

COWAL GOLD OPERATIONS  
CONSTRUCTION WORKFORCE ACCOMMODATION PLAN



March 2022

### Revision Status Register

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| Entire document                   | RevA November 2021                             | Consultation draft reflecting<br>SSD 10367 consent<br>granted on 30 Sep 2021,<br>conditions B25 and B26. | DPIE, LSC, BSC,<br>FSC | -                         |
| Entire document                   | Rev0   | Issued for approval  | DPE                    | -                         |
| Entire Document                   | Rev3   | Revised content in<br>response to DPE letter<br>dated 14/02/2022   | DPE                    | 16 March 2022             |

## TABLE OF CONTENTS

| <u>Section</u> |  | <u>Page</u> |
|----------------|--|-------------|
| 1              | INTRODUCTION                                 | 3           |
| 1.1            | GENERAL                                      | 3           |
|                | 1.1.1 Development consent conditions         | 3           |
| 1.2            | SCOPE OF THIS DOCUMENT                       | 5           |
| 1.3            | OBJECTIVES                                   | 5           |
| 2              | EVOLUTION'S WORKFORCE ACCOMMODATION STRATEGY | 6           |
| 2.1            | CONSULTATION                                 | 6           |
| 2.2            | EXISTING ACCOMMODATION PROVIDERS             | 7           |
| 2.3            | KEY INFLUENCES ON THE ACCOMMODATION STRATEGY | 7           |
| 3              | CONSTRUCTION WORKFORCE ACCOMMODATION PLAN    | 9           |
| 3.1            | INTRODUCTION                                 | 9           |
| 3.2            | WEST WYALONG ACCOMMODATION VILLAGE           | 12          |
| 3.3            | CLUB INN                                     | 15          |
| 3.4            | PROPERTIES OWNED OR RENTED BY EVOLUTION      | 15          |
| 3.5            | LOCAL ACCOMMODATION PROVIDERS                | 15          |
| 3.6            | EXTENDED ACCOMMODATION REQUIREMENTS          | 16          |
| 4              | MONITORING, REPORTING AND REVIEW             | 18          |
| 4.1            | ROLES AND RESPONSIBILITIES                   | 18          |

## **LIST OF FIGURES**

- Figure 1 Cowal Gold Operations location map
- Figure 2 Project Workforce Histogram
- Figure 3 Boundary Street accommodation village location
- Figure 4 Layout of the Boundary Street accommodation village
- Figure 5 Proposed layout of new facilities at the Club Inn

## **APPENDICES**

- A STATE-SIGNIFICANT DEVELOPMENT CONSENT 10367
- B WEST WYALONG WORKFORCE ACCOMMODATION VILLAGE DEVELOPMENT CONSENT DA2021/0114
- C CLUB INN DEVELOPMENT CONSENT DA2022-0021
- D CLUB INN - PROPOSED BUILD SCHEDULE
- E WEST WYALONG WORKFORCE ACCOMMODATION VILLAGE - PROPOSED BUILD SCHEDULE

# 1 INTRODUCTION

## 1.1 GENERAL

The Cowal Gold Operations (CGO) comprises an open pit and an underground gold mine, an ore processing facility, waste emplacements and an integrated waste landform (IWL) and is located approximately 38 kilometres (km) north-east of West Wyalong in New South Wales (NSW) (Figure 1). It is owned and operated by Evolution Mining (Cowal) Pty Limited (Evolution) and has been in operation since 2005.

The original Development Consent (DA 14/98) for the CGO (including the Bland Creek Palaeochannel Borefield water supply pipeline) was granted by the Minister for Urban Affairs and Planning in February 1999. A further development consent was granted for the operation of the Eastern Saline Borefield in December 2010.

More recently, Evolution sought approval from the NSW Government for an underground mine via a State-significant Development No. 10367 (herein referred to as SSD 10367). In addition to the SSD, a modification to DA 14/98 was also made (herein referred to as Mod 16). Collectively, these applications related to the surface (Mod 16) and underground (SSD 10367) components of the Underground Development Project (the Project). Government's assessment of these two applications were informed by a range of specialist studies and consideration of a related environmental impact statement (EIS).

DA14/98 generally allows:

- Mining operations until 2040.
- Ore processing at a rate of 9.8 Mtpa.
- Tailings and waste rock emplacement on site.
- Operation of a range of ancillary mining infrastructure.

SSD 10367 generally allows:

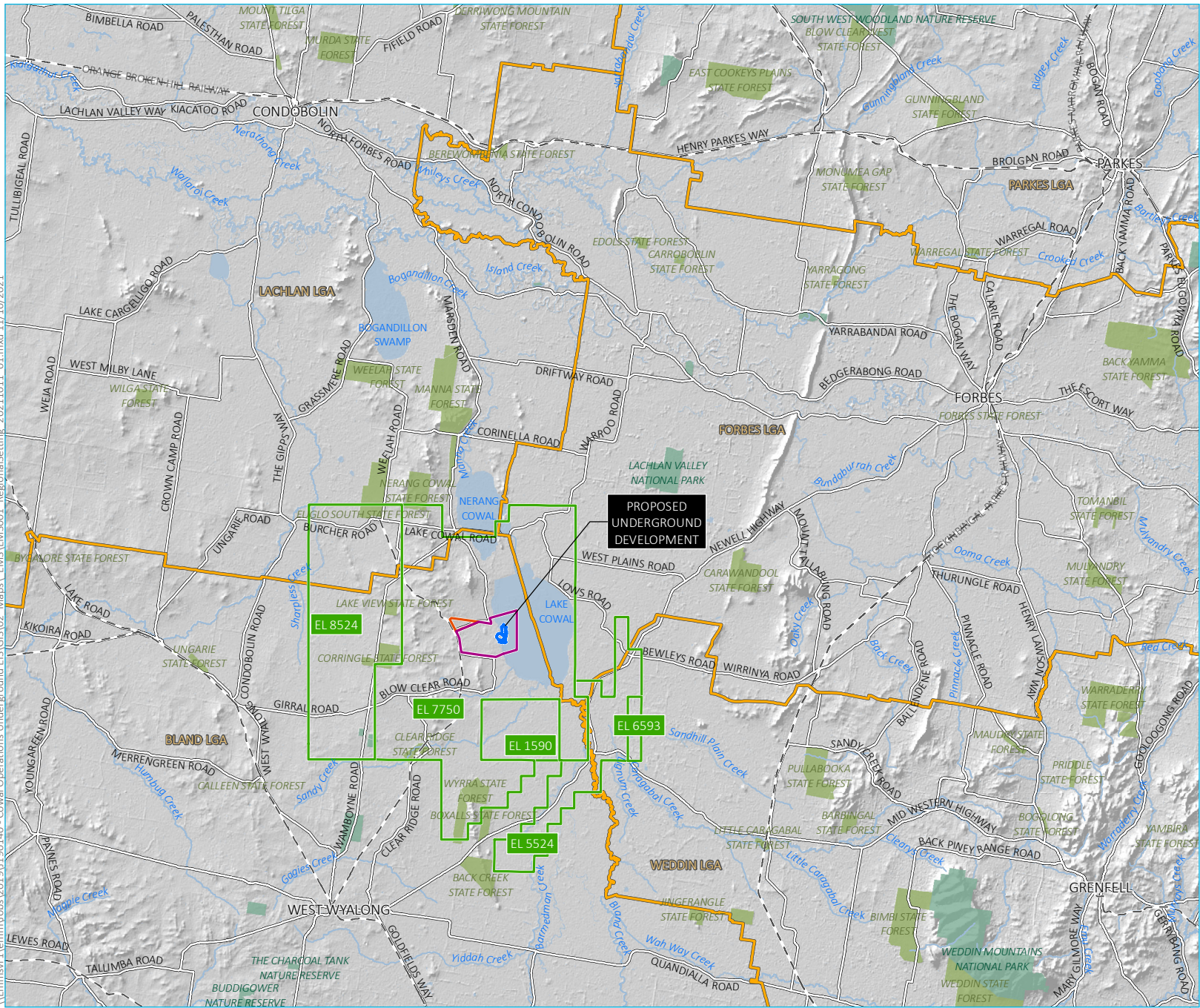
- Underground stope mining until 2040.
- Backfilling the stopes with paste made from tailings.
- Development of ancillary infrastructure including a box-cut to the underground mine and a paste fill plant.

### 1.1.1 Development consent conditions

Approval of the Underground Development Project in September 2021 was subject to a range of conditions. The SSD 10367 conditions (conditions B25 and B26) require, amongst other things, preparation and approval of a Construction Workforce Accommodation Plan (CWAP, this document).

Copies of the approved Development Consents for Mod 16 and SSD 10367 are available on Evolution's website ([www.evolutionmining.com.au](http://www.evolutionmining.com.au)). SSD 10367 is also attached as Appendix A.

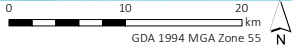




- KEY**
- Proposed underground development
  - Mining lease (ML1535)
  - Mining lease (ML1791)
  - Exploration licence (EL)
  - Rail line
  - Main road
  - Named watercourse
  - Waterbody
  - Local government area
  - NPWS reserve
  - State forest

\\emmsvr1\emms\Jobs\2019\J190140 - Cowl Operations Underground EIS\GIS\02 Maps\1 EMS\EMSO01\_RegionalSetting\_20211011\_01.mxd 11/10/2021

Source: EMM (2021); Evolution (2021); DFSI (2017); GA (2011); ASGC (2006)



Regional location

Evolution Mining  
Cowl Gold Operations



## **1.2 SCOPE OF THIS DOCUMENT**

Condition B25 of SSD 10367 states:

*The applicant must prepare a Construction Workforce Accommodation Plan for the development to the satisfaction of the Planning Secretary.*

*This plan must:*

- a) be prepared in consultation with BSC, FSC and LSC;*
- b) be submitted to the Planning Secretary for approval prior to commencing construction;*
- c) provide details of the construction workforce numbers, including local and non-local workers, for all stages of construction; and*
- d) demonstrate that the construction workforce can be suitably housed.*

This plan therefore only addresses the Construction phase however, where relevant, text has been added relating to the Operations phase (such as scheduled shutdowns) to provide context.

It should also be noted that the Voluntary Planning Agreement between Bland Shire Council (BSC) and Evolution (SSD 10367 Appendix 4) requires that Evolution makes a contribution to funding the preparation of a Bland Shire Council Housing Strategy (to be authored by BSC or its consultants). The BSC may wish to consider this Construction Workforce Accommodation Plan (authored by Evolution) in the development of that strategy however, it serves a separate purpose and this document is not intended to replace it.

## **1.3 OBJECTIVES**

Consistent with the strategy, the objectives of this plan are to:

- outline the accommodation plans for CGO's construction workforce for the duration of initial construction and subsequent maintenance shutdowns; and
- ensure that the accommodation strategy does not adversely affect the local and regional housing market.



## **2 EVOLUTION'S WORKFORCE ACCOMMODATION STRATEGY**

### **2.1 CONSULTATION**

Evolution's workforce accommodation strategy has been formulated in:

- consultation with existing accommodation providers in West Wyalong
- consultation with the three local shire councils of Bland, Forbes and Lachlan.
- consideration of the social impact assessment included as Appendix M in the 2020 Underground Development Project EIS (the EIS).

Consultation regarding accommodation for the construction workforce was limited to accommodation providers in West Wyalong due to the logistical challenges of a large and dispersed workforce and limitations associated with CGO's 14-hour fatigue management policy.

The following details the extensive nature of that consultation.

Community consultation EIS online information sessions

- Saturday 5<sup>th</sup> September, 2020
- Tuesday 8<sup>th</sup> September, 2020
- Saturday 12<sup>th</sup> September, 2020

Cowal Gold Operations Underground Development Project, Environmental Impact Statement, public exhibition

- October, 2020

Cowal Gold Operations Underground Development Project, Modification 16, Modification Report, public exhibition

- October, 2020

Cowal Gold Operations Accommodation Village, Statement of Environmental Effects, public exhibition

- May-June, 2021

Club Inn Tourist and Visitor Accommodation, Statement of Environmental Effects, public exhibition

- May-June 2021

Cowal Update newsletter (West Wyalong Accommodation Village edition) circulated to Bland Shire residences

- April, 2021

Meeting dates with accommodation providers

- Thursday 24<sup>th</sup> September, 2020
- Wednesday 28<sup>th</sup> October, 2020
- Wednesday 18<sup>th</sup> November, 2020
- Monday 1<sup>st</sup> March, 2021
- Monday 16<sup>th</sup> August, 2021
- Monday 11<sup>th</sup> October

Accommodation providers questionnaire sent out to accommodation providers on

- 25<sup>th</sup> April, 2021



Communication around underground village addressed in combined shire (Bland Shire Council, Lachlan Shire Council and Forbes Shire Council) meeting

- Monday 19<sup>th</sup> October, 2020

## **2.2 EXISTING ACCOMMODATION PROVIDERS**

During Evolution's consultation with existing accommodation providers, it became clear that while interest in providing accommodation to Evolution was high, there was limited capacity to provide the full range of services for the number of staff and contractors proposed by Evolution (particularly the need for three meals a day).

One of the few exceptions was the Club Inn on Tallimba Road. The owners of the Club Inn developed their own plans for an additional 21 beds and submitted a development application to the Bland Shire Council. Evolution sought to modify the existing Development Consent on behalf of the owners of the Club Inn by the addition of 32 rooms which would be made available to Evolution on an exclusive basis while the existing rooms will be utilised as and when required. This application was approved by Council on 30 September 2021 as DA2022-0021.

## **2.3 KEY INFLUENCES ON THE ACCOMMODATION STRATEGY**

Evolution has developed a multi-faceted accommodation strategy based on a number of considerations:

- The short-term nature of the peak demand for housing i.e., the varying demand for accommodation during construction versus ongoing operations
- Current or expected availability of suitable accommodation
- The potential economic benefit to the community of each accommodation option
- The ability of existing accommodation providers to supply the necessary services for the workforce (laundry, meals, cleaning, site management)
- The scale of accommodation required
- Cost of the various accommodation options
- The potential adverse impact on the housing (rental and house prices) and accommodation markets (e.g. agricultural and tourist sectors)
- Evolution's local residence policy for the majority of its workforce

At CGO, short and long-term demand for accommodation for its workforce varies significantly over the life of the mine:

Short term, high demand: Construction workforce and shutdown workforce. CGO has scheduled two-week shutdowns twice a year that are planned and executed months in advance. In addition, the Project represents a new phase in construction at site.

Long term, moderate demand: This comprises company-owned or rented housing stock to meet the needs of long-term staff and contractors.

As discussed in the EIS Social Impact Assessment, '...worker relocation associated with the Project will increase demand on housing, impacting housing availability in the area...' and '...An increase in temporary residents in the Project area could bring economic benefit to the service industry, however increased demand could marginalise, or price out, residents or visitors seeking temporary accommodation.' Currently, approximately 75 per cent of the CGO workforce resides locally, with most of these workers residing in either West Wyalong or Forbes.

In considering all these factors, Evolution has endeavoured to develop a strategy where it has sufficient accommodation of a suitable standard for its construction workforce yet aims to avoid impacts on housing availability and affordability in the local community. The key elements of the strategy is the construction of the West Wyalong Accommodation Village on Boundary Street and an expansion of the Club Inn. These two developments are intended to internalise both the demand for, and supply of, accommodation and thereby avoid or reduce the impact on the local accommodation and housing market, and related pressure on local rentals and property values.

Changes in the proportions of the workforce that may live in each town across the three LGA's and within each accommodation component (i.e., accommodation village, Club Inn, hotels or housing rentals) may occur from time to time in response to economic conditions, changes in CGO's workforce, changes in housing availability or changes in company policy, however, for the foreseeable future, this document represents Evolution's intentions.

The components of the accommodation strategy are summarised here and described in more detail in Section 3 below:

- West Wyalong Accommodation Village
- Club Inn Motel, West Wyalong
- Properties owned or rented by Evolution
- Other local accommodation providers

### 3 CONSTRUCTION WORKFORCE ACCOMMODATION PLAN

#### 3.1 INTRODUCTION

The construction workforce amounts to 159 FTE employees and an additional operational workforce of 230 FTE employees will be required. A peak construction work force of up to approximately 150 full time equivalents (FTE) on-site at any one time is currently anticipated for the construction of the underground mine and surface infrastructure.

The accommodation of construction workforce is shown in Table 1 below. Evolution's first preference with housing this workforce is to use local accommodation however, there is very little rental accommodation currently available in West Wyalong and as far as commercial accommodation providers are concerned, few are able to meet the specific needs of a shift-based construction and operational workforce such as three meals per day, recreation and laundry and the need for on-site management.

