken 09 – 11 May 2023.</p>	<p>This condition is considered to apply to operational activities rather than construction activities and as such the full requirements of this condition had not been triggered at the time of this audit.</p> <p>Nonetheless the site is managing the fire risks of the development through provision of a fire response trailer, water cart and fire extinguishers.</p> <p>The final layout plan appears to accommodate a 10m defensible space around the site.</p> <p>2 x 10,000L potable water tanks are available on site and a 65mm storz fitting is attached as a temporary measure until the permanent 20,000L capacity tank(s) are installed and operational.</p> <p>The site was observed to be tidy, with fuel loads managed through recent slashing of paddocks.</p>	NT

Conditions of Development Consent (CoC) – SSD 8895				
CoC ID (Schedule Condition)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
	<ul style="list-style-type: none"> c) assist the RFS and emergency services as much as practicable if there is a fire in the vicinity of the site; and d) notify the relevant local emergency management committee following construction of the development, and prior to the commencement of operations. 			
3.29	<p>Prior to commencing construction, the Applicant must develop and implement a comprehensive Emergency Plan and detailed emergency procedures for the development, in consultation with FRNSW and RFS. The Applicant must keep two copies of the plan on-site in a prominent position adjacent to the site entry points at all times.</p> <p>The plan must:</p> <ul style="list-style-type: none"> a) be consistent with the Department's Hazardous Industry Planning Advisory Paper No.1, 'Emergency Planning' and RFS's Planning for Bushfire Protection 2019 (or equivalent); b) identify the fire risks and hazards and detailed measures for the development to prevent or mitigate fires igniting; c) list works that should not be carried out during a total fire ban; d) include availability of fire suppression equipment, access and water; e) include procedures for the storage and maintenance of any flammable materials; 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 a figure showing site infrastructure, Asset Protection Zones and the fire-fighting water supply tank; 	<p>Wellington North Solar Farm - Emergency Plan (Final), prepared by Umwelt (Australia) Pty Ltd, June 2022.</p> <p>Agency consultation is provided in Appendix D.</p> <p>Correspondence from NSW DPE, dated 28 October 2022, endorsing the plan and noting a requirement for further consultation with RFS.</p>	<p>An Emergency Plan has been developed for the project. One copy is available in the GRS site office and one copy is located in the Site Security Office.</p> <p>Preparation of the Emergency Plan occurred in consultation with the Local Emergency Management Committee (LEMC), FRNSW and the RFS.</p> <p>NSW DPE endorsed the Emergency Plan prior to the commencement of construction noting a requirement for further consultation with RFS.</p> <p>Opportunity for Improvement (OFI #10): LSbp / GRS are still in the process of consultation with NSW RFS in regard to the Emergency Plan.</p> <p>Recommendation: Finalise consultation with NSW RFS in relation to the contents of the Emergency Plan.</p>	C

Conditions of Development Consent (CoC) – SSD 8895				
CoC ID (Schedule Condition)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
	<p>h) include location of hazards (physical, chemical and electrical) that may impact on fire-fighting operations and procedures to manage identified hazards during firefighting operations;</p> <p>i) include details of the location, management and maintenance of the Asset Protection Zone and who is responsible for the maintenance and management of the Asset Protection Zone;</p> <p>j) include bushfire emergency management planning;</p> <p>k) include details of how RFS would be notified, and procedures that would be implemented in the event that:</p> <ul style="list-style-type: none"> - 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; - there are any proposed activities to be carried out during a bushfire danger period; <p>and</p> <ul style="list-style-type: none"> - offer representatives of the local RFS brigade an opportunity to undertake a site familiarisation following construction of the development, and prior to commencing operations. <p>Following approval, the Applicant must implement the Emergency Plan.</p>			
3.30	<p>Waste</p> <p>The Applicant must:</p> <p>a) minimise the waste generated by the development;</p>	<p>GRS Waste and Energy Management Plan (WEN-GRS-HSE-PLN-0009-A0), dated 16 December 2022.</p> <p>Site inspection observations 09 – 11 May 2023.</p>	<p>GRS has prepared a Waste and Energy Management Plan in addition to the Construction Environmental Management Plan. The Waste and Energy Management Plan includes management</p>	C

Conditions of Development Consent (CoC) – SSD 8895				
CoC ID (Schedule Condition)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
	<ul style="list-style-type: none"> 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 on site in accordance with its classification; d) not receive or dispose of any waste on site; and e) remove all waste from the site as soon as practicable, and ensure it is sent to an appropriately licensed waste facility for disposal. 		<p>and contingency mitigation measures, as well as an outline of the waste classification guidelines.</p> <p>Waste bins provided in site compound and maintenance yards, including general waste and separate recycling bins (cans, cardboard, steel, and concrete).</p> <p>Minimal waste removed to date.</p>	
3.31	<p>Accommodation and Employment Strategy</p> <p>Prior to commencing construction, the Applicant must prepare an Accommodation and Employment Strategy for the development in consultation with Council, and to the satisfaction of the Planning Secretary.</p> <p>This strategy must:</p> <ul style="list-style-type: none"> a) propose measures to ensure there is sufficient accommodation for the workforce associated with the development; b) consider the cumulative impacts associated with other State significant development projects in the area; c) investigate options for prioritising the employment of local workers for the construction and operation of the development where feasible; and d) include a program to monitor and review the effectiveness of the strategy over the life of the development, including regular monitoring and review during construction. <p>Following the Planning Secretary's approval, the Applicant must implement the Accommodation and Employment Strategy.</p>	<p>Accommodation and Employment Strategy – Wellington North Solar Farm, Rev 03 dated 03 May 2022, prepared by Umwelt (Australia) Pty Ltd.</p> <p>Correspondence from NSW DPE dated 13 July 2022 providing approval of the Accommodation and Employment Strategy (Rev 03 dated 03 May 2022), including note that consultation was undertaken with Dubbo Council.</p> <p>Evidence of implementation:</p> <p>GRS reporting on Number of on-site workers employed from the Central West and Orana Region, by contract type and role (Monthly).</p> <p>GRS data for percentage of procurement value awarded to local businesses and sub- contractors, by service type (Monthly).</p> <p>GRS data for the number of apprentices employed by LSbp and by sub-contractors (Monthly).</p> <p>Feedback register maintained.</p>	<p>An Accommodation and Employment Strategy (AES) has been established for the project and the strategy was approved by the Secretary prior to the commencement of construction.</p> <p>Section 5. of the AES outlines the potential cumulative impacts of other projects in the region.</p> <p>Section 3. of the AES provides details on the accommodation strategy for the project.</p> <p>Section 6. of the AES addresses the employment strategy, including for local employment and intended social outcomes.</p> <p>Section 8. of the AES outlines the processes to monitor and evaluate the performance of the AES.</p>	C

Conditions of Development Consent (CoC) – SSD 8895														
CoC ID (Schedule. Condition)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status										
3.32	<p>Decommissioning and Rehabilitation</p> <p>Within 18 months of the cessation of operations, unless the Planning Secretary agrees otherwise, the Applicant must rehabilitate the site to the satisfaction of the Planning Secretary. This rehabilitation must comply with the objectives in Table 2.</p> <p>Table 2: Rehabilitation Objectives</p> <table border="1"> <thead> <tr> <th>Feature</th> <th>Objective</th> </tr> </thead> <tbody> <tr> <td>Site</td> <td>- Safe, stable and non-polluting - Minimise the visual impact of any above ground ancillary infrastructure agreed to be retained for an alternative use.</td> </tr> <tr> <td>Solar farm infrastructure</td> <td>- To be decommissioned and removed, unless the Secretary agrees otherwise.</td> </tr> <tr> <td>Land use</td> <td>- Restore land capability to pre-existing use (at least Class 3 Land Capability)</td> </tr> <tr> <td>Community</td> <td>- Ensure public safety at all times.</td> </tr> </tbody> </table>	Feature	Objective	Site	- Safe, stable and non-polluting - Minimise the visual impact of any above ground ancillary infrastructure agreed to be retained for an alternative use.	Solar farm infrastructure	- To be decommissioned and removed, unless the Secretary agrees otherwise.	Land use	- Restore land capability to pre-existing use (at least Class 3 Land Capability)	Community	- Ensure public safety at all times.	Site observations 09 – 11 May 2023.	Site is currently in construction phase. The requirements of this condition are not yet triggered.	NT
Feature	Objective													
Site	- Safe, stable and non-polluting - Minimise the visual impact of any above ground ancillary infrastructure agreed to be retained for an alternative use.													
Solar farm infrastructure	- To be decommissioned and removed, unless the Secretary agrees otherwise.													
Land use	- Restore land capability to pre-existing use (at least Class 3 Land Capability)													
Community	- Ensure public safety at all times.													
4.1	<p>Environmental Management Strategy</p> <p>Prior to the commencing the development, the Applicant must prepare an Environmental Management Strategy for the development to the satisfaction of the Planning Secretary.</p> <p>The strategy must:</p> <ol style="list-style-type: none"> provide the strategic framework for environmental management of the development; identify the statutory approvals that apply to the development; describe the role, responsibility, authority and accountability of all key personnel involved in 	<p>Wellington North Solar Farm – Environmental Management Strategy, Rev 04, dated 23 June 2022, prepared by Umwelt (Australia) Pty Limited.</p> <p>Correspondence from NSW DPE dated 11 August 2022, endorsing the Environmental Management Strategy, Rev 04, dated 23 June 2022.</p>	An environmental management strategy was prepared, submitted to NSW DPE and subsequently approved by NSW DPE prior to commencing construction of the development.	C										

Conditions of Development Consent (CoC) – SSD 8895				
CoC ID (Schedule Condition)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
	<p>the environmental management of the development;</p> <p>d) describe the procedures that would be implemented to:</p> <ul style="list-style-type: none"> - 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 <p>e) include:</p> <ul style="list-style-type: none"> - references to any plans approved under the conditions of this consent; and - a clear plan depicting all the monitoring to be carried out in relation to the development. <p>Following the Planning Secretary's approval, the Applicant must implement the Environmental Management Strategy.</p>			
4.2	<p>Revision of Strategies, Plans or Programs</p> <p>The Applicant must:</p> <p>a) update the strategies, plans or programs as required under this consent to the satisfaction of the Planning Secretary prior to carrying out any upgrading or decommissioning activities on site; and</p> <p>b) review and, if necessary, revise the strategies, plans or programs required under this consent to the satisfaction of the Secretary within 1 month of:</p> <ul style="list-style-type: none"> - the submission of an incident notification under condition 7 of Schedule 4; 	Discussion with LSBP HSE Manager.	No revision of management plans to date.	NT

Conditions of Development Consent (CoC) – SSD 8895				
CoC ID (Schedule Condition)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
	<ul style="list-style-type: none"> - the submission of an audit report under condition 11 of Schedule 4; or - any modification to the conditions of consent. 			
4.3	<p>Updating and Staging of Strategies, Plans or Programs</p> <p>With the approval of the Planning Secretary, the Applicant may submit any strategy, plan or program required by this consent on a progressive basis. To ensure the strategies, plans or programs under the conditions of this consent are updated on a regular basis, the Applicant may at any time submit revised strategies, plans or programs to the Secretary for approval.</p> <p>With the agreement of the Planning Secretary, the Applicant may prepare any revised strategy, plan or program without undertaking consultation with all the parties referred to under the relevant condition of this consent.</p> <p>Notes:</p> <ul style="list-style-type: none"> - While any strategy, plan or program may be submitted on a progressive basis, the Applicant must ensure that all development being carried out on site is covered by suitable strategies, plans or programs at all times. - If the submission of any strategy, plan or program is to be staged, then the relevant strategy, plan or program must clearly describe the specific stage to which the strategy, plan or program applies, the relationship of this stage to any future stages, and the trigger for updating the strategy, plan or program. 	Discussion with LSBP HSE Manager.	No revision of management plans to date.	NT
4.4	<p>Notification of Department</p> <p>Prior to commencing the road upgrades, construction, operations, upgrading or decommissioning of the development or the cessation of operations, the</p>	<p>Notification of Road Upgrades:</p> <ul style="list-style-type: none"> • Correspondence from LSBP to NSW DPE, dated 21 December 2022, providing notice of 	LSBP notified the department of its intent to commence road upgrades, works in parallel to road upgrades, and construction prior to the commencement of these activities.	C

