

Development Consent

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

As delegate of the Minister for Planning and Public Spaces, I grant consent to the development application referred to in Schedule 1, subject to the conditions in Schedule 2.

These conditions are required to:

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

Clay Preshaw
Executive Director
 Energy, Resource and Industry Assessments

Sydney

28 June 2024

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

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

SCHEDULE 1

Application Number: SSD 52786213

Applicant: The Trustee for Equis Energy (Australia) Ngumi 4 Asset Trust

Consent Authority: Minister for Planning and Public Spaces

Land: See Appendix 2

Development: Calala Battery Energy Storage System

Red type represents Modification 1 (SSD 52786213-Mod-1)

Application Number	Determination Date	Decider	Modification Description
SSD 52786213-Mod-1	12 June 2026	Director	Changes to the project layout and inclusion of additional site access points.

FOR INFORMATION

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DEFINITIONS

Aboriginal stakeholders	Aboriginal stakeholders registered for cultural heritage consultation for the development
Ancillary infrastructure	All project infrastructure with the exception of battery storage, including but not limited to the substation, switching rooms, permanent offices, site compounds, electricity transmission lines and internal roads.
Applicant	The trustee for Equis Energy (Australia) Ngumi 4 Asset Trust, or any person who seeks to carry out the development approved under this consent
Battery storage	Large scale energy storage system
Cessation of operations	Operation of the development has ceased for a continuous period of 12 months
Commissioning	The testing of the components, equipment and systems of the development following completion of construction, prior to operations commencing
Conditions of this consent	Conditions contained in Schedules 1 and 2 inclusive
Construction	The construction of the development, including but not limited to, the carrying out of any earthworks on site and the construction of the battery storage and any ancillary infrastructure (but excludes road upgrades or maintenance works to the public road network, building/road dilapidation surveys, installation of fencing, artefact survey and/or salvage, overhead line safety marking and geotechnical drilling and/or surveying)
Council	Tamworth Regional Council
CPHR	Conservation Programs, Heritage and Regulation Group of the NSW DCCEEW
Decommissioning	The removal of battery storage infrastructure and ancillary infrastructure and/or rehabilitation of the site
Department	Department of Planning, Housing and Infrastructure (formerly the Department of Planning and Environment)
Development	The development as described in the EIS
Development footprint	The area within the site on which the components of the project will be constructed (shown in Appendix 1)
EIS	The Environmental Impact Statement for Calala Battery Energy Storage System dated 3 October 2023, the Submissions Report dated 24 May 2024, the Amendment Report dated 24 May 2024 and the additional information dated 26 June 2024, as modified by the Calala BESS Modification Report (Mod 1) submitted 10 February 2026 (dated 25 September 2025) and the Calala BESS Modification Transport Impact Statement dated 8 May 2026.
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i>
EP&A Regulation	<i>Environmental Planning and Assessment Regulation 2021</i>
EPA	NSW Environment Protection Authority
Feasible	Feasible relates to engineering considerations and what is practical to build or implement
FRNSW	Fire and Rescue NSW
Heavy vehicle	As defined by the <i>Heavy Vehicle National Law (NSW)</i> , but excluding light and medium rigid trucks and buses no more than 8 tonnes and with not more than 2 axels
Heavy vehicle requiring escort	Any vehicle that requires a pilot vehicle and/or escort vehicle, as defined by the National Heavy Vehicle Regulator's <i>NSW Class 1 Load Carrying Vehicle Operator's Guide</i>
Heritage NSW	Heritage NSW Group of the NSW DCCEEW
Heritage item	An item as defined under the <i>Heritage Act 1977</i> and/or an Aboriginal Object or Aboriginal Place as defined under the <i>National Parks and Wildlife Act 1974</i>
Incident	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. Note: "material harm" is defined in this consent.
Light vehicle	As defined by the Transport for NSW Vehicle standards information sheet <i>VSI 05 Light vehicle dimension limits Rev 6</i> (TfNSW, 11 March 2015)
Material harm	Is harm that: <ul style="list-style-type: none"> • involves actual harm to the environment that may include (but not be limited to) a leak, spill, emission other escape or deposit of a substance, and as a consequence of that environmental harm (pollution), may cause harm to the health or safety of people; or • results in actual loss or property damage of an amount, or amounts in aggregate, exceeding \$50,000 (such loss includes the reasonable costs

and expenses that would be incurred in taking all reasonable and practicable measures to prevent, mitigate or make good harm to the environment).