**Table 1:** Accommodation of construction workforce breakdown

| Accommodation Style                              | Permanent Beds | Temporary Beds | Total | Cumulative Total |
|--|----------------|----------------|-------|------------------|
| West Wyalong Accommodation Village, West Wyalong | 110            | 32             | 142   | 142              |
| Club Inn Motel, West Wyalong                     | 42             | 32             | 74    | 216              |
| Other local hotels                               | -              | -              | -     | -                |
| Housing rentals                                  | -              | -              | -     | -                |

The construction and operations workforces and their respective point of origins are detailed in Table 2 and Table 3:

**Table 2: Construction workforce 2021 - 2024**

| Type                          | Min         | Max          | Local/region (%) | NSW (%) |
|-------------------------------|-------------|--------------|------------------|---------|
| CGO team – project management | 3.7         | 9            | 100              | 0       |
| Contractors                   | 14.3        | 95.1         | 30               | 70      |
| Construction workforce        | 1.3         | 15           | 30               | 70      |
| <b>Total</b>                  | <b>19.3</b> | <b>119.1</b> |                  |         |

**Table 3: Operations workforce 2024 - 2039**

| <b>Type</b>          | <b>Min</b> | <b>Max</b> | <b>Local/region (%)</b> | <b>NSW (%)</b> |
|----------------------|------------|------------|-------------------------|----------------|
| CGO team – technical | 15         | 25         | 50                      | 50             |
| Contractors          | 74         | 202        | 0                       | 100            |
| <b>Total</b>         | <b>89</b>  | <b>227</b> |                         |                |

In combination, the build-up of the expected Project workforce levels is shown in the Project personnel histogram (Figure 2)

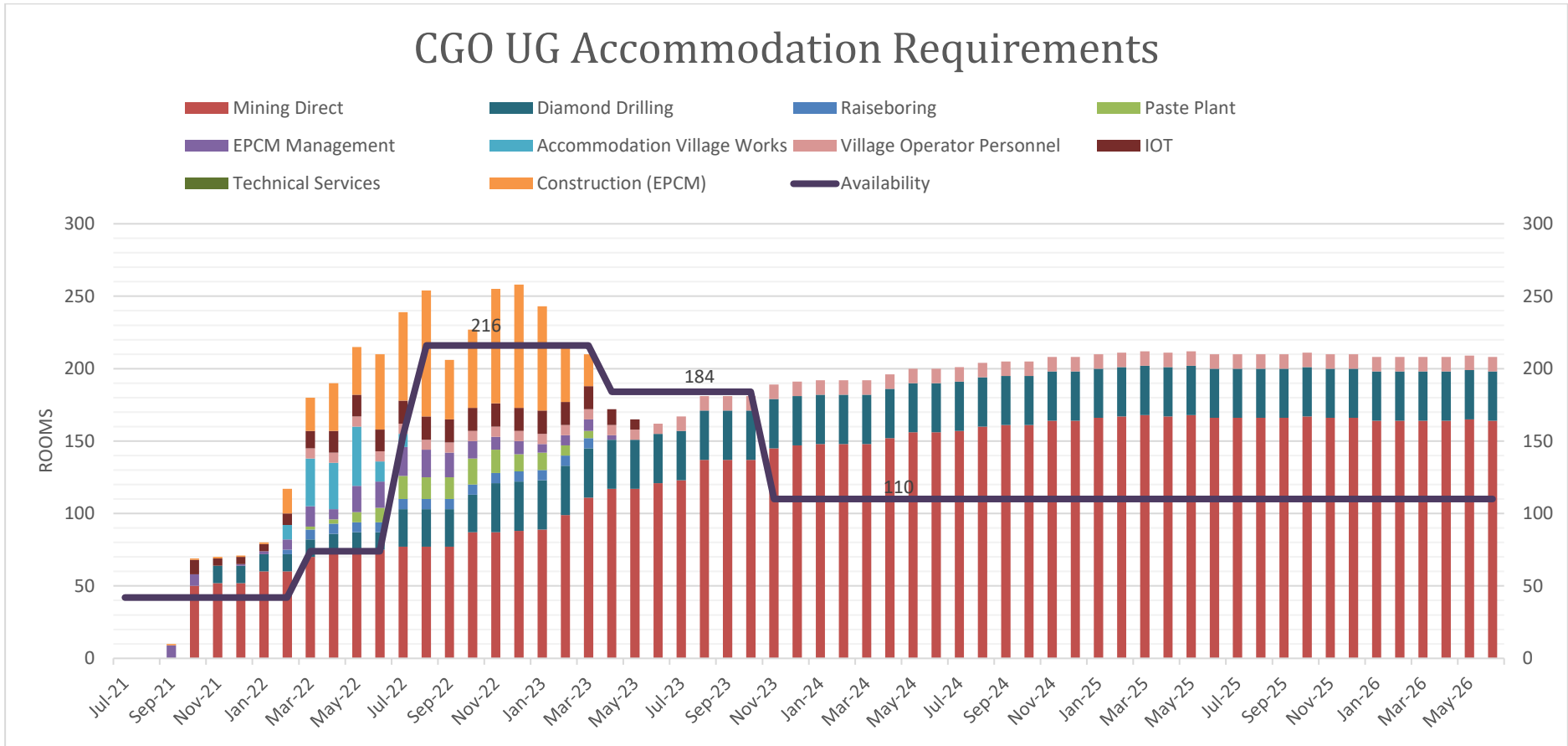


Figure 2 – Project Workforce Histogram



### 3.2 WEST WYALONG ACCOMMODATION VILLAGE

Evolution examined a range of potential sites for an accommodation village in West Wyalong based on criteria including proximity to neighbours, proximity to the centre of town, environmental values, size and services at site.

Following investigation of a range of sites, Evolution submitted a Statement of Environmental Effects with its application for development consent to the Bland Shire Council for an accommodation village on Boundary Street, east of the town centre (refer Figure 3).

The land is owned by the West Wyalong Local Aboriginal Land Council (WWLALC). In August 2021, Evolution received approval from Bland Shire Council to construct and operate the village and DA 2021-0114 was issued.

The site is the same that previously hosted the Barrick Gold accommodation village when CGO was first developed in the early 2000s. While the site is the same, Evolution's accommodation village will have a greater focus on urban design and integration of the village into the surrounding residential area.

The Boundary Street village concept includes the following key components (refer Figure 3):

- accommodation capacity of 142 beds, comprising:
  - temporary construction workforce accommodation modules;
  - semi-permanent operational workforce accommodation modules comprising permanent rooms and temporary rooms; and
  - semi-permanent accessible accommodation modules with 8 beds, with facilities which are Commonwealth *Disability Discrimination Act 1992* (DDA) compliant;
- upgraded existing access points and on-site roads;
- administration buildings;
- communal facilities, including laundry units, dining and kitchen buildings, outdoor eating areas; first aid and nursing room, prayer room, quiet room, gymnasium, multipurpose outdoor court and running track;
- undercover bus shelter and bus parking;
- light vehicle parking spaces;
- security fencing, gates, cameras and night lighting; and
- reticulated services and landscaping.

The CGO accommodation village will commence construction in Q4 2021 and will be operating in Q3 2022. Appendix E contains the intended construction programme for the Village build.

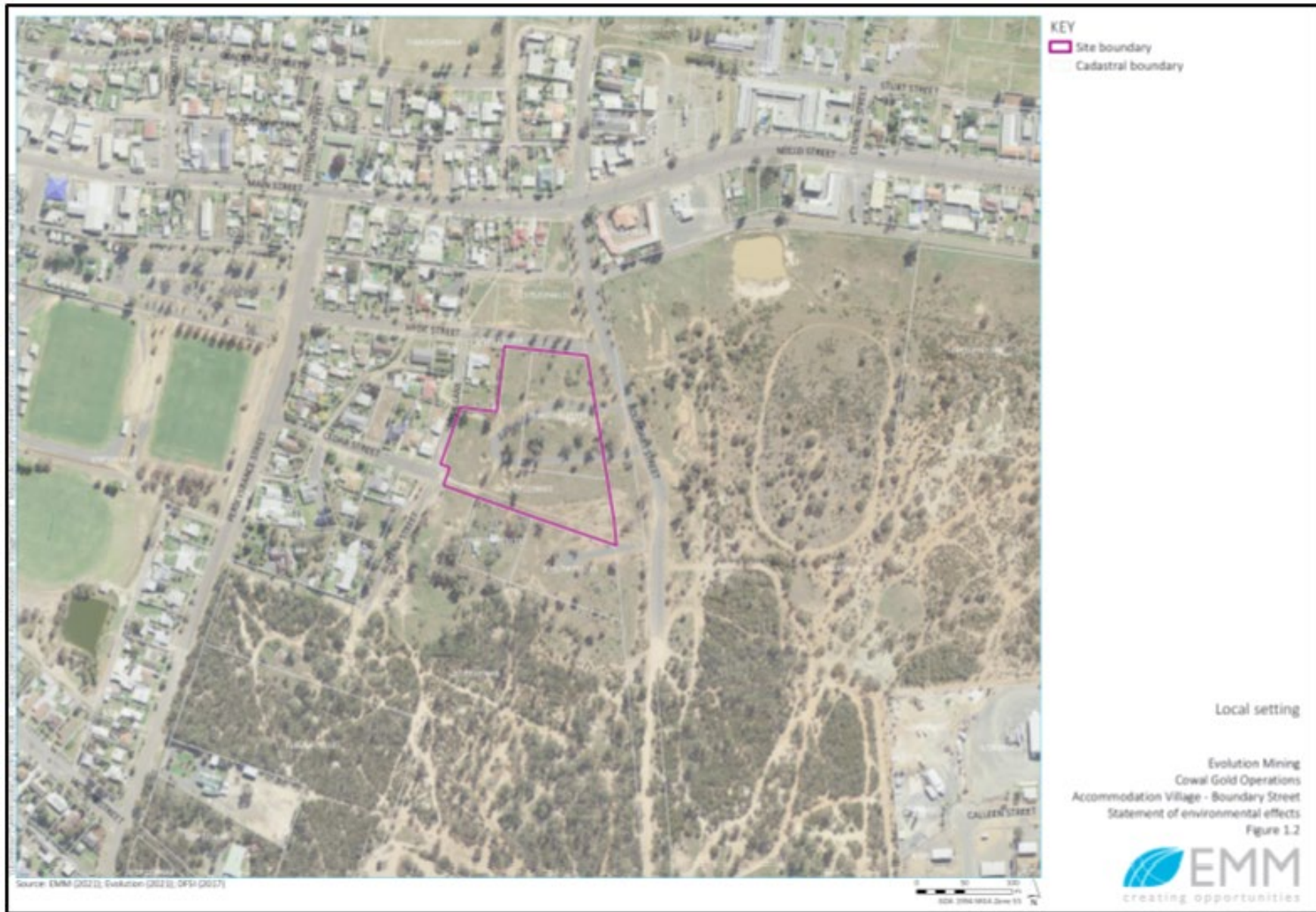


Figure 3: Location of the Accommodation Village



Figure 4: Layout of the Accommodation Village on Boundary Street



The village components will be modular in design with different layouts dependent on the workforce (construction, operational and accessible) supporting the Project. The development will be staged, with the operational (standard – Type 1 and Type 2) and operational (accessible) accommodation modules being constructed first to ensure this area of the village is ready to house the construction workforce as soon as possible. The construction workforce modules will be completed as soon as possible thereafter.

The village will incorporate design features to allow it to blend with the adjacent streetscape and will be appropriately landscaped with native species endemic to the area. Evolution will operate a shuttle bus service from the village to take workers to and from the Cowal Gold Operations, similar to the service it currently operates from West Wyalong and Forbes.

### **3.3 CLUB INN**

Located on Tallimba Road, the Club Inn is approximately 4 km southwest of West Wyalong and is associated with the local golf course. The owners of the Club Inn originally applied to the BSC to expand its facilities from 42 rooms by a further 21 rooms. Evolution has since entered into an agreement with the owners of the Inn to use 32 new rooms and for the provision of allied services (meals, cleaning, laundry, site administration etc.). The application for 32 rooms has since been approved by Bland Shire Council.

Appendix D contains the original plan for the Club Inn build, which completion of works in early December 2021. The build has been delayed due to unforeseen requirements to include a biodiversity unit for the installation.

Work is currently progressing at the site with expected completion by the end of March 2022.

### **3.4 PROPERTIES OWNED OR RENTED BY EVOLUTION**

Properties in West Wyalong owned or rented by Evolution are also part of the accommodation strategy and are intended to allow its workforce to transition to a residential-based workforce. These properties are usually set aside for long-term, operational personnel rather than to meet the needs of a short-term, construction workforce.

Evolution will work constructively with the councils of Bland, Forbes and Lachlan in the strategic planning required to expand the array of workable options for workforce accommodation including leasing additional residences in West Wyalong, and Forbes should the need arise.

### **3.5 LOCAL ACCOMMODATION PROVIDERS**

Evolution currently uses short-stay accommodation in West Wyalong to accommodate contracting and temporary staff. Evolution will continue to house contractors and suppliers' personnel in this type of accommodation from time to time in the key towns of West Wyalong, Forbes and Condobolin such as during maintenance 'shuts'. These typically last one to two weeks. It is anticipated that these workers will be fewer in number as the Project progresses and the accommodation village is operational and their stays would, in any case, be short-term in duration.

Evolution will develop a core accommodation capacity at the West Wyalong Accommodation Village and at the Club Inn supplemented by its continued use of temporary accommodation. The objective of this approach is to ensure Evolution's accommodation needs are met without undue pressure on the availability of accommodation for other sectors (such as

tourism, agriculture and transport) and by internalising the risk of investing in new accommodation capacity.

By example, the workforce histogram (Figure 2) identifies temporary workforce requirements in excess or above the planned accommodation implementation program. This accommodation will be covered by existing accommodation providers such as rental properties, hotels, motels and caravan parks in West Wyalong and Forbes.

In addition, it is being realised that the construction workforce for the West Wyalong Accommodation Village build and early works on site are being sourced locally, mitigating demand on accommodation requirements.

### **3.6 EXTENDED ACCOMMODATION REQUIREMENTS**

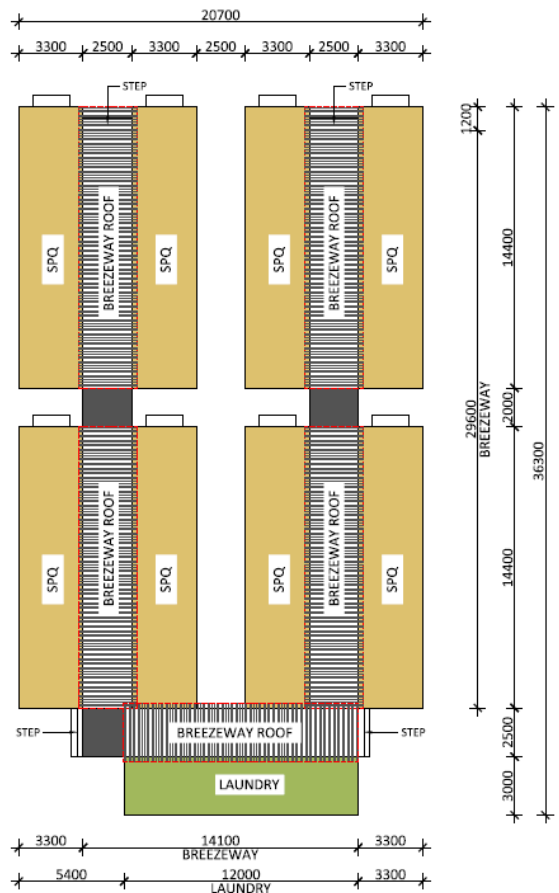
Evolution has committed to the following as part of the project execution strategy: -

- 32 temporary (hired) rooms in Stage 3 area of the Village until March 2023
- 74 rooms at the Club Inn (lease agreement) until November 2023

Current operational workforce (mining, diamond drilling and raise-boring) forecast, as shown in Figure 2, identifies an ongoing requirement for these facilities. These workforce levels will be confirmed following negotiation and execution of respective operational contracts in the coming 6 months.

It is expected that both facilities will be subject to longer-term commitment as these accommodation demands are confirmed.





**CLIENT APPROVAL**

\_\_\_\_\_  
CLIENT SIGNATURE

**DATE**

NOTE: THESE DRAWINGS HAVE BEEN APPROVED FOR MANUFACTURING SHOULD ANY CHANGES BE MADE AFTER THE APPROVED DATE THE CONTRACT WILL NEED TO BE REVIEWED.

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#### 4 MONITORING, REPORTING AND REVIEW

Leading into the commencement of construction activities and throughout construction, Evolution will monitor its non-local construction workforce to ensure that adequate accommodation is available to meet the needs of the construction workforce. Should plans change, then further options may be considered and will be developed in consultation with Council and local accommodation providers using a similar process as has been done to date.

##### 4.1 ROLES AND RESPONSIBILITIES

Table 4.1 Roles and responsibilities

| Action   | Responsibility  | Timing                                     |
|--|-----------------|--|
| Provide the resources required to ensure that the accommodation facilities are available for the non-local hires during the construction phase | Project Manager | Prior to and throughout construction phase |
| Keep records of employees during the construction phase of the Project, including place of residence   | Project Manager | Throughout construction phase              |
| Ensure that this CWAP remains consistent with the construction workforce numbers and update the plan as necessary                              | Project Manager | Ongoing throughout construction phase      |

**APPENDIX A**

**STATE-SIGNIFICANT DEVELOPMENT CONSENT 10367**



# Development Consent

## *Section 4.38 of the Environmental Planning and Assessment Act 1979*

As delegate of the Minister for Planning and Public Spaces, the Executive Director approves the development application referred to in Schedule 1, subject to the conditions in Schedule 2.

These conditions are required to:

- prevent, minimise, or offset adverse environmental impacts;
- set standards and performance measures for acceptable environmental performance;
- require regular monitoring and reporting; and
- provide for the ongoing environmental management of the development.



30 September 2021

**Director**

Sydney

2021

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### SCHEDULE 1

|                            |   |
|----------------------------|---|
| <b>Application Number:</b> | SSD 10367                               |
| <b>Applicant:</b>          | Evolution Mining (Cowal) Pty Limited    |
| <b>Consent Authority:</b>  | Minister for Planning and Public Spaces |
| <b>Site:</b>               | The land defined in Appendix 1          |
| <b>Development:</b>        | Cowal Underground Project               |

|   |           |
|---|-----------|
| <b>DEFINITIONS</b>  | <b>3</b>  |
| <b>SCHEDULE 2</b>   | <b>5</b>  |
| <b>PART A ADMINISTRATIVE CONDITIONS</b>                             | <b>5</b>  |
| Obligation to Minimise Harm to the Environment .....                | 5         |
| Terms of Consent.....   | 5         |
| Notification of Commencement .....                                  | 5         |
| Limits of Consent .....   | 5         |
| Planning Agreement.....   | 5         |
| Community Consultative Committee .....                              | 6         |
| Evidence of Consultation .....                                      | 6         |
| Staging, Combining and Updating Strategies, Plans or Programs ..... | 6         |
| Public Infrastructure .....   | 6         |
| Demolition .....  | 6         |
| Structural Adequacy.....  | 6         |
| Operation of Plant and Equipment .....                              | 7         |
| Compliance .....  | 7         |
| Applicability of Guidelines .....                                   | 7         |
| Crown Land.....   | 7         |
| <b>PART B SPECIFIC ENVIRONMENTAL CONDITIONS</b>                     | <b>8</b>  |
| Water .....   | 8         |
| Subsidence Management .....   | 11        |
| Transport.....  | 11        |
| Visual .....  | 12        |
| Waste.....  | 12        |
| Dangerous Goods.....  | 12        |
| Rehabilitation .....  | 12        |
| Social .....  | 13        |
| <b>PART C ENVIRONMENTAL MANAGEMENT, REPORTING AND AUDITING</b>      | <b>14</b> |
| Environmental Management .....                                      | 14        |
| Revision of Strategies, Plans and Programs .....                    | 15        |
| Reporting and Auditing.....   | 15        |
| Access to Information.....  | 16        |
| <b>APPENDIX 1 SCHEDULE OF LAND</b>                                  | <b>18</b> |
| <b>APPENDIX 2- DEVELOPMENT LAYOUT</b>                               | <b>19</b> |
| <b>APPENDIX 3- REHABILITATION PLAN</b>                              | <b>20</b> |
| <b>APPENDIX 4- GENERAL TERMS OF APPLICANT'S VPA OFFER</b>           | <b>21</b> |
| <b>APPENDIX 5- INCIDENT NOTIFICATION AND REPORTING REQUIRMENTS</b>  | <b>22</b> |