Conditions of Development Consent (CoC) – SSD 8895				
CoC ID (Schedule Condition)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
	Applicant must notify the Department 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 the commencement of the relevant stage, and clearly identify the development that would be carried out during the relevant stage.	<p>intention to commence road upgrades on 09 January 2023.</p> <ul style="list-style-type: none"> Correspondence from NSW DPE dated 21 December 2023, regarding acknowledgement of notification of intention to commencement road upgrades (from 09 January 2023). <p>Notification of Commencement of Works in Parallel to the Road Upgrades</p> <ul style="list-style-type: none"> Correspondence from LSBP to NSW DPE, dated 16 February 2023, providing notice of intention to commence works in parallel with road upgrades works as per NSW DPE letter dated 13 February 2023. Correspondence from NSW DPE dated 24 March 2023, regarding acknowledgement of notification of commencement of works parallel to road upgrades. <p>Notification of Construction:</p> <ul style="list-style-type: none"> Correspondence from LSBP to NSW DPE, dated 14 March 2023, providing notice of intention to commencement of construction of the project on Monday 20 March 2023. Correspondence from NSW DPE dated 24 March 2023, regarding acknowledgement of notification of construction commencement (20 March 2023). 		
4.5	<p>Final Layout Plans</p> <p>Prior to commencing construction, the Applicant must submit detailed plans of the final layout of the development to the Department, including details on the siting of solar panels and ancillary infrastructure, via the Major Projects website.</p>	Correspondence from NSW DPE dated 24 March 2023, regarding acknowledgement of notification of commencement of works parallel to road upgrades.	LSBP provided Final Layout Plans to the department in accordance with this condition, as detailed in acknowledgement of notification of commencement of works parallel to road upgrades.	C

Conditions of Development Consent (CoC) – SSD 8895				
CoC ID (Schedule. Condition)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
4.6	<p>Work as Executed Plans</p> <p>Prior to the commencement of operations, or following the upgrades of any solar panels or ancillary infrastructure, the Applicant must submit work as executed plans of the development to the Department.</p>	Site inspection observations 09 – 11 May 2023.	The project is in construction phase and has not reached operations.	NT
4.7	<p>Incident Notification</p> <p>The Department must be notified in writing via the Major Projects website immediately after the Applicant becomes aware of an incident. The notification must identify the development (including the development application number and the name of the development if it has one), and set out the location and nature of the incident. Subsequent notification requirements must be given, and reports submitted in accordance with the requirements set out in Appendix 6.</p>	<p>Site inspection observations 09 – 11 May 2023.</p> <p>Discussions with:</p> <ul style="list-style-type: none"> GRS HSE Manager. LSBP HSE&C Manager. 	No notifiable incidents reported to date.	NT
4.8	<p>Non-Compliance Notification</p> <p>The Department must be notified in writing via the Major Projects website within 7 days after the Applicant becomes aware of any non-compliance.</p>	<p>Discussions with:</p> <ul style="list-style-type: none"> LSBP HSE&C Manager. GRS HSE Manager. 	No known non-conformances to date.	NT
4.9	A non-compliance notification must identify the development and the application number for it, set out the condition of consent that the development is non-compliant with, the way in which it does not comply and the reasons for the non-compliance (if known) and what actions have been done, or will be, undertaken to address the non-compliance.	<p>Discussions with:</p> <ul style="list-style-type: none"> LSBP HSE&C Manager. GRS HSE Manager. 	No known non-conformances to date.	NT
4.10	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.	<p>Discussions with:</p> <ul style="list-style-type: none"> LSBP HSE&C Manager. GRS HSE Manager. 	No known non-conformances to date.	NT

Conditions of Development Consent (CoC) – SSD 8895				
CoC ID (Schedule Condition)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
4.11	<p>Independent Audits of the development must be conducted and carried out in accordance with the Independent Audit Post Approval Requirements (2020) to the following frequency:</p> <ul style="list-style-type: none"> a) within 3 months of commencing construction; and b) within 3 months of commencing operations. 	This audit.	This construction IEA address the initial requirements of this condition for an IEA within 3 months of commencing construction.	C
4.12	Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the commencement of an Independent Audit.	NSW DPE correspondence dated 30 March 2023 approving Peter Marshman of J2M System Pty Ltd to act as the Independent Environmental Auditor.	The proposed auditor was approved by NSW DPE prior to the IEA commencing.	C
4.13	The Planning Secretary may require the initial and subsequent Independent Audits to be undertaken at different times to those specified in condition 11 of Schedule 4, upon giving at least 4 weeks' notice to the Applicant of the date upon which the audit must be commenced.	<p>Discussions with:</p> <ul style="list-style-type: none"> • LSBP HSE&C Manager. 	No known request to date.	NT
4.14	<p>In accordance with the specific requirements of the Independent Audit Post Approval Requirements (2020) the Applicant must:</p> <ul style="list-style-type: none"> a) review and respond to each Independent Audit Report prepared under condition 11 of Schedule 4 of this consent, or condition 13 of Schedule 4 where notice is given by the Planning Secretary; b) submit the response to the Planning Secretary; and c) make each Independent Audit Report, and response to it, publicly available within 60 days of submission to the Planning Secretary, unless otherwise agreed by the Planning Secretary. 	This audit.	LSPB to comply with this requirement upon completion of IEA.	NT
4.15	Independent Audit Reports and the Applicant's response to audit findings must be submitted to the Planning	This audit.	LSPB to comply with this requirement upon completion of IEA.	NT

Conditions of Development Consent (CoC) – SSD 8895				
CoC ID (Schedule. Condition)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
	Secretary within 2 months of undertaking the independent audit site inspection as outlined in the Independent Audit Post Approval Requirements (2020) unless otherwise agreed by the Planning Secretary.			
4.16	Notwithstanding the requirements of the Independent Audit Post Approval Requirements (2020), the Planning Secretary may approve a request for ongoing independent operational audits to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that independent operational audits have demonstrated operational compliance.	Nil.	No request submitted to date.	NT
4.17	<p>Access to Information</p> <p>The Applicant must:</p> <p>a) make the following information publicly available on its website as relevant to the stage of the development:</p> <ul style="list-style-type: none"> - 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 or decommissioning of the development is to be staged; - provide a 24hr telephone line and instruction as to how complaints or enquiries about the development can be made; - a complaints register; - compliance reports; - any independent environmental audit, and the Applicant's response to the recommendations in any audit; and 	<p>Project website accessed 05 June 2023.</p> <p>https://lightsourcecbp.com/au/project/wellington-north-solar/</p>	<p>The following information was publicly available on the project website at the time of this audit:</p> <ul style="list-style-type: none"> - Development Consent, including General layout of development. - The EIS - Accommodation and Employment Strategy - Environmental Management Strategy - Heritage Management Plans - Biodiversity Management Plan - Landscaping Plan - Traffic Management Plan - Emergency Plan - Feedback policy - 24hr telephone line - Feedback form - Feedback register 	C

Conditions of Development Consent (CoC) – SSD 8895				
CoC ID (Schedule. Condition)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
	- any other matter required by the Secretary; and b) keep this information up to date.			
	End of MCoC checklist.			

Approval ID	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
Environmental Impact Statement – Revised Mitigation Measures – As summarised in approved Environmental Management Strategy.				
B	Biodiversity			
B1	Time works to avoid critical life cycle events: <ul style="list-style-type: none"> Hollow-bearing trees would not be removed during breeding season or hibernation period (Winter to early summer) to mitigate impacts on Southern Myotis. If clearing outside of this period cannot be achieved, pre-clearing surveys would be undertaken to ensure no impacts to fauna would occur. 	Wellington North Solar Farm – Biodiversity Management Plan, Revision 5 (Final) 03 June 2022, prepared by Umwelt (Australia) Pty Ltd. Evidence observed: <ul style="list-style-type: none"> OzArk Environment and Heritage, Preclearing Assessments for the following locations: <ul style="list-style-type: none"> Cluster 4, dated 24 February 2023. All of Clusters 3 and 4, as well as part of cluster 1, dated 31 March 2023. All of the solar farm site and the transmission line north of Twelve Mile Road, dated 05 April 2023. Sample of Daily pre-start meeting minutes, including 10 March 2023, outlining scope of works such as ‘clearing of trees along 6m of road (ecologist on site) – Location: Cluster 4 (blocks 30, 39, 38, 37 and 36). Exclusion zone flagging and signage to delineate clearing limits. 	Clearing works were conducted between Feb – May 2023 which is outside the breeding and hibernation period (Winter to early summer). OzArk Environment and Heritage consultants were engaged to undertake preclearing assessments on site.	C
B2	Implement clearing protocols during tree clearing works, including pre-clearing surveys, daily surveys and staged clearing, the presence of a trained ecological or wildlife handler: <ul style="list-style-type: none"> Pre-clearing checklist Tree clearing procedure. 	Wellington North Solar Farm – Biodiversity Management Plan, Revision 5 (Final) 03 June 2022, prepared by Umwelt (Australia) Pty Ltd. Evidence observed: <ul style="list-style-type: none"> OzArk Environment and Heritage, Preclearing Assessments for the following locations: <ul style="list-style-type: none"> Cluster 4, dated 24 February 2023. All of Clusters 3 and 4, as well as part of cluster 1, dated 31 March 2023. 	The approved Biodiversity Management Plan includes procedures for: <ul style="list-style-type: none"> Exclusion fencing and no-go zones procedure Vegetation disturbance permit procedure Pre-clearance survey procedure Tree felling and fauna habitat feature removal procedure. Opportunity for Improvement (OFI #11): Whilst pre-clearance surveys were completed and	C

Approval ID	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
Environmental Impact Statement – Revised Mitigation Measures – As summarised in approved Environmental Management Strategy.				
		<ul style="list-style-type: none"> All of the solar farm site and the transmission line north of Twelve Mile Road, dated 05 April 2023. Sample of Daily pre-start meeting minutes, including 10 March 2023, outlining scope of works such as ‘clearing of trees along 6m of road (ecologist on site) – Location: Cluster 4 (blocks 30, 39, 38, 37 and 36). Exclusion zone flagging and signage to delineate clearing limits. 	<p>ecologists were on site to supervise habitat tree removal, there is no evidence to support the implementation of the vegetation disturbance permit outlined by the vegetation disturbance permit procedure (s.6.2.3 of the BMP). The BMP does not provide details on the actual permit (i.e. is there a formal record of the permit or is it informal based on the receipt of a pre-clearance survey), nor does it describe who is required to obtain the permit or who has the competency to issue the permit.</p> <p>Recommendation: As the majority of clearing has now occurred, this is recorded for the purpose of continual improvement and to ensure consideration is given to critically reviewing the project plans to ensure controls are relevant and achievable.</p>	
B3	<p>Relocate habitat features (fallen timber, hollow logs) from within the Project site:</p> <ul style="list-style-type: none"> Tree-clearing procedure including relocation of habitat features to adjacent area for habitat enhancement. 	<p>Wellington North Solar Farm – Biodiversity Management Plan, Revision 5 (Final) 03 June 2022, prepared by Umwelt (Australia) Pty Ltd.</p> <p>S.6.7.5 Re-use of Coarse Woody Debris procedure.</p>	<p>Vegetation removed to date has been stockpiled in in locations adjacent to clearing works for later sorting and beneficial reuse.</p> <p>At the time of the audit site inspection no relocation and re-use of coarse woody debris had been undertaken, however the material remains available and thus compliance with this condition remains possible.</p>	C
B5	<p>Clearing protocols that identify vegetation to be retained, prevent inadvertent damage and reduce soil disturbance; for example, removal of native vegetation by chainsaw, rather than heavy machinery, is preferable in situations where partial clearing is proposed:</p> <ul style="list-style-type: none"> Approved clearing limits to be clearly delineated with temporary fencing or similar prior to construction commencing. 	<p>Wellington North Solar Farm – Biodiversity Management Plan, Revision 5 (Final) 03 June 2022, prepared by Umwelt (Australia) Pty Ltd.</p> <p>Sample of weekly Environmental inspections, including:</p> <ul style="list-style-type: none"> Weekly Environmental Inspection, including most recent record 03/05/2023 (Refer ISP-2679) GRS Office Compound. 	<p>The BMP includes the following relevant procedures that were observed being implemented on site:</p> <ul style="list-style-type: none"> s.6.2.4 Pre-Clearance Survey Procedure. s.6.7.2 Re-Use of Soil Resources. s.6.6.3 Management of Retained Vegetation. s.6.7.5 Re-Use of Coarse Woody Debris procedure. 	C