Notes:

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

For the purposes of this definition, material harm excludes incidents captured by Work Health and Safety reporting requirements.

Maximum Energy Discharge Capacity (MW)	The rated output active power as defined by 4.3.5 of IEC 62933-1 Ed. 2.0 b:2024, <i>Electrical energy storage (EES) systems—Part 1</i>
Maximum Energy Storage Capacity (MWh)	The Effective Energy Storage Capacity at the Beginning of Service Life as described by Figure 1 of IEC 62933-1 Ed. 2.0 b:2024, <i>Electrical energy storage (EES) systems—Part 1</i>
Minimise	Implement all reasonable and feasible mitigation measures to reduce the impacts of the development
Minister	Minister for Planning and Public Spaces, or delegate
MW	Megawatt
MWh	Megawatt-hour
Non-associated residence	A dwelling in existence at the date of this consent which is not associated with the development
Non-compliance	An occurrence, set of circumstances or development that is a breach of this consent but is not an incident
NSW DCCEEV Operation	NSW Department of Climate Change, Energy, the Environment and Water The operation of the development, but does not include commissioning, trials of equipment or the use of temporary facilities
PCT	Plant Community Type
Planning Secretary	Secretary of the Department, or nominee
POEO Act	<i>Protection of the Environment Operations Act 1997</i>
Public infrastructure	Linear and related infrastructure that provides services to the general public, such as roads, railways, water supply, drainage, sewerage, gas supply, electricity, telephone, telecommunications, irrigation channels, drainage channels
Reasonable	Reasonable relates to the application of judgement in arriving at a decision, taking into account: mitigation benefits, cost of mitigation versus benefits provided, community views and the nature and extent of potential improvements
Rehabilitation	The restoration of land disturbed by the development to a good condition, to ensure it is safe, stable and non-polluting
RFS	NSW Rural Fire Service
Site	As indicated by the Site Boundary on the figure in Appendix 1 and listed in Appendix 2
Temporary facilities	Temporary facilities used for the construction, upgrading and/or decommissioning of the development, including but not limited to temporary site offices and compounds, materials storage compounds, maintenance workshops, material stockpiles, laydown areas and parking spaces
TfNSW	Transport for New South Wales
Upgrading	The replacement of battery storage and ancillary infrastructure on site (excluding maintenance) in accordance with the conditions of this consent
Vehicle movement	One vehicle entering and leaving the site
VPA	Voluntary Planning Agreement

SCHEDULE 2

PART A ADMINISTRATIVE CONDITIONS

OBLIGATION TO MINIMISE HARM TO THE ENVIRONMENT

- A1. In meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and if prevention is not reasonable and feasible, minimise, any material harm to the environment that may result from the construction, commissioning, operation, upgrading, decommissioning or rehabilitation of the development.

TERMS OF CONSENT

- A2. The development may only be carried out:
- (a) in compliance with the conditions of this consent;
 - (b) in accordance with all written directions of the Planning Secretary;
 - (c) generally in accordance with the EIS; and
 - (d) generally in accordance with the Development Layout in Appendix 1.
- A3. The Applicant must comply with any requirement/s of the Planning Secretary arising from the Department's assessment of:
- (a) any strategies, plans or correspondence that are submitted in accordance with this consent;
 - (b) any reports, reviews or audits commissioned by the Department regarding compliance with this consent; and
 - (c) the implementation of any actions or measures contained in these documents.
- A4. The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in condition A2(c) or A2(d). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A2(c) or A2(d), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.

BATTERY STORAGE RESTRICTION

- A5. Unless the Planning Secretary agrees otherwise in writing, the battery storage **system associated with the development must not exceed a Maximum Energy Discharge Capacity of 300 MW and a Maximum Energy Storage Capacity of 600 MWh.**

Note: This condition does not prevent the Applicant from seeking to lodge a separate development application or modify this consent to increase the storage capacity of the battery storage in the future.

UPGRADING OF BATTERY STORAGE AND ANCILLARY INFRASTRUCTURE

- A6. The Applicant may upgrade the battery storage and ancillary infrastructure on site provided these upgrades remain within the approved development footprint of the site. Prior to carrying out any such upgrades, the Applicant must provide revised layout plans and project details of the development to the Planning Secretary incorporating the proposed upgrades.