## DEFINITIONS

|                                   |  |
|-----------------------------------|--|
| <b>AHD</b>                        | Australian Height Datum  |
| <b>Annual Review</b>              | The review required by condition C9  |
| <b>Applicant</b>                  | Evolution Mining (Cowal) Pty Limited, or any person carrying out any development under this consent  |
| <b>BCA</b>                        | Building Code of Australia   |
| <b>BCS</b>                        | Biodiversity, Conservation and Science Directorate within the Department   |
| <b>BSC</b>                        | Bland Shire Council  |
| <b>Calendar year</b>              | A period of 12 months from 1 January to 31 December  |
| <b>CEMCC</b>                      | Community Environmental Monitoring and Consultative Committee required by condition A11  |
| <b>Conditions of this consent</b> | Conditions contained in Schedule 2   |
| <b>Construction</b>               | All physical works required to enable mining operations under this consent to be carried out, including demolition and removal of buildings or works and erection of buildings and other infrastructure permitted by this consent (including, but not limited to, the box-cut, paste fill plant, main portal, development decline, fresh air intake adits, exhaust adit, ventilation infrastructure, and access roads), but not including pre-construction works   |
| <b>Cowal Gold Operations</b>      | The combined operations of the Open Cut Operations and the Underground Mine Development  |
| <b>DSNSW</b>                      | Dams Safety NSW  |
| <b>Date of commencement</b>       | The date notified to the Department by the Applicant under condition A5(a)   |
| <b>Decommissioning</b>            | The deconstruction or demolition and removal of works and buildings installed as part of the development   |
| <b>Demolition</b>                 | The deconstruction and removal of buildings, sheds and other structures on the site  |
| <b>Department</b>                 | NSW Department of Planning, Industry and Environment   |
| <b>Development</b>                | The development described in the document/s listed in condition A2(c), as modified by the conditions of this consent   |
| <b>Development Layout</b>         | The indicative development layout depicted in Figure 2 in Appendix 2   |
| <b>DPI Fisheries</b>              | NSW Department of Primary Industries Fisheries   |
| <b>DPIE Crown Lands</b>           | Crown Lands Group within the Department  |
| <b>DPIE Water</b>                 | Water Group within the Department  |
| <b>EIS</b>                        | The Environmental Impact Statement titled <i>Cowal Gold Operations Underground Development Environmental Impact Statement</i> , prepared by EMM Pty Ltd on behalf of Evolution Mining (Cowal) Pty Ltd, dated October 2020; the Applicant's report titled <i>Cowal Gold Operations Underground Development Project/Modification 16 Submissions Report</i> dated February 2021; and additional information provided by the Applicant on 26 April 2021, 12 May 2021, 20 May 2021 and 22 September 2021 in support of the application. |
| <b>Environment</b>                | Includes all aspects of the surroundings of humans, whether affecting any human as an individual or in his or her social groupings   |
| <b>EPA</b>                        | NSW Environment Protection Authority   |
| <b>EP&amp;A Act</b>               | <i>Environmental Planning and Assessment Act 1979</i>  |
| <b>EP&amp;A Regulation</b>        | <i>Environmental Planning and Assessment Regulation 2000</i>   |
| <b>Feasible</b>                   | Means what is possible and practical in the circumstances  |
| <b>FSC</b>                        | Forbes Shire Council   |
| <b>Incident</b>                   | An occurrence or set of circumstances that causes or threatens to cause material harm and which may or may not be or cause a non-compliance  |
| <b>Land</b>                       | Has the same meaning as the definition of the term in section 1.4 of the EP&A Act  |
| <b>LSC</b>                        | Lachlan Shire Council  |
| <b>Material harm</b>              | Is harm to the environment that: <ul style="list-style-type: none"> <li>• involves actual or potential harm to the health or safety of human beings or to the environment that is not trivial, or</li> <li>• results in actual or potential loss or property damage of an amount, or amounts in aggregate, exceeding \$10,000 (such loss includes the reasonable costs and expenses that would be incurred</li> </ul>  |

in taking all reasonable and practicable measures to prevent, mitigate or make good harm to the environment)

This definition excludes “harm” that is authorised under either this consent or any other statutory approval

|                                     |  |
|-------------------------------------|--|
| <b>Mine closure</b>                 | Decommissioning and final rehabilitation of the site following the cessation of mining operations  |
| <b>Mine water</b>                   | Water that accumulates within, or drains from, active mining and infrastructure areas and any other disturbed and unrehabilitated areas  |
| <b>Minimise</b>                     | Implement all reasonable and feasible mitigation measures to reduce the impacts of the development   |
| <b>Mining operations</b>            | The carrying out of mining and mining related activities, including stope development, extraction of ore, transportation of ore and waste rock to the surface, backfilling of stopes, and underground development necessary for mining operations to be carried out (including installation and use of electricity, water, communications and other services and infrastructure) |
| <b>Minor</b>                        | Not very large, important or serious   |
| <b>Mitigation</b>                   | Activities associated with reducing the impacts of the development   |
| <b>Negligible</b>                   | Small and unimportant, such as to be not worth considering   |
| <b>Non-compliance</b>               | An occurrence, set of circumstances or development that is a breach of this consent  |
| <b>Open Cut Operations</b>          | Open cut mining operations and associated development approved under DA 14/98 (as modified), as shown on the figure 1 in Appendix 2  |
| <b>PA</b>                           | Planning agreement within the meaning of the term in section 7.4 of the EP&A Act   |
| <b>Planning Secretary</b>           | Planning Secretary under the EP&A Act, or nominee  |
| <b>Pre-Construction works</b>       | Pre-construction works that may be required for the development, including surveys, acquisitions, fencing, investigative or geotechnical drilling or excavation, minor clearing, minor access roads, minor adjustments to services/utilities, works which allow isolation of the site so that access for construction can be provided (including service relocations)            |
| <b>Privately-owned land</b>         | Land that is not owned by a public agency or a mining, petroleum or extractive industry company (or its subsidiary or related party)   |
| <b>Public infrastructure</b>        | Linear and related infrastructure that provides services to the general public, such as roads, railways, water supply, drainage, sewerage, gas supply, electricity, telephone, telecommunications, etc.  |
| <b>Reasonable</b>                   | Means applying judgement in arriving at a decision, taking into account: mitigation benefits, cost of mitigation versus benefits provided, community views and the nature and extent of potential improvements   |
| <b>Rehabilitation</b>               | The restoration of land disturbed by the development to a good condition, to ensure it is safe, stable and non-polluting   |
| <b>Resources Regulator</b>          | NSW Resources Regulator within the Department of Regional NSW  |
| <b>Site</b>                         | The land defined in Appendix 1 and shown in figure 1 in Appendix 2   |
| <b>TfNSW</b>                        | Transport for NSW (incorporating the former NSW Roads and Maritime Services)   |
| <b>Underground Mine Development</b> | The underground mining operations and associated development approved under this consent, as shown in figure 1 in Appendix 2.  |

## SCHEDULE 2

### PART A ADMINISTRATIVE CONDITIONS

#### OBLIGATION TO MINIMISE HARM TO THE ENVIRONMENT

- A1. In addition to meeting the specific performance measures and criteria established under this consent, the Applicant must implement all reasonable and feasible measures to prevent, and if prevention is not reasonable and feasible, minimise, any material harm to the environment that may result from the construction and operation of the development, and any rehabilitation required under this consent.

#### TERMS OF CONSENT

- A2. The development may only be carried out:
- in compliance with the conditions of this consent;
  - in accordance with all written directions of the Planning Secretary made under condition A3;
  - generally in accordance with the EIS; and
  - generally in accordance with the Development Layout.
- A3. Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to:
- the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this consent, including those that are required to be, and have been, approved by the Planning Secretary; and
  - the implementation of any actions or measures contained in any such document referred to in paragraph (a).
- A4. The conditions of this consent and directions of the Planning Secretary made under condition A3 prevail to the extent of any inconsistency, ambiguity or conflict between them and the document/s listed in condition A2(c). In the event of an inconsistency, ambiguity or conflict between any of the document/s listed in condition A2(c), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.

#### NOTIFICATION OF COMMENCEMENT

- A5. The Applicant must notify the Department in writing of the date of commencement of each of the following phases of development, at least two weeks before that date:
- commencement of development under this consent;
  - commencement of construction under this consent;
  - commencement of mining operations under this consent;
  - cessation of mining operations (i.e. mine closure); and
  - any period of suspension of mining operations (i.e. care and maintenance).
- A6. If the development is to be further staged, the Department must be notified in writing at least two weeks prior to the commencement of each stage, of the date of commencement and the development to be carried out in that stage.

#### LIMITS OF CONSENT

##### Mining Operations

- A7. Mining operations may be carried out on the site within the approved disturbance area until 31 December 2040.

##### Notes:

- Under this consent, the Applicant is required to decommission and rehabilitate the site and carry out other requirements in relation to mining operations. Consequently, this consent will continue to apply in all respects other than to permit the carrying out of mining operations until the rehabilitation of the site and other requirements have been carried out to the required standard.*
- Mining operations and rehabilitation are also regulated under the Mining Act 1992.*

##### Identification of Approved Disturbance Area

- A8. Within three months of commencement of development under this consent, or other timeframe agreed by the Planning Secretary, the Applicant must provide to the Department a survey plan (or spatial files in format agreed by the Planning Secretary) of the boundaries of the approved disturbance areas.

#### PLANNING AGREEMENT

- A9. Within 6 months of the date of commencement of development under this consent, or other timeframe agreed by the Planning Secretary, the Applicant must enter into a PA with BSC in accordance with:
- Division 7.1 of Part 7 of the EP&A Act; and
  - the terms of the Applicant's offer to BSC in Appendix 4.

A10. If there is any dispute between the Applicant and BSC in regards to condition A9 then either party may refer the matter to the Planning Secretary for resolution.

#### **COMMUNITY CONSULTATIVE COMMITTEE**

A11. The Applicant must operate of the Community Environmental Monitoring and Consultative Committee (CEMCC) established under DA 14/98 for the Cowal Gold Operations. The CEMCC must be operated in accordance with the Department's *Community Consultative Committee Guidelines: State Significant Projects* (2019) during the life of the development, or other timeframe agreed by the Planning Secretary.

**Notes:**

- The CEMCC is an advisory committee only.
- In accordance with the Guidelines, the Committee should comprise an independent chair and appropriate representation from the Applicant, BSC and the local community.

#### **EVIDENCE OF CONSULTATION**

A12. Where conditions of this consent require consultation with an identified party, the Applicant must:

- (a) consult with the relevant party prior to submitting the subject document for approval; and
- (b) provide details of the consultation undertaken to the Planning Secretary, including:
  - (i) the outcome of that consultation, matters resolved and unresolved; and
  - (ii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.

#### **STAGING, COMBINING AND UPDATING STRATEGIES, PLANS OR PROGRAMS**

A13. With the approval of the Planning Secretary, the Applicant may:

- (a) prepare and submit any strategy, plan or program required by this consent on a staged basis (if a clear description is provided as to the specific stage and scope of the development to which the strategy, plan or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan or program);
- (b) combine any strategy, plan or program required by this consent (if a clear relationship is demonstrated between the strategies, plans or programs that are proposed to be combined);
- (c) update any strategy, plan or program required by this consent (to ensure the strategies, plans and programs required under this consent are updated on a regular basis and incorporate additional measures or amendments to improve the environmental performance of the development); and
- (d) combine any strategy, plan or program required by this consent with any similar strategy, plan or program required by other consents for the Cowal Gold Operations subject to common, shared or related ownership or management.

A14. If the Planning Secretary agrees, a strategy, plan or program may be staged without addressing particular requirements of the relevant condition of this consent if those requirements are not applicable to the particular stage.

A15. If the Planning Secretary agrees, a strategy, plan or program may be staged or updated without consultation being undertaken with all parties required to be consulted in the relevant condition in this consent.

#### **PUBLIC INFRASTRUCTURE**

##### **Protection of Public Infrastructure**

A16. Unless the Applicant and the applicable authority agree otherwise, the Applicant must:

- (a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out 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 any damage to roads caused as a result of general road usage or otherwise addressed by contributions made by the Applicant to the relevant Council or to damage subject to compensation under the Mining Act 1992.*

#### **DEMOLITION**

A17. All demolition must be carried out in accordance with *Australian Standard AS 2601-2001 The Demolition of Structures* (Standards Australia, 2001), or its latest version.

#### **STRUCTURAL ADEQUACY**

A18. 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 BCA.

**Notes:**

- *Under Part 6 of the EP&A Act, the Applicant is required to obtain construction and occupation certificates for the proposed building works.*
- *Part 8 of the EP&A Regulation sets out the requirements for the certification of the development.*

#### **OPERATION OF PLANT AND EQUIPMENT**

- A19. All plant and equipment used on site, or to monitor the performance of the development must be:
- (a) maintained in a proper and efficient condition; and
  - (b) operated in a proper and efficient manner.

#### **COMPLIANCE**

- A20. The Applicant must ensure that all of its employees, contractors (and their sub-contractors) are made aware of, and are instructed to comply with, the conditions of this consent relevant to activities they carry out in respect of the development.

#### **APPLICABILITY OF GUIDELINES**

- A21. References in the conditions of this consent to any guideline, protocol, Australian Standard or policy are to such guidelines, protocols, Standards or policies in the form they are in as at the date of inclusion (or later update) of the condition.
- A22. However, consistent with the conditions of this consent and without altering any limits or criteria in this consent, the Planning Secretary may, in respect of ongoing monitoring and management obligations, agree to or require compliance with an updated or revised version of such a guideline, protocol, Standard or policy, or a replacement of them.

#### **CROWN LAND**

- A23. The Applicant must consult with DPIE Crown Lands prior to undertaking development on Crown Land or Crown Roads.

**Notes:**

- *Under section 265 of the Mining Act 1992, the Applicant is required to enter into a compensation agreement with DPIE Crown Lands prior to undertaking any mining operations or related activities on Crown land or Crown roads within a mining lease.*
- *Under section 141 of the Mining Act 1992, the Applicant is required to enter into an access arrangement with DPIE Crown Lands prior to undertaking any prospecting operations on Crown land or Crown roads within an exploration licence.*



## PART B SPECIFIC ENVIRONMENTAL CONDITIONS

### WATER

#### Water Supply

- B1. 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.
- B2. The Applicant must report on water extracted from the Cowal Gold Operations each year (direct and indirect) in the Annual Review, including water taken under each water licence.

**Note:** *Under the Water Act 1912 and/or the Water Management Act 2000, the Applicant is required to obtain all necessary water licences for the development, including during rehabilitation and post mine closure.*

#### Compensatory Water Supply

- B3. The Applicant must provide a compensatory water supply to any landowner of privately-owned land whose rightful water supply is adversely and directly impacted (other than an impact that is minor or negligible) as a result of the Cowal Gold Operations, in consultation with DPIE Water, and to the satisfaction of the Planning Secretary.
- B4. The compensatory water supply measures must provide an alternative long term supply of water that is equivalent, in quality and volume, to the loss attributable to the Cowal Gold Operations. Equivalent water supply should be provided (at least on an interim basis) as soon as practicable after the loss is identified, unless otherwise agreed with the landowner.
- B5. If the Applicant and the landowner cannot agree on whether the loss of water is attributed to the Cowal Gold Operations or 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.
- B6. If the Applicant is unable to provide an alternative long term supply of water, then the Applicant must provide compensation, to the satisfaction of the Planning Secretary.
- B7. However, conditions B3 to B6 do not apply if the Applicant has a compensatory water agreement with the owner/s of the land and the Applicant has advised the Department in writing of the terms of this agreement.

**Notes:**

- *The Water Management Plan (see condition B9) is required to include trigger levels for investigating potentially adverse impacts on water supplies.*
- *The burden of proof that any loss of water supply is not due to mining impacts rests with the Applicant.*
- *For the avoidance of doubt, the Applicant is not required to provide compensatory water supplies under this consent if equivalent compensatory water supplies are provided under the consent for the open cut operations.*

#### Water Management Performance Measures

- B8. The Applicant must ensure that the Cowal Gold Operations complies with the performance measures in Table .

**Table 1:** *Water management performance measures*

| <b>Feature</b>             | <b>Performance Measure</b>   |
|----------------------------|--|
| Water management – General | <ul style="list-style-type: none"> <li>• Maximise water recycling, reuse and sharing opportunities</li> <li>• Minimise the need for make-up water from external supplies, particularly the use of higher quality water used by other land users</li> <li>• Design, install, operate and maintain water management infrastructure in a proper and efficient manner</li> <li>• Minimise risks to the receiving environment and downstream water users</li> </ul>   |
| Aquifers                   | <ul style="list-style-type: none"> <li>• Negligible impacts to alluvial and fractured rock aquifers caused by the Cowal Gold Operations beyond those predicted in the EIS, including:               <ul style="list-style-type: none"> <li>– negligible change in groundwater levels beyond those predicted;</li> <li>– negligible change in water quality beyond those predicted;</li> <li>– negligible impact to other groundwater users; and</li> <li>– no exceedance of the minimal impact considerations in the <i>NSW Aquifer Interference Policy</i></li> </ul> </li> </ul> |

| <b>Feature</b>                               | <b>Performance Measure</b>  |
|--|---|
| Lake Cowal and other surface water resources | <ul style="list-style-type: none"> <li>Negligible impacts to Lake Cowal and other surface water resources caused by the Cowal Gold Operations beyond those predicted in the EIS, including: <ul style="list-style-type: none"> <li>negligible change in lake volume;</li> <li>negligible change in surface water quality; and</li> <li>negligible impact to other surface water users</li> </ul> </li> </ul>  |
| Borefields                                   | <ul style="list-style-type: none"> <li>Implement all reasonable and feasible measures to ensure that extraction of groundwater from the borefields does not result in exceedances of established mitigation trigger response levels</li> <li>Negligible impact to other groundwater users caused by the extraction of water from the borefields by the Applicant</li> </ul>   |
| Up-Catchment Diversion System (UCDS)         | <ul style="list-style-type: none"> <li>Maximise, as far as reasonable and feasible, the diversion of all clean water around disturbed areas</li> </ul>  |
| Internal Catchment Drainage System (ICDS)    | <ul style="list-style-type: none"> <li>Storages are suitably designed, installed and maintained to ensure no discharge of mine water or sediment-laden water outside the ICDS</li> <li>Storages are suitably designed, installed and maintained to minimise the migration of pollutants due to discharges within the ICDS</li> <li>Storages are suitably designed, installed and maintained to minimise permeability, and prevent or minimise the migration of pollutants due to seepage</li> </ul> |
| Flood mitigation                             | <ul style="list-style-type: none"> <li>Design, install and maintain the lake isolation system to exclude exchange of water between the ICDS and Lake Cowal for all flood events up to and including the Probable Maximum Flood</li> <li>Negligible change to off-site flood regime, including flows, levels, storage capacity or velocities</li> </ul>  |
| Chemical and hydrocarbon storage             | <ul style="list-style-type: none"> <li>Chemical and hydrocarbon products to be stored in bunded areas in accordance with the relevant Australian Standard</li> </ul>  |
| Groundwater dependent ecosystems             | <ul style="list-style-type: none"> <li>Negligible environmental consequences to groundwater dependent ecosystems</li> <li>Negligible environmental consequences to fish and aquatic habitat</li> </ul>  |

### Water Management Plan

- B9. The Applicant must prepare a Water Management Plan for the Cowal Gold Operations to the satisfaction of the Planning Secretary. This plan must:
- be prepared by a suitably qualified and experienced person/s whose appointment has been endorsed by the Planning Secretary;
  - be prepared in consultation with DPIE Water, EPA, FSC, DPI Fisheries, DSNSW and Resources Regulator;
  - be submitted to the Planning Secretary for approval prior to commencing any construction works associated with the Underground Mine Development and/or Modification 16 as described in the EIS, unless the Planning Secretary agrees otherwise;
  - include a:
    - Site Water Balance that:
      - includes details of:
        - predicted inflows and outflows;
        - sources and security of water supply, including contingency planning for various climate scenarios and allocations;
        - preferential water supply to prioritise internal and poorer quality water supplies over external and higher quality water supplies;
        - measures to ensure that average extraction of water from the borefields does not exceed the relevant performance measures in Table 1;