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Environmental Impact Statement – Revised Mitigation Measures – As summarised in approved Environmental Management Strategy.				
	<ul style="list-style-type: none"> No stockpiling or storage within dripline of any native vegetation. In areas to clear adjacent to areas to be retained, chainsaws would be used rather than heavy machinery to minimise risk of unauthorised disturbance. 	<ul style="list-style-type: none"> Weekly Environmental Inspection, including most recent record 03/05/2023 (Refer ISP-2678) Cluster 4. Weekly Environmental Inspection, including most recent record 03/05/2023 (Refer ISP-2678) Cluster 4. Weekly Environmental Inspection, 17/04/2023 Monthly Environmental Inspection: - Cluster 3 – completed 22/04/2023. Sample of Daily pre-start meeting minutes, including 10 March 2023, outlining scope of works such as ‘clearing of trees along 6m of road (ecologist on site) – Location: Cluster 4 (blocks 30, 39, 38, 37 and 36). Exclusion zone flagging and signage to delineate clearing limits. <p>OzArk Environment and Heritage, Preclearing Assessments for the following locations:</p> <ul style="list-style-type: none"> Cluster 4, dated 24 February 2023. All of Clusters 3 and 4, as well as part of cluster 1, dated 31 March 2023. All of the solar farm site and the transmission line north of Twelve Mile Road, dated 05 April 2023. <p>OzArk Environment and Heritage – Baseline Weeds Survey and Management Recommendations – Letter Report, Wellington North Solar Farm, April 2023. Survey of site performed on the 22 -23 March 2023.</p> <p>Site inspection observations 09 – 11 May 2023.</p>	<ul style="list-style-type: none"> s.6.7.6 Re-Use of Rocks. <p>Pre-clearing surveys have been progressively undertaken on site. Clearing limits were clearly delineated with flagging and habitat trees within approved clearing areas are marked with hazard tape.</p> <p>Evidence of compliance monitoring processes, including pre-clearing surveys, weekly and monthly environmental inspections was available to demonstrate implementation of the plan to the date of this audit.</p> <p>An Ecologist, from OzArk Environmental, has been engaged to oversee habitat tree removal operations.</p>	
B5	<p>Light shields or daily/seasonal timing of construction and operational activities to reduce impacts of light spill:</p> <ul style="list-style-type: none"> Avoid Night Works. 	<p>Site inspection observations 09 – 11 May 2023.</p>	<p>There is minimal lighting on site and all works to date have occurred during day time hours.</p>	C

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Environmental Impact Statement – Revised Mitigation Measures – As summarised in approved Environmental Management Strategy.				
B6	<ul style="list-style-type: none"> Direct lights away from vegetation. Temporary fencing to protect significant environmental features such as riparian zones: <ul style="list-style-type: none"> Prior to construction commencing, exclusion fencing and signage would be installed around habitat to be retained. 	Site inspection observations 09 – 11 May 2023. OzArk Environment and Heritage, Preclearing Assessments for the following locations: <ul style="list-style-type: none"> Cluster 4, dated 24 February 2023. All of Clusters 3 and 4, as well as part of cluster 1, dated 31 March 2023. All of the solar farm site and the transmission line north of Twelve Mile Road, dated 05 April 2023. 	Pre-clearing surveys have been progressively undertaken on site. Clearing limits were clearly delineated with flagging and habitat trees within approved clearing areas are marked with hazard tape.	C
B7	Hygiene protocols to prevent the spread of weeds or pathogens between infected areas and uninfected areas: <ul style="list-style-type: none"> A Weed Management Procedure would be developed for the Project to prevent and minimise the spread of weeds. This would include: Management protocol for declared priority weeds under the Biosecurity Act 2015 during and after construction Weed hygiene protocol in relation to plant, machinery, and fill Any occurrences of pathogens such as Myrtle Rust and Phytophthora would be monitored, treated, and reported. The weed management procedure would be incorporated into the Biodiversity Management Plan. 	Wellington North Solar Farm – Biodiversity Management Plan (BMP), Revision 5 (Final) 03 June 2022, prepared by Umwelt (Australia) Pty Ltd. S.6.5 Weed and Pathogen Management Procedure OzArk Environment and Heritage (OzArk)– Weed Survey Letter Report: Wellington Solar Farm, dated March 2023. Correspondence from GRS to potential sub-contractors re; fee proposal for weed management (emails between 22 February and 21 April 2023). Discussion with GRS Construction Manager Discussion with GRS HSE Manager. Plant On-boarding: Excavator Volvo NMS389 EC300DL accepted 11/04/2023. Record includes: Manufacturer’s manual, risk assessment, servicing history (last service 24/03/2023) and nominated plant operator competency, weed declaration form and subcontractor plant checklist.	The approved BMP includes a weed and pathogen management procedure. A ‘rapid’ weed survey was undertaken by OzArk Environment and Heritage (OzArk) at the WNSF on 21 and 22 March 2023. GRS are currently in negotiation to engage a weed management contractor. Weed management of the No-Go Zones will be negotiated under a separate contract. Mobile plant boarding has been implemented on site, including weed declaration forms.	C

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Environmental Impact Statement – Revised Mitigation Measures – As summarised in approved Environmental Management Strategy.				
		<p>Excavator: Kobelco SK300LC-10, accepted 01/05/2023 Record includes: Manufacturer’s manual, risk assessment, servicing history (last service 26/02/2023) and nominated plant operator competency, weed declaration form and subcontractor plant checklist.</p> <p>Yurika (Substation)</p> <p>Grader: CAT 2018-12M WEN 164, accepted 12/04/2023 Record includes: Manufacturer’s manual, risk assessment, servicing history (last service 04/04/2023) and nominated plant operator competency, weed declaration form and subcontractor plant checklist.</p> <p>Smooth roller: CAT CS56 WEN 218, accepted 03/05/2023 Record includes: Manufacturer’s manual, risk assessment, servicing history (last service 09/05/2023) and nominated plant operator competency, weed declaration form and subcontractor plant checklist.</p> <p>Padfoot roller: CAT WEN 158, accepted 03/05/2023 Record includes: Manufacturer’s manual, risk assessment, servicing history (last service 12/10/2022) and nominated plant operator competency, weed declaration form and subcontractor plant checklist.</p>		
B8	<p>Staff training and site briefing to communicate environmental features to be protected and measures to be implemented:</p> <ul style="list-style-type: none"> • Site induction. • Toolbox Talks. 	<p>Wellington North Solar Farm – Environmental Management Strategy, Rev 04, dated 23 June 2022.</p> <p>GRS Construction Environmental Management Plan.</p> <p>GRS Site Specific Induction, Wellington North Solar Farm – Site Safety and Environmental Induction. Version 2.3, dated April 2023.</p> <p>Operator – Excavator: David Connolly – Machine Operator induction record on Hammertech, includes white card, drivers licence, drug clearance, VOC for</p>	<p>Training requirements are set out within the LSBP Environmental Management Strategy and the GRS Construction Environmental Management Plan.</p> <p>The site-specific induction includes relevant environmental information and records of site inductions are maintained on site.</p> <p>Toolbox talks are completed twice per month are records are maintained. Daily pre-starts also undertaken and items are discussed, such as no-go zones, creeks, clearing etc.</p>	C

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Environmental Impact Statement – Revised Mitigation Measures – As summarised in approved Environmental Management Strategy.				
		<p>conduct civil constructions excavator operations 12/12/21. Includes LSBP golden rules.</p> <p>Operator – Excavator: Brock Wright – induction record 20/04/2023 includes white card, drivers licence, drug clearance, VOC for Haul Truck, excavator 13/02/2023. Includes LSBP golden rules.</p> <p>Toolbox talks are completed twice per month. Recent topics include:</p> <ul style="list-style-type: none"> - 02/05: Operating in wet weather - 28/04: Site behaviour expectations - 19/04: Session on positive feedback - 18/04: continuous improvement - 29/03: Evacuation due to lightening strike. - 20/03: LSbp Safety Alert – Tilt 11kV Cable Strike - 31/01 What motivates you to go home. - Daily pre-starts meetings. 	<p>Opportunity for Improvement (OFI #12): Whilst induction, toolbox talk and daily pre-start meeting training has been effectively rolled out on site in accordance with the Environmental Management Strategy, the ‘targeted environmental awareness training’ (Section 5.4 of the LSBP Environmental Management Strategy) has not yet been implemented and there is no detail for what this training is, who is required to undertake it, when it will be completed and what records will be maintained.</p> <p>Recommendation: Identify and undertaken relevant targeted training as per processes nominated in the CEMP.</p>	
B9	<p>Preparation of a vegetation management plan to regulate activity in vegetation and habitat adjacent to the proposed development:</p> <ul style="list-style-type: none"> • Preparation of a Biodiversity Management Plan that would include protocols for: <ul style="list-style-type: none"> - Protection of native Vegetation to be retained. - Best practice removal and disposal of vegetation. - Staged removal of hollow-bearing trees and other habitat features such as fallen logs with attendance by an ecologist. - Weed management. - Unexpected threatened species finds. - Rehabilitation of disturbed areas. 	Refer to MCoC 3.15.	<p>A Biodiversity Management Plan has been prepared for the development and this plan has been reviewed and approved by NSW DPE.</p> <p>The management plan includes procedures to address the requirements of this condition.</p>	C

