EnergyCo

Ref: DOC26/497326
09/09/26

The Planning Secretary
4 Parramatta Square, 12 Darcy Street
Locked Bag 5022
Parramatta NSW 2124

Attn: Rebecca Eddington

Via the NSW Planning Portal

Re: Central-West Orana REZ transmission project (SSI-48323210) – Request for Planning Secretary approval/agreement to address approval requirements for Barigan Creek Switching Station commissioning in an Environmental Works Method Statement

Dear Ms Fishburn,

I refer to the Central West-Orana REZ transmission project (SSI 48323210) (the project), which the Minister for Planning and Public Spaces approved on 26 June 2024 under Section 5.19 of the *Environmental Planning and Assessment Act 1979* (the project approval).

This letter requests the Planning Secretary's:

1. Approval to stage the preparation of post-approval documents (condition C3(a))
2. Approval to combine them into a single Environmental Work Method Statement (condition C3(b))
3. Agreement concerning specific content requirements (condition C6) and
4. Agreement concerning specific stakeholder consultation requirements (condition C4)

for the commissioning of the Barigan Creek Switching Station. This request is summarised below, with details provided in the attached.

As part of the project, the Acciona Cobra Joint Venture (ACJV) is currently constructing the Barigan Creek Switching Station, which will connect the CWO REZ network infrastructure to existing electricity transmission network infrastructure operated by Transgrid. Per previous post-approval request SSI-48323210-PA-118, Transgrid will own, operate and maintain the facility and associated connection (the Transgrid project components) separately from the rest of the project infrastructure. Once construction of the Barigan Creek Switching Station is substantially complete, ACJV will hand the facility over to Transgrid for commissioning.

Commissioning of the Barigan Creek Switching Station will involve low-impact activities carried out entirely within the facility's footprint. Transgrid proposes to address the project approval requirements relevant to the commissioning of the Barigan Creek Switching Station through an Environmental Work Method Statement. To do so requires the Planning Secretary's approval to stage and combine strategies, plans and programs under condition C3 and agreement to prepare

the proposed Environmental Work Method Statement without addressing requirements in the conditions of approval and stakeholder consultation that are not relevant to Barigan Creek Switching Station commissioning. Transgrid's request and supporting information are included in **Attachment 1**.

EnergyCo requests a response by 5 October 2026. EnergyCo and Transgrid are available to meet with the Department to discuss any aspect of this request.

Thank you for considering this request. If you wish to discuss, please do not hesitate to contact the Project's Post-Approvals Lead, John Fisher (john.fisher@energyco.nsw.gov.au or 0448 514 073).

Sincerely,



Darren Clarke

Director, Planning, Environment and Sustainability
Community and Land Outcomes

Attachments:

1. Transgrid request to prepare Environmental Work Method Statement for Barigan Creek Switching Station commissioning

180 Thomas Street, Sydney
PO Box A1000 Sydney South
NSW 1235 Australia
T (02) 9284 3000
ABN 70 250 995 390
F (02) 9284 3456
Thursday, 27 August 2026

John Fisher for the attention of:

The Planning Secretary
NSW Department of Planning, Housing and Infrastructure
12 Darcy Street
Parramatta NSW 2150
Locked Bag 5022
Parramatta NSW 2124

Dear John

Subject: Central West Orana Renewable Energy Zone Transmission (SSI-48323210) – Condition C3(a) – Request to stage Environmental Management Plans

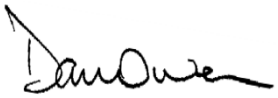
1. We refer to the:
    a. Central West Orana Renewable Energy Zone Transmission (SSI-48323210) (the "Project"), which the then NSW Minister for Planning and Public Spaces approved on 26 June 2024 under section 5.19 of the *Environmental Planning and Assessment Act 1979* (NSW).
2. We note that the Planning Secretary approved the staging of post-approval documents into a single Operational Environmental Management Plan (OEMP) (your ref: SSI-48323210, 29 July 2026). This OEMP addresses the requirements specific to the operation of the Barigan Creek Switching Station (BCSS) and the associated grid connection and did not require the need for consultation with required parties.
3. This letter is a request to seek the Planning Secretary's approval, per Condition C3, for a staged approach to commissioning phase environmental management documents at the BCSS and grid connection.
4. The commissioning phase involves testing and energisation of the transmission line's grid connection to the BCSS. Commissioning works that are undertaken by Transgrid will be limited in scope. All works will be performed using hand-tools and elevated work platforms, by work parties of up to fifteen specialised technicians. The work is wholly within the boundary of the BCSS and as such no impacts on noise and vibration, air quality, soil and water, biodiversity, heritage, visual amenity, bushfire safety or other aspects are anticipated. Minor potential impacts on traffic management, waste management and social

impact are present and can be managed by the use of an Environmental Work Method Statement (EWMS).

5. The Project's Conditions of Approval have been reviewed to ensure that conditions relevant to this phase of the project are considered. This review is provided as Attachment A (Transgrid commissioning requirement assessment).
6. Commissioning works are undertaken alongside construction phase and precedes the operation phase. Commissioning consists of two stages which are scheduled to commence from May 2027. Upon conclusion of commissioning, the BCSS and grid connection will become operational:
   > First stage of commissioning works is anticipated to occur from May to September 2027.
   > Second stage of commissioning works is anticipated to occur from March to April 2028.
7. Transgrid request that an Environmental Work Method Statement (EWMS) be used as a method of defining the environmental risks and providing appropriate management measures. This document shall be prepared by Transgrid and endorsed by the Environmental Representative in line with Condition A12(a).
8. The Proponent requests that the Department review this request and, if satisfied, make a recommendation to the Planning Secretary to allow Transgrid to use an endorsed Environmental Work Method Statement to deliver commissioning activities.

Thank you for considering this request. If you wish to discuss this request, please do not hesitate to contact myself on 0484 916 568.

Yours Sincerely



Dan Owens

Senior Environmental Advisor

Attachment A: Review of relevant Conditions of Approval for commissioning works

Attachment A Applicability of conditions of approval to Transgrid commissioning, and consultation requirements for post-approval documents

No.	Condition of approval	Applicability to commissioning of the Transgrid components	Notes	Consultation requirements
A1	In meeting the specific performance measures and criteria in this approval, all reasonable and feasible measures must be implemented to prevent, and if prevention is not reasonable and feasible, minimise, any material harm to the environment that may result from the pre-construction minor works, road upgrades, construction, operation, rehabilitation or decommissioning of the development.	Applies		
A2	The development must be carried out: (a) in compliance with the conditions of this approval; (b) in accordance with all written directions of the Planning Secretary; (c) generally in accordance with the EIS; and (d) generally in accordance with the Development Layout in Appendix 1.	Applies		
A3	The Proponent must comply with any requirement/s of the Planning Secretary arising from the Department's assessment of: (a) any strategies, plans or correspondence that are submitted in accordance with this approval; (b) any reports, reviews or audits commissioned by the Department regarding compliance with this approval; and. (c) the implementation of any actions or measures contained in these documents	Applies		
A4	The conditions of this approval and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in condition A2(c) or A2(d). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A2(c) and A2(d), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.	Applies		
A5	Any document that must be submitted within a timeframe specified in or under the terms of this approval may be submitted within a later timeframe agreed with the Planning Secretary. This condition does not apply to the immediate written notification required in respect of an incident under condition C10.	Applies		
A6	This approval will lapse if the Proponent does not physically commence the development within 5 years of the date on which it is granted.	Applies		

Attachment A Applicability of conditions of approval to Transgrid commissioning, and consultation requirements for post-approval documents

No.	Condition of approval	Applicability to commissioning of the Transgrid components	Notes	Consultation requirements
A7	Where conditions of this approval require consultation with an identified party, the Proponent must: (a) consult with the relevant party prior to submitting the subject document to the Planning Secretary for approval; and (b) provide details of the consultation undertaken including: (i) the outcome of that consultation, matters resolved and unresolved; and (ii) details of any disagreement remaining between the party consulted and the Proponent and how the Proponent has addressed the matters not resolved	Applies	This table identifies the required stakeholder consultation for post-approval documents, per the request under condition C4.	Per this table
A8	The Proponent must pay all reasonable costs incurred by the Department to engage a suitably qualified, experienced and independent expert(s) to review the adequacy of any strategy, plan, program or report required under this approval.	Applies	Only applies if the Department requires independent experts to review post-approval documents, which is unlikely for those relevant to the operation of Transgrid components based on the assessment of strategy, plans and program requirements, as set out in this table.	
A9	Prior to commencing the development, an Environmental Representative (ER) must be approved by the Planning Secretary and engaged by the Proponent.	Does not apply	Complete. Planning Secretary has approved the Environmental Representative.	
A10	The Planning Secretary's approval of an ER must be sought no later than one (1) week before commencing the development.	Does not apply	Complete. Planning Secretary has approved the Environmental Representative.	
A11	The proposed ER must be a suitably qualified and experienced person who was not involved in the preparation of the documents listed in condition A2, and is independent from the design and construction of the development. The ER must meet only the requirements set out in section 2.2, 2.3, 2.4 and 3 in the Environmental Representative Protocol (Department of Planning and Environment, October 2018).	Does not apply	Complete. Planning Secretary has approved the Environmental Representative.	