- water use and management;
  - any off-site water transfers; and
  - reporting procedures, including the annual preparation of an updated site water balance; and
  - investigates and implements all reasonable and feasible measures to minimise water use;
- (ii) Surface Water Management Plan, that includes:
- detailed baseline data on surface water flows and quality in Lake Cowal and other waterbodies (including Bland Creek and Sandy Creek) that could be affected by the Cowal Gold Operations;
  - a detailed description of the water management system, including the;
    - Up-Catchment Diversion System;
    - Internal Catchment Drainage System; and
    - Lake Isolation System;
  - detailed objectives and performance criteria, including trigger levels for investigating any potentially adverse impacts associated with the Cowal Gold Operations for:
    - the water management system;
    - downstream surface water flows and quality;
    - downstream flooding impacts;
    - water supply for other water users; and
    - lake, stream and riparian health;
  - a program to monitor and evaluate:
    - compliance with the relevant performance measures in Table 1 and the performance criteria established above;
    - the effectiveness of the water management system;
    - surface water flows and quality, stream and riparian health in Lake Cowal and other waterbodies (including Bland Creek and Sandy Creek) that could be affected by the Cowal Gold Operations;
    - downstream flooding impacts;
    - stability of the Lake Isolation System; and
    - impacts on water users;
  - reporting procedures for the results of the monitoring program; and
  - a plan to respond to any exceedances of the performance measures or performance criteria, and mitigate any adverse surface water impacts of the Cowal Gold Operations, including contingency strategies for addressing:
    - any discharge of pollutants from on-site water storages, tailings dams, emplacements, infrastructure and processing areas (including pipelines and borefield infrastructure); and
    - any identified impacts to Lake Cowal and other waterbodies;
- (iii) Groundwater Management Plan, that includes:
- detailed baseline data on groundwater levels, yield and quality in the region that could be affected by the Cowal Gold Operations, including privately-owned groundwater bores and groundwater dependent ecosystems;
  - a detailed description of the groundwater management system, including measures to ensure that long term average extraction from the borefields remains within the levels predicted in the EIS and/or below applicable trigger levels;
  - detailed objectives and performance criteria, including trigger levels for investigating any potentially adverse impacts associated with the Cowal Gold Operations for:
    - the groundwater management system;
    - local and regional aquifers;
    - groundwater users bores;
    - groundwater inflows to the mining operations;
    - seepage/leachate from water storages, tailings dams, emplacements, infrastructure and processing areas, and final void; and
    - groundwater dependent ecosystems;
  - a program to monitor and evaluate:
    - compliance with the relevant performance measures listed in Table 1 and the performance criteria established above;
    - the effectiveness of the groundwater management system;
    - groundwater inflows to the mining operations;
    - any localised enhanced groundwater inflows associated with faults or other structures;
    - seepage/leachate from water storages, tailings dams, emplacements, infrastructure and processing areas, and final void, including migration over the short and long term;
    - background changes in groundwater yield/quality against mine-induced changes;
    - impacts of the Cowal Gold Operations on:
      - local and regional aquifers;
      - Lake Cowal and other waterbodies;
      - groundwater supply of potentially affected landowners; and
      - groundwater dependent ecosystems; and
  - reporting procedures for the results of the monitoring program; and

- a plan to respond to any exceedances of the performance measures or performance criteria, and mitigate any adverse groundwater impacts of the Cowal Gold Operations, including contingency strategies for addressing:
  - seepage/leachate of pollutants from on-site water storages, tailings dams, emplacements, infrastructure and processing areas, and final void;
  - any localised enhanced groundwater inflows associated with faults or other structures;
  - any exceedance of trigger levels at the borefields; and
- (iv) a program to validate the water balance and groundwater model for the Cowal Gold Operations every 3 years, and compare against monitoring results with modelled predictions.

*Note: The groundwater monitoring program should provide for additional nested monitoring bores within Lake Cowal, as recommended by DPIE Water in its advice to the Department dated 29 April 2021, and by the independent groundwater expert engaged by the Department (advice dated 20 May 2021).*

B10. The Applicant must implement the Water Management Plan as approved by the Planning Secretary.

## **SUBSIDENCE MANAGEMENT**

### **Paste Fill**

- B11. The Applicant may only use consolidated paste fill material to backfill stopes.
- B12. The Applicant must ensure material used to backfill stopes maintains long term stope stability and results in negligible environmental harm.
- B13. The Applicant must prepare a report to confirm that the paste fill material meets the performance measures in Condition B12. The report must:
- (a) be prepared by a suitably qualified and experienced person/s whose appointment has been endorsed by the Planning Secretary;
  - (b) set technical specifications for the paste fill material production and clarify its physical and leaching characteristics;
  - (c) include a program for the ongoing testing of the paste fill material to ensure it meets the set technical specifications and performance measures; and
  - (d) be submitted to the Planning Secretary for approval prior to backfilling stopes with consolidated paste fill material.

### **Subsidence Monitoring Program**

- B14. The Applicant must not mine stopes above 80 m AHD, unless otherwise agreed by the Planning Secretary.
- B15. The Applicant must prepare a Subsidence Monitoring Program, which has been prepared in consultation with the Resources Regulator, that includes:
- (a) a detailed description of ongoing subsidence monitoring;
  - (b) detailed baseline data for subsidence monitoring above the Underground Mine Development and data to assist with the management of risks associated with stope overbreak or failure;
  - (c) in-situ stress measurement;
  - (d) detailed measures and controls that would be implemented to avoid and/or minimise subsidence, through management of risk associated with stope overbreak and/or stope failure;
  - (e) a risk assessment and trigger action response plan (TARP) to identify and manage stope instability;
  - (f) a contingency plan and adaptive management process; and
  - (g) validation of subsidence predictions to assess and analyse the subsidence effects and resulting impacts under the program and any ensuing environmental consequences.
- B16. Within two years of commencement of the development and every three years thereafter, unless otherwise agreed by the Planning Secretary, the Applicant must prepare a report detailing the results of the monitoring program.
- B17. The Applicant must implement the Subsidence Monitoring Program as approved by the Planning Secretary.

## **TRANSPORT**

### **Road Upgrades**

- B18. The Applicant must construct a Basic Right Turn within the Newell Highway at its intersection with West Plains Road:
- (a) in accordance with the relevant Austroads guidelines, Australian Standards and TfNSW specifications, to the satisfaction of TfNSW;
  - (b) at no cost to TfNSW; and
  - (c) prior to commencement of mining operations, unless otherwise agreed by the Planning Secretary.

B19. If there is any dispute between the Applicant and TfNSW in implementing these requirements, then any of the parties may refer the matter to the Planning Secretary for resolution.

## VISUAL

### Visual Amenity and Lighting

B20. The Applicant must:

- (a) take all reasonable steps to minimise the visual and off-site lighting impacts of the development and shield public views of the development;
- (b) ensure no fixed outdoor lights shine directly above the horizontal or above the building line or any illuminated structure;
- (c) ensure no in-pit mobile lighting rigs shine directly above the pit wall and other mobile lighting rigs do not shine directly above the horizontal (except where required for emergency safety purposes);
- (d) ensure that all external lighting associated with the development complies with relevant Australian Standards including the latest version of *Australian Standard AS4282 (INT) 1997 – Control of Obtrusive Effects of Outdoor Lighting*; and
- (e) ensure that the visual appearance of all new buildings, structures, facilities or works which are visible from outside the site (including paint colours and specifications) is aimed at blending as far as possible with the surrounding landscape.

## WASTE

B21. The Applicant must:

- (a) take all reasonable steps to minimise the waste generated by the development;
- (b) classify all waste in accordance with the *Waste Classification Guidelines* (EPA, 2014);
- (c) dispose of all waste at appropriately licensed waste facilities;
- (d) manage on-site sewage treatment and disposal in accordance with the requirements of BSC; and
- (e) monitor and report on the effectiveness of the waste minimisation and management measures in the Annual Review referred to in condition C9.

## DANGEROUS GOODS

B22. The Applicant must ensure that the storage, handling, and transport of:

- (a) dangerous goods is done in accordance with the relevant Australian Standards, particularly AS1940 and AS1596, and the Dangerous Goods Code; and
- (b) explosives are managed in accordance with the requirements of the Resources Regulator.

## REHABILITATION

### Rehabilitation Objectives

B23. The Applicant must rehabilitate the site in accordance with the conditions imposed on the mining leases(s) associated with the development under the *Mining Act 1992*. The rehabilitation must be generally consistent with the proposed rehabilitation objectives described in the documents listed in condition A2(c) (and shown conceptually in Figure 1 in Appendix 3), and must comply with the objectives in Table 2Table 2.

**Table 2:** *Rehabilitation objectives*

| <b>Feature</b>         | <b>Objective</b>   |
|------------------------|--|
| Stopes                 | <ul style="list-style-type: none"> <li>• Backfilled with paste fill material</li> <li>• Safe and stable</li> <li>• Negligible surface subsidence in the long term</li> </ul> |
| Box Cut                | <ul style="list-style-type: none"> <li>• Backfilled and rehabilitated</li> </ul>   |
| Surface infrastructure | <ul style="list-style-type: none"> <li>• To be decommissioned and removed, unless Resources Regulator agrees otherwise</li> </ul>  |
| Community              | <ul style="list-style-type: none"> <li>• Ensure public safety</li> <li>• Minimise adverse socio-economic effects associated with mine closure</li> </ul>                     |

### Rehabilitation Management Plan

B24. The Applicant must prepare and implement a Rehabilitation Management Plan in accordance with the conditions imposed on the mining lease(s) associated with the development under the *Mining Act 1992*. The plan must:

- (a) include detailed performance and completion criteria for evaluating the performance of the rehabilitation of the site, and triggering remedial action (if necessary);

- (b) describe the measures that would be implemented to ensure compliance with the relevant conditions of this consent, and address all aspects of rehabilitation including mine closure, final landform (including final voids) and final land use; and
- (c) include a program to monitor and report on the effectiveness of the measures, and progress against the detailed performance and completion criteria.

**Note:** *The Rehabilitation Management Plan may be combined with a Mining Operations Plan, or similar plan, required under the mining lease granted for the development.*

## **SOCIAL**

### **Construction Workforce Accommodation**

- B25. The Applicant must prepare a Construction Workforce Accommodation Plan for the development to the satisfaction of the Planning Secretary. This plan must:
- (a) be prepared in consultation with BSC, FSC and LSC;
  - (b) be submitted to the Planning Secretary for approval prior to commencing construction;
  - (c) provide details of the construction workforce numbers, including local and non-local workers, for all stages of construction; and
  - (d) demonstrate that the construction workforce can be suitably housed.
- B26. The Applicant must implement the Construction Workforce Accommodation Plan as approved by the Planning Secretary.

## PART C ENVIRONMENTAL MANAGEMENT, REPORTING AND AUDITING

### ENVIRONMENTAL MANAGEMENT

#### Environmental Management Strategy

- C1. The Applicant must prepare an Environmental Management Strategy for the development to the satisfaction of the Planning Secretary. This strategy must:
- (a) be submitted to the Planning Secretary for approval prior to commencing construction under this consent;
  - (b) provide the strategic framework for environmental management of the development;
  - (c) identify the statutory approvals that apply to the development;
  - (d) set out the role, responsibility, authority and accountability of all key personnel involved in the environmental management of the development;
  - (e) set out the procedures to be implemented to:
    - (i) keep the local community and relevant agencies informed about the operation and environmental performance of the development;
    - (ii) receive, record, handle and respond to complaints;
    - (iii) resolve any disputes that may arise during the course of the development;
    - (iv) respond to any non-compliance and any incident; and
    - (v) respond to emergencies; and
  - (f) include:
    - (i) references to any strategies, plans and programs approved under the conditions of this consent; and
    - (ii) a clear plan depicting all the sites where monitoring is to be carried out under the conditions of this consent.
- C2. The Applicant must implement the Environmental Management Strategy as approved by the Planning Secretary.

#### Adaptive Management

- C3. The Applicant must assess and manage development-related risks to ensure that there are no exceedances of the criteria and performance measures in this consent. Any exceedance of these criteria or performance measures constitutes a breach of this consent and may be subject to penalty or offence provisions under the EP&A Act or EP&A Regulation.
- Where any exceedance of these criteria or performance measures has occurred, the Applicant must, at the earliest opportunity:
- (a) take all reasonable and feasible steps to ensure that the exceedance ceases and does not reoccur.
  - (b) consider all reasonable and feasible options for remediation (where relevant) and submit a report to the Department describing those options and any preferred remediation measures or other course of action; and
  - (c) implement reasonable remediation measures as directed by the Planning Secretary.

#### Management Plan Requirements

- C4. Management plans required under this consent must be prepared in accordance with relevant guidelines, and include where relevant:
- (a) summary of relevant background or baseline data;
  - (b) details of:
    - (i) the relevant statutory requirements (including any relevant approval, licence or lease conditions);
    - (ii) any relevant limits or performance measures and criteria; and
    - (iii) the specific performance indicators that are proposed to be used to judge the performance of, or guide the implementation of, the development or any management measures;
  - (c) any relevant commitments or recommendations identified in the document/s listed in condition A2(c);
  - (d) a description of the measures to be implemented to comply with the relevant statutory requirements, limits, or performance measures and criteria;
  - (e) a program to monitor and report on the:
    - (i) impacts and environmental performance of the development; and
    - (ii) effectiveness of the management measures set out pursuant to paragraph (d);
  - (f) a contingency plan to manage any unpredicted impacts and their consequences and to ensure that ongoing impacts reduce to levels below relevant impact assessment criteria as quickly as possible;
  - (g) a program to investigate and implement ways to improve the environmental performance of the development over time;
  - (h) a protocol for managing and reporting any:
    - (i) incident, non-compliance or exceedance of any impact assessment criterion or performance measure;

- (ii) complaint; or
- (iii) failure to comply with other statutory requirements;
- (i) public sources of information and data to assist stakeholders in understanding environmental impacts of the development; and
- (j) a protocol for periodic review of the plan.

**Note:** *The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans.*

## REVISION OF STRATEGIES, PLANS AND PROGRAMS

- C5. Within three months of:
- (a) the submission of an incident report under condition C7;
  - (b) the submission of an Annual Review under condition C9;
  - (c) the submission of an Independent Environmental Audit under condition C11; or
  - (d) the approval of any modification of the conditions of this consent (unless the conditions require otherwise);
  - (e) notification of a change in development phase under condition A5; or
  - (f) a direction of the Secretary under condition A3 of Schedule 2
- the suitability of existing strategies, plans and programs required under this consent must be reviewed by the Applicant.
- C6. If necessary, to either improve the environmental performance of the development or cater for a modification or comply with a direction, the strategies, plans and programs required under this consent must be revised, to the satisfaction of the Planning Secretary. Where revisions are required, the revised document must be submitted to the Planning Secretary for approval within six weeks of the review.

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

## REPORTING AND AUDITING

### Incident Notification

- C7. The Planning Secretary 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 5.

### Non-Compliance Notification

- C8. The Planning Secretary must be notified in writing via the Major Projects website within seven days after the Applicant becomes aware of any non-compliance. 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, 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.*

### Annual Review

- C9. By the end of March each year after the date of commencement of development under this consent, or other timeframe agreed by the Planning Secretary, a report must be submitted to the Department reviewing the environmental performance of the Cowal Gold Operations, to the satisfaction of the Planning Secretary. This review must:
- (a) describe the development (including any rehabilitation) that was carried out in the previous calendar year, and the development that is proposed to be carried out over the current calendar year;
  - (b) include a comprehensive review of the monitoring results and complaints records of the development over the previous calendar year, including a comparison of these results against the:
    - (i) relevant statutory requirements, limits or performance measures/criteria;
    - (ii) requirements of any plan or program required under this consent;
    - (iii) monitoring results of previous years; and
    - (iv) relevant predictions in the document/s listed in condition A2(c);
  - (c) identify any non-compliance or incident which occurred in the previous calendar year, and describe what actions were (or are being) taken to rectify the non-compliance and avoid reoccurrence;
  - (d) evaluate and report on compliance with the performance measures, criteria and operating conditions of this consent;



- (e) identify any trends in the monitoring data over the life of the development;
- (f) identify any discrepancies between the predicted and actual impacts of the development, and analyse the potential cause of any significant discrepancies; and
- (g) describe what measures will be implemented over the next calendar year to improve the environmental performance of the development.

C10. Copies of the Annual Review must be submitted to BSC and made available to the CEMCC and any interested person upon request.

### **Independent Environmental Audit**

C11. Within one year of the date of commencement of development under this consent, and every three years after, unless the Planning Secretary directs otherwise, the Applicant must commission and pay the full cost of an Independent Environmental Audit of the development. The audit must:

- (a) be led by a suitably qualified, experienced and independent auditor whose appointment has been endorsed by the Planning Secretary;
- (b) be conducted by a suitably qualified, experienced and independent team of experts (including any expert in field/s specified by the Planning Secretary) whose appointment has been endorsed by the Planning Secretary;
- (c) be carried out in consultation with the relevant agencies and the CEMCC;
- (d) assess the environmental performance of the development and whether it is complying with the relevant requirements in this consent, water licences and mining leases for the development (including any assessment, strategy, plan or program required under these approvals);
- (e) review the adequacy of any approved strategy, plan or program required under the abovementioned approvals and this consent;
- (f) recommend appropriate measures or actions to improve the environmental performance of the development and any assessment, strategy, plan or program required under the abovementioned approvals and this consent; and
- (g) be conducted and reported to the satisfaction of the Planning Secretary.

C12. Within three months of commencing an Independent Environmental Audit, or other timeframe agreed by the Planning Secretary, the Applicant must submit a copy of the audit report to the Planning Secretary, and any other NSW agency that requests it, together with its response to any recommendations contained in the audit report, and a timetable for the implementation of the recommendations. The recommendations must be implemented to the satisfaction of the Planning Secretary.

### **Monitoring and Environmental Audits**

C13. Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&A Act. This includes conditions in respect of incident notification, reporting and response, non-compliance notification, compliance report and independent audit.

For the purposes of this condition, as set out in the EP&A Act, “monitoring” means monitoring of the development to provide data on compliance with the consent or on the environmental impact of the development, and an “environmental audit” means a periodic or particular documented evaluation of the development to provide information on compliance with the consent or the environmental management or impact of the development.

### **ACCESS TO INFORMATION**

C14. Within three months of the date of commencement of development under this consent, until the completion of all rehabilitation required under this consent, the Applicant must:

- (a) make the following information and documents (as they are obtained, approved or as otherwise stipulated within the conditions of this consent) publicly available on its website:
  - (i) the document/s listed in condition A2(c);
  - (ii) all current statutory approvals for the development;
  - (iii) all approved strategies, plans and programs required under the conditions of this consent;
  - (iv) minutes of CEMCC meetings;
  - (v) regular reporting on the environmental performance of the development in accordance with the reporting requirements in any plans or programs approved under the conditions of this consent;
  - (vi) a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs;
  - (vii) a summary of the current phase and progress of the development;
  - (viii) contact details to enquire about the development or to make a complaint;
  - (ix) a complaints register, updated monthly;
  - (x) the Annual Reviews of the development;

- (xi) audit reports prepared as part of any Independent Environmental Audit of the development and the Applicant's response to the recommendations in any audit report; and
  - (xii) any other matter required by the Planning Secretary; and
- (b) keep such information up to date, to the satisfaction of the Planning Secretary.