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Environmental Impact Statement – Revised Mitigation Measures – As summarised in approved Environmental Management Strategy.				
B10	Making provision for the ecological restoration, rehabilitation and/or ongoing maintenance of retained native vegetation habitat on or adjacent to the Project site: <ul style="list-style-type: none"> Retained native vegetation would be considered as an offset site. 	Discussion with GRS HSE Manager. Wellington North Solar Farm – Biodiversity Management Plan (BMP), Revision 5 (Final) 03 June 2022, prepared by Umwelt (Australia) Pty Ltd.	It is understood that GRS are currently exploring options and opportunities for the management of retained native vegetation areas. The approved BMP for the project includes procedures and targets for the management of retained vegetation. The requirements of this condition are considered to relate to the operational phase of the project.	NT
B11	Staff training and site briefing to communicate impacts of traffic strikes on native fauna: <ul style="list-style-type: none"> Awareness training during site inductions regarding enforcing site speed limits. Site speed limits to be enforced. 	Refer to B8 above.	Refer to B8 above.	C
AH	Aboriginal heritage			
AH1	The development must avoid the two possible Scarred Tree (Wellington Nth ST1 and Wellington Nth ST2) as per the proposed development footprint in this report. A minimum 10m buffer around the trees should be in place to protect the tree canopy and root system.	Wellington North Solar Farm, Aboriginal Site Collection Report (Final), prepared by Umwelt, February 2023. Site inspection observations 09 – 11 May 2023. Discussion with GRS HSE Manager	As set out in the Wellington North Solar Farm, Aboriginal Site Collection Report and as confirmed on site by the GRS Site Manager, the two possible scarred trees were not impacted by development and are located in a protected area beyond the main perimeter fence for the development site.	C
AH2	If complete avoidance of the nine artefacts scatters and 30 isolated find sites recorded within the Project site is not practicable, the artefacts within the development footprint must be salvaged prior to the proposed work commencing and moved to a safe area within the property that would not be subject to any ground disturbance.	Refer to MCoC 3.23.	Refer to MCoC 3.23.	C
AH3	The collection and relocation of the artefacts should be undertaken by an archaeologist with representatives of the registered Aboriginal parties and be consistent with Requirement 26 of the Code of practice for Archaeological Investigation of Aboriginal Objects in New South Wales. A new site	Refer to MCoC 3.23.	Refer to MCoC 3.23.	C

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Environmental Impact Statement – Revised Mitigation Measures – As summarised in approved Environmental Management Strategy.				
	card/s would need to be completed once the artefacts are moved to record their new location on the AHIMS database. The Aboriginal community requests that a Cultural Smoking Ceremony take place to cleanse any artefacts salvaged and the reburial location.			
AH4	A minimum 5m buffer should be observed around all artefact scatters and isolated find sites including those outside the development footprint.	Wellington North Solar Farm, Aboriginal Site Collection Report (Final), prepared by Umwelt, February 2023.	The Wellington North Solar Farm, Aboriginal Site Collection Report include evidence of buffer fencing being installed around artefact scatters, isolated finds and scarred trees.	C
AH5	Wellington North Solar Farm Pty Limited should prepare a Cultural Heritage Management Plan (CHMP) to address the potential for finding additional Aboriginal artefacts during the construction of the Solar Farm and management of known sites and artefacts. The Plan should include the unexpected finds procedure to deal with construction activity. Preparation of the CHMP should be undertaken in consultation with the registered Aboriginal parties.	Refer to MCoC 3.23.	Refer to MCoC 3.23.	C
AH6	In the unlikely event that human remains are discovered during the construction, all work must cease in the immediate vicinity. OEH, the local police and the registered Aboriginal parties should be notified. Further assessment would be undertaken to determine if the remains were Aboriginal or non-Aboriginal.	Discussion with GRS HSE Manager	No remains identified to date of this audit.	C
AH7	Further archaeological assessment would be required if the Project activity extends beyond the area of the current investigation as detailed in this report and in the initial ACHA. This would include consultation with the registered Aboriginal parties and may include further field survey.	Discussion with GRS HSE Manager	Project activity has not extended beyond the area of investigations.	C
NV	Noise and Vibration			

Approval ID	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
Environmental Impact Statement – Revised Mitigation Measures – As summarised in approved Environmental Management Strategy.				
V1	Implement noise control measures such as those suggested in Australian Standard 2436- 2010 “Guide to Noise Control on Construction, Demolition and Maintenance Sites”, to reduce predicted construction noise levels.	Refer to MCoC 3.17	Refer to MCoC 3.17	C
V2	<p>A Noise Management Plan would be developed as part of the CEMP and would specifically target R1, R2, R4 and R6 in order to achieve compliance. The plan would include, but not be limited to:</p> <ul style="list-style-type: none"> • Use less noisy plant and equipment where feasible and reasonable. • Plant and equipment to be properly maintained. • Provide special attention to the use and maintenance of ‘noise control’ or ‘silencing’ kits fitted to machines to ensure they perform as intended. • Strategically position Plant on site to reduce the emission of noise to the surrounding neighbourhood and to site personnel. • Avoid any unnecessary noise when carrying out manual operations and when operating Plant. • Any equipment not in use for extended periods during construction work should be switched off. • Complaints procedure deal with noise complaints that may arise from construction activities. Each complaint would need to be investigated and appropriate noise amelioration measures put in place to mitigate future occurrences, where the noise in question is in excess of allowable limits. 	<p>GRS Noise and Vibration Management Plan (WEN-GRS-HSE-PLN-0008-A0) – Wellington North Solar Farm, prepared by GRS, Revision A0 dated 15 December 2022.</p> <p>Noise management plan – Noise monitoring set up at R2 and R4 based on work activities to date and to obtain background levels.</p> <p>2 x uSoundWeb – Joey-139 Remote Access Noise Loggers (brand new) Serial Number 20230419101 – 1392703 & 20230419102 – 1393021. Certificate of calibration maintained in site office.</p> <p>No reporting of data to date.</p>	<p>Noise monitoring was observed set up at R2 and R4 based on work activities to date and to obtain background levels.</p> <p>Auditor Recommendation (Refer to OFI 7): The current noise management plan focusses on R2 and R14, but does not specifically target R1, R4 and R6. It is recommended that both GRS review their plan to ensure compliance is achieved.</p> <p>No reporting of data to date.</p>	C

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	<ul style="list-style-type: none"> Establish good relations with people living in the vicinity of the site at the beginning of proposal and maintain. Keep people informed, take complaints seriously, deal with complaints expeditiously. The community liaison member of staff should be adequately experienced. 			
V	Visual amenity and landscape character			
V1	<p>Regarding landscaping to fragment / soften the view of infrastructure:</p> <ul style="list-style-type: none"> An intermittent band of screen Planting would be located: <ul style="list-style-type: none"> Between the property boundary and the solar arrays, in locations along Goolma Road and Cobbora Road where there is no existing vegetation and where the arrays are immediately adjacent to the boundary. Along the Campbells Lane boundary to mitigate impacts on properties on the northern side of Campbells Lane (identified in Appendix H). Within or directly alongside the transmission line easement directly adjacent to the rear of the R5 zoned lots where dwellings are located closer than 200m from the proposed new eastern transmission line easement. To ensure that the screen Planting integrates into the existing landscape character: <ul style="list-style-type: none"> Bands of Planting would be a mix of locally native tree and shrub species to 	Refer to MCoC 3.10	Refer to MCoC 3.10.	C

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	<p>ensure a naturalistic effect whilst also providing habitat and movement corridors for native fauna.</p> <ul style="list-style-type: none"> - Planting would not form a consistent hedge between the road and the solar farm but rather form a row of intermittent copse Plantings that reflect the existing character of roadside vegetation in the area • Screen Planting should be considered for locations surrounding buildings associated with the proposal where appropriate. Strategies to ensure the effective screening is maximised early in the Project life and maintained would be implemented, for example: <ul style="list-style-type: none"> • Planting would aim to be undertaken as soon as practical in the construction process depending on the season, as it would take time for the Plants to establish and become effective as a screen. Seasonal requirements for Planting should also be considered. • Successional Planting may be undertaken (quick growing species replaced by longer living species). <p>The screen would be maintained for the operational life of the solar farm. Dead Plants would be replaced. Pruning and weeding would be undertaken as required to maintain the screen’s visual amenity and effectiveness in breaking up views.</p>			
V2	Where feasible, co-location of powerlines would be undertaken to minimise the look of additional power poles. If additional poles are required, these	Site inspection observation 09 -11 May 2023	The development is within 3 months of commencing construction. Power poles installed to date are based on relocated lines and these appear	C

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Environmental Impact Statement – Revised Mitigation Measures – As summarised in approved Environmental Management Strategy.				
	<p>would match existing pole design as much as practicable.</p> <p>Materials and colours utilised in the construction of site sheds, battery storage and associated infrastructure would be considered to ensure that Visual Impacts are minimised. In general materials should be non-reflective and should be painted in neutral colours that are sensitive to the surrounding landscape.</p>		consistent with the requirements of this mitigation measure.	
V3	Night lighting would be minimised to the maximum extent practicable (i.e. manually operated safety lighting at main component locations).	Refer to MCoC 3.21.	Refer to MCoC 3.21	C
SALC	Soils, Agriculture and land capability			
SALC1	<p>As part of the CEMP, a Soil and Water Management Plan (SWMP) (with erosion and sediment control plans) would be prepared, implemented and monitored during the Project, in accordance with Landcom (2004), to minimise soil (and water) impacts. These plans would include provisions to:</p> <ul style="list-style-type: none"> • Prepare SWMP in consultation with DoI – Lands and Water. • Implement management responses outlined in the Soil Survey Report (McMahon, 2018). • Install, monitor and maintain erosion controls. • Ensure that machinery leaves the site in a clean condition to avoid tracking of sediment onto public roads which may cause risks to other road users through reduced road stability. 	Refer to MCoC 3.26	Refer to MCoC 3.26	C

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	<ul style="list-style-type: none"> • Manage topsoil in all excavation activities, separate subsoils and topsoils and ensure that they are replaced in their natural configuration to assist revegetation. Stockpile topsoil appropriately so as to minimise weed infestation, maintain soil organic matter, maintain soil structure and microbial activity. • Minimise the area of disturbance from excavation and compaction; rationalise vehicle movements and restrict the location of activities that compact and erode the soils as much as practical. Any compaction caused during construction would be treated such that revegetation would not be impaired. • Manage works in consideration of heavy rainfall events; if a heavy rainfall event is predicted, the site should be stabilised, and work ceased until the wet period had passed. 			
SALC2	<p>A Groundcover Management Plan would be developed in consultation with an agronomist and taking account of soil survey results to ensure perennial grass cover is established across the site as soon as practicable after construction and maintained throughout the operation phase. The plan would cover:</p> <ul style="list-style-type: none"> • Soil restoration and preparation requirements. • Species election. • Soil preparation. • Establishment techniques. 	-	The requirement of this mitigation measure has not yet been triggered.	NT

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	<ul style="list-style-type: none"> • Maintenance requirements. • Perennial groundcover targets, indicators, condition monitoring, reporting and evaluation arrangements – i.e. Live grass cover would be maintained at or above 70% at all times to protect soils, landscape function and water quality. Any grazing stock would be removed from the site when cover falls below this level. Grass cover would be monitored on a fortnightly basis using an accepted methodology. • Contingency measures to respond to declining soil or groundcover condition. • Identification of baseline conditions for rehabilitation following decommissioning. 			
SALC3	The array would be designed to allow sufficient space between panels to establish and maintain ground cover beneath the panels and facilitate weed control.	Final layout plan	Construction has only recently commenced. Performance to be reviewed at Operational IEA	NT
SALC4	<p>A Spill and Contamination Response Plan would be developed as part of the overall Emergency Response Plan to prevent contaminants affecting adjacent surrounding environments. The plan would include measures to:</p> <ul style="list-style-type: none"> • Respond to the discovery of existing contaminants at the site (e.g. pesticide containers or asbestos), including stop work protocols and remediation and disposal requirements. • Requirement to notify the EPA for incidents that cause material harm to the 	Wellington North Solar Farm – Emergency Plan, Appendix B.3. Major Chemical Spill Response Procedure and Appendix B.9 Flammable and Combustible Materials Storage Procedure (Umwelt, June 2022).	The Emergency Response Plan incorporates a Major Chemical Spill Response Procedure and a Flammable and Combustible Materials Storage Procedure.	C