Attachment A Applicability of conditions of approval to Transgrid commissioning, and consultation requirements for post-approval documents

No.	Condition of approval	Applicability to commissioning of the Transgrid components	Notes	Consultation requirements
A12	The Proponent shall engage the Environmental Representative(s) during all construction activities, or as otherwise agreed by the Secretary. The Environmental Representative(s) shall be the Proponent's principal point of advice in relation to the environmental performance of the project and shall have responsibility for: (a) reviewing the documents identified in Table 1, Schedule 1 and any other documents that are identified by the Planning Secretary, to ensure they are consistent with requirements in or under this approval and if so: i. make a written statement (including a 'Review Table' in Word format) to this effect before submission of such documents to the Planning Secretary (if those documents are required to be approved by the Planning Secretary); or ii. make a written statement to this effect before the implementation of such documents (if those documents are required to be submitted to the Department for information or are not required to be submitted to the Department); [Note: For brevity, subsequent content removed.]	Applies	The ER shall be provided with the Environmental Work Method Statement prior to the work activity commencing, and provide a written statement that the document meets the requirements of the approval.	
A13	The Proponent must provide the ER with all documentation requested by the ER in order for the ER to perform their functions specified in condition A12, as well as the complaints register for any complaints received (on the day they are received).	Applies	The ER shall be provided with the Environmental Work Method Statement prior to the work activity commencing, and provide a written statement that the document meets the requirements of the approval.	
A14	Unless the Proponent and the applicable authority agree otherwise, the Proponent must: (a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by the development; and (b) relocate, or pay the full costs associated with relocating, any public infrastructure that needs to be relocated as a result of the development. Note: This condition does not apply to the upgrade and maintenance of the road network, which is expressly provided for in the conditions of this approval.	Applies		

Attachment A Applicability of conditions of approval to Transgrid commissioning, and consultation requirements for post-approval documents

No.	Condition of approval	Applicability to commissioning of the Transgrid components	Notes	Consultation requirements
A15	The Proponent must ensure that all demolition work on site is carried out in accordance with AS 2601-2001: The Demolition of Structures (Standards Australia, 2011), or its latest version.	Does not apply	No demolition works required as part of the commissioning of the Transgrid components. The proposed staging approach separates the operational phase from any upgrading and decommissioning of the Transgrid components.	Transgrid is willing to include this in its OEMP.
A16	All new buildings and structures, and any alterations or additions to existing buildings and structures, that are part of the development, must be constructed in accordance with the relevant requirements of the Building Code of Australia; and where the Building Code of Australia is not applicable, to the relevant Australian Standard. Notes: – Under Part 6 of the EP&A Act, the Proponent is required to obtain construction and occupation certificates for the proposed building works. – Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021 sets out the requirements for the certification of the development.	Does not apply	The Transgrid components will have been constructed prior to operation. The proposed staging approach separates the operational phase from any upgrading and decommissioning of the Transgrid components.	Transgrid is willing to include this in its OEMP.
A17	The Proponent must ensure that all of its employees, contractors (and their sub-contractors) are made aware of, and are instructed to comply with, the conditions of this approval relevant to activities they carry out in respect of the development.	Applies		
A18	All plant and equipment used on site, or in connection with the development must be: (a) maintained in a proper and efficient condition; (b) operated in a proper and efficient manner.	Applies		
A19	References in the conditions of this approval to any guideline, protocol, Australian Standard or policy are to such guidelines, protocols, Standards or policies in the form they are in as at the date of this approval.	Applies		
A20	However, consistent with the conditions of this approval and without altering any limits or criteria in this approval, the Planning Secretary may, when issuing directions under this approval in respect of ongoing monitoring and management obligations, require compliance with an updated or revised version of such a guideline, protocol, Standard or policy, or a replacement of them.	Applies		

Attachment A Applicability of conditions of approval to Transgrid commissioning, and consultation requirements for post-approval documents

No.	Condition of approval	Applicability to commissioning of the Transgrid components	Notes	Consultation requirements
A21	Prior to commencing the development, the Proponent must prepare a Community Communication Strategy to provide mechanisms to facilitate communication between the Proponent and the community (including adjoining affected landowners) during construction. The Community Communication Strategy must: (a) identify landowners and potentially impacted receivers; (b) ensure that the landowners identified in (a) are consulted during construction; (c) set out procedures and mechanisms for the regular distribution of information; (d) establish a public liaison officer(s) to engage with the local community; and (e) set out procedures and mechanisms: (i) through which the community can discuss or provide feedback to the Proponent; (ii) through which the Proponent will respond to enquiries or feedback from the community; and (iii) to resolve any issues and mediate any disputes that may arise in relation to construction of the development. (f) The Proponent must implement the Community Communication Strategy for the duration of construction	Applies	The approved CCS shall be followed.	The condition of approval does not require stakeholder consultation during the preparation of this post-approval document.
B1	Pre-construction minor works, road upgrades, construction, demolition, upgrading or decommissioning activities (excluding blasting) may only be undertaken between: (a) 7 am to 6 pm Monday to Friday; (b) 8 am to 1 pm Saturdays; and (c) at no time on Sundays and NSW public holidays; unless the Planning Secretary agrees otherwise.	Applies		

Attachment A Applicability of conditions of approval to Transgrid commissioning, and consultation requirements for post-approval documents

No.	Condition of approval	Applicability to commissioning of the Transgrid components	Notes	Consultation requirements
B2	The following activities may be carried outside the hours specified in condition B1 above: (a) the delivery or dispatch of materials as requested by the NSW Police Force or other public authorities for safety reasons; (b) emergency work to avoid the loss of life, property or prevent material harm to the environment; (c) works carried out in accordance with the hours and noise limits specified in any negotiated agreements with sensitive receivers (owners and occupiers), provided the negotiated agreements are in writing and finalised before the commencement of works; (d) activities that do not result in noise affected sensitive receivers, as defined in Interim Construction Noise Guidelines (DECC, 2009) (or its latest version); (e) road upgrades required by the relevant road authority to be undertaken outside the standard construction hours; (f) activities that require a network outage on another distribution or transmission network, and the operator of the network requires the outage and associated works outside standard construction hours; (g) where different hours are permitted or required under an EPL in force in respect of the CSSI; or (h) works carried out in accordance with an Out-of-Hours Work Protocol in accordance with condition B13.	Applies		
B3	The Proponent must take all reasonable and feasible steps to minimise the pre-construction minor works, road upgrades, construction, upgrading or decommissioning noise of the development in the locations where the noise is audible to sensitive receivers, including any associated traffic noise.	Applies		
B4	The Proponent must ensure that the noise generated by any construction, upgrading or decommissioning activities is managed in accordance with the requirements outlined in the Interim Construction Noise Guideline (DECC, 2009) (or its latest version).	Applies		
B5	The Proponent must implement mitigation measures with the aim of achieving the road traffic noise assessment criteria for land uses from NSW Road Noise Policy (DECCW, 2011).	Applies	But the low traffic volumes associated with commissioning of the Transgrid components are unlikely to result in exceedance.	