**APPENDIX 1 SCHEDULE OF LAND**

| <b>LOT</b> | <b>DP</b> | <b>OWNERSHIP</b>                     |
|------------|-----------|--------------------------------------|
| 23         | 753097    | Evolution Mining (Cowal) Pty Limited |
| 24         | 753097    | Evolution Mining (Cowal) Pty Limited |
| 2          | 530299    | Evolution Mining (Cowal) Pty Limited |
| 7001       | 1029713   | Crown Land                           |
| 7303       | 1143731   | Crown Land                           |

APPENDIX 2 DEVELOPMENT LAYOUT

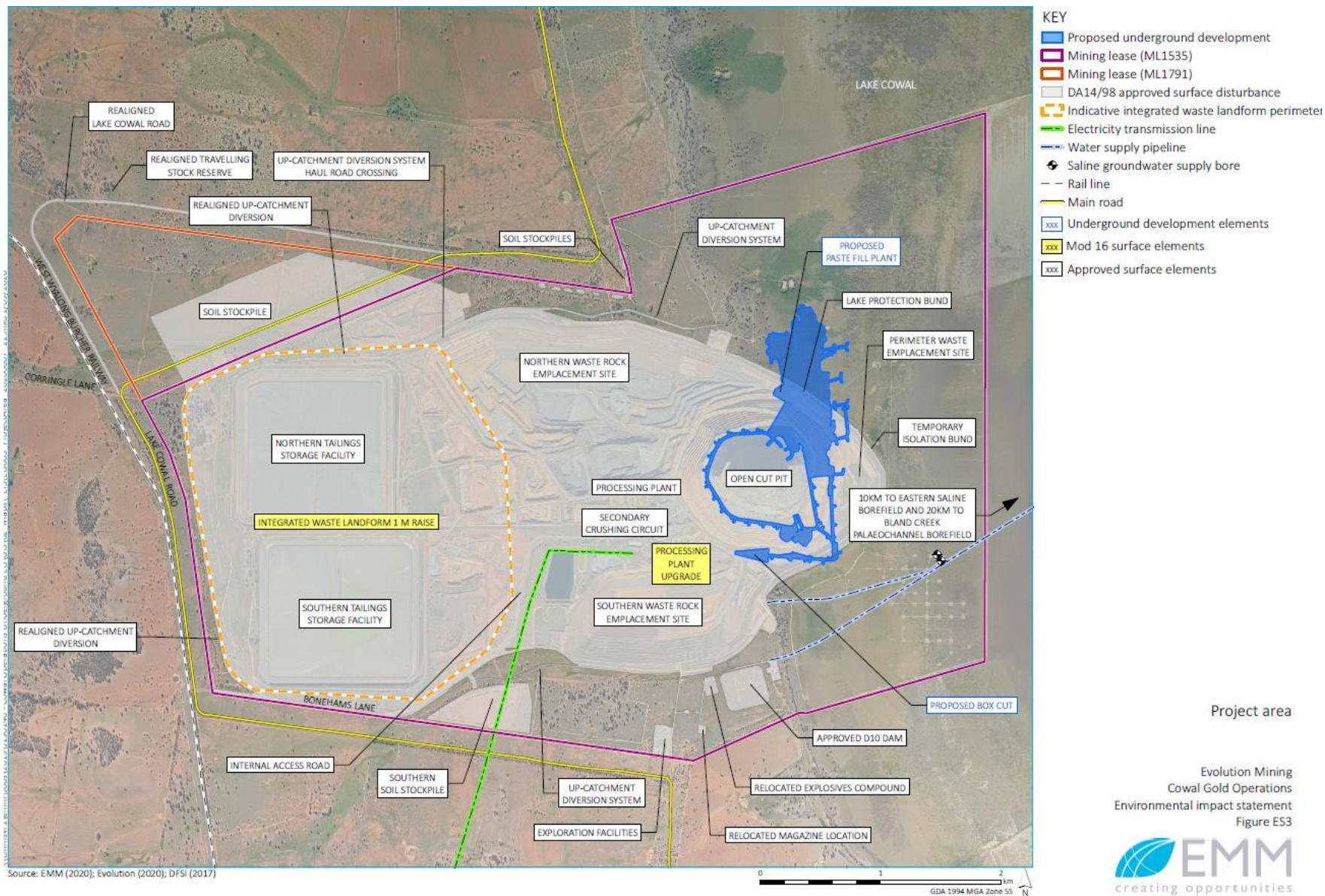


Figure 1: Development Layout



APPENDIX 3 REHABILITATION PLAN

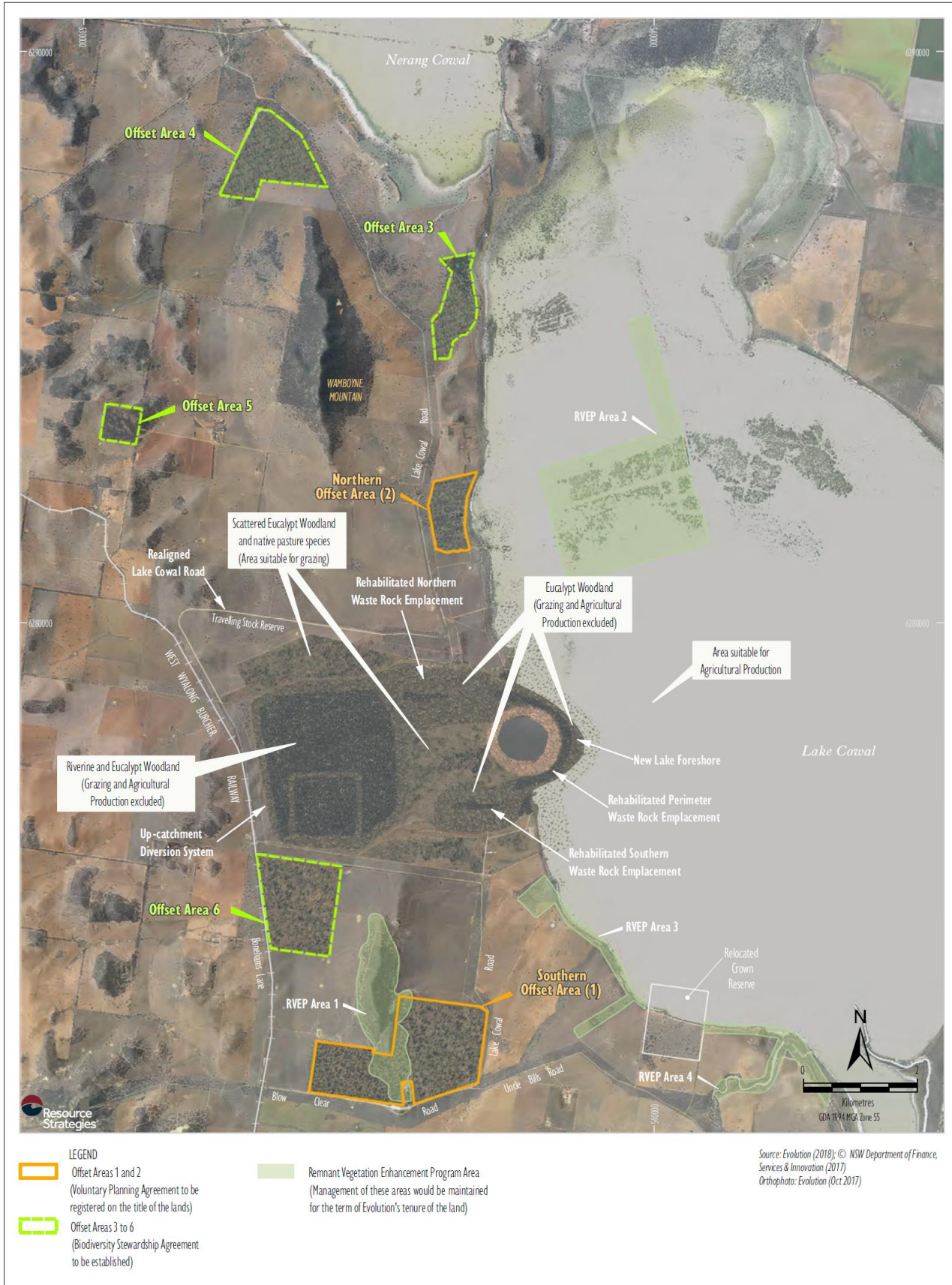


Figure 1: Conceptual Rehabilitation Plan

**APPENDIX 4 GENERAL TERMS OF APPLICANT'S VPA OFFER****BLAND SHIRE COUNCIL**

| <i>Applicant's Contribution</i> | <i>Intended Use</i>   |
|---------------------------------|---|
| \$250,000                       | Initial sign-on amount  |
| \$200,000                       | Annual contribution to the Bland Shire Council for the length of the granted term of the Development Consent          |
| \$60,000                        | Annual contribution to road maintenance costs for the length of the granted term of the Development Consent           |
| \$150,000                       | Minimum annual contribution for targeted Community initiatives for the length of the term for the Development Consent |
| \$25,000                        | One off contribution to the Bland Shire Council Housing Strategy  |

## APPENDIX 5 INCIDENT NOTIFICATION AND REPORTING REQUIREMENTS

### WRITTEN INCIDENT NOTIFICATION REQUIREMENTS

1. A written incident notification addressing the requirements set out below must be submitted to the Planning Secretary via the Major Projects website within seven days after the Applicant becomes aware of an incident. Notification is required to be given under this condition even if the Applicant fails to give the notification required under condition C7 or, having given such notification, subsequently forms the view that an incident has not occurred.
2. Written notification of an incident must:
  - a. identify the development and application number;
  - b. provide details of the incident (date, time, location, a brief description of what occurred and why it is classified as an incident);
  - c. identify how the incident was detected;
  - d. identify when the Applicant became aware of the incident;
  - e. identify any actual or potential non-compliance with conditions of consent;
  - f. describe what immediate steps were taken in relation to the incident;
  - g. identify further action(s) that will be taken in relation to the incident; and
  - h. identify a project contact for further communication regarding the incident.
3. Within 30 days of the date on which the incident occurred or as otherwise agreed to by the Planning Secretary, the Applicant must provide the Planning Secretary and any relevant public authorities (as determined by the Planning Secretary) with a detailed report on the incident addressing all requirements below, and such further reports as may be requested.
4. The Incident Report must include:
  - a. a summary of the incident;
  - b. outcomes of an incident investigation, including identification of the cause of the incident;
  - c. details of the corrective and preventative actions that have been, or will be, implemented to address the incident and prevent recurrence; and
  - d. details of any communication with other stakeholders regarding the incident.

**APPENDIX B**

**WORKFORCE ACCOMMODATION VILLAGE  
DEVELOPMENT CONSENT DA2021/0114**





## **NOTICE OF DETERMINATION OF DEVELOPMENT APPLICATION**

*Environmental Planning and Assessment Act 1979 Section 4.18 (1)*

### **DEFERRED COMMENCEMENT CONSENT**

*Environmental Planning and Assessment Act 1979 Section 4.16 (3)*

#### **APPLICANT DETAILS**

Evolution Mining (Cowal) Pty Limited  
Lake Cowal Road  
LAKE COWAL NSW 2671

#### **APPLICATION DETAILS**

Development Application Number: DA2021/0114

Description of Development: Accommodation village including associated accommodation modules, communal facilities, administration buildings, access road, parking, fencing and landscaping.

#### **LAND TO BE DEVELOPED**

Address: Boundary Street WEST WYALONG NSW 2671

Property Description: Lot 7044 DP 1115128 and Lot 2 DP 1239669

#### **DETERMINATION DETAILS**

Decision: **APPROVED** subject to conditions

Determination Date: 24 August 2021

Approval to operate from: Deferred commencement consent granted subject to conditions

Deferred Commencement Consent to lapse on: 31 August 2026

Under Section 4.16 of the *Environmental Planning and Assessment Act 1979*, Bland Shire council grants a "DEFERRED COMMENCEMENT" consent for DA2021/0114 as described above, subject to the conditions specified in this notice. This consent does not operate until the applicant satisfies Council, in accordance with the Regulations, as to the matters specified in the deferred commencement conditions.

### CONDITIONS OF CONSENT

To enable the submission of further information to clarify or resolve specific aspects of the proposed development, this Development Consent is issued as a “Deferred Commencement” Consent under the provisions of Section 4.16(3) of the *Environmental Planning and Assessment Act 1979* as amended. The Consent does not operate until the applicant satisfies Council as to the following matters.

For Deferred Commencement consents issued between 25 March 2020 and 25 March 2022 the required information must be submitted within 5 years of the date of issue of this development consent (*Environmental Planning and Assessment Act* Section 4.53(6)).

Note – Under the provisions of Clause 95A(5) of the *Environmental Planning and Assessment Regulation 2000* upon submission of the required information, Council must advise in writing whether or not it is satisfied as to the relevant matters.

#### PART A - DEFERRED COMMENCEMENT CONDITIONS

1. The development consent shall not operate until such time as Native Title has been extinguished on the land described as Lot 7044 DP1115128 and Lot 2 DP1239669.

#### PART B – ADMINSTRATIVE CONDITIONS

##### General

2. The development application must be carried out in accordance with the following plans and documentation listed below and as endorsed by Council, except where amended by other conditions of this development consent:

| Plan No  | Issue | Prepared by             | Date       |
|--|-------|-------------------------|------------|
| 11985-DA-0111 Site Plan – Ground Level   | A     | Nettleton Tribe Pty Ltd | 14/04/2021 |
| 11985-DA-0112 Site Plan – Roof Level   | A     | Nettleton Tribe Pty Ltd | 14/04/2021 |
| 11985-DA-0113 Site Staging Plan  | A     | Nettleton Tribe Pty Ltd | 14/04/2021 |
| 11985-DA-0121 Site Plan – Existing & Demolition Plan                                   | A     | Nettleton Tribe Pty Ltd | 26/03/2021 |
| 11985-DA-0201 Site Elevations – Street Elevations                                      | A     | Nettleton Tribe Pty Ltd | 16/04/2021 |
| 11985-DA-1101 Common Buildings – General Arrangement Plan – Ground                     | A     | Nettleton Tribe Pty Ltd | 26/03/2021 |
| 11985-DA-1102 Common Buildings – General Arrangement Plan - Roof                       | A     | Nettleton Tribe Pty Ltd | 26/03/2021 |
| 11985-DA-1201 Common Buildings – Elevations – Sheet 1                                  | A     | Nettleton Tribe Pty Ltd | 14/04/2021 |
| 11985-DA-1202 Common Buildings – Elevations – Sheet 2                                  | A     | Nettleton Tribe Pty Ltd | 14/04/2021 |
| 11985-DA-2101 Operations Module – Standard – Configuration Type 1 – Plans & Elevations | A     | Nettleton Tribe Pty Ltd | 16/04/2021 |

**Development Consent - Page 3 of 14 – DA2021/0114**

|   |     |                                       |            |
|---|-----|---------------------------------------|------------|
| 11985-DA-2111 Operations Module – Standard – Configuration Type 2 – Plans & Elevations              | A   | Nettleton Tribe Pty Ltd               | 16/04/2021 |
| 11985-DA-3101 Operations Module – Accessible – Configuration Type 1 – Plans & Elevations            | A   | Nettleton Tribe Pty Ltd               | 16/04/2021 |
| 11985-DA-4101 Construction Module – Standard – Configuration Type 1 – Plans & Elevations            | A   | Nettleton Tribe Pty Ltd               | 16/04/2021 |
| 11985-DA-5101 – Laundry Module – Configuration Type 1 – Plans & Elevations                          | A   | Nettleton Tribe Pty Ltd               | 14/04/2021 |
| Cowal Gold Operations (CGO) Accommodation Village Project (Landscape Drawings)                      |     | Arcadia                               | 13/5/2021  |
| Servicing Strategy Report   |     | Calibre Professional Services Pty Ltd | 7/4/2021   |
| 11985-AR-0111 Site Plan – Ground Level  | 7   | Nettleton Tribe Pty Ltd               | 1/3/2021   |
| BR-H5501 Legend, Linetypes and Abbreviations  | A   | Calibre Professional Services Pty Ltd | 30/03/2021 |
| BR-H5502 Drawing Notes  | A   | Calibre Professional Services Pty Ltd | 30/03/2021 |
| BR-H5510 Hydraulics Site Plan North   | A   | Calibre Professional Services Pty Ltd | 30/03/2021 |
| BR-H5511 Hydraulics Site Plan South   | A   | Calibre Professional Services Pty Ltd | 30/03/2021 |
| 21-000050.02-H-SK02 Concept Sketch – Central Building Plant Spatial Requirements Hydraulic Services | B   | Calibre Professional Services Pty Ltd | 29/03/2021 |
| Construction Management Plan  | 2   | Currajong                             | 26/3/2021  |
| Biodiversity Development Assessment Report  | 2   | EMM Consulting                        | 13/4/2021  |
| Bushfire Hazard Report  | 1.3 | BlackAsh Bushfire Consulting          | 28/4/2021  |
| Aboriginal Heritage Due Diligence Assessment  | 2   | EMM Consulting                        | 03/03/2021 |
| Visual Impact Assessment  | 2   | EMM Consulting                        | 13/04/2021 |
| Soil & Water Management Plan  | D   | Calibre Professional Services         | 15/04/2021 |
| C0-00 Cover Sheet, Sheet List and Locality Plan   | C   | Calibre Professional Services         | 06/04/2021 |
| C0-01 General Notes and Legend  | D   | Calibre Professional Services         | 15/04/2021 |
| C1-00 Services Coordination Plan  | C   | Calibre Professional Services         | 15/04/2021 |
| C1-10 Erosion and Sediment Control Plan   | D   | Calibre Professional Services         | 15/04/2021 |
| C1-15 Erosion and Sediment Control Details and Notes  | C   | Calibre Professional                  | 06/04/2021 |

|   |   | Services                           |            |
|---|---|------------------------------------|------------|
| C2-01 General Arrangement Plan (Sheet 1 of 2)           | D | Calibre Professional Services      | 15/04/2021 |
| C2-02 General Arrangement Plan (Sheet 2 of 2)           | D | Calibre Professional Services      | 15/04/2021 |
| C2-50 Vehicle Turning Path Analysis Plan (Sheet 1 of 2) | A | Calibre Professional Services      | 31/03/2021 |
| C2-51 Vehicle Turning Path Analysis Plan (Sheet 2 of 2) | A | Calibre Professional Services      | 31/03/2021 |
| C3-01 Pavement Plan                                     | C | Calibre Professional Services      | 06/04/2021 |
| C3-10 Typical Road Sections                             | A | Calibre Professional Services      | 31/03/2021 |
| C3-80 Civil Works Details (Sheet 1 of 2)                | D | Calibre Professional Services      | 15/4/2021  |
| C3-81 Civil Works Details (Sheet 2 of 2)                | D | Calibre Professional Services      | 15/4/2021  |
| C4-30 OSD Basin Details and Stormwater Drainage Details | C | Calibre Professional Services      | 06/04/2021 |
| C4-60 Stormwater Catchment Plan                         | C | Calibre Professional Services      | 06/04/2021 |
| Noise Impact Assessment                                 | 2 | EMM Consulting                     | 16/04/2021 |
| Construction Air Quality Impact Assessment              | 1 | EMM Consulting                     | 25/03/2021 |
| Traffic Impact Assessment                               | 1 | EMM Consulting                     | 24/03/2021 |
| Preliminary Site Investigation                          | 2 | EMM Consulting                     | 15/03/2021 |
| Geotechnical Report                                     | D | Xstract Mining Consultants Pty Ltd | 8/04/2021  |

**Notes:**

- *Any material alteration to the plans and/or documentation shall be submitted for the approval of Council. Such alterations may require the lodgement of an application to amend the consent under s4.55 of the Act, or a fresh development application. No works, **other than those approved under this consent**, shall be carried out without the prior approval of Council.*
- *Where there is an inconsistency between the documents lodged with this application and the following conditions, the conditions shall prevail to the extent of that inconsistency.*

3. The **workers accommodation and associated buildings** shall not be occupied or the use shall not commence until all relevant conditions of development consent have been met or unless other satisfactory arrangements have been made with council.