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Environmental Impact Statement – Revised Mitigation Measures – As summarised in approved Environmental Management Strategy.				
	environment (refer s147-153 of the POEO Act). <ul style="list-style-type: none"> • Manage the storage of any potential contaminants onsite. • Mitigate the effects of soil contamination by fuels or other chemicals (including emergency response and the EPA notification procedures and remediation. • Ensure that machinery arrives on site in a clean, washed condition, free of fluid leaks. • Prevent contaminants affecting adjacent pastures, dams, water courses and native vegetation. • Monitor and maintain spill equipment. • Induct and train all site staff. 			
SALC5	A protocol would be developed in relation to discovering buried contaminants within the Project site (e.g. pesticide containers). It would include stop work, remediation and disposal requirements.	Wellington North Solar Farm – Emergency Plan, Appendix B.3. Major Chemical Spill Response Procedure.	Opportunity for Improvement (OFI #13): The Emergency Response Plan incorporates a Major Chemical Spill Response Procedure, however it does not include a protocol in relation to discovering buried contaminants within the Project site (e.g. pesticide containers). Recommendation: Develop and implement a protocol for unexpected finds, including buried contaminants.	C
SALC6	A Rehabilitation Plan would be prepared to ensure the array site is returned to its pre-solar Farm land capability. The plan would be developed with reference to the base line soil testing, baseline agricultural productivity (i.e crop yields and	-	The requirement of this mitigation measure has not yet been triggered.	NT

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	stocking rates over the last 3 years) and with input from an agronomist to ensure the site is left stabilised, under a cover crop or other suitable ground cover. The plan would reference: <ul style="list-style-type: none"> • Australian Soil and Land Survey Handbook (CSIRO, 2009). • Guidelines for Surveying Soil and Land Resources (CSIRO, 2008). • The land and soil capability assessment scheme: second approximation (OEH, 2012). 			
SALC7	Manage pests and weeds during construction and operation. Where practicable integrate weed and pest management with adjoining land owners.	Wellington North Solar Farm – Biodiversity Management Plan (BMP), Revision 5 (Final) 03 June 2022, prepared by Umwelt (Australia) Pty Ltd. S.6.5 Weed and Pathogen Management Procedure OzArk Environment and Heritage (OzArk)– Weed Survey Letter Report: Wellington Solar Farm, dated March 2023. Correspondence from GRS to potential sub-contractors re; fee proposal for weed management (emails between 22 February and 21 April 2023). Discussion with GRS Construction Manager Discussion with GRS HSE Manager.	The approved BMP includes a weed and pathogen management procedure. A ‘rapid’ weed survey was undertaken by OzArk Environment and Heritage (OzArk) at the WNSF on 21 and 22 March 2023. GRS are currently in negotiation to engage a weed management contractor. Weed management of the No-Go Zones will be negotiated under a separate contract.	C
SALC8	Consultation with local community, to minimise impact of the Project on adjacent agricultural activities and access.	Discussion with GRS HSE Manager Discussion with GRS Site Manager	A feedback register is included on the project website and local community may be consulted both formally and informally throughout the project. On the basis no complaint relating to agricultural activities or access the project is considered compliant.	C
SALC9	Prior to intrusive works (construction), a preliminary sample and analysis report is to be	Geotechnical Investigation – Interpretive Report, Wellington North Solar Farm (Reference No.	A Geotechnical Investigation – Interpretive Report has been prepared by SMEC. This report	C

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	completed by an independent NSW Safework Licensed Asbestos Assessor (LAA) to determine the presence/absence of naturally occurring asbestos fibres within the Development Footprint.	30032341-B), prepared by SMEC, dated 06 September 2022. Section 3.8 Laboratory Testing. Appendix C Geotechnical and Engineering Log. Discussion with LSBP HSE Manager Discussion with LSBP Head of Planning – Australia and New Zealand.	summarises work SMEC were commissioned to undertake, as well as based on a review of available information. Representative soil samples collected during the investigation were selected for laboratory testing. Asbestos containing material or naturally occurring asbestos was not reported as being identified in the Geotechnical and Engineering Logs. Samples were submitted to National Association of Testing Authorities (NATA) accredited laboratories for a range of geotechnical tests, however it is not clear that asbestos (naturally occurring asbestos) was included in these tests, presumably because it was not identified in the initial field work geotechnical investigation.	
LU	Land Use			
LU1	Consultation would be undertaken with TransGrid regarding connection to the substation and design of electricity transmission infrastructure.	Discussion with GRS Site Manager.	Consultation is occurring including formal and informal correspondence.	C
LU2	Consultation with Project site mineral titleholders regarding the Project and potential impacts.	EIS Appendix D – Mineral Titles Exploration Licence Holder Consultation.	Appendix D of the project EIS sets out records relating to consultation undertaken with Mineral Titles Exploration Licence Holders.	C
HH	Historic Heritage			
HH1	Should an item of historic heritage be identified, the Heritage Division (OEH) would be contacted prior to further work being carried out in the vicinity.	Discussion with GRS HSE Manager Discussion with GRS Site Manager	No items identified.	NT
HH2	The Noonee Nyrang Homestead would not be altered whilst in use as an Office and Maintenance building for the solar farm.	Site inspection observation 11 May	The auditor undertook a site inspection which included an inspection of the Nooee Nyrand Homestead. The homestead is located within a no-go zone, secured by perimeter fencing. No alterations were apparent.	C
HH3	The existing outbuildings and stone shed around the Noonee Nyrang Homestead would be maintained and not altered.	Site inspection observation 11 May	The auditor undertook a site inspection which included an inspection of the Nooee Nyrand Homestead. The homestead is located within a no-	C

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			go zone, secured by perimeter fencing. No alterations were apparent.	
F	Flooding			
F1	<p>The design of buildings, equipment foundations and footings for electrical componentry and panel mounts would be designed to avoid the 1% AEP flood level to minimise impacts from potential flooding including:</p> <ul style="list-style-type: none"> • The solar array mounting piers are designed to withstand the forces of floodwater (including any potential debris loading) up to the 1% AEP flood event, giving regard to the depth and velocity of floodwaters; • The mounting height of the solar module frames would be designed such that the lower edge of the module is clear of the predicted 1% AEP flood level. • All electrical infrastructure, including inverters, would be located above the 1% AEP flood level. • Where electrical cabling is required to be constructed below the 1% AEP flood level it would be capable of continuous submergence in water. • The proposed perimeter security fencing would be constructed in a manner which does not adversely affect the flow of floodwater and should be designed to withstand the forces of floodwater, or collapse in a controlled manner to prevent impediment to floodwater. 	<p>Discussion with LSBP Head of Planning – Australia and New Zealand.</p> <p>Discussion with LSBP HSE Manager.</p>	<p>Opportunity for Improvement (OFI #14): 1% flood levels are being considered as part of the design process. A final package of issued for construction (IFC) drawings has not yet been released and as such the status of compliance against this requirement is not yet triggered.</p> <p>Auditor recommendation: Continue detailed design discussion to ensure the final designs avoid the 1% AEP flood level. LSBO to verify final IFC drawings.</p>	NT

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F2	<p>An Emergency Response Plan incorporating a Flood Response Plan would be prepared prior to construction covering all phases of the Project. The plan would:</p> <ul style="list-style-type: none"> • Detail who would be responsible for monitoring the flood threat and how this is to be done. • Detail specific response measures to ensure site safety and environmental protection. • Outline a process for removing any necessary equipment and materials offsite and out of flood risk areas (i.e. rotate array modules to provide maximum clearance of the predicted flood level). • Consider site access in the event that some tracks become flooded. • Establish an evacuation point. • Define communications protocols with emergency services agencies. 	Wellington North Solar Farm – Emergency Plan, Appendix B.4 Flood Response Procedure (Umwelt, June 2022).	An Emergency Response Plan incorporating a Flood Response Plan has been established prior to construction in compliance with the requirements of this mitigation measure. The Emergency Response Plan is relevant to all phases of the project and adequately addresses the input requirements of this mitigation measure.	C
TTS	Traffic, Transport and Safety			
TTS1	<p>The following intersections treatments would be undertaken in consultation with Dubbo Regional Council:</p> <ul style="list-style-type: none"> • Intersection treatments would be designed to accommodate articulated vehicles of 19 m in length. • All gates would be setback a minimum of 26 metres from the property boundary to permit a B- Double vehicle to fully stand within the property boundary and not overhang onto the road reserve 	<p>Site inspection observations 09 – 11 May 2023.</p> <p>Construction Completion Certificate issued by Baker Ryan Stuart Pty Ltd, dated 28 March 2023 for works completed on Goolma Road, Wellington North.</p> <p>Correspondence from TfNSW dated, 28 March 2023, regarding Notice of Practical Completion being achieved.</p>	TfNSW inspected the works on Goolma Rd and were satisfied that Practical Completion has been achieved.	C

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	while any access gates are being opened or closed.			
TTS2	<p>A Haulage Plan would be developed with input from the roads authority, including but not limited to:</p> <ul style="list-style-type: none"> • Assessment of road routes to minimise impacts on transport infrastructure. • Scheduling of deliveries of major components to minimise safety risks (on other local traffic). • Consideration of cumulative traffic loads due to other local developments. • Traffic controls (signage and speed restrictions etc.). 	Wellington North Solar Farm – Traffic Management Plan, Appendix D – Dilapidation Survey Report (The Transport Planning Partnership, for Umwelt, December 2022).	A Traffic Management Plan has been established for the project. The plan was developed in consultation with Transport for NSW and Dubbo Regional Council.	C
TTS3	<p>Upon determining the haulage route(s) for construction vehicles associated with the Project, and prior to construction, undertake a Road Dilapidation Report. The report would:</p> <ul style="list-style-type: none"> • Assess the current condition of the road(s) • Describe mechanisms to restore any damage that may result due to traffic and transport related to the construction of the Project. • Be submitted to the relevant road authority for review prior to the commencement of haulage. 	<p>Wellington North Solar Farm – Traffic Management Plan, Appendix D – Dilapidation Survey Report (The Transport Planning Partnership, for Umwelt, December 2022).</p> <ul style="list-style-type: none"> - Section 2.6 Dilapidation Survey, including Appendix D - ‘Road Condition Assessment (Before Construction) - Wellington North Solar Farm’ report, prepared for GRANSOLAR (by Rytenskild Traffic Engineering), and dated 11 October 2022, - Section 2.6 Dilapidation Survey - Section 6. Agency Consultation 	<p>The Traffic Management Plan includes a Dilapidation Survey Report / Road Condition Assessment carried out for:</p> <ul style="list-style-type: none"> - Goolma Road, between Mitchell Highway and Gladstone Road. - Twelve Mile Road, for a distance of 2 kilometres from the Goolma Road intersection. <p>The plan includes reference to undertaking repair works (if required) in consultation with the relevant Roads Authority, and to the satisfaction of the Planning Secretary.</p> <p>The plan was developed in consultation with Transport for NSW and Dubbo Regional Council.</p>	C
TTS4	A pavement review would be undertaken and bituminous surface be applied to Campbells Lane between Cobbora Road and the site access to reduce pavement degradation and improve driver safety. The bitumen surface would be in accordance with Dubbo Regional Council's rural road standard including being a minimum of 7.5	<p>Wellington North Solar Farm – Traffic Management Plan, prepared by The Transport Planning Partnership, for Umwelt, December 2022.</p> <p>Discussions with LBSP HSE Manager.</p> <p>Discussions with GRS Site Manager</p>	<p>Opportunity for Improvement (OFI #15):</p> <p>A pavement review has not yet been undertaken at the time of this audit. Campbells Lane is an unsealed local street, located at the north of the development, and is not utilised for construction purposes as site access is off Goolma Road not</p>	NT