Attachment A Applicability of conditions of approval to Transgrid commissioning, and consultation requirements for post-approval documents

No.	Condition of approval	Applicability to commissioning of the Transgrid components	Notes	Consultation requirements
B6	The Proponent must implement mitigation measures with the aim of achieving the following vibration limits: (a) vibration criteria established using the Assessing vibration: a technical guideline (DEC, 2006) (for human exposure); (b) BS 7385 Part 2-1993 "Evaluation and measurement for vibration in buildings Part 2" as they are "applicable to Australian conditions"; and (c) vibration limits set out in the German Standard DIN 4150-3: Structural Vibration – effects of vibration on structures (for structural damage).	Applies	The nearest noise-sensitive receiver is approximately 1km to the south, and work within Barigan Creek Switching Station will not generate substantial vibrations. Requirement unlikely to be relevant to the commissioning of the Transgrid components.	
B7	Where a sensitive receiver is identified as potentially exceeding the construction 'noise affected' noise management level or sleep disturbance criteria established using the Interim Construction Noise Guideline (DECC, 2009), or its latest version, as a result of the construction or operation of the accommodation camps or construction compounds, reasonable and feasible mitigation measures must be implemented with the objective of reducing construction noise below the relevant criteria at each relevant sensitive receiver. Activities that would exceed the 'noise affected' noise management level or sleep disturbance criteria during construction or operation of these facilities must not commerce until the measures identified in this condition have been implemented, unless otherwise agreed with the Planning Secretary or in accordance with negotiated agreements with the affected sensitive receivers. Note: Mitigation measures may include path barrier controls, at-property treatment, or a combination of path and at-property treatment.	Applies	The nearest noise-sensitive receiver is approximately 1km to the south, and work within Barigan Creek Switching Station will not generate substantial noise or vibrations. Requirement unlikely to be relevant to the commissioning of the Transgrid components.	
B8	Where a sensitive receiver is identified as potentially exceeding the 'highly noise affected' noise management level established using the Interim Construction Noise Guideline (DECC, 2009), or its latest version, during construction, mitigation measures must be implemented with the objective of reducing construction noise below the highly noise affected noise management level at each relevant sensitive receiver. Activities that would exceed the 'highly noise affected' noise management level during construction must not commerce until the measures identified in this condition have been implemented, unless otherwise agreed with the Planning Secretary. Note: Mitigation measures may include path barrier controls, at-property treatment, or a combination of path and at-property treatment.	Applies	The nearest noise-sensitive receiver is approximately 1km to the south, and work within Barigan Creek Switching Station will not generate substantial vibrations. Requirement unlikely to be relevant to the commissioning of the Transgrid components.	

Attachment A Applicability of conditions of approval to Transgrid commissioning, and consultation requirements for post-approval documents

<table>
<tr><th>No.</th><th>Condition of approval</th><th>Applicability to commissioning of the Transgrid components</th><th>Notes</th><th>Consultation requirements</th></tr>
<tr><td>B9</td><td>Unless approved in accordance with condition B1, blasting may only be carried out on the site:
(a) between 9 am to 5 pm Monday to Friday;
(b) between 9 am to 1 pm on Saturday; and
(c) no blasting is allowed on Sunday or NSW public holidays.</td><td>Does not apply</td><td>No blasting is required during commissioning of the Transgrid components.</td><td></td></tr>
<tr><td>B10</td><td>The Proponent must ensure that any blasting carried out on site does not exceed the criteria in Table 2.
Table 2: Blasting Criteria
<table>
<tr><th>Location</th><th>Airblast overpressure (dB(Lin Peak)</th><th>Ground vibration (mm/s)</th><th>Allowable exceedance</th></tr>
<tr><td rowspan="2">Any residential receiver</td><td>120</td><td>10</td><td>0%</td></tr>
<tr><td>115</td><td>5</td><td>5% of the total number of blasts or events over a rolling period of 12 months</td></tr>
</table></td><td>Does not apply</td><td>No blasting is required during commissioning of the Transgrid components.</td><td></td></tr>
<tr><td>B11</td><td>Except for corona discharge noise, the Proponent must ensure that the noise generated by the operation of the development does not exceed the project trigger noise levels (PTNL) established in the Noise Policy for Industry (NPfI), at the reasonably most affected point of the residence, at any residential receiver.</td><td>Applies</td><td>Largely a matter where compliance is addressed through design (construction phase).
The nearest noise sensitive receiver is approximately one kilometre from the facility. The PTNL are unlikely to be exceeded.</td><td></td></tr>
<tr><td>B12</td><td>The Proponent must:
(a) take all reasonable and feasible steps to minimise corona discharge noise during operation of the project;
(b) identify residences predicted to experience corona discharge noise levels above the PTNL at the reasonably most affected point of the residence, determined in accordance with the NPfI, and how often corona noise is expected to be above this this level per year;
(c) identify residences predicted to experience circuit breaker noise levels above the PTNL at the reasonably most affected point of the residence, determined in accordance with the NPfI, and how often this happens during the night-time period; and
(d) implement all reasonable and feasible noise mitigation measures, determined in accordance with the NPfI, at receivers predicted to experience corona discharge noise levels or circuit breaker noise levels that exceed the noise levels identified in the PTNL.</td><td>Applies</td><td>Largely a matter where compliance is addressed through design (construction phase).
The nearest noise sensitive receiver is approximately one kilometre from the facility. The PTNL are unlikely to be exceeded.</td><td></td></tr>
</table>

Attachment A Applicability of conditions of approval to Transgrid commissioning, and consultation requirements for post-approval documents

No.	Condition of approval	Applicability to commissioning of the Transgrid components	Notes	Consultation requirements
B13	Prior to the commencement of construction, the Proponent must prepare a Noise and Vibration Management Plan to the satisfaction of the Planning Secretary. This plan must: (a) ensure the requirements in conditions B1 to B12 are complied with; (b) include a description of the reasonable and feasible measures that would be implemented to minimise noise and vibration impacts of the development; (c) include a detailed description of the noise and vibration management system for the development; (d) include a protocol for the identification, notification and management of works that exceed the noise management levels; (e) include a monitoring program that evaluates and reports on the effectiveness of the noise and vibration management systems; and (f) include an Out-of-Hours Work Protocol to identify a process for the consideration, management and approval of works outside the hours defined in conditions B1 and B9, which must: (i) be prepared in consultation with the relevant Council; (ii) identify low risk activities that can be undertaken without the approval of the Planning Secretary and with the approval of the ER; (iii) identify high risk activities that must be approved by the Planning Secretary; and (iv) identify Department, Council and community notification arrangements for approved out of hours work. Following the Planning Secretary's approval, the Proponent must implement the Noise and Vibration Management Plan.	Applies	Activities associated with the commissioning of the Transgrid components are unlikely to generate noise above the noise management levels at any sensitive receivers, the nearest of which is approximately 1km away. There will be very few (if any) noise-generating commissioning activities outside standard construction hours. The approved Out-of-Hours Work Protocol shall be followed. Transgrid will work under an endorsed Environmental Work Method Statement that sets out management measures for the protection of biodiversity values.	Given the negligible impacts to noise and vibration, stakeholder consultation is not warranted.
B14	In addition to the performance outcomes, commitments and mitigation measures specified in the EIS, the Proponent must take all reasonable steps to: (a) minimise the off-site dust, fume, blast emissions and other air pollutants of the development; and (b) minimise the surface disturbance of the site.	Applies		
B15	The Proponent must ensure that it has sufficient water for all stages of the development, and if necessary, adjust the scale of the development to match its available water supply. Note: Under the Water Act 1912 and/or the Water Management Act 2000, the Proponent is required to obtain the necessary water licences before commencing any works which intercept or extract groundwater or surface water (unless an exemption applies).	Applies		

Attachment A Applicability of conditions of approval to Transgrid commissioning, and consultation requirements for post-approval documents

No.	Condition of approval	Applicability to commissioning of the Transgrid components	Notes	Consultation requirements
B16	The Proponent must: (a) minimise erosion and control sediment generation; and (b) ensure all land disturbances have appropriate drainage and erosion and sediment controls designed, installed and maintained in accordance with Best Practice Erosion and Sediment Control (IECA, 2008), Managing Urban Stormwater – Soils and Construction Volume 1 (Landcom, 2004), Managing Urban Stormwater – Soils and Construction Volume 2A Installation of Services (DECC, 2008) and Managing Urban Stormwater – Soils and Construction Volume 2C Unsealed Roads (DECC, 2008), or their latest versions.	Applies		
B17	Unless otherwise authorised by an EPL, the Proponent must ensure the development does not cause any water pollution, as defined under Section 120 of the POEO Act.	Applies		
B18	The Proponent must: (a) design, construct and maintain an appropriate water management system at all substations, concrete batching plants, construction compounds and accommodation camps to prevent pollution; (b) ensure that all liquid waste captured by the substation's spill oil containment system is classified, transported, and disposed of at a facility that can lawfully accept the waste; and (c) minimise any spills of hazardous materials or hydrocarbons, and clean up any spills as soon as possible after they occur.	Applies		
B19	The Proponent must ensure:			
	(a) all activities on waterfront land are constructed in accordance with the Guidelines for Controlled Activities on Waterfront Land (DPE 2022), Why do Fish Need to Cross the Road? Fish Passage Requirements for Waterway Crossings (NSW Fisheries 2003) and the Policy and Guidelines for Fish Habitat and Conservation and Management (NSW Fisheries, 2013), unless Water Group agrees otherwise;	Does not apply	Wollar Creek is present nearby. But the Transgrid components are located more than 300 metres from that watercourse and associated riparian areas.	
	(b) except for the Talbragar River crossings on Merotherie Road and the Laheys Creek crossing at Spring Ridge Road, the existing or natural hydraulic, hydrologic, geomorphic and ecological functions of all watercourses are maintained; and	Does not apply	There are no watercourses within the commissioning area of the Transgrid components.	
	(c) any changes to the geomorphic condition of the Talbragar River and Laheys Creek during construction must be remediated as soon as practical, and by no later than construction demobilisation.	Does not apply	Talbragar River and Lahey Creek are not in the vicinity of the Transgrid components.	