#### **Building Code of Australia**

4. All building work must be carried out in accordance with the requirements of the Building Code of Australia.

**Note:** *This condition is prescribed under the Environmental Planning and Assessment Regulation 2000.*

#### **Erection of signs**

5. A sign must be erected in a prominent position on any site on which building work, is being carried out:
  - (a) showing the name, address and telephone number of the principal certifying authority for the work, and
  - (b) showing the name of the principal contractor (if any) for any building work and a telephone number on which that person may be contacted outside working hours, and
  - (c) stating that unauthorised entry to the work site is prohibited.Any such sign is to be maintained while the building work, subdivision work or demolition work is being carried out, but must be removed when the work has been completed.

### **PART C - REQUIREMENTS PRIOR TO ISSUE OF CONSTRUCTION CERTIFICATE**

#### **Construction Certificate Application**

6. A Construction Certificate for foundations, footings and stormwater connections is required to be applied for, and issued by Council/Accredited Certifier prior to any excavation or building works being carried out on site.

#### **Engineering Plans**

7. Engineering plans, showing details of all proposed work and adhering to any conditions of development consent, are to be submitted to, and approved by, Bland Shire Council or an Accredited Certifier prior to issuing of the Construction Certificate.

#### **Section 68 Application**

8. Prior to the issue of a Construction Certificate, an application under Section 68 of the *Local Government Act 1993* is to be made to, and issued by, Bland Shire Council, for the installation of the modular buildings and all sewer and stormwater connections.

### **PART D - REQUIREMENTS PRIOR TO COMMENCEMENT OF WORK**

#### **Payment of Developer Contribution**

9. Pursuant to section 4.17(1) of the Environmental Planning and Assessment Act 1979, and the Bland Section 94A Development Contributions Plan 2011, a contribution of \$237,300.42 shall be paid to Council. The amount to be paid is to be adjusted at the time of actual payment, in accordance with the provisions of the Bland Section 94A Development Contributions Plan. The contribution is to be paid before a Construction Certificate is issued.

### Notice of Commencement

10. Notice of commencement (at least 48 hours prior) is to be given to Council in writing.

### Erosion and Sediment Control

11. Erosion and sediment control measures shall be installed and maintained until all disturbed areas have revegetated in accordance with the Soil & Water Management Plan.

Note: On the spot fines may be imposed for non-compliance with this condition.

### Temporary Onsite Toilet

12. A temporary on-site toilet is to be provided and must remain throughout construction of the project or until an alternative facility meeting Council's requirements is available on-site.

### Damage to Public Assets

13. The developer or his agent must undertake a site inspection of the adjacent kerbs, gutters, footpaths, walkways, carriageway, reserves and the like, prior to commencement of work and document evidence of any damage to existing assets. Failure to identify existing damage will result in all damage detected after completion of the building work being repaired at the applicant's expense.

## PART E - REQUIREMENTS DURING WORKS

### Approved hours of Construction

14. Construction work may only be undertaken in accordance with the provisions of the Environmental Protection Authority – Interim Construction Noise Guidelines as identified below:

| DAY                      | HOURS            |
|--------------------------|------------------|
| Monday to Friday         | 7:00am to 6:00pm |
| Saturday                 | 8:00am to 3:00pm |
| Sunday & Public Holidays | Nil              |

### Building Waste

15. The provision of a metal waste skip with self-closing lid or secure covering on-site for the duration of the construction to ensure that all wastes are contained on the site. The receptacle is to be emptied periodically to reduce the potential for rubbish to leave the site.

**Note:** On the spot fines may be imposed by Council for Pollution incidents.

### **Building Materials, Plant and Equipment**

16. All building materials, plant and equipment are to be placed on the site of the development so as to ensure that pedestrian and vehicular access in public places is not restricted and also so that the road reserve is not damaged.

**Note:** *On the spot fines may be imposed for non-compliance with this condition.*

### **Stormwater Disposal**

17. The guttering, downpipes and stormwater system is to be installed and connected to the approved disposal point in consultation with Council, as soon as the roof tiles or roof sheeting is positioned to prevent erosion of the site from roof water.

### **Soil and Water Management**

18. All practical measures must be taken to ensure erosion and subsequent sediment movement off-site does not occur.

In particular, a silt fence or equivalent must be provided downhill from the cut and fill area (or any other disturbed area). The fence must be regularly inspected and cleaned out and/or repaired as necessary and all collected silt must be disposed of to the satisfaction of the Principal Certifying Authority (PCA).

Unnecessary disturbance of the site (eg excessive vehicular access) must not occur.

All cuts and fills must be stabilised or revegetated as soon as possible after the completion of site earthworks.

### **Uncovering Relics or Aboriginal Objects**

19. While building work is being carried out, all works must cease immediately if a relic or Aboriginal object is unexpectedly discovered. The applicant must notify the Heritage Council of NSW in respect of a relic and notify the Secretary of the Department of Planning, Industry and Environment and the Heritage Council of NSW in respect of an Aboriginal object. Building work may recommence at a time confirmed by either the Heritage Council of NSW or the Secretary of the Department of Planning, Industry and Environment.

In this condition:

- “relic” means any deposit, artefact, object or material evidence that:
  - (a) relates to the settlement of the area that comprises New South Wales, not being Aboriginal settlement, and
  - (b) is of State or local heritage significance; and
- “Aboriginal object” means any deposit, object or material evidence (not being a handicraft made for sale) relating to the Aboriginal habitation of the area that comprises New South Wales, being habitation before or concurrent with (or both) the occupation of that area by persons of non-Aboriginal extraction and includes Aboriginal remains.

## **PART F - REQUIREMENTS PRIOR TO OCCUPATION CERTIFICATE**

### **Occupation Requirements**

20. No person is to use or occupy the buildings that are the subject of this approval without the prior issuing of an Occupation Certificate.

### **Public Infrastructure**

21. The applicant shall rectify any damage to public infrastructure (including roads, gutters, footpaths, street trees, etc) that is a result of construction of the development, prior to the issue of the Occupation Certificate at no cost to Council.

### **Smoke Alarms**

22. A Compliance Certificate certifying the installation of smoke alarms is to be provided to Council.

### **Ground Levels**

23. Finished ground levels are to be graded away from the buildings and adjoining properties must achieve natural drainage. The concentrated flows are to be dispersed down slope or collected and discharged to the stormwater drainage system.

### **Completion Requirements**

24. All of the foregoing conditions are to be at the full cost of the developer and to be completed prior to the issuing of an Occupation Certificate, unless stated otherwise.

## **PART G - OPERATIONAL REQUIREMENTS**

### **Annual Fire Safety Certificate**

25. During occupation and ongoing use of the building, the applicant must provide an annual fire safety statement to Council and the Commissioner of Fire and Rescue NSW in accordance with clause 177 of the EP&A Regulation 2000.

### **Decommissioning of Site**

26. The development site is to be decommissioned within five (5) years of operations ceasing at the Cowal Gold Project site. Prior to any decommissioning works taking place on the site a Decommissioning Plan is to be submitted to Council demonstrating how the site will be rehabilitated. The Decommissioning Plan is to be submitted to Council 12 months prior to operations ceasing at the Cowal Gold Project site.

## **PART H – NSW RURAL FIRE SERVICE CONDITIONS**

### **Emergency and Evacuation Arrangements**

27. The NSW RFS will require the proponent to develop a Fire Management Plan in consultation with the NSW RFS District Fire Control Centre. The following shall be addressed within the Fire Management Plan:
- a. Potential bush fire threats to the facility
  - b. Potential hazards to fire fighters
  - c. Fire fighting water supplies
  - d. Vehicle access and defensible space around the accommodation village



- e. Location of dangerous goods and hazardous substances
- f. Land and vegetation management opportunities/arrangements
- g. The Fire Management Plan shall include a Bush Fire Emergency Management and Evacuation Plan consistent with the following:
  - i. The NSW RFS document: A Guide to Developing a Bushfire Emergency Management and Evacuation Plan
  - ii. Include planning for the relocation of occupants on days with an 'extreme' or 'catastrophic' fire danger rating or days declared as a total fire ban
  - iii. Identify a method for transportation of occupants in the event of an emergency should individual vehicles be unavailable at the site
  - iv. Contact details for the local NSW RFS office
  - v. Detailed plans of all emergency assembly areas including on site and off-site arrangements as stated in AS 3745 *'Planning for emergencies in facilities'*

Note: A copy of the Bush Fire Emergency Management and Evacuation Plan should be provided to the Local Emergency Management Committee for its information prior to occupation of the development.

### **Asset Protection Zones**

28. From the commencement of building works, and for the life of the development, the entire development site (as depicted in Figure 2 Concept Layout of the Bushfire Assessment prepared by Lew Short (BPAD Level 3 BPD-PA 16373) of Black Ash Bushfire Consulting Version 1.3 dated 28 April 2021) must be managed as in inner protection area (IPA).

An IPA must be managed in accordance with the following requirements of Appendix 4 of Planning for Bush Fire Protection 2019:

- Tree canopy cover should be less than 15% at maturity
  - Trees at maturity should not touch or overhand the building
  - Lower limbs should be removed up to a height of 2 metres above the ground
  - Tree canopies should be separated by 2 to 5 metres
  - Preference should be given to smooth-barked and evergreen trees
  - Large discontinuities or gaps in vegetation should be provided to slow down or break the progress of fire towards buildings
  - Shrubs should not be located under trees
  - Shrubs should be separated from exposed windows and doors by a distance of at least twice the height of vegetation
  - Grass should be kept mown (as a guide grass should be kept to no more than 100mm in height) and
  - Leaves and vegetation debris should be removed.
29. The construction of any habitable structures within 11 metres of the southern boundary of the site is prohibited (as depicted in Figure 2 Concept Layout of the Bushfire Assessment prepared by Lew Short (BPAD Level 3 BPD-PA 16373) of Black Ash Bushfire Consulting Version 1.3 dated 28 April 2021).
  30. From the commencement of building works, a Memorandum of Understanding to Council's satisfaction shall be in place to ensure that the area between the eastern boundary of the site and Boundary Street and a strip of land 11m wide along the northern boundary of Lot 1085/DP753135 is managed as an inner protection area (IPA) in accordance with the requirements outlined in condition 28 (above).

31. New construction must comply with Australian Standard AS3959-2018 'Construction buildings in bushfire-prone areas' or NASH Standard (1.7.14 updated) National Standard Steel Framed Construction in Bushfire Areas – 2014 as appropriate and Section 7.5 of Planning for Bush Fire Protection 2019. The level of construction shall be relevant to the available separation distance of the structures from unmanaged bushfire prone vegetation in accordance with Appendix 1 of Planning for Bush Fire Protection 2019 and must not exceed BAL 29.

### **Property Access**

32. Vehicular access roads (the loop road and 'fire trail') within the site must comply with the following requirements of PBP 2019:
- a. Minimum 5.5 metre carriageway width kerb to kerb
  - b. Parking is provided outside of the carriageway width
  - c. Hydrants are located clear of parking areas
  - d. Roads are through roads, and these are linked to the internal road system at an interval of no greater than 500m
  - e. Curves of roads have a minimum inner radius of 6 metres
  - f. The road crossfall does not exceed 3 degrees
  - g. A minimum vertical clearance of 4 metres to any overhanging obstructions, including tree branches, is provided, and
  - h. Gates for fire trails are provided and locked with a key/lock system authorised by the local RFS.

### **Water and Utility Services**

33. The provision of water services must comply with the following in accordance with Table 6.8c of Planning for Bush Fire Protection 2019:
- a. Reticulated water with a hydrant system is to be provided to the development
  - b. Fire hydrant spacing, design and sizing comply with the relevant clauses of AS 2419.1:2005
  - c. Hydrants are not located within any road carriageway
  - d. Reticulated water supply uses a ring main system for areas with perimeter roads
  - e. Fire hydrant flows and pressures comply with the relevant clauses of AS 2419.1:2005, and
  - f. All above-ground water service pipes external to the building are metal, including and up to any taps.

Where the reticulated water supply is unable to achieve the pressure required under AS 2419.1:2005, a 20,000 litre Static Water Supply shall be provided as follows:

- a. A connection for firefighting purposes is located within the IPA or non hazard side and away from the structure
- b. A connection of a 65mm Storz fitting with a ball valve fitted to the outlet of the tank
- c. The ball valve and pipes have the same bore size as the Storz fitting, to ensure flow volume, and are metal
- d. Underground tanks have an access hole of 200mm to allow tankers to refill direct from the tank
- e. A hardened ground surface for truck access is supplied within 4 metres of the access hole

- f. Above-ground tanks are manufactured from concrete or metal
  - g. Raised tanks have their stands constructed from non-combustible material or bush fire-resisting timber (see Appendix F AS3959)
  - h. Unobstructed access is provided at all times
  - i. Tanks on the hazard side of a building are provided with adequate shielding for the protection of firefighters
  - j. Underground tanks are clearly marked
  - k. All exposed water pipes external to the building are metal, including any fittings
  - l. Where pumps are provided, they are a minimum of 5hp or 3kW petrol or diesel-powered, and are shielded against bush fire attack
  - m. Any hose and reel for firefighting connected to the pump shall be 19mm internal diameter, and
  - n. Fire hose reels are constructed in accordance with AS/NZS 1221:1997 Fire hose reels, and installed in accordance with the relevant clauses of AS 2441:2005 Installation of fire hose reels.
34. The provision of electrical services must comply with the following in accordance with Table 6.8c of Planning for Bush Fire Protection 2019:
- a. Where practicable, electrical transmission lines are underground
  - b. Where overhead, electrical transmission lines are proposed as follows:
    - i. Lines are installed with short pole spacing (30 metres), unless crossing gullies, gorges or riparian areas, and
    - ii. No part of a tree is closer to power lines than the distance set out in accordance with the specifications in ISSC3 Guidelines for Managing Vegetation Near Power Lines.
35. The provision of gas services must comply with the following in accordance with Table 6.8c of Planning for Bush Fire Protection 2019:
- a. Reticulated or bottled gas is installed and maintained in accordance with AS/NZS 1596:2014 and the requirements of relevant authorities, and metal piping is used
  - b. All fixed gas cylinders are kept clear of all flammable materials to a distance of 10 metres and shielded on the hazard side.
  - c. Connections to and from gas cylinders are metal
  - d. If gas cylinders need to be kept close to the building, safety valves are directed away from the building and at least 2 metres away from any combustible material, so they do not act as a catalyst to combustion

- e. Polymer-sheathed flexible gas supply lines to gas meters adjacent to buildings are not be used, and
- f. Above-ground gas service pipes external to the building are metal, including and up to any outlets.

**Landscaping**

- 36. Where a fence or gate is within 6 metres of a building or in areas with a construction level of BAL-29 or higher, they shall be made of non-combustible material only.

**PART H – GOLDENFIELDS WATER COUNTY COUNCIL CONDITIONS**

**Compliance Certificate**

- 37. A Certificate of Compliance from Goldenfields Water County Council is required prior to Occupation Certificates being issue for each stage of the development.

**PART I – BIODIVERSITY CONDITIONS**

**Ecosystem Credit Retirement**

- 38. Prior to the commencement of works the class and number of ecosystem credits in Table C.1 must be retired to offset the residual biodiversity impacts of the development.
- 39. The requirement to retire credits in condition 41 may be satisfied by payment to the Biodiversity Conservation Fund of an amount equivalent to the class and number of ecosystem credits, as calculated by the BAM Credit Calculator.
- 40. Evidence of the retirement of credits or payments to the Biodiversity Conservation Fund in satisfaction of condition 41 must be provided to Council prior to commencement of works.

**Table C.1 Ecosystem credits required to be retired – like for like**

| <b>Impacted plant community type</b>  | <b>No. of Ecosystem Credits</b> | <b>IBRA Subregion</b> | <b>Plant community type(s) that can be used to offset the impacts from development</b> |
|---|---------------------------------|-----------------------|--|
| Mugga Ironbark – Western Grey Box – cypress pine tall woodland on footslopes of low hills in the NSW South Western Slopes Bioregion | 16                              | Lower Slopes          | PCT 217  |

## **PART J – REASONS FOR CONDITIONS**

### ***Conditions of consent have been imposed to:***

1. Ensure the proposed development:
  - a) achieves the objects of the Environmental Planning and Assessment Act, 1979;
  - b) complies with the provisions of all relevant environmental planning instruments;
  - c) is consistent with the aims and objectives of Council's Development Control Plans, Codes and Policies.
2. Ensure that the relevant public authorities and the water supply authority have been consulted and their requirements met or arrangements made for the provision of services to the satisfaction of those authorities.
3. Meet the increased demand for public amenities and services attributable to the development in accordance with Section 94 of the Environmental Planning and Assessment Act, 1979.
4. Ensure the protection of the amenity and character of land adjoining and in the locality of the proposed development.
5. Minimise any potential adverse environmental, social or economic impacts of the proposed development.
6. Ensure that all traffic, carparking and access requirements arising from the development are addressed.
7. Ensure the development does not conflict with the public interest.

## **PART K – GENERAL ADVICE**

### ***LAPSING OF DEVELOPMENT CONSENT***

Development consent does not lapse if the approved use has actually commenced or the proposed work is physically commenced before the consent lapse date, except where a condition specifies a limit to the duration of the consent.

### ***RIGHT OF APPEAL***

If you are the applicant:

You can appeal against this decision in the Land and Environment Court within twelve (12) months of the date of this notice (section 97 of the *Environmental Planning and Assessment Act, 1979*). You cannot appeal, however, if a Commission of Inquiry was held and the development is designated development or state significant development.

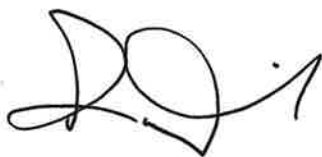
### ***REVIEW OF DETERMINATION***

An applicant may request the Council to review this determination within one (1) year after the date the applicant received this notice. The prescribed fee must be paid with the request for a review. Once the review is completed the Council may confirm or change the determination.