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	metre wide bitumen sealed two-way carriageway.		Campbells Lane. There is no nominated timeframe for completion of this review / work. Auditor recommendation: LSBP / GRS to consult with Dubbo Regional Council in relation to completing the pavement review and bituminous surface on Campbells Lane	
TT55	<p>A Traffic Management Plan would be developed as part of the CEMP and DEMP, in consultation with the Dubbo Regional Council and Roads and Maritime Services (RMS). The plan would include, but not be limited to:</p> <ul style="list-style-type: none"> • The designated routes of construction traffic to the site. • Carpooling/shuttle bus arrangements to minimise vehicle numbers during construction and ensure that warrants provided in the Austroads Guide to Road Design Part 4A: Unsignalised and Signalised Intersections that apply to major road turn treatments are maintained within the limits of the proposed AUL(S) / BAR turn treatments. • Identify specific road hazards associated with the area including not limited to fog, wet weather, frost and wildlife. • Pedestrian management - Site access is to be restricted to authorised personnel only and existing employees on site. Pedestrian access to and around the site is to be maintained at all times. Within the site pedestrian travel paths are to be maintained to key areas such as building entrances and be free from trip hazards. • Scheduling of deliveries. 	<p>Wellington North Solar Farm – Traffic Management Plan Rev 7, 02 December 2022, Prepared by The Transport Planning Partnership, for Umwelt.</p> <p>Correspondence from NSW DPE, dated 09 December 2022, approving the Traffic Management Plan (Rev 7, 02 December 2022).</p>	<p>A Traffic Management Plan has been prepared, in consultation with TfNSW and Council, and to the satisfaction of the Planning Secretary, prior to the commencement of road upgrades.</p> <p>All requirements of this condition were addressed within the approved TMP.</p>	C

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	<ul style="list-style-type: none"> Community consultation regarding traffic impacts for nearby residents and school bus operators. Consideration of impacts to the railway. Traffic control plans (speed limits, signage, etc.). Procedure to monitor traffic impacts and adapt controls (where required) to reduce the impacts. Providing a contact phone number to enable any issues or concerns to be rapidly identified and addressed through appropriate procedures. The traffic management plan would reference the Accommodation and Employment Strategy (A&ES) for the proposal. 			
TTS6	<p>The following intersections treatments must be undertaken prior to construction:</p> <ul style="list-style-type: none"> The intersection of Goolma Road and site access be upgraded to provide a short Auxiliary Left turn lane AUL(S) northbound and a Basic Right turn lane (BAR) southbound. Intersection treatment should be designed to accommodate articulated vehicles of 19 m in length. Note: larger vehicles will require permits and traffic management. 	<p>Site inspection observations 09 – 11 May 2023.</p> <p>Construction Completion Certificate issued by Baker Ryan Stuart Pty Ltd, dated 28 March 2023 for works completed on Goolma Road, Wellington North.</p> <p>Correspondence from TfNSW dated, 28 March 2023, regarding Notice of Practical Completion being achieved.</p>	<p>TfNSW inspected the works on Goolma Rd and were satisfied that Practical Completion has been achieved.</p>	C
W	Water Quality and Water Use			
W1	<p>Design waterway crossings and services crossing in accordance with the publications:</p>	<p>Creek crossing designs prepared by ISE 30 May 2023.</p> <ul style="list-style-type: none"> Wellington North – Back Creek East-West Crossing Culvert WEN-ISE-CV-DRAW-0003-02_C3. 	<p>Design drawings provided appear to comply with the intent and requirements of the relevant guidelines. Creek crossing are not yet constructed.</p>	C

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	<ul style="list-style-type: none"> Why do fish need to cross the road? Fish Passage Requirements for Waterway Crossings (Fairfull & Witheridge, 2003). Policy and Guidelines for Fish Friendly Waterway Crossings (NSW DPI, 2003). Guidelines for Watercourse Crossings on Waterfront Land (NSW DPI, 2012). Guidelines for Laying Pipes and Cable in Watercourses on Waterfront Land (NSW DPI, 2012). 	<ul style="list-style-type: none"> Wellington North – Back Creek East-West Longitudinal Profile WEN-ISE-CV-DRAW-0005-05_C1. Wellington North – Back Creek East-West Longitudinal Profile WEN-ISE-CV-DRAW-0004-04_C1. Wellington North – Back Creek East-West Crossing Upstream Culvert and Wing Details WEN-ISE-CV-DRAW-0004-06_C1. 		
W2	All fuels, chemicals, and liquids would be stored at least 40m from any waterways or drainage lines, not on sloping land and would be stored in an impervious bunded area.	Wellington North Solar Farm – Emergency Plan, Appendix B.9 Flammable and Combustible Materials Storage Procedure (Umwelt, June 2022). Site inspection observation 09 – 11 May 2023.	The Emergency Response Plan incorporates a Flammable and Combustible Materials Storage Procedure. All dangerous or hazardous materials were observed stored within nominated and appropriate locations at least 40m from any waterways or drainage lines.	C
W3	The refuelling of plant and maintenance would be undertaken in impervious bunded areas on hardstand areas only.	Site inspection observation 09 -11 May 2023	The auditor did not identify any non-compliance against the requirements of this condition. A specialist contractor is engaged for refuelling vehicles, including use of impervious bund.	C
W4	All potential pollutants stored on-site would be stored in accordance with HAZMAT requirements and bunded.	Wellington North Solar Farm – Emergency Plan, Appendix B.9 Flammable and Combustible Materials Storage Procedure (Umwelt, June 2022). Site inspection observation 09 – 11 May 2023.	The Emergency Response Plan incorporates a Flammable and Combustible Materials Storage Procedure. All dangerous or hazardous materials were observed stored within nominated and appropriate locations.	C
W5	Roads and other maintenance access tracks would incorporate appropriate water quality treatment measures such as vegetated swales to minimise the opportunity of dirty water leaving the site or entering the waterways.	Site inspection observation 09 – 11 May 2023..	Roads and maintenance tracks include earth bunds for water diversion and rock check drainage lines to minimise dirty water leaving the site. Erosion and sediment fencing was observed installed in areas more prone to sediment erosion.	C
W6	A WAL would be obtained, should onsite ground water sources be used.	Discussion with GRS Construction Manager. Correspondence (Email) from Mass Civil dated 22/02/2023: Confirming purchase of water from Macquarie Stud under Water Access Licence WAL	The GRS Construction Manager reported that whilst there are two water bores on site these are not being utilised for construction water. All	C

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		35105. Licence covers total usage of 434 Mega Litres / annum.	construction water is purchased from Macquarie Stud under their own water access licence.	
SE	Social and Economic			
SE1	Liaison with local industry representatives to maximise the use of local contractors, manufacturing facilities, materials.	Hammertech. Aboriginal and Torres Strait Islander personnel are recorded in HammerTech (by postcode). 40 currently engaged. Monthly and weekly reports - Monthly Progress Report, April 2023, This includes HSE Items - Sighted records for Nov, Dec 2022, Jan, Feb, March and April 2023.	GRS are engaging with local contractors where possible and details of local contractor engagement is reported monthly in the Progress Report.	C
SE2	Liaison with local representatives regarding accommodation options for staff, to minimise adverse impacts on local services.	Discussion with GRS HSE Manager. Feedback register.	Consultation to date has been informal. No complaints received.	C
SE3	Liaison with local tourism industry representatives to manage potential timing conflicts with local events.	Discussion with GRS HSE Manager. Feedback register.	Consultation to date has been informal. No complaints received.	C
SE4	The Community Consultation Plan would be implemented to manage impacts to community stakeholders, including but not limited to: <ul style="list-style-type: none"> • Protocols to keep the community updated about the progress of the Project and proposal benefits. • Protocols to inform relevant stakeholders of potential impacts (haulage, noise, air quality etc.). • Protocols to respond to any complaints received. 	Discussion with GRS HSE Manager Wellington North Solar Farm – Environmental Management Strategy, Rev 04, dated 23 June 2022.	Community consultation processes are outlined within the approved Environmental Management Strategy, including 24hr telephone line, email and feedback register.	C
BF	Bushfire			
BF1	Dangerous or hazardous materials would be stored and handled in accordance with AS1940-	Wellington North Solar Farm – Emergency Plan, Appendix B.9 Flammable and Combustible Materials Storage Procedure (Umwelt, June 2022).	The Emergency Response Plan incorporates a Flammable and Combustible Materials Storage Procedure. All dangerous or hazardous materials	C

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	2004: The storage and handling of flammable and combustible liquids.	Site inspection observation 09 – 11 May 2023.	were observed stored within nominated and appropriate locations.	
BF2	<p>Develop a Bush Fire Management Plan (BFMP) in consultation with NSW RFS District Fire Control Centre. The BFMP will include but not be limited to:</p> <ul style="list-style-type: none"> • Specific management of activities with a risk of fire ignition (hot works, vehicle use, smoking, use of flammable materials, blasting) • Document the location of hazards (Physical, Chemical and Electrical) that will impact on firefighting operations and procedures to manage identified hazards during firefighting operations. • Describe the construction of asset protection zones and their continued maintenance. • Incorporation of fire safety and response in staff and contractor induction, training, OHS procedures and Work Method Statements. • Designation of a staff safety officer tasked with ensuring implementation of the plan and regular liaison with firefighting agencies. • Document all firefighting resources maintained at the site with an inspection and maintenance schedule. • Monitoring and management of vegetation fuel loads. 	<p>Wellington North Solar Farm – Emergency Plan, Prepared by Umwelt (Australia) Pty Limited, Revision 05, dated 27 June 2022.</p> <p>The plan addresses this mitigation measure as follows:</p> <ul style="list-style-type: none"> • Appendix B10 – Hot Work Procedure, including hot work permit. • Table 2.1 Hazardous Material Inventory. • Appendix B2 Bushfire Mitigation and Bushfire Response Procedure, including details on asset protection zone. • Section 6.2 Training. Emergency response is also included in the induction, as well as within the emergency plan and overarching EMS and CEMP. • Section 6.1.1 Communication and Section 6.3 Emergency Response Exercises. • Section 5.0 Facility Emergency Resources. • Appendix B2 Bushfire Mitigation and Bushfire Response Procedure, including details on asset protection zone. • Section 4.0 Emergency Functions and Organisational Structure, including Table 4.1 Construction phase – emergency contacts. • Section 6 Emergency response, including section 6.1.1 Communication. • The EMP generally. <p>Wellington North Solar Farm - Emergency Plan (Final), prepared by Umwelt (Australia) Pty Ltd, June 2022.</p> <p>Agency consultation is provided in Appendix D.</p>	<p>The Emergency Response Plan incorporates the majority of information required by the BFMP as outlined within this mitigation measure.</p> <p>One copy is available in the GRS site office and one copy is located in the Site Security Office.</p> <p>Preparation of the Emergency Plan occurred in consultation with the Local Emergency Management Committee (LEMC), FRNSW and the RFS.</p> <p>NSW DPE endorsed the Emergency Plan prior to the commencement of construction noting a requirement for further consultation with RFS. This is still in progress.</p> <p>Refer to OFI #10 Raised under CoC 3.29.</p>	C

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	<ul style="list-style-type: none"> • 24/7 contact details including alternative telephone contact. • A communications strategy incorporating use of mobile phones, radio use (type, channels and call-signs), Fire Danger Warning signs located at the entrance to the site compounds, emergency services agency contacts. • Specific plans outlining: <ul style="list-style-type: none"> • Site infrastructure. • Firefighting water supplies. • Site access and internal roads. • Any additional matters as required by the NSW RFS District Office (Plan review and update). <p>In developing the Bush Fire Management Plan, NSW RFS would be consulted on the volume and location of water supplies, fire-fighting equipment maintained on-site, fire truck connectivity requirements, proposed APZ and access arrangements, communications, vegetation fuel levels and hazard reduction measures.</p>	<p>Correspondence from NSW DPE, dated 28 October 2022, endorsing the plan and noting a requirement for further consultation with RFS.</p>		
BF3	<p>An APZ of minimum 10 metres would be maintained between remnant or planted woody vegetation and solar farm infrastructure. The APZ around the perimeter of the site would incorporate a 4 metre wide gravel access track. The APZs will be in accordance with section 4.1.3 and Appendix 5 of 'Planning for Bush Fire Protection 2006' and the NSW Rural Fire</p>	<p>Final layout plan Site inspection observations 09 – 11 May 2023</p>	<p>The final layout plan appears to accommodate a 10m defendable space around the site and this was observed in place during the audit site inspection.</p>	<p>C</p>