Attachment A Applicability of conditions of approval to Transgrid commissioning, and consultation requirements for post-approval documents

No.	Condition of approval	Applicability to commissioning of the Transgrid components	Notes	Consultation requirements
B21	Unless otherwise agreed with the Planning Secretary, the Proponent must: (a) ensure that the vegetation and habitat clearing limits specified in Table 2-1, Table 2-2 and Table 2-3 of Appendix 2 are not exceeded; and (b) minimise: (i) the impacts of the development on hollow-bearing trees; (ii) the impacts of the development on threatened species; and (iii) the clearing of native vegetation and key habitat.	Does not apply	All works are within the Switching Station	
B22	Prior to carrying out any development that would impact on biodiversity values that require offsetting, the Proponent must prepare a Biodiversity Offset Package (Package) that is generally consistent with the EIS, in consultation with CPHR and BCT and to the satisfaction of the Planning Secretary in writing. The Package must include, but not necessarily be limited to: (a) details of the specific biodiversity offset measures to be implemented and delivered in accordance with the EIS; (b) the cost for each specific biodiversity offset measure, which would be required to be paid into the Biodiversity Conservation Fund if the relevant measure is not implemented and delivered, as determined in accordance with a BCF Charge Quote indexed on a monthly basis in accordance with the Biodiversity Offsets Payment Calculator Order 2022; (c) the timing and responsibilities for the implementation and delivery of the measures required in the Package; and (d) confirmation that the biodiversity offset measures will have been implemented and delivered no later than 26 June 2026, unless otherwise agreed with the Planning Secretary. Following the Planning Secretary's approval, the Proponent must implement and deliver the Biodiversity Offset Package. All or any part of the Biodiversity Offset Package may be implemented and delivered by entry into a Strategic Offset Delivery Agreement in accordance with clauses 6.2(2)(f) and 6.3A of the Biodiversity Conservation Regulation 2017.	Does not apply	Condition B22 has already been addressed for the entire project by EnergyCo.	
B22A	The Proponent may revise the Biodiversity Offset Package in consultation with CPHR and BCT	Does not apply	Condition B22A has already been addressed for the entire project by EnergyCo.	

Attachment A Applicability of conditions of approval to Transgrid commissioning, and consultation requirements for post-approval documents

No.	Condition of approval	Applicability to commissioning of the Transgrid components	Notes	Consultation requirements
B23	The Proponent must comply with the terms of the Deed of Agreement with the Planning Secretary executed on 19 June 2024 to ensure that the biodiversity offset measures are implemented and delivered in accordance with the Biodiversity Offset Package. Prior to carrying out any development that would impact biodiversity values, the Proponent must demonstrate to the satisfaction of the Secretary that 'Financial Close', as that term is defined in the Deed of Agreement, has occurred. Note: this condition seeks to ensure that appropriate arrangements are made for a source of funds to support the performance of the Proponent's obligations under this approval in relation to biodiversity offsets.	Does not apply		
B24	Prior to carrying out any development that would impact on the relevant biodiversity values, the Proponent must undertake the following further targeted surveys as committed to in the EIS: (a) for koala, in previously unsurveyed patch sizes of less than 5 hectares; and (b) for Indigofera efoliata and Euphrasia arguta, in the area of assumed presence; to confirm whether additional biodiversity offset measures are required for the koala, or reduced biodiversity offset measures are required for the Indigofera efoliata and Euphrasia arguta. Following the completion of the surveys, any required changes to biodiversity offset measures must be incorporated into a revised version of the Biodiversity Offset Package under condition B22 and addressed in a revised version of the Biodiversity Management Plan required under condition B26, in consultation with CPHR, to the satisfaction of the Planning Secretary.	Does not apply	All works within the completed Switching Station.	
B25	Unless otherwise agreed by the Planning Secretary, a Biodiversity Assessment Verification Report must be prepared. [Note: For brevity, content removed as it is not applicable]	Does not apply	EnergyCo has completed. Applies to the construction phase. None of the biodiversity entities and matters addressed in condition B25 were present in the vicinity of the Transgrid components.	

B26	Prior to carrying out any development that could impact biodiversity values that require offsetting, the Proponent must prepare a Biodiversity Management Plan for the development to the satisfaction of the Planning Secretary. This plan must: (a) be prepared by a suitably qualified and experienced biodiversity expert/s; (b) be prepared in consultation with CPHR and NPWS; (c) be prepared generally in accordance with the BDAR; (d) include a description of the measures that would be implemented for: (i) meeting the biodiversity mitigation requirements in condition B21; (ii) minimising: • the amount of vegetation clearing on site; • the loss of key fauna habitat (including tree hollows); • the impacts of fauna on site, including undertaking pre-clearance surveys; and • potential indirect impacts on threatened flora and fauna species; (iii) ensuring the development does not adversely affect the native vegetation and habitat outside the disturbance footprint; (iv) protocols for unexpected finds of threatened species and threatened ecological communities within the disturbance footprint including the requirements for: • all work in the associated location to stop to prevent further impact, and • notification (in writing) and consultation with the Planning Secretary and CPHR (and AG DCCEEW where relevant) on any additional measures to be implemented; and • the Planning Secretary to endorse the recommencement of work; (v) rehabilitation of temporary disturbance areas to facilitate natural regeneration with suitable native species; (vi) monitoring the areas of partial clearance within three months of the commencement of construction and provision of a verification report to confirm if any changes are required to this plan; (vii) maximising the salvage of resources within the approved disturbance area – including vegetative and soil resources – for beneficial reuse (such as fauna habitat enhancement) during the rehabilitation and revegetation of the site; (viii) collecting and propagating seed (where relevant); (ix) controlling erosion, weeds and feral pests; (x) bushfire management;	Applies	Technically applies, but the proposed work activities have no interaction with natural areas and shall not be a substantial matter to consider during the commissioning of the Transgrid components. Transgrid will work under an endorsed Environmental Work Method Statement that sets out management measures for the protection of biodiversity values.	Given the negligible impacts to biodiversity, stakeholder consultation is not warranted.
B26	(xi) minimising impacts on entities at risk of a serious and irreversible impact (SAII), including ensuring that an additional 241.16 hectares of Box Gum	Does not apply	No SAII entities or existing mining offset areas are present within or in the vicinity of the area	

No.	Condition of approval	Applicability to commissioning of the Transgrid components	Notes	Consultation requirements
	Woodland and 132.58 hectares of regent honeyeater habitat is securely conserved within a Biodiversity Stewardship Agreement within 3 years (over and above the relevant credit obligations); and (xii) ensure appropriate offsets have been provided to replace the obligations of existing offsets on Moolarben, Wilpinjong and Ulan mines.		for the Transgrid components. EnergyCo has already addressed the requirements via the Offset Measures Biodiversity Management Plan.	
B26	(e) include a program to monitor, evaluate and publicly report on the effectiveness of these measures. Following the Planning Secretary's approval, the Proponent must implement the Biodiversity Management Plan.	Applies		
B27	The Proponent must: (a) ensure the development does not cause any harm to any Aboriginal heritage objects/sites or historic heritage items located outside the approved construction area (see Table 3-1 and Table 3-3 of Appendix 3); (b) manage the sites identified in Table 3-2 of Appendix 3 in accordance with the specified mitigation and management measures and in accordance with the requirements of the Heritage Management Plan, as outlined in condition B28, including any subsequent revision of this plan; (c) implement all reasonable and feasible measures to avoid and minimise harm to historic heritage items within the approved construction area (identified in Table 3-4 of Appendix 3); and (d) salvage and relocate items that would be impacted to a suitable location, in accordance with the Heritage Management Plan described in condition B28.	Applies partially	Technically applies, but only condition B27(a). Transgrid commissioning activities are undertaken within the Switching Station. None of the heritage sites/items/features in Appendix 3 are within the Switching Station.	