STRUCTURAL ADEQUACY

- A7. The Applicant must ensure that all new buildings and structures, and any alterations or additions to existing buildings and structures, are constructed in accordance with the relevant requirements of the *Building Code of Australia*.

Notes:

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

DEMOLITION

- A8. The Applicant must ensure that all demolition work on site is carried out in accordance with *Australian Standard AS 2601-2001: The Demolition of Structures*, or its latest version.

PROTECTION OF PUBLIC INFRASTRUCTURE

- A9. Unless the Applicant and the applicable authority agree otherwise, the Applicant must:
- (a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by the development; and
 - (b) relocate, or pay the full costs associated with relocating, any public infrastructure that needs to be relocated as a result of the development.

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

OPERATION OF PLANT AND EQUIPMENT

- A10. The applicant must ensure that all plant and equipment used on site, or in connection with the development, is:
- (a) maintained in a proper and efficient condition; and
 - (b) operated in a proper and efficient manner.

APPLICABILITY OF GUIDELINES

- A11. References in the conditions of this consent to any guideline, protocol, Australian Standard or policy are to such guidelines, protocols, Standards or policies in the form they are in as at the date of this consent.

However, consistent with the conditions of this consent and without altering any limits or criteria in this consent, the Planning Secretary may, when issuing directions under this consent in respect of ongoing monitoring and management obligations, require compliance with an updated or revised version of such a guideline, protocol, Standard or policy, or a replacement of them.

COMPLIANCE

- A12. The Applicant must ensure that all of its employees, contractors (and their sub-contractors) are made aware of, and are instructed to comply with, the conditions of this consent relevant to activities they carry out in respect of the development.

EVIDENCE OF CONSULTATION

- A13. Where conditions of this consent require consultation with an identified party, the Applicant must:
- (a) consult with the relevant party prior to submitting the subject document to the Planning Secretary for approval; and
 - (b) provide details of the consultation undertaken including:
 - (i) the outcome of that consultation, matters resolved and unresolved; and
 - (ii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.

COMMUNITY ENHANCEMENT

- A14. Unless the Planning Secretary agrees otherwise, the Applicant must enter into a VPA with Council in accordance with:
- (a) Division 7.1 of Part 7 of the EP&A Act; and
 - (b) the terms of the Applicant's VPA letter dated 20 June 2024, which are summarised in Part A of Appendix 5.
- A15. Unless the Planning Secretary agrees otherwise, if the Applicant and Council do not enter into a VPA or other agreement prior to the commencement of construction, then within 3 months of the commencement of construction (and annually from the commencement of operation until the cessation of operation of the project), the Applicant must make a Section 7.12 of the EP&A Act contribution to Council for the amount specified in Part B of Appendix 5.

PART B ENVIRONMENTAL CONDITIONS – GENERAL

TRANSPORT

Heavy Vehicles Requiring Escort and Heavy Vehicle Restrictions

- B1. The Applicant must ensure that the:
- (a) development does not generate more than:
 - (i) 120 heavy vehicle movements a day (a maximum of 22 heavy vehicles movements per hour) during construction, upgrading or decommissioning;
 - (ii) 145 light vehicle movements a day during construction, upgrading, or decommissioning; and
 - (iii) 7 movements of a heavy vehicle requiring escort during construction, upgrading, or decommissioning; and
 - (b) length of any vehicles (excluding heavy vehicles requiring escort) used for the development does not exceed 26 metres,
as described in the EIS, unless the Planning Secretary agrees otherwise.
- B2. The Applicant must keep accurate records of the number of heavy vehicles requiring escort and heavy vehicles entering or leaving the site each day for the duration of the project.

Access Route

- B3. Unless the Planning Secretary agrees otherwise, all heavy vehicles associated with the development must only travel to and from the site via New England Highway:
- (a) Nundle Road, O'Briens Lane and Calala Lane; and/or
 - (b) Goonoo Goonoo Road and Burgmanns Lane,
as identified in Appendix 3.
- B3A. Burgmanns Lane must not be used by vehicles associated with the development, except for:
- (a) heavy vehicles and light vehicles associated with the construction of ancillary infrastructure within the electricity transmission line corridor and Tamworth substation site; and
 - (b) vehicles used for emergency purposes.
- B4. Unless the Planning Secretary agrees otherwise:
- (a) all heavy vehicles requiring escort associated with the development must travel to and from the site via New England Highway, Goonoo Goonoo Road and Calala Lane; and
 - (b) all light vehicles associated with the development must travel to and from the site via New England Highway, Goonoo Goonoo Road and Calala Lane or Burgmanns Lane,
as identified in Appendix 3.