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	<p>Service's document 'Standards for asset protection zones'.</p> <p>Average grass height within the APZ would be maintained at or below 5 centimetres on average throughout the October-March fire season. Average grass height outside the APZ, including beneath the solar array, would be maintained at or below 15 centimetres throughout the fire season.</p>			
BF4	<p>The overhead powerlines at the site would be managed by maintaining appropriate vegetation clearance limits to minimise potential ignition risks, in accordance with the ISSC 3 Guideline for Managing Vegetation Near Power Lines.</p>	<p>Site inspection observations 09 – 11 May 2023</p>	<p>No clearance issues were identified or reported to the auditor.</p>	C
BF5	<p>Appropriate fire-fighting equipment would be held on site to respond to any fires that may occur at the site during construction. This equipment would include fire extinguishers, a 1000 litre water cart retained on site on a precautionary basis, particularly during any blasting and welding operations. Equipment lists would be detailed in Work Method Statements.</p>	<p>Emergency Plan – Wellington North Solar Farm, Rev 5 dated 27 June 2022, prepared by Umwelt (Australia) Pty Ltd.</p> <p>Correspondence from NSW DPE, dated 28 October 2022, endorsing the plan and noting a requirement for further consultation with RFS.</p> <p>Discussions with LSbp and GRS site personnel, including</p> <ul style="list-style-type: none"> • LSBP HSE&C Manager. • GRS HSE Manager. <p>Site inspection undertaken 09 – 11 May 2023.</p>	<p>Nonetheless the site is managing the fire risks of the development through provision of a 1000L fire response trailer, water cart and fire extinguishers.</p> <p>The final layout plan appears to accommodate a 10m defendable space around the site.</p> <p>2 x 10,000L potable water tanks are available on site and a 65mm storz fitting is attached as a temporary measure until the permanent 20,000L capacity tank(s) are installed and operational.</p> <p>The site was observed to be tidy, with fuel loads managed through recent slashing of paddocks.</p>	C
BF6	<p>The NSW RFS and Fire and Rescue would be provided with a contact point for the solar farm, during construction and operation.</p>	<p>Emergency Plan – Wellington North Solar Farm, Rev 5 dated 27 June 2022, prepared by Umwelt (Australia) Pty Ltd.</p>	<p>Site emergency contacts are listed within the Emergency Plan. Two copies of the emergency plan are available on site (GRS site office and Site Security).</p>	C

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BF7	Following commissioning of the solar farm, the local RFS and Fire and Rescue brigades would be invited to an information and orientation day covering access, infrastructure, firefighting resources on-site, fire control strategies and risks/hazards at the site.	Not relevant to this phase of development.	The solar farm is within construction phase and has not been commissioned.	NT
BF8	The perimeter access track would comply with the requirements for Fire Trails in accordance with Section 4.1.3(3) of Planning for Bush Fire Protection 2006. All access and egress tracks on the site would be maintained and kept free of parked vehicles to enable rapid response for firefighting crews and to avoid entrapment of staff in the case of bush fire emergencies. Access tracks would be constructed as through roads as far as practicable. Dead end tracks would be signposted and include provision for turning fire trucks.	Site inspection observations 09 – 11 May 2023	The Permitter access track and internal access roads are still under construction and as such the full compliance with this condition could not be assessed, however generally access tracks were observed to be kept free of parked vehicles and maintained in accordance with Section 4.1.3(3) of Planning for Bush Fire Protection 2006.	C
BF9	A Hot Works Permit system would be applied to ensure that adequate safety measures are in place. Fire extinguishers would be present during all hot works. Where practicable hot works would be carried out in specific safe areas (such as the Construction Compound temporary workshop areas).	Emergency Plan – Wellington North Solar Farm, Rev 5 dated 27 June 2022, prepared by Umwelt (Australia) Pty Ltd. Appendix B.10 Hot Work Procedure.	A hot work procedure has been development within the Emergency Plan for the project. This includes a Hot Work Permit. No hot works were being undertaken at the time of the audit site inspection.	C
BF10	Machinery capable of causing an ignition would not be used during bushfire danger weather, including Total Fire Ban days.	Noted.	Whilst not relevant to the current weather conditions, this	NT
BF11	Prior to operation of the solar farm, an Emergency Response Plan (ERP) must be prepared in consultation with the RFS and Fire &	Not relevant to this phase of development.	The solar farm is within construction phase and has not been commissioned.	NT

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Environmental Impact Statement – Revised Mitigation Measures – As summarised in approved Environmental Management Strategy.				
	<p>Rescue NSW. This plan must include but not be limited to:</p> <ul style="list-style-type: none"> • Specifically addresses foreseeable on site and off site fire events and other emergency incidents. • Risk control measures would include the level of personal protective clothing required to be worn, the minimum level of respiratory protection required, decontamination procedures, minimum evacuation zone distances and a safe method of shutting down and isolating the PV system (either in its entirety or partially, as determined by risk assessment). • Outline other risk control measures that may need to be implemented in a fire emergency due to any unique hazards specific to the site. • Two copies of the ERP are stored in a prominent 'Emergency Information Cabinet' which is located in a position directly adjacent to the site's main entry point/s. <p>Once constructed and prior to operation, the operator of the facility would contact the relevant local emergency management committee (LEMC). The ERP will be submitted to Dubbo Regional Council for approval.</p>			
BF12	A 20,000 litre water supply (tank) fitted with a 65mm storz fitting shall be suitably located	Not relevant to this phase of development.	The solar farm is within construction phase and has not been commissioned.	NT

Approval ID	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
Environmental Impact Statement – Revised Mitigation Measures – As summarised in approved Environmental Management Strategy.				
	along a property access road to the development within the APZ.			
EF	Electromagnetic fields			
EF1	All electrical equipment would be designed in accordance with relevant codes and industry best practice standards in Australia.	Discussion with LSBP Head of Planning – Australia and New Zealand. Discussion with LSbp HSE Manager	Design consultants and engineers engaged to undertake designs for the project. All Energy have been engaged for electrical works (LC/DC still under discussion). INCO have been engaged for LV & DC trenches and inverter concrete base construction (still under contract negotiations). Louvix have been engaged for LV & DC underground cabling. Yurika have been engaged for high voltage and substation works. Additionally, SMEC has been appointed as LSbp’s owners engineer who are supporting the review of designs and quality assurance.	C
EF2	All design and engineering would be undertaken by qualified and competent person/s with the support of specialists as required.	Discussion with LSBP Head of Planning – Australia and New Zealand. Discussion with LSbp HSE Manager Discussion with GRS Head of Commercial Engineering.	Design consultants and engineers engaged to undertake designs for the project. All Energy have been engaged for electrical works (LC/DC still under discussion). INCO have been engaged for LV & DC trenches and inverter concrete base construction (still under contract negotiations). Louvix have been engaged for LV & DC underground cabling. Yurika have been engaged for high voltage and substation works.	C

Approval ID	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
Environmental Impact Statement – Revised Mitigation Measures – As summarised in approved Environmental Management Strategy.				
			Additionally, SMEC has been appointed as LSBP’s owners engineer who are supporting the review of designs and quality assurance.	
EF3	Design of electrical infrastructure would minimise EMFs.	Discussion with LSBP Head of Planning – Australia and New Zealand.	<p>It was reported that the project has been designed in accordance with the International Commission on Non-Ionizing Radiation Protection’s (ICNIRP) Guidelines for Limiting Exposure to Time-Varying Electric and Magnetic Fields (1 Hz – 100 kHz), to minimise occupational and public exposure to electric and magnetic fields (EMF). Measures implemented include:</p> <ul style="list-style-type: none"> • inverter stations have been located central to the site, where practical; • powerlines and cables have been located underground instead of overhead; • all electric infrastructure is located a minimum of 10 m from the site boundary; and • a secure perimeter fence will be located around the site, limiting any public access. <p>Design consultants engaged to undertake designs for the project, including an electrical engineer (refer to EF1).</p>	C
AQC	Air quality and climate			
AQC1	Dust generation by vehicles accessing the site and earthworks at the site would be suppressed using water applications or other means as required.	Site inspection observations 09 – 11 May 2023.	Water carts were observed operational on the solar farm for the purpose of dust suppression.	C
AQC2	Vehicle loads of material which may create dust would be covered while using the public road system.	Site inspection observations 09 – 11 May 2023.	All vehicle loads observed entering / leaving the site during the audit site inspection were covered.	C
AQC3	All vehicles and machinery used at the site would be in good condition, fitted with	Site inspection observations 09 – 11 May 2023.	Daily machinery pre-start inspections were available upon request. Hammertech is being utilised for plant onboarding, including check of	C

Approval ID	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
Environmental Impact Statement – Revised Mitigation Measures – As summarised in approved Environmental Management Strategy.				
	appropriate emission controls and comply with the requirements of the POEO Act, relevant Australian standards and manufacturer’s operating recommendations. Plant would be operated efficiently and turned off when not in use.		plant maintenance schedules and plant operator competencies. No issues identified.	
AQC4	Fires and material burning is prohibited on the Project site.	Site inspection observations 09 – 11 May 2023.	No evidence of fire or burning of material on site.	C
RUWG	Resource use and waste generation			
RUWG1	<p>A Waste Management Plan (WMP) would be developed to minimise wastes. It would include but not be limited to:</p> <ul style="list-style-type: none"> • Identification of opportunities to avoid, reuse and recycle, in accordance with the waste hierarchy. • Quantification and classification of all waste streams. • Provision for recycling management onsite. • Provision of toilet facilities for onsite workers and identify that sullage would be disposed of (i.e., pump out to local sewage treatment plant). • Tracking of all waste leaving the site. • Disposal of waste at facilities permitted to accept the waste. • Requirements for hauling waste (such as covered loads). 	<p>GRS Waste and Energy Management Plan (WEN-GRS-HSE-PLN-009-A1).</p> <p>GRS Waste Register</p>	<p>The GRS Waste and Energy Management Plan includes measures to address the requirements of this mitigation measure.</p> <p>GRS are currently establishing and updating the Waste Tracking Register.</p>	C
RUWG2	Septic system is installed and operated according to the Dubbo Regional Council regulations.	Discussion with GRS Site Manager	Septic system operates on a pump-out system.	C
End of EIS MM Checklist.				

Approval ID	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
Environmental Impact Statement – Revised Mitigation Measures – As summarised in approved Environmental Management Strategy.				
End of Audit Table.				

Appendix B: Secretary Approval of Audit Team

Department of Planning and Environment

Mrs Diana Mitchell
717 Bourke Street
DOCKLANDS Victoria 3008

30/03/2023

Dear Mrs Mitchell

**Wellington North Solar (SSD-8895)
Independent Auditor Approval Request**

I refer to your application submitted to the Department of Planning and Environment (the Department) on 24 March 2023, seeking the Secretary's endorsement for an audit team to undertake the Independent Environmental Audit (IEA) in accordance with Schedule 4 Condition 12 for the Wellington North Solar Farm Project SSD 8895(the consent).

The Department has reviewed the nomination and information you have provided and is satisfied that the Mr Peter Marsham of J2M Systems is suitably qualified and experienced.

Consequently, in accordance with Schedule 4 Condition 12 of the Consent and the Independent Audit Post Approval Requirements, the Secretary has agreed to Mr Peter Marsham of J2M Systems to undertake the IEA and prepare the IEA Report. Please ensure this correspondence is appended to the Independent Audit Report.