B28	Prior to carrying out any development that could harm heritage items, the Proponent must prepare a Heritage Management Plan for the development to the satisfaction of the Planning Secretary. This plan must: (a) be prepared by a suitably qualified and experienced Aboriginal cultural heritage specialist whose appointment has been endorsed by the Planning Secretary; (b) be prepared in consultation with Aboriginal Stakeholders, NPWS and reviewed by Heritage NSW; (c) undertake an assessment of the unsurveyed areas of the construction areas, in accordance with Code of Due Diligence; (d) include a description of the measures that would be implemented for: (i) protecting heritage items in accordance with conditions B27(a); (ii) undertaking the management activities specified in Table 3-2 of Appendix 3, including a detailed methodology for each of the approved management activities; (iii) avoiding harm to Laheys Creek Cemetery (CWO-22-HH06), Tallawang Creek Archaeological Site 02 (CWO-22-HH11) and the suspected graves and buried architecture within Tallawang Union Church (CWO-22-HH09b) and Tallawang Catholic Church (CWO-22-HH-09c); (iv) undertaking detailed reporting on the outcomes of management activities including (but not limited to) archival recording and analysis of stone artefact assemblages and other information relevant to addressing research questions; (v) a strategy for the management of any salvaged Aboriginal objects; (vi) a contingency plan and reporting procedure if: • heritage items outside the approved construction area are harmed; • previously unidentified heritage items are found; or • skeletal material is discovered; (vii) ensuring workers on site receive suitable heritage inductions prior to carrying out any development on site, and that records are kept of these inductions; and (viii) ongoing consultation with Aboriginal Stakeholders during the implementation of the plan; and (e) include a program to monitor and report on the effectiveness of these measures and any heritage impacts of the project. Following the Planning Secretary's approval, the Proponent must implement the Heritage Management Plan.	Applies	All commissioning works are within an built Switching Station and do not include any ground disturbance. Much of B28 is not relevant to the commissioning of the Transgrid components, as the commissioning areas are within the Switching Station, have been surveyed and there are no known heritage sites/items/features present. Further, ground-disturbing activities not required during the commissioning of the Transgrid components. Nevertheless, Transgrid proposes to address the relevant requirements of this condition, including an Unexpected Heritage Finds Protocol, in an Environmental Works Method Statement.	Given the negligible risk, no consultation with stakeholders is warranted.
B29	All heavy vehicles requiring escort associated with the development must only travel to and from the site via the construction routes described in the EIS, as identified in Figure 4-1 to Figure 4-4 in Appendix 4, unless the Planning Secretary	Applies	Technically applies. But commissioning activities for the Transgrid components do not require any deliveries using heavy vehicles	

No.	Condition of approval	Applicability to commissioning of the Transgrid components	Notes	Consultation requirements
	agrees otherwise. Note: The Proponent is required to obtain relevant permits under the Heavy Vehicle National Law (NSW) for the use of over-dimensional vehicles on the road network.		that require an escort.	
B30	All heavy and light vehicles associated with construction, upgrading and decommissioning of the development must travel to and from the site via the construction routes as described in the EIS and identified in the Figure 4-1 to Figure 4-5 in Appendix 4, unless the Planning Secretary agrees otherwise.	Applies		
B31	Prior to commencing road upgrades specified in Appendix 4 as requiring inclusion in the Transport Strategy, the Proponent must prepare a Transport Strategy in consultation with the TfNSW and relevant Councils, to the satisfaction of the Planning Secretary, which: (a) identifies the location and type of any necessary road upgrades (including roads, intersections, crossing points, bridges and access points), including consideration of relevant amenity impacts; (b) ensures the road upgrades comply with the Austroads Guide to Road Design (as amended by TfNSW supplements), unless the relevant road authority agrees otherwise; (c) includes strategic concept designs prepared in accordance with Austroads Guide to Road Design (as amended by TfNSW supplements); (d) includes a detailed assessment of potential impacts of any necessary road upgrades (such as heritage and biodiversity impacts) and appropriate mitigation measures, including consideration of cumulative traffic impacts from approved projects; (e) include a schedule for the commencement and completion of all necessary road upgrades; (f) includes strategic concept designs for transmission lines crossing state roads and any structures required to facilitate stringing; (g) details the methods for installing transmission lines across State roads, ensuring the number and length of delays is minimised and avoids peak traffic hours for Golden and Castlereagh Highways; (h) identifies whether intersections, crossing points and access points would be permanent or temporary.	Applies	No road upgrades are required during the commissioning of the Transgrid components.	

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No.	Condition of approval	Applicability to commissioning of the Transgrid components	Notes	Consultation requirements
B32	Unless the Planning Secretary agrees otherwise, the Proponent must implement the road upgrades and the mitigation measures identified in the Transport Strategy in condition B31 and Appendix 4 in accordance with the relevant standard and timing requirements in Appendix 4, and to the satisfaction of the relevant roads authority. If there is a dispute about the road upgrade works, or the implementation of these works, then either party may refer the matter to the Planning Secretary for resolution.	Applies	No road upgrades are required during the commissioning of the Transgrid components. Any necessary road upgrades (if any) will have been completed as part of the construction phase.	
B33	The road upgrades must be completed within the timeframes specified in the Transport Strategy, as required under Condition B31(e).	Applies	No road upgrades are required during the commissioning of the Transgrid components. Any necessary road upgrades (if any) will have been completed as part of the construction phase.	
B34	The Proponent must: (a) undertake an independent dilapidation survey to assess the: (i) existing condition of all local roads on the transport route shown in Figure 4-1 to Figure 4-5 in Appendix 4 (including local road crossings) prior to construction, upgrading or decommissioning works; and (ii) condition of all local roads on the transport route (including local road crossing); (iii) within 1 month of the completion of construction, upgrading or decommissioning works, or within a timeframe agreed to by the relevant roads authority/manager; (iv) on an annual basis during construction, or within a timeframe agreed to by the relevant roads authority/manager; (a) repair (or pay the full costs associated with repairing) any damage to local roads on the transport route (including local road crossings) that are as a result of the construction, upgrading or decommissioning of the development; (b) prepare a report on the road repairs completed under condition B34(b) in consultation with the relevant roads authority within 6 months of completion of the road repairs.	Applies	Road usage during commissioning is likely to require small volumes of light vehicles only.	

B35	Prior to commencing construction or road upgrades identified in condition B31 (whichever comes first), the Proponent must prepare a Traffic Management Plan for the development in consultation with NPWS, TfNSW, Dubbo Regional Council, Midwestern Regional Council, Upper Hunter Shire Council, Warrumbungle Shire Council and NSW Police, and to the satisfaction of the Planning Secretary. This plan must include: (a) details of the transport route to be used for all development-related traffic; (b) details of the road upgrade works required by condition B32; (c) details of the measures that would be implemented to comply with the transport management requirements in conditions B29 to B34; (d) details of the measures that would be implemented to: (i) minimise traffic safety impacts of the development and disruptions to local road users during construction, upgrading or decommissioning works, including: • a description of the proposed timeframe and schedule of construction works; • a description of the proposed dilapidation surveys required by condition B34; • a description of the proposed measures for managing traffic flow around the work sites, construction compounds and accommodation camps; • procedures for stringing cables and transmission lines across roads to ensure compliance with Austroads Guide to Traffic Management; • scheduling heavy vehicle movements to avoid peak periods where reasonable and feasible; • minimising convoy lengths; • reducing the speeds of development-related traffic at key intersections; • temporary traffic controls, including detours and signage; • procedures for stringing cables and transmission lines across roads; • notifying the local community about development-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; • minimising potential conflict between development-related traffic and rail services, stock movements and school buses, in consultation with local schools, including preventing queueing on the public road network;	Applies	This condition technically applies to the commissioning of the Transgrid components, but in a very limited manner, as outlined below. All commissioning traffic could only access site via the construction routes in the EIS and Appendix 4 of the Infrastructure Approval (condition B35(a)). No road upgrades would be required to support the commissioning of the Transgrid components (condition B35(b)). Heavy vehicles requiring escort are not required for commissioning of the Transgrid components. But if required they would only use the route specified in condition B29) (condition B35(c)). Commissioning activities for the Transgrid components that involve personnel and likely to be infrequent, and a substantial workforce would not be required. Commissioning traffic volumes are expected to be very low, largely consistent with background traffic on the access routes, and not require any specific management, as a result (condition B35(d)(i)). There would be no road and intersection upgrades (condition B35d(ii)). All parking would be onsite (condition B35d(iii)). Commissioning traffic would be unlikely to have any substantial impact on any water-related infrastructure present along the access route (condition B35(d)(iv)). Given the rural nature of the access route and the low volume and infrequency of commissioning traffic for the Transgrid components, no substantial increases in road traffic noise are likely. A Driver Code of Conduct (condition B35(e) and associated training is relevant to the operation of the Transgrid components. But, as Transgrid already manage a vast	Given the rural nature of the access route and the low volume and infrequency of commissioning traffic for the Transgrid components, consultation with stakeholders is not warranted.