Site Access

- B5. All vehicles associated with the development must only enter and exit the site via the site access points off Calala Lane and Burgmanns Lane, as identified in Appendix 1.

Road Upgrades

- B6. Unless the Planning Secretary agrees otherwise, the Applicant must:
- (a) prior to commencing construction, construct the site access point off Calala Lane, as shown in Appendix 4, to cater for the largest vehicle accessing the site;
 - (b) prior to the use of Burgmanns Lane east of the Tamworth Substation site access (other than use by vehicles required to construct the eastern site access point), construct the eastern site access point off Burgmanns Lane, as shown in Appendix 4, to cater for the largest vehicle accessing the site; and
 - (c) ensure the upgrades comply with the current *Austroroads Guidelines, Australian Standards* (as amended by TfNSW supplements) and are carried out to the satisfaction of Council.

Access Route and Road Upgrades: Heavy Vehicles Requiring Escort

- B7. Prior to the use of heavy vehicles requiring escort on the public road network, all relevant approvals must be obtained and implemented (including for any road upgrades that may be required), from the point of origin to the New England Highway / Calala Lane intersection.

Road Maintenance

B8. The Applicant must:

- (a) undertake an independent dilapidation survey to assess the:
 - (i) existing condition of Nundle Road, O'Briens Lane, **Calala Lane and Burgmanns Lane** on the transport route, prior to construction, upgrading and decommissioning activities; and
 - (ii) condition of Nundle Road, O'Briens Lane, **Calala Lane and Burgmanns Lane** on the transport route, following the completion of construction, upgrading and decommissioning activities;
- (b) on completion of the dilapidation reports undertaken in B8(a)(a)(i) and (a)(ii) provide a copy to the relevant roads' authorities; and
- (c) repair the roads identified in condition B8(a)(a)(i) and (a)(ii) if dilapidation surveys identify that the roads have been damaged due to development-related traffic during construction, upgrading or decommissioning works in consultation with the relevant road authority.

If there is a dispute between the Applicant and the relevant roads authority about repairs required under this condition then either party may refer the matter to the Planning Secretary for resolution.

Operating Conditions

B9. The Applicant must ensure:

- (a) the internal roads are constructed as all-weather roads;
- (b) there is sufficient parking on site for all vehicles, and no parking occurs on the public road network in the vicinity of the site;
- (c) the capacity of the existing roadside drainage network is not reduced;
- (d) all vehicles are loaded and unloaded on site, and enter and leave the site in a forward direction; and
- (e) development-related vehicles leaving the site are in a clean condition to minimise dirt being tracked onto the public road network.

Traffic Management Plan

B10. Prior to commencing construction, the Applicant must prepare a Traffic Management Plan for the development in consultation with TfNSW and Council, and to the satisfaction of the Planning Secretary. This plan must include:

- (a) details of the transport route to be used for all development-related traffic;
- (b) a reconciliation table to demonstrate all traffic-related management measures and recommendation measures identified in the EIS have been included in the plan;
- (c) details of the measures that would be implemented to minimise traffic impacts during construction, upgrading or decommissioning works, including:
 - (i) details of the dilapidation surveys required by condition B8 of this consent;
 - (ii) temporary traffic controls, including detours and signage;
 - (iii) notifying the local community about development-related traffic impacts;
 - (iv) procedures for receiving and addressing complaints from the community about development-related traffic;
 - (v) minimising potential for conflict with school buses and other road users as far as practicable, including preventing queuing on the public road network **and avoiding road closures during major events, including the Tamworth Country Music Festival, the NSW Koori Knockout and the AELEC Equine Championships;**
 - (vi) minimising potential cumulative traffic impacts with other projects in the area during construction, upgrading or decommissioning works;
 - (vii) minimising dirt tracked onto the public road network from development-related traffic, **including along Burgmanns Lane;**
 - (viii) measures for managing light vehicle peak numbers, including carpooling or ride sharing by employees;
 - (ix) scheduling of heavy vehicle movements to minimise convoy length or platoons, and to minimise conflicts with light vehicles;
 - (x) responding to local climate conditions that may affect road safety such as fog, dust, wet weather and flooding;
 - (xi) responding to any emergency repair or maintenance requirements;
 - (xii) a traffic management system for managing heavy vehicles requiring escort, **including scheduling movements of heavy vehicles requiring escort outside of major events, including the Tamworth Country Music Festival, the NSW Koori Knockout and the AELEC Equine**