If there is an appeal, the period of time within which Council may undertake a review is extended up to the time the Court hands down its decision.

A Review cannot be requested for:

- a determination to issue or refuse to issue a complying development certificate, or
- a determination in respect of designated development, or
- a determination in respect of integrated development, or
- a determination in respect of integrated development, or a determination made by Council under Section 116E in respect of an application by the Crown.

A handwritten signature in black ink, appearing to be 'Ray Smith', written in a cursive style.

Ray Smith  
**General Manager**

**APPENDIX C**

**CLUB INN  
DEVELOPMENT CONSENT DA2022-0021**





PO Box 21  
WEST WYALONG NSW 2671

Telephone: 02 6972 2266  
Facsimile: 02 6972 2145  
Email: [council@blandshire.nsw.gov.au](mailto:council@blandshire.nsw.gov.au)  
Website: [www.blandshire.nsw.gov.au](http://www.blandshire.nsw.gov.au)

## NOTICE OF DETERMINATION OF DEVELOPMENT APPLICATION

*Environmental Planning and Assessment Act 1979*

### APPLICANT DETAILS

Complete Portables  
82 Power Avenue  
WATTLEUP WA 6166

### APPLICATION DETAILS

Development Application Number: DA2022/0021

Description of Development: Tourist & Visitor Accommodation - Installation of Eight (8) 4 Bedroom Accommodation Modules (32 Rooms) and One (1) Laundry Facility

### LAND TO BE DEVELOPED

Address: 10 Tallimba Road WEST WYALONG NSW 2671

Property Description: Lot 1395 DP 821866

### DETERMINATION DETAILS

Decision: **APPROVED** subject to conditions

Determination Date: 30 September 2021

Approval to operate from: 30 September 2021

Approval to lapse on: 30 September 2026



## CONDITIONS OF CONSENT

### PART A - ADMINISTRATIVE CONDITIONS

1. This consent relates to **Tourist & Visitor Accommodation – Installation of Eight (8) 4 Bedroom Accommodation Modules (32 Rooms) and One (1) Laundry Facility** illustrated on the plans, specifications and supporting documentation stamped with reference to this consent, as modified by the following conditions. The development shall be carried out in accordance with this consent.

#### Notes:

- *Any alteration to the plans and/or documentation shall be submitted for the approval of Council. Such alterations may require the lodgement of an application to amend the consent under s96 of the Act, or a fresh development application. No works, other than those approved under this consent, shall be carried out without the prior approval of Council.*
  - *Where there is an inconsistency between the documents lodged with this application and the following conditions, the conditions shall prevail to the extent of that inconsistency.*
2. The **Tourist & Visitor Accommodation – Installation of Eight (8) 4 Bedroom Accommodation Modules (32 Rooms) and One (1) Laundry Facility** shall not occur or the use shall not commence until all relevant conditions of development consent have been met or unless other satisfactory arrangements have been made with council (i.e. a security).

#### Building Code of Australia

3. All building work must be carried out in accordance with the requirements of the Building Code of Australia.

**Note:** *This condition is prescribed under the Environmental Planning and Assessment Regulation 2000.*

#### Erection of signs

4. A sign must be erected in a prominent position on any site on which building work, is being carried out any required works:
  - a) showing the name, address and telephone number of the principal certifying authority for the work, and
  - b) showing the name of the principal contractor (if any) for any building work and a telephone number on which that person may be contacted outside working hours, and
  - c) stating that unauthorised entry to the work site is prohibited.

Any such sign is to be maintained while the building work, subdivision work or demolition work is being carried out, but must be removed when the work has been completed.

### **Surrender of Development Consent**

5. Within three (3) months of commencement of work, the applicant shall surrender the existing development consent (DA2019/0045) for the installation of seven (7) 3 bedroom accommodation modules and laundry facility in accordance with Section 4.63 of the Environmental Planning and Assessment Act 1979.

Prior to the surrender of this development consent, the conditions of this approval shall prevail to the extent of any inconsistency with the conditions of the development consent.

## **PART B - REQUIREMENTS PRIOR TO ISSUE OF SECTION 68 APPROVAL**

### **Section 68 Local Government Approval**

6. A Section 68 Local Government Approval Application is required to be submitted to and issued by Council under Section 68 of the *Local Government Act 1993*, for the installation of the accommodation modules, laundry facility and for the onsite sewerage management system.

### **Engineering Plans**

7. Engineering plans showing details of all proposed work and adhering to any conditions of development consent are to be submitted to and approved by Bland Shire Council prior to the issuing of the Section 68 Local Government Approval.

### **Fire Safety Plan**

8. A detailed Fire Safety Plan for each building, incorporating proposed fire safety measures, shall be provided to Bland Shire Council prior to issuing of the Section 68 Local Government Approval.

The required Fire Safety Plan is to demonstrate compliance with all relevant fire safety measures for a Class 3 building in accordance with the Building Code of Australia (BCA).

## **PART C - REQUIREMENTS PRIOR TO COMMENCEMENT OF WORK**

### **Notice of Commencement**

9. Notice of commencement (at least 48 hours prior) is to be given to Council in writing.

### **Erosion and Sediment Control**

10. Erosion and sediment control measures shall be installed and maintained until all disturbed areas have revegetated in accordance with the Bland Development Control Plan 2012.

Note: On the spot fines may be imposed for non-compliance with this condition.

### Damage to Public Assets

11. The developer or his agent must undertake a site inspection of the adjacent kerbs, gutters, footpaths, walkways, carriageway, reserves and the like, prior to commencement of work and document evidence of any damage to existing assets. Failure to identify existing damage will result in all damage detected after completion of the building work being repaired at the applicant's expense.

### Storm Water Management Plan

12. A Storm Water Management Plan is to be submitted to and approved by Council prior to any works commencing on the site.

### Traffic and Parking Management Plan

13. A Traffic and Parking Management Plan is to be submitted to and approved by Council prior to any works commencing on the site. The Traffic and Parking Management Plan is to provide a car parking layout showing the required 32 car parking spaces. The Plan is to also provide details of the number and type of delivery vehicles servicing the site and the proposed unloading areas.

### Waste Management Plan

14. A Waste Management Plan is to be submitted to and approved by Council prior to any works commencing on the site. The Waste Management Plan is to provide details on the amount and type of waste that will be generation and the method and frequency of disposal.

## PART D - REQUIREMENTS DURING WORKS

### Approved Hours of Construction

15. Construction and alteration work may only be undertaken in accordance with the provisions of the Environmental Protection Authority – Interim Construction Noise Guideline as identified below:

| DAY                      | HOURS            |
|--------------------------|------------------|
| Monday to Friday         | 7:00am to 6:00pm |
| Saturday                 | 8:00am to 1:00pm |
| Sunday & Public Holidays | Nil              |

### Installation of Smoke Detectors

16. A smoke detection system complying with Specification E2.2a Clause 4(b) of the Building Code of Australia Volume One and AS 1670 is to be installed within each sole-occupancy unit, in accordance with the requirements for alarms in Clause 3(b)(i) and Clause 3(b)(ii); and in public corridors and other internal public spaces.

### **Building Waste**

17. The provision of a metal waste skip with self-closing lid or secure covering on-site for the duration of the construction to ensure that all wastes are contained on the site. The receptacle is to be emptied periodically to reduce the potential for rubbish to leave the site.

**Note:** *On the spot fines may be imposed by Council for Pollution incidents.*

### **Building Materials, Plant and Equipment**

18. All building materials, plant and equipment are to be placed on the site of the development so as to ensure that pedestrian and vehicular access in public places is not restricted and also so that the road reserve is not damaged.

**Note:** *On the spot fines may be imposed for non-compliance with this condition.*

### **Stormwater Disposal**

19. The guttering, downpipes and stormwater system is to be installed and connected to the approved disposal point in consultation with Council.

### **Soil and Water Management**

20. All practical measures must be taken to ensure erosion and subsequent sediment movement off-site does not occur.

In particular, a silt fence or equivalent must be provided downhill from the cut and fill area (or any other disturbed area). The fence must be regularly inspected and cleaned out and/or repaired as necessary and all collected silt must be disposed of to the satisfaction of the Principal Certifying Authority (PCA).

Unnecessary disturbance of the site (e.g. excessive vehicular access) must not occur.

All cuts and fills must be stabilised or revegetated as soon as possible after the completion of site earthworks.

## **PART E - REQUIREMENTS PRIOR TO COMPLETION CERTIFICATE**

### **Occupation Requirements**

21. No person is to use or occupy the building or alteration that is the subject of this approval without the prior issuing of a Completion Certificate.

### **Public Infrastructure**

22. The applicant shall rectify any damage to public infrastructure (including roads, gutters, footpaths, street trees, etc.) prior to the issue of the Completion Certificate at no cost to Council.

### **Smoke Alarms**

23. A Compliance Certificate certifying the installation of smoke alarms is to be provided to Council.

### **Ground Levels**

24. Finished ground levels are to be graded away from the buildings, structures and hard stand areas and adjoining properties must achieve natural drainage. The concentrated flows are to be dispersed down slope or collected and discharged to the stormwater drainage system.

### **Fire Safety Certificate**

25. The owner of the buildings must cause the Council to be given a Final Fire Safety Certificate on occupation of the building in relation to the essential fire or other safety measures included in the schedule attached to this consent.

### **Liquid Trade Waste – Laundry Facility**

26. The laundry facility must comply with the Liquid Trade Waste Regulation Guidelines 2009.

### **Completion Requirements**

27. All of the foregoing conditions are to be at the full cost of the developer and to be completed prior to the issuing of a Completion Certificate, unless stated otherwise.

## **PART F - OPERATIONAL REQUIREMENTS**

### **Amenity**

28. The use of the development is to be conducted in a manner that will not interfere with the amenity of the locality by reason of the emission of noise, vibration, smell, fumes, smoke, dust, wastewater, waste products and/or oil.

### **Annual Fire Safety Statement**

29. An Annual Fire Safety Statement must be given to Council and the NSW Fire Brigade commencing within 12 months after the date on which the initial Interim / Final Fire Safety Certificate is issued.

### **Clean and Tidy**

30. The premises are to be maintained in a clean and tidy condition at all times.

## **PART G – REASONS FOR CONDITIONS**

### ***Conditions of consent have been imposed to:***

31. Ensure the proposed development:

- a) achieves the objects of the Environmental Planning and Assessment Act, 1979;
- b) complies with the provisions of all relevant environmental planning instruments;

- c) is consistent with the aims and objectives of Council's Development Control Plans, Codes and Policies.
32. Ensure that the relevant public authorities and the water supply authority have been consulted and their requirements met or arrangements made for the provision of services to the satisfaction of those authorities.
33. Meet the increased demand for public amenities and services attributable to the development in accordance with Section 94 of the Environmental Planning and Assessment Act, 1979.
34. Ensure the protection of the amenity and character of land adjoining and in the locality of the proposed development.
35. Minimise any potential adverse environmental, social or economic impacts of the proposed development.
36. Ensure that all traffic, carparking and access requirements arising from the development are addressed.
37. Ensure the development does not conflict with the public interest.

## **PART H – GENERAL ADVICE**

### ***BOUNDARY ENCROACHMENTS***

Consent given to build in close proximity to the allotment boundary is in no way to be construed as permission to build on, or encroach over, the allotment boundary. Your attention is directed to the provisions of the *Dividing Fences Act*, which gives certain rights to adjoining owners, including use of the common boundary. In the absence of the structure standing well clear of the common boundary, it is recommended that you make yourself aware of your legal position. This may necessitate a survey to identify the allotment boundary.

### ***LAPSING OF DEVELOPMENT CONSENT***

Development consent does not lapse if the approved use has actually commenced or the proposed work is physically commenced before the consent lapse date, except where a condition specifies a limit to the duration of the consent.

### ***RIGHT OF APPEAL***

If you are the applicant:

You can appeal against this decision in the Land and Environment Court within twelve (12) months of the date of this notice (section 97 of the *Environmental Planning and Assessment Act, 1979*). You cannot appeal, however, if a Commission of Inquiry was held and the development is designated development or state significant development.

**REVIEW OF DETERMINATION**

An applicant may request the Council to review this determination within one (1) year after the date the applicant received this notice. The prescribed fee must be paid with the request for a review. Once the review is completed the Council may confirm or change the determination.

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- a determination in respect of designated development, or
- a determination in respect of integrated development, or
- a determination in respect of integrated development, or a determination made by Council under Section 116E in respect of an application by the Crown.



Lesley Duncan  
**Manager Development & Regulatory Services**  
for  
**General Manager**

30/09/2021  
**Date of Notice**

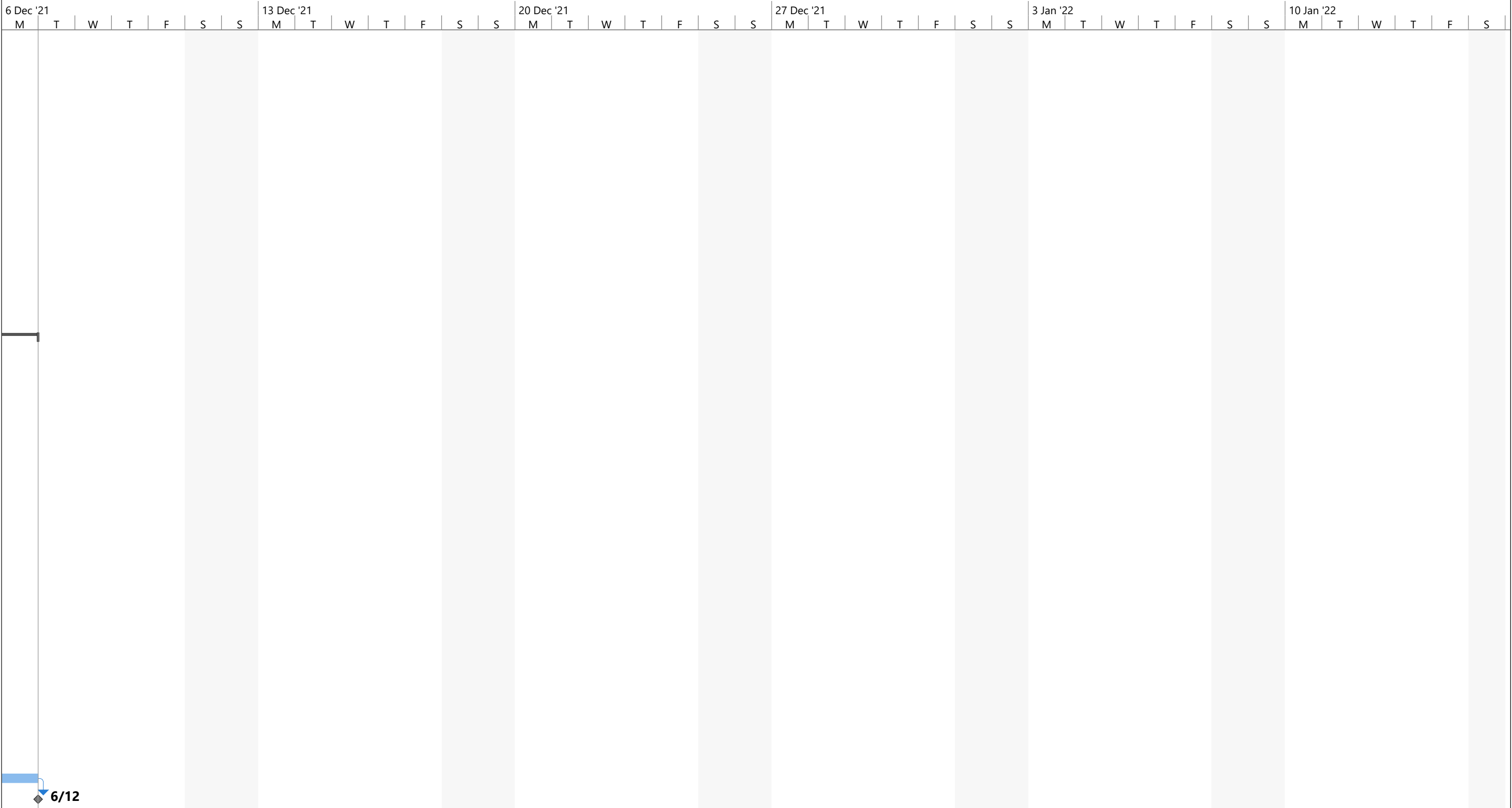
**APPENDIX D**

**CLUB INN - PROPOSED BUILD SCHEDULE**









Project: CLUB INN PROECT 211  
 Date: Tue 2/11/21

|           |  |                    |  |                       |  |                    |  |                 |
|-----------|--|--------------------|--|-----------------------|--|--------------------|--|-----------------|
| Task      |  | Project Summary    |  | Manual Task           |  | Start-only         |  | Deadline        |
| Split     |  | Inactive Task      |  | Duration-only         |  | Finish-only        |  | Progress        |
| Milestone |  | Inactive Milestone |  | Manual Summary Rollup |  | External Tasks     |  | Manual Progress |
| Summary   |  | Inactive Summary   |  | Manual Summary        |  | External Milestone |  |                 |