	• implementing measures to minimise development-related traffic on the public road network outside standard construction hours; • minimising dirt and debris tracked on to the public road network from development related-traffic; • details of the employee shuttle bus service, including pick-up and drop-off points and associated parking arrangements for construction workers, and measures to encourage employee use of this service; • car-pooling or ride sharing by employees; • scheduling the haulage vehicle movements to minimise convoy lengths or platoons; • responding to local climate conditions that may affect road safety, such as, fog, dust, wet weather and flooding; • ensuring loaded vehicles entering or leaving the site have their loads covered or contained and leave site in a forward direction; • responding to any emergency repair or maintenance requirements; • provisions for maintaining emergency vehicle access to the site at all times; • a traffic management system for managing over-dimensional vehicles; and • fatigue management; (ii) minimise the impacts of the road and intersection upgrades of the development; (iii) minimises parking on the public road network; (iv) maintain all roads and water-related infrastructure on site in a safe and serviceable condition; (v) minimise the traffic noise impacts of the development; (e) include a drivers code of conduct that addresses: (i) travelling speeds; (ii) procedures to ensure that drivers to and from the development adhere to the designated heavy vehicles requiring escort and heavy vehicle routes; (iii) procedures to ensure that drivers to and from the development implement safe driving practices; and; (iv) including a detailed program to monitor and report on the effectiveness of these measures and the code of conduct. (f) include a program to: (v) ensure drivers working on the development receive suitable training on the code of conduct and any other relevant obligations under the Traffic and Transport Management Plan; (vi) record and track vehicle movements; and		transmission network through remote areas, they already have appropriate systems for managing their drivers and associated risks. Transgrid has existing assets in flood prone areas and existing systems to ensure worker safety in the event of floods. These systems could be adapted/updated easily to include the Transgrid components. Transgrid proposes to address the relevant requirements of this condition in an Environmental Work Method Statement, and in adherence of workers to a Driver Code of Conduct and flood response plan.	

No.	Condition of approval	Applicability to commissioning of the Transgrid components	Notes	Consultation requirements
	(vii) monitor and publicly report on the effectiveness of these measures. (g) a flood response plan detailing procedures and options for safe access to and from the site in the event of flooding. Following the Planning Secretary's approval, the Proponent must implement the Traffic and Transport Management Plan.			
B36	Unless the Planning Secretary agrees otherwise, for a period of 2 years from the commencement of operations, the owners of receivers 198, 207, 350, 354, 357, 373, 539, 672, 717, 719, and 1195 as identified in the EIS may ask the Proponent to implement visual impact mitigation measures on their land to minimise the visual impacts of the development on their residence (including its curtilage). Upon receiving such a written request from the owner of these residences, the Proponent must implement appropriate mitigation measures (such as landscaping and vegetation screening) in consultation with the owner. These mitigation measures must be reasonable and feasible, aimed at reducing the visibility of the transmission line and towers from the residence and its curtilage, and commensurate with the level of visual impact on the residence. All agreed mitigation measures must be implemented within 12 months of receiving the written request, unless the Planning Secretary agrees otherwise. If the Proponent and the owner cannot agree on the measures to be implemented, or there is a dispute about the implementation of these measures, then either party may refer the matter to the Planning Secretary for resolution. To avoid any doubt, mitigation measures are not required to be implemented to reduce the visibility of transmission lines and towers from any other locations on the property other than the residence and its curtilage.	Does not apply	This condition relates to transmission towers and is largely a design-related matter (construction phase). The Transgrid components are not near any of these receivers.	
B37	Prior to submitting the Final Layout Plans for towers located within 450 m of receiver 198 the Proponent must provide reasonable and feasible measures or negotiated agreement to minimise the visual impacts on receiver 198, including increasing setbacks, in consultation with the owner of the receivers, to the satisfaction of the Planning Secretary. Following approval by the Planning Secretary, the Proponent must implement these measures.	Does not apply	This condition relates to transmission towers and is largely a design-related matter (construction phase). The Transgrid components are not near receiver 198.	
B38	The Proponent must: (a) take reasonable steps to minimise the visual impacts of the development; and (b) not mount any advertising signs or logos on site, except where this is required for identification or safety purposes.	Applies	This condition relates to transmission towers and is largely a design-related matter (construction phase). Transgrid to maintain compliance during operation.	

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No.	Condition of approval	Applicability to commissioning of the Transgrid components	Notes	Consultation requirements
B39	The Proponent must: (a) take all reasonable steps to minimise the off-site visual impacts of the development; and (b) ensure that any external lighting associated with the development: (i) is installed as low intensity lighting (except where required for safety or emergency purposes); (ii) does not shine above the horizontal; and (iii) complies with Australian/New Zealand Standard AS/NZS 4282:2019 – Control of Obtrusive Effects of Outdoor Lighting.	Applies	This condition relates to transmission towers and is largely a design-related matter (construction phase). Transgrid to maintain compliance during operation.	
B40	Prior to submitting the Final Layout Plans for tower locations, the Proponent must take all reasonable and feasible measures to avoid impacts to the Public Safety Network microwave link paths, including relocating towers to avoid the 100 m exclusion zone, in consultation with the NSW Telecommunications Authority.	Does not apply	The condition relates to transmission line towers and is largely a design-related matter (construction phase).	
B41	If the Proponent cannot avoid the 100 m exclusion zone, the Proponent must ensure there is no disruption to the Public Safety Network microwave link paths in the area in consultation with the NSW Telecommunications Authority prior to constructing towers within the exclusion zone.	Does not apply	The condition relates to transmission line towers and is largely a design-related matter (construction phase).	
B42	If the development results in the disruption to any radio communications services (including point-to-point microwave links) in the area, then the Proponent must make good any disruption to these services as soon as possible following the disruption, but no later than 1 month following the disruption of the service unless the relevant service provider or user or Planning Secretary agrees otherwise.	Does not apply	The condition relates to transmission line towers and is largely a design-related matter (construction phase).	
B43	The Proponent must ensure that the storage, handling, and transport of dangerous goods is undertaken in accordance with the relevant Australian Standards and guidelines, particularly AS1940 The storage and handling of flammable and combustible liquids and AS/NZS 1596:2014 The storage and handling of LP Gas, the Dangerous Goods Code, and the EPA's Storing and Handling of Liquids: Environmental Protection – Participants Manual.	Applies		
B44	The Proponent must ensure that the design, construction and operation of the development is managed to comply with the applicable electric and magnetic fields (EMF) limits in the International Commission on Non-Ionizing Radiation Protection (ICNIRP) Guidelines for limiting exposure to time-varying electric and magnetic fields (1Hz – 100 kHz) (ICNIRP, 2010).	Applies	The condition relates to transmission line towers and is largely a design-related matter (construction phase). Transgrid to maintain compliance (if necessary) during commissioning.	

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B45	The Proponent must: (a) minimise the fire risks of the development, including managing vegetation fuel loads on-site; (b) ensure that the development; (i) complies with the relevant asset protection requirements in the RFS's Planning for Bushfire Protection 2019 (or equivalent) and Standards for Asset Protection Zones; (ii) is suitably equipped to respond to any fire on site, including provision of a 20,000 litre water supply tank fitted with a 65 mm Storz fitting and a FRNSW compatible suction connection located at each of the construction compounds; (iii) incorporates the recommendations of a fire risk assessment as per the network operator's design standards; (c) ensures that buildings within the compounds comply with Australian Standard AS3959-2018 Construction of buildings in bushfire-prone areas (or equivalent) and RFS's Planning for Bushfire Protection 2019; (d) ensure any fire trails or asset protection zones associated with the development are wholly contained within the approved disturbance area; (e) develop procedures to manage potential fires on site, in consultation with the RFS, FRNSW, FCNSW and NPWS; (f) assist the RFS, FRNSW, FCNSW, NPWS and emergency services as much as practicable if there is a fire in the vicinity of the site; and (g) notify the relevant local emergency management committee following completion of construction of the development, and prior to commencing operations.	Applies	Commissioning works take place within the Switching Station and do not interface with any Asset Protection Zones or vegetated areas. There will be no use of construction compounds during the commissioning of the Transgrid components.	