The Independent Audit must be prepared, undertaken, and finalised in accordance with the Independent Audit Post Approval Requirements. Failure to meet these requirements will require revision and resubmission.

The Department reserves the right to request an alternate auditor or audit team for future audits. Notwithstanding the agreement for the above listed audit team for this Project, each respective project approval or consent requires a request for the agreement to the auditor or audit team be submitted to the Department, for consideration of the Secretary. Each request is reviewed and depending on the complexity of future projects, the suitability of a proposed auditor or audit team will be considered.

Prior to submitting the IEA report, it is recommended that you review the report to ensure it complies with all relevant consent condition and the Independent Audit Post Approval Requirements.

Should you wish to discuss the matter further, please contact Jennifer Rowe (Senior Compliance Officer) on 0242471851 or compliance@planning.nsw.gov.au

Yours sincerely



Katrina O'Reilly
Team Leader - Compliance
Compliance
As nominee of the Planning Secretary

Appendix C: Consultation

From: Jennifer Rowe Jennifer.Rowe@planning.nsw.gov.au 
Subject: FW: Request for input into the scope of Construction Independent Environmental Audit – Wellington North Solar SSD 8895
Date: 4 May 2023 at 9:10 am
To: Peter Marshman peter@j2m.com.au
Cc: Katrina O'Reilly Katrina.OReilly@planning.nsw.gov.au

JR

To Peter

I refer to your request seeking consultation from the Department of Planning and Environment, submitted via email on Friday 14 April 2023, regarding the Wellington North Solar Project SSD 8895 independent environmental audit.

The Department has reviewed your request and provides the following in response:

1. Ensure the audit is carried out in accordance with the Independent Audit Post Approval Requirements (2020) and audits all conditions of consent.
2. Focus on the following:
 - Biodiversity impact on site, particularly vegetation clearing undertaken to date and whether it has been carried out as per the approved management plans
 - Details of the works that have been undertaken so far on site and confirm they are within the project boundary
 - Sediment and erosion controls are installed and in accordance with the requirements of Managing Urban Stormwater: Soils and Construction (Landcom, 2004) and the relevant management plans
 - The required development exclusion zones have been installed specifically in areas of riparian zones, Aboriginal and cultural heritage and biodiversity sites
 - Accurate records are being kept for heavy vehicles entering and leaving site and movements are within the specified transport limits of the consent
 - Details of the establishment and maintenance of vegetation buffer zones and vegetation areas
3. Please ensure consultation with the following agencies:
 - Council
 - Aboriginal stakeholders
 - Biodiversity, Conservation and Science Directorate within the Department
 - EPA
 - Fire and Rescue NSW/ The New South Wales Rural Fire Service

If you have any concerns please feel free to contact me on the details below.

Kind regards,

Jennifer Rowe

Senior Compliance Officer

T 02 4247 1851 | M 0488 988 641 | E jennifer.rowe@planning.nsw.gov.au


PO Box 5475 | Level 2/84 Crown Street Wollongong, NSW 2500

(Available Tuesday, Wednesday & Thursday)

www.dpie.nsw.gov.au



The Department of Planning, Industry and Environment acknowledges that it stands on Aboriginal land. We acknowledge the traditional custodians of the land and we show our respect for elders past, present and emerging through thoughtful and collaborative approaches to our work seeking to demonstrate our ongoing commitment to

From: Simon Taylor Simon.Taylor@epa.nsw.gov.au 
Subject: Wellington North Solar SSD 8895 - Consultation for Scope Development for IEA
Date: 1 May 2023 at 2:52 pm
To: peter@j2m.com.au

ST

Good afternoon Peter,

I am writing in response to the invitation to provide input into the scope development for the *Independent Audit Post Approval Requirements (2020)* for the Wellington North Solar project. It is noted the scope of the audit is pre-determined in Section 3.3 of the *Independent Audit Post Approval Requirements*.

The EPA will not provide any feedback or comment.

Regards

Simon Taylor
A/g Regional Manager
Regulatory Operations
NSW Environment Protection Authority
D 02 5534 3017 | M 0436 467 696



www.epa.nsw.gov.au @NSW_EPA

The EPA acknowledges the traditional custodians of the land and waters where we work. As part of the world's oldest surviving culture, we pay our respect to Aboriginal elders past, present and emerging.

I work on Biripi Country.



Report pollution and environmental incidents 131 555 or +61 2 9995 5555

This email is intended for the addressee(s) named and may contain confidential and/or privileged information. If you are not the intended recipient, please notify the sender and then delete it immediately. Any views expressed in this email are those of the individual sender except where the sender expressly and with authority states them to be the views of the Environment Protection Authority.

PLEASE CONSIDER THE ENVIRONMENT BEFORE PRINTING THIS EMAIL

WST17/00102/18 | SF2017/134958

Peter Marshman
Director
J2M Systems Pty Ltd
Email: peter@j2m.com.au

Notification of Independent Environmental Audit- Wellington North Solar Farm (SSD 8573)

1 May 2023

Dear Peter,

Thank you for your referral via the Major Projects Portal dated 12 April 2023 to Transport for New South Wales (TfNSW) seeking input into the scope for the Independent Environmental Audit for Wellington North Solar Farm in accordance with Schedule 4, Condition 18(C-ii) of Development Consent (SSD 8573).

In response TfNSW identifies the following matters are required to be included within the scope for the IEA

- Addresses compliance with the Development Consent (SSD 8573) in relation to TfNSW matters and approved Wellington North Solar Farm Traffic Management Plan (prepared by Lightsource dated October 2022).
- Regarding the approved TMP (prepared by Lightsource dated October 2022) how the traffic mitigation measures identified within the approved TMP were implemented, enforced, monitored how the measures have been implemented and evidence for ensuring compliance with the traffic mitigation measures.
- To ensure Schedule 3, Conditions 1 & 2 of the Development Consent are complied with, vehicle movement reports are required describing:
 - The total number of vehicle movements that occurred during construction, daily number of vehicle movements, size of the loads delivered, and vehicle types; and
 - The total number of vehicle movements that have occurred during operation to date, daily number of vehicle movements, and vehicle types.
 - Routes for light, heavy and OSOM movements and direction of travel and the consistency with the development consent and traffic management plan.
- Details confirming that processes are in place to ensure the Operating Conditions shown in Schedule 3, Condition 5 (a-e) of the Development Consent are being complied with.
- Confirmation that the actions and monitoring and inspection processes detailed within the Traffic Management Plan are being implemented and the process for implementation.
- Details of any complaints and enquiries as a result of the construction and operation of the project.

If you require any further information regarding this matter, please contact Hayley Sarvanandan on ph 02 9983 2372.

Yours faithfully,



Alexandra Power
Team Leader Development Services (Renewable Resources)
West Region | Community and Place-ROM

OFFICIAL

Appendix D: Independent Audit Declaration Form

Independent Audit Declaration Form


Project Name	Wellington North Solar Farm
Consent Number	SSD 8895
Description of Project	Solar Farm – Construction
Project Address	Goolma Road, Wuuluman NSW
Proponent	Lightsource BP
Title of Audit	Operational Independent Environmental Audit – Wellington Solar Farm
Date	31 July 2023

I declare that I have undertaken the Independent Audit and prepared the contents of the attached Independent Audit Report and to the best of my knowledge:

- the audit has been undertaken in accordance with relevant condition(s) of consent and the *Independent Audit Post Approval Requirements (Department 2018)*;
- the findings of the audit are reported truthfully, accurately and completely;
- I have exercised due diligence and professional judgement in conducting the audit;
- I have acted professionally, objectively and in an unbiased manner;
- I am not related to any proponent, owner or operator of the project neither as an employer, business partner, employee, or by sharing a common employer, having a contractual arrangement outside the audit, or by relationship as spouse, partner, sibling, parent, or child;
- I do not have any pecuniary interest in the audited project, including where there is a reasonable likelihood or expectation of financial gain or loss to me or spouse, partner, sibling, parent, or child;
- neither I nor my employer have provided consultancy services for the audited project that were subject to this audit except as otherwise declared to the Department prior to the audit; and
- I have not accepted, nor intend to accept any inducement, commission, gift or any other benefit (apart from payment for auditing services) from any proponent, owner or operator of the project, their employees or any interested party. I have not knowingly allowed, nor intend to allow my colleagues to do so.

Notes:

- Under section 10.6 of the *Environmental Planning and Assessment Act 1979* a person must not include false or misleading information (or provide information for inclusion in) in a report of monitoring data or an audit report produced to the Minister in connection with an audit if the person knows that the information is false or misleading in a material respect. The proponent of an approved project must not fail to include information in (or provide information for inclusion in) a report of monitoring data or an audit report produced to the Minister in connection with an audit if the person knows that the information is materially relevant to the monitoring or audit. The maximum penalty is, in the case of a corporation, \$1 million and for an individual, \$250,000; and
- The *Crimes Act 1900* contains other offences relating to false and misleading information: section 307B (giving false or misleading information – maximum penalty 2 years imprisonment or 200 penalty units, or both)

Name of Audit	Peter Marshman
Signature	
Qualification	Lead EMS Auditor – Exemplar Global No. 114942
Company	J2M Systems Pty Ltd
Company Address	P.O. Box 163 Newport Beach NSW 2106

Appendix E: Site Inspection Photographs.

Site Inspection Photographs

A site inspection was carried out as part of this audit with the following photos taken of key work areas and environmental control measures.



Photo 1: Site compound and parking.



Photo 2: Site office and security sheds.



Photo 3: GRS Site HSE Notice Board



Photo 4: LSbp Golden Rules.

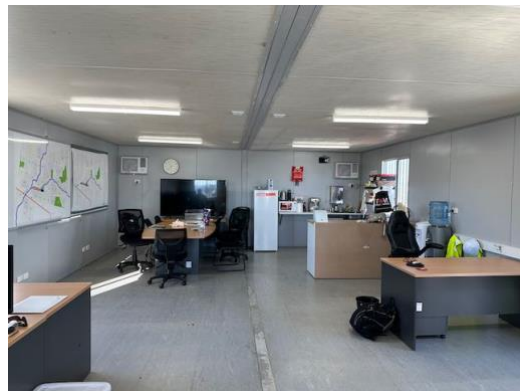


Photo 5: LSbp site office.



Photo 6: Laydown areas & all-weather access road.



Photo 7: Site compound and maintenance areas.



Photo 8: Bulk fuel tank, spill bund and spill kit.



Photo 9: Indication of current stage of works – piling in some areas.



Photo 10: Substation pad site establishment.



Photo 11: Works in progress at substation pad.



Photo 12: Evidence of materials in designated laydown location.



Photo 13: Evidence of environmental exclusion zone



Photo 14: Evidence of exclusion zone below overhead transmission line.



Photo 15: Evidence of temporary creek crossing at a designated point.



Photo 16: Habitat tree, for removal, identified with hazard tape.



Photo 17: Perimeter fence and access road.



Photo 18: Evidence of environmental exclusion zone established prior to construction works.



Photo 19: Background noise monitoring location.



Photo 20: Perimeter fence and landscape plantings.



Photo 21: New access road and road upgrade.



Photo 22: Rumble pad at main site access point.



Photo 25: Landscape plantings adjacent to new site access.



Photo 26: Transmission line route, view away from Goolma Road.



Photo 25: Clearing and grubbing along Transmission line.



Photo 26: Habitat trees remain along transmission line, awaiting removal under supervision of Ecologist.



Photo 27: Clearing and grubbing along Transmission line. Course woody debris maintained.



Photo 28: Access to Noonee Nyrang Homestead.



Photo 29: Noonee Nyrang Homestead.



Photo 30: Noonee Nyrang Homestead.



Photo 31: Access road to Noonee Nyrang Homestead.



Photo 32: Evidence of all-weather access road to substation pad.