**APPENDIX E**

**WEST WYALONG WORKFORCE ACCOMMODATION VILLAGE  
- PROPOSED BUILD SCHEDULE**

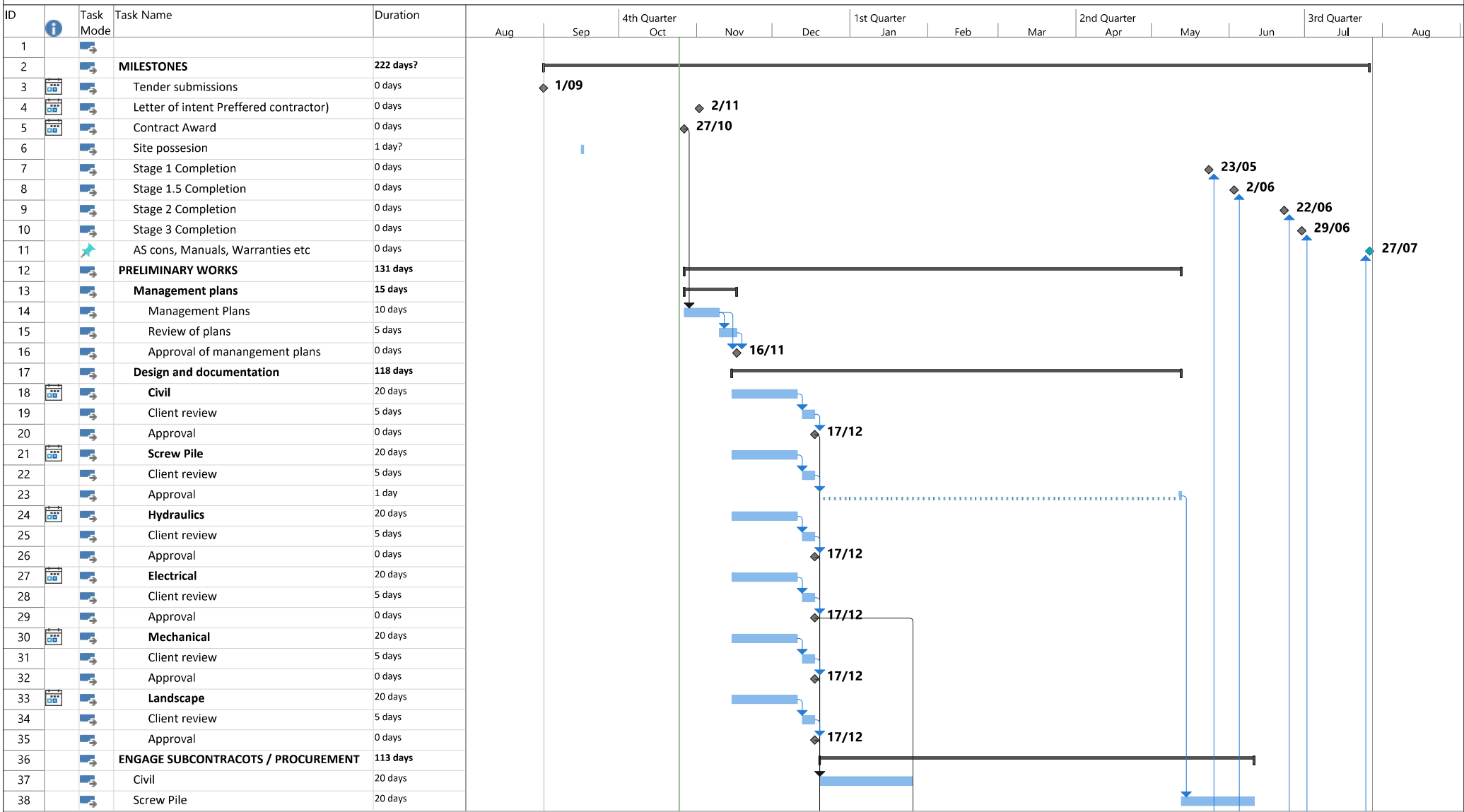


**CGO1361 Modular Unit Design, Manufacture & Installation**  
**Variation 02**  
**Annexure C**

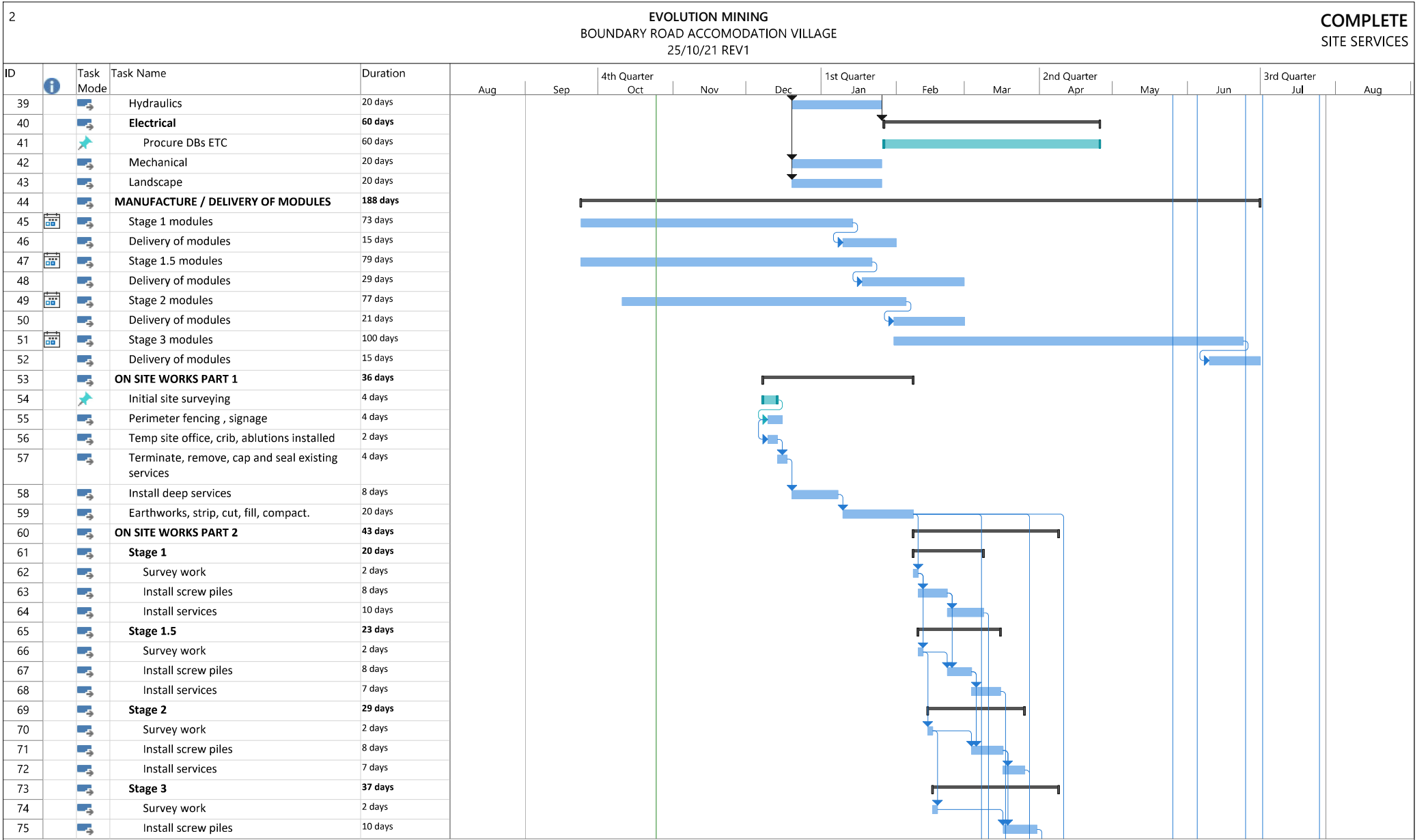
Schedule 9 - Contract Programme

**EVOLUTION MINING**  
**BOUNDARY ROAD ACCOMODATION VILLAGE**  
 25/10/21 REV1

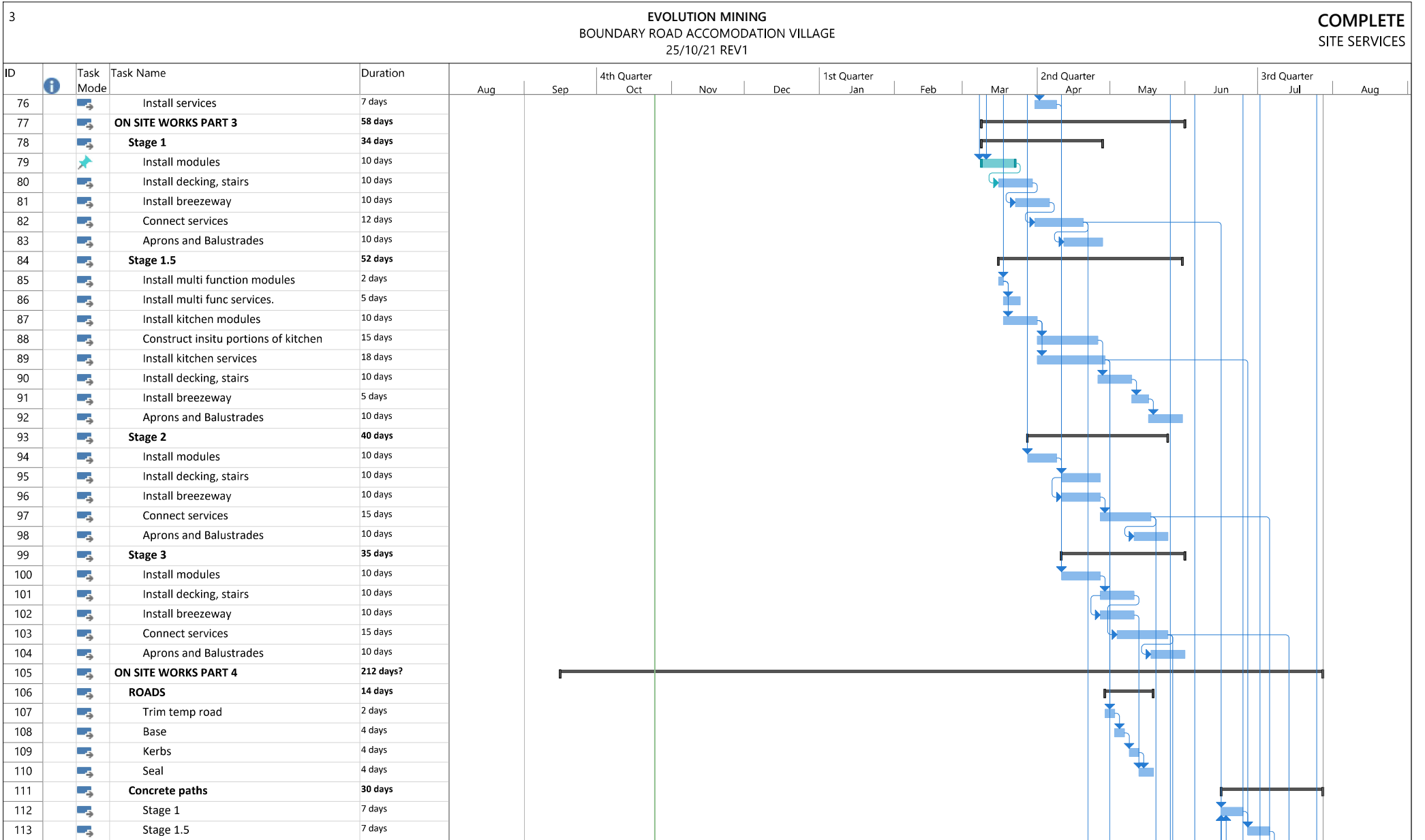
**COMPLETE**  
**SITE SERVICES**



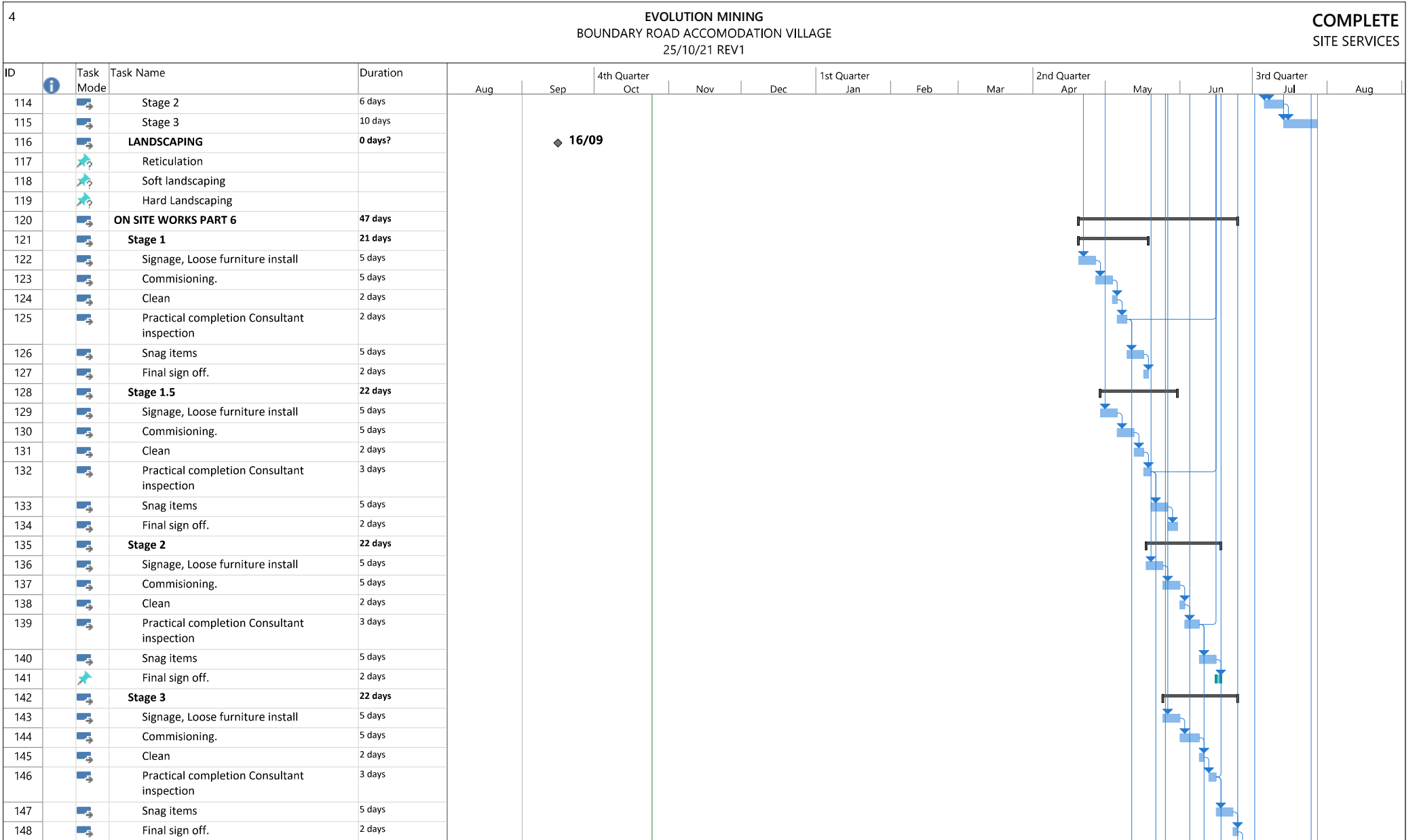
|   |           |  |                    |  |                       |  |                    |  |                 |  |
|---|-----------|--|--------------------|--|-----------------------|--|--------------------|--|-----------------|--|
| Project: EVOLUTION MINING B<br>Date: Mon 25/10/21 | Task      |  | Project Summary    |  | Manual Task           |  | Start-only         |  | Deadline        |  |
|   | Split     |  | Inactive Task      |  | Duration-only         |  | Finish-only        |  | Progress        |  |
|   | Milestone |  | Inactive Milestone |  | Manual Summary Rollup |  | External Tasks     |  | Manual Progress |  |
|   | Summary   |  | Inactive Summary   |  | Manual Summary        |  | External Milestone |  |                 |  |



|   |           |  |                    |  |                       |  |                    |  |                 |  |
|---|-----------|--|--------------------|--|-----------------------|--|--------------------|--|-----------------|--|
| Project: EVOLUTION MINING B<br>Date: Mon 25/10/21 | Task      |  | Project Summary    |  | Manual Task           |  | Start-only         |  | Deadline        |  |
|   | Split     |  | Inactive Task      |  | Duration-only         |  | Finish-only        |  | Progress        |  |
|   | Milestone |  | Inactive Milestone |  | Manual Summary Rollup |  | External Tasks     |  | Manual Progress |  |
|   | Summary   |  | Inactive Summary   |  | Manual Summary        |  | External Milestone |  |                 |  |



|   |           |  |                    |  |                       |  |                    |  |                 |  |
|---|-----------|--|--------------------|--|-----------------------|--|--------------------|--|-----------------|--|
| Project: EVOLUTION MINING B<br>Date: Mon 25/10/21 | Task      |  | Project Summary    |  | Manual Task           |  | Start-only         |  | Deadline        |  |
|   | Split     |  | Inactive Task      |  | Duration-only         |  | Finish-only        |  | Progress        |  |
|   | Milestone |  | Inactive Milestone |  | Manual Summary Rollup |  | External Tasks     |  | Manual Progress |  |
|   | Summary   |  | Inactive Summary   |  | Manual Summary        |  | External Milestone |  |                 |  |



|   |           |  |                    |  |                       |  |                    |  |                 |  |
|---|-----------|--|--------------------|--|-----------------------|--|--------------------|--|-----------------|--|
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|   | Split     |  | Inactive Task      |  | Duration-only         |  | Finish-only        |  | Progress        |  |
|   | Milestone |  | Inactive Milestone |  | Manual Summary Rollup |  | External Tasks     |  | Manual Progress |  |
|   | Summary   |  | Inactive Summary   |  | Manual Summary        |  | External Milestone |  |                 |  |

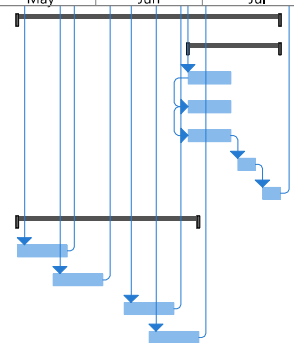


5

**EVOLUTION MINING**  
**BOUNDARY ROAD ACCOMODATION VILLAGE**  
 25/10/21 REV1

**COMPLETE**  
**SITE SERVICES**

| ID  | Task Mode | Task Name                     | Duration       | 4th Quarter |     |     | 1st Quarter |     |     | 2nd Quarter |     |     | 3rd Quarter |     |     |     |
|-----|-----------|-------------------------------|----------------|-------------|-----|-----|-------------|-----|-----|-------------|-----|-----|-------------|-----|-----|-----|
|     |           |                               |                | Aug         | Sep | Oct | Nov         | Dec | Jan | Feb         | Mar | Apr | May         | Jun | Jul | Aug |
| 149 |           | <b>COMPLETION STAGE 7</b>     | <b>53 days</b> |             |     |     |             |     |     |             |     |     |             |     |     |     |
| 150 |           | <b>Documentation</b>          | <b>20 days</b> |             |     |     |             |     |     |             |     |     |             |     |     |     |
| 151 |           | As built                      | 10 days        |             |     |     |             |     |     |             |     |     |             |     |     |     |
| 152 |           | Oand M manuals                | 10 days        |             |     |     |             |     |     |             |     |     |             |     |     |     |
| 153 |           | Warranties                    | 10 days        |             |     |     |             |     |     |             |     |     |             |     |     |     |
| 154 |           | Client review of above        | 5 days         |             |     |     |             |     |     |             |     |     |             |     |     |     |
| 155 |           | Final issue                   | 5 days         |             |     |     |             |     |     |             |     |     |             |     |     |     |
| 156 |           | <b>Building certification</b> | <b>36 days</b> |             |     |     |             |     |     |             |     |     |             |     |     |     |
| 157 |           | Stage 1                       | 10 days        |             |     |     |             |     |     |             |     |     |             |     |     |     |
| 158 |           | Stage 1.5                     | 10 days        |             |     |     |             |     |     |             |     |     |             |     |     |     |
| 159 |           | Stage 2                       | 10 days        |             |     |     |             |     |     |             |     |     |             |     |     |     |
| 160 |           | Stage 3                       | 10 days        |             |     |     |             |     |     |             |     |     |             |     |     |     |



|   |           |  |                    |  |                       |  |                    |  |                 |  |
|---|-----------|--|--------------------|--|-----------------------|--|--------------------|--|-----------------|--|
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|   | Split     |  | Inactive Task      |  | Duration-only         |  | Finish-only        |  | Progress        |  |
|   | Milestone |  | Inactive Milestone |  | Manual Summary Rollup |  | External Tasks     |  | Manual Progress |  |
|   | Summary   |  | Inactive Summary   |  | Manual Summary        |  | External Milestone |  |                 |  |