B46	Prior to commencing construction (including the accommodation camp), the Proponent must develop and implement a comprehensive Emergency Plan and detailed emergency procedures for the development, including an evacuation plan for the accommodation camps, and provide a copy of the plan to the local Fire Control Centre and FRNSW. The Applicant must keep two copies of the plan on-site in a prominent position adjacent to the site entry point at all times. The plan must: (a) be consistent with the Department's Hazardous Industry Planning Advisory Paper No. 1, 'Emergency Planning' and RFS's Planning for Bushfire Protection 2019 (or equivalent); (b) be consistent with the NSW RFS document: A Guide to Developing a Bush Fire Emergency Management and Evacuation Plan; (c) 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; (d) include procedures for the storage and maintenance of any flammable materials; (e) include fire emergency management planning, including: (i) details of the location, management and maintenance of the Asset Protection Zone and on-site water supply tanks; (ii) a list of works that should not be carried out during a total fire ban; (iii) identify the fire risks and hazards and details measure for the development to prevent fires igniting; (iv) include availability of fire suppression equipment, access and water; (v) details of how RFS would be notified, and procedures that would be implemented in the event that: • there is a fire on-site or in the vicinity of the site; • there are any activities on site that would have the potential to ignite surrounding vegetation; or • there are any proposed activities to be carried out during a bushfire danger period; and (f) detail specific response measures in the case of flood to ensure site safety; (g) describe the specific emergency exit routes to be used in the case of flood and include evidence of access agreements with relevant landowners (e.g. right of carriageway); and (h) include an Emergency Services Information Package in accordance with Emergency Services information and tactical fire plan (FRNSW, 2019) to the satisfaction of FRNSW and RFS; (i) operational procedures in the event of bushfires to minimise interference with aerial firefighting operations; and	Applies	Emergency Plan required for the commissioning of the Transgrid components. Transgrid proposes to address the relevant requirements of this condition in an Environmental Work Method Statement.	

No.	Condition of approval	Applicability to commissioning of the Transgrid components	Notes	Consultation requirements
	(j) include details of how live transmission infrastructure can be safely isolated in an emergency.			
B47	Waste generated during pre-construction minor works, road upgrades, construction, operation, upgrading and decommissioning must be dealt with in accordance with the following priorities: (a) waste generation must be avoided and where avoidance is not reasonably practicable, waste generation must be reduced; (b) where avoiding or reducing waste is not possible, waste must be re-used, recycled, or recovered; and (c) where re-using, recycling or recovering waste is not possible, waste must be treated or disposed of.	Applies		
B48	The importation of waste and storage, treatment, processing, reprocessing or disposal of such waste must comply with the Protection of the Environment Operations Act 1997, the Protection of the Environment Operations (Waste) Regulation 2014, and orders or exemptions under the regulation.	Applies		
B49	Waste must only be exported to a site licensed by the EPA for the storage, treatment, processing, reprocessing or disposal of the subject waste , or in accordance with a Resource Recovery Exemption or Order issued under the Protection of the Environment Operations (Waste) Regulation 2014, or to any other place that can lawfully accept such waste.	Applies		
B50	All waste that is removed from site must be classified in accordance with the EPA's Waste Classification Guidelines, with appropriate records and disposal dockets retained for audit purposes.	Applies		

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No.	Condition of approval	Applicability to commissioning of the Transgrid components	Notes	Consultation requirements
B51	Prior to commencing construction, the Proponent must prepare and implement a Waste Management Plan in consultation with EPA, Dubbo Regional Council, Mid-Western Regional Council and Warrumbungle Shire Council. This program must detail: (a) the quantity, type and source of waste received; (b) the quantity, type and quality of the waste produced and their intended fate; (c) the intended fates of all other waste and materials received/produced on site which are not suitable for re-use; (d) any materials produced which will require a specific Resource Recovery Order; (e) any materials produced under a Resource Recovery Order, and the controls and procedures in place for meeting the conditions of that order; (f) any testing or monitoring procedures; (g) how materials segregation will be achieved, particularly the segregation of contaminated soils and resource recovery materials; and (h) the capability of the waste management facilities in Dubbo, Mid-western and Warrumbungle LGAs to accept the volumes of waste predicted to be deposited and any associated approvals required to create and/or expand waste storage or disposal facilities.	Applies	Transgrid proposes to address the relevant requirements of this condition in an Environmental Work Method Statement.	The amount of waste generated in the commissioning stage is negligible and does not include harmful materials. Consultation is not warranted.
B52	Unless the Planning Secretary agrees otherwise, the proponent must construct and operate the accommodation camps as described in the EIS and in Appendix 1 of this approval, in accordance with staging set out in B53(e), prior to commencing construction.	Does not apply		
B53	Prior to commencing construction of the accommodation camps, the Proponent must prepare an Accommodation Camp Management Plan in consultation with the relevant Council and TfNSW, and to the satisfaction of the Planning Secretary. Unless the Planning Secretary agrees otherwise, the plan must: [Note: For brevity, content removed as it is not applicable]	Does not apply		

<table>
<tr><th>No.</th><th>Condition of approval</th><th>Applicability to commissioning of the Transgrid components</th><th>Notes</th><th>Consultation requirements</th></tr>
<tr><td>B54</td><td>Prior to commencing construction, the Proponent must prepare a Local Business and Employment Strategy for the development in consultation with the relevant Council. This strategy must:
(a) consider the cumulative impacts associated with other State significant projects in the area; and
(b) investigate options for prioritising the employment of local and Aboriginal workforce and suppliers for the construction of the development, where feasible.
The Proponent must implement the Local Business and Employment Strategy.</td><td>Applies</td><td>The work undertaken is highly specialised and shall be carried out by experienced Transgrid staff members.
While limited opportunities will be available for local workforce engagement, this will be considered.</td><td></td></tr>
<tr><td>B55</td><td>Prior to commencing construction, the Proponent must prepare a Social Impact Management Plan for the development, to the satisfaction of the Planning Secretary. This plan must:
[Note: For brevity, content removed as it is not applicable]
Following the Planning Secretary’s approval, the Proponent must implement the Social Impact Management Plan for the duration of construction.</td><td>Applies</td><td>The work undertaken is highly specialised and shall be carried out by experienced Transgrid staff members.
These numbers will be low and intermittent. Transgrid staff operate under Codes of Conduct that are commensurate with requirements of the Social Impact Management Plan.</td><td></td></tr>
<tr><td>B56</td><td>Unless the Planning Secretary agrees otherwise, within 12 months of commencing operation of the project, the Proponent must decommission and rehabilitate the accommodation camps to the satisfaction of the Planning Secretary. This rehabilitation must comply with the objectives in Table 3.
Table 3: Rehabilitation Objectives<table><tr><th>Feature</th><th>Objective</th></tr><tr><td>Accommodation camp</td><td>• Safe, stable and non-polluting
• All infrastructure including above and below ground to be decommissioned and removed to a depth of 500 mm, unless the Planning Secretary agrees otherwise
• Restoring land capability to pre-existing productive capacity
• Ensure public safety at all times</td></tr></table></td><td>Applies</td><td>Per the condition’s wording, this requirement applies only to decommissioning and rehabilitating accommodation camps.
The Acciona Cobra Joint Venture (ACJV), the design and construction contractor for the Project, is responsible for the accommodation camps, including their decommissioning and rehabilitation.
Decommissioning and rehabilitating accommodation camps is not Transgrid’s responsibility.</td><td></td></tr>
</table>

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<table>
<tr><th>No.</th><th>Condition of approval</th><th>Applicability to commissioning of the Transgrid components</th><th>Notes</th><th>Consultation requirements</th></tr>
<tr><td>B57</td><td>Unless the Planning Secretary agrees otherwise, within 6 months of the completion of construction, upgrading or decommissioning, the Proponent must rehabilitate the areas where ancillary facilities and earthwork material sites are located. This rehabilitation must comply with the objectives in Table 4.
Table 4: Rehabilitation Objectives
<table>
<tr><th>Feature</th><th>Objective</th></tr>
<tr><td>Ancillary facilities</td><td>• Safe, stable and non-polluting
• progressively rehabilitate the site as soon as possible following disturbance
• to be decommissioned and removed, unless the Planning Secretary agrees otherwise</td></tr>
<tr><td>Land Use</td><td>• Restore or maintain land capability to pre-existing use</td></tr>
<tr><td>Community</td><td>• Ensure public safety</td></tr>
</table>
</td><td>Applies</td><td>No disturbance work will be undertaken as a result of commissioning, No ancillary facilities are required. All works are within the Switching Station.</td><td></td></tr>
</table>

Attachment A Applicability of conditions of approval to Transgrid commissioning, and consultation requirements for post-approval documents

No.	Condition of approval	Applicability to commissioning of the Transgrid components	Notes	Consultation requirements
C1	Prior to commencing the development, the Proponent must prepare an Environmental Management Strategy for the development to the satisfaction of the Planning Secretary. This strategy must: (a) provide the strategic framework for environmental management of the development; (b) identify the statutory approvals that apply to the development; (c) describe the role, responsibility, authority and accountability of all key personnel involved in the environmental management of the development; (d) set out the procedures that would be implemented to: (i) keep the local community and relevant agencies informed about the operation and environmental performance of the development; (ii) receive, handle, respond to, and record complaints; (iii) resolve any disputes that may arise; (iv) respond to any non-compliance; (v) respond to emergencies; and (e) include: (i) references to any strategies, plans and programs approved under the conditions of this approval; and (ii) a clear plan depicting all the monitoring to be carried out in relation to the development, including a table summarising all the monitoring and reporting obligations under the conditions of this approval. The Proponent must not commence construction until the Environmental Management Strategy is approved by the Planning Secretary. Following the Planning Secretary's approval, the Proponent must implement the Environmental Management Strategy.	Applies	Transgrid proposes to address the requirements in an Environmental Work Method Statement.	None required, per the condition.
C2	The Proponent must review and, if necessary, revise the strategies, plans or programs required under this approval to the satisfaction of the Planning Secretary within 3 months of: (a) the submission of an incident report under condition C10; (b) the submission of an Independent Audit under condition C14; (c) any modification of the conditions of this approval; or (d) the issue of a direction of the Planning Secretary under condition A3 which requires a review.	Applies		

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No.	Condition of approval	Applicability to commissioning of the Transgrid components	Notes	Consultation requirements
C3	With the approval of the Planning Secretary, the Proponent may: (a) prepare and submit any strategy, plan or program required by this approval on a staged basis (if a clear description is provided as to the specific stage and scope of the development to which the strategy, plan or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan or program); (b) combine any strategy, plan or program required by this approval (if a clear relationship is demonstrated between the strategies, plans or programs that are proposed to be combined); and (c) update any strategy, plan or program required by this approval (to ensure the strategies, plans and programs required under this approval are updated on a regular basis and incorporate additional measures or amendments to improve the environmental performance of the development).	Applies	Transgrid requests the Planning Secretary's approval under condition C3(a) to stage the required strategies, plans and programs, per condition C3(a), to address the commissioning of the Transgrid components separately from construction, upgrading and decommissioning of the Transgrid components, and separately from the remainder of the infrastructure. Transgrid requests the Planning Secretary's approval under condition C3(b) to address the requirements for post-approval documents relevant to the operation of the Transgrid components, as indicated in this table, in an Environmental Work Method Statement.	
C4	If the Planning Secretary agrees, a strategy, plan or program may be staged or updated without consultation being undertaken with all parties required to be consulted in the relevant condition in this approval.	Applies	Where a condition of approval requires stakeholder consultation, this table indicates whether consultation is required for the commissioning of Transgrid components. Transgrid seeks the Planning Secretary's agreement under this condition to only consult with stakeholders during the preparation of the proposed EWMS as outlined in this table.	
C5	If approved by the Planning Secretary, updated strategies, plans or programs supersede the previous versions of them and must be implemented in accordance with the condition that requires the strategy, plan or program.	Applies		
C6	If the Planning Secretary agrees, a strategy, plan or program may be staged without addressing particular requirements of the relevant condition of this approval if those requirements are not applicable to the particular stage.	Applies	This table outlines the requirements for post-approval documents related to the commissioning stage of Transgrid components. Transgrid seeks the Planning Secretary's agreement under this condition to only address (in the EWMS) the specific relevant requirements identified in this table.	

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No.	Condition of approval	Applicability to commissioning of the Transgrid components	Notes	Consultation requirements
C7	Prior to commencing development, construction, operations, upgrading or decommissioning of the development, the Proponent must notify the Department in writing via the Major Projects website portal of the date of commencing the relevant phase. If any of these phases of the development are to be staged, then the Proponent must notify the Department in writing prior to commencing the relevant stage, and clearly identify the development that would be carried out during the relevant stage.	Applies	Subject to the Planning Secretary's approval of the proposed staging approach, Transgrid will notify the Department of the commencement of commissioning, prior to the commencement of the stage.	
C8	Prior to commencing construction, the Proponent must submit detailed plans of the final layout of the development to the Department via the Major Projects website, including: (a) details on siting of transmission towers and ancillary infrastructure and / or ancillary facilities; and (b) showing comparison to the approved layout and approved vegetation clearing. The Proponent must ensure that the development is constructed in accordance with the Final Layout Plans.	Does not apply		
C9	Prior to commencing operations, the Proponent must submit plans that confirm the constructed layout of the development and showing comparison to the final layout plans to the Planning Secretary, via the Major Projects website.	Applies	All commissioning works are within the Switching Station.	
C10	The Department must be notified via the Major Projects website portal immediately after the Proponent 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 5.	Applies		
C11	The Planning Secretary must be notified in writing via the Major Projects website portal within seven days after the Proponent becomes aware of any non-compliance.	Applies		
C12	A non-compliance notification must identify the development and the application number for it, set out the condition of approval that the development is non-compliant with, the way in which it does not comply and the reasons for the non-compliance (if known) and what actions have been, or will be, undertaken to address the non-compliance. Note: A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.	Applies		

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No.	Condition of approval	Applicability to commissioning of the Transgrid components	Notes	Consultation requirements
C13	Prior to the commencement of construction, the Proponent must notify the owners of receivers 198, 207, 350, 354, 357, 373, 539, 672, 717, 719, 741 and 1195 as identified in the EIS of their rights under condition B36 and B37.	Does not apply	Conditions B36 and B37 do not apply to this stage of work.	
C14	Independent Audits of the development must be conducted and carried out in accordance with the Independent Audit Post Approval Requirements (2020), unless otherwise agreed or directed by the Planning Secretary.	Applies	In the operation phase, Table 1- Audit frequency in Independent Audit Post Approval Requirements (2020) requires: – an initial Independent Audit within 26 weeks of the commencement of Operation – Ongoing independent Audits at intervals, no greater than 3 years or as otherwise agreed by the Secretary.	
C15	In accordance with the specific requirements in the Independent Audit Post Approval Requirements (2020), the Proponent must: (a) review and respond to each Independent Audit Report prepared under condition C14, or where given notice by the Planning Secretary; and (b) submit the response to the Planning Secretary	Applies		
C16	Make each Independent Audit Report, and response to it, publicly available within 60 days of submission to the Planning Secretary.	Applies		

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No.	Condition of approval	Applicability to commissioning of the Transgrid components	Notes	Consultation requirements
C17	The Proponent must: (a) make the following information and documents publicly available on its website as relevant to the stage of the development: (i) the EIS; (ii) the final layout plans for the development; (iii) current statutory approvals for the development; (iv) approved strategies, plans or programs required under the conditions of this approval; (v) the proposed staging plans for the development if the construction, operation and/or decommissioning of the development is to be staged; (vi) a comprehensive summary of the monitoring results of the development, which have been reported in accordance with the various plans and programs approved under the conditions of this approval; (vii) how complaints about the development can be made; (viii) a record of complaints, which is to be updated on a monthly basis; (ix) any independent environmental audit, and the Proponent's response to the recommendations in any audit; and (x) any other matter required by the Planning Secretary; and (b) keep such information up to date.	Applies	Transgrid will ensure that the specified information and documents are available on its website.	Transgrid will make the EWMS publicly available via its website.