Championships;

- (xiii) procedures to maintain safe access to residences, including residents that use Burgess Lane to access Burgmanns Lane, unless otherwise agreed with the relevant resident;
 - (xiv) measures to minimise road traffic noise from development-related traffic, including scheduling of heavy vehicle movements along Burgmanns Lane;
 - (xv) enforceable traffic management measures for heavy vehicle construction traffic using the intersection of Goonoo Goonoo Road and Burgmanns Lane, as described in the Transport Impact Statement (dated 8 May 2026); and
 - (xvi) measures to ensure construction traffic using Goonoo Goonoo Road and Burgmanns Lane does not exceed 50 heavy vehicles movements a day and 60 light vehicle movements a day, as described in the Transport Impact Statement (dated 8 May 2026);
- (d) a driver's code of conduct that addresses:
- (i) driver fatigue;
 - (ii) procedures to ensure drivers adhere to the designated transport routes and speed limits;
 - (iii) procedures to ensure that drivers implement safe driving practices; and
 - (iv) procedures to ensure that drivers minimise road traffic noise;
- (e) a program to ensure drivers working on the development receive suitable training on the code of conduct and any other relevant obligations under the Traffic Management Plan; and
- (f) a flood response plan detailing procedures and options for emergency access to and from site in the event of flooding.

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

LANDSCAPING

Vegetation Buffer

- B11. Unless the Planning Secretary agrees otherwise, the Applicant must establish and maintain a vegetation buffer (landscape screening and mounds) as described in the EIS and at the locations identified in Appendix 1. The landscape screening and mounds must:
- (a) be established and planted prior to commencing operation;
 - (b) be comprised of species that are endemic to the area;
 - (c) be designed and maintained in accordance with RFS's *Planning for Bushfire Protection 2019* (or equivalent);
 - (d) be properly and actively maintained with appropriate weed management and replacement of failed plantings; and
 - (e) be designed in consultation with Council.

Land Management

- B12. The Applicant must maintain the agricultural land capability of the site, including:
- (a) establishing the ground cover of the site within 3 months following completion of any construction or upgrading;
 - (b) properly maintaining the ground cover with appropriate perennial species and weed management; and
 - (c) maintaining grazing within the development footprint, where practicable, unless the Planning Secretary agrees otherwise.

BIODIVERSITY

Vegetation Clearance

- B13. The Applicant must not clear any native vegetation or fauna habitat located outside the approved disturbance areas described in the EIS.

Biodiversity Offsets

- B14. Prior to carrying out any development that could directly or indirectly impact the biodiversity values requiring offset, the Applicant must retire biodiversity credits as specified in Table 1 below, unless the Planning Secretary agrees otherwise.

The retirement of these credits must be carried out in accordance with the *NSW Biodiversity Offsets Scheme* and can be achieved by:

- (a) acquiring or retiring 'biodiversity credits' within the meaning of the *Biodiversity Conservation Act 2016*;
- (b) making payments into an offset fund that has been developed by the NSW Government; and/or
- (c) funding a biodiversity conservation action that benefits the entity impacted and is listed in the ancillary rules of the biodiversity offset scheme.

Table 1: Ecosystem Credit Requirements

Vegetation Community	PCT ID	Credits Required
River Oak - Rough-barked Apple - red gum - box riparian tall woodland (wetland) of the Brigalow Belt South Bioregion and Nandewar Bioregion	PCT 84_DNG	2
Blakely's Red Gum - Yellow Box grassy tall woodland on flats and hills in the Brigalow Belt South Bioregion and Nandewar Bioregion (DNG)	PCT 599_DNG	35
Blakely's Red Gum - Yellow Box grassy tall woodland on flats and hills in the Brigalow Belt South Bioregion and Nandewar Bioregion (Woodland)	PCT 599_Woodland	3
Blakely's Red Gum - Yellow Box grassy tall woodland on flats and hills in the Brigalow Belt South Bioregion and Nandewar Bioregion (DNG Low)	PCT 599_DNG_Low	4

- B15. Prior to carrying out any development that could directly or indirectly impact the biodiversity values requiring offset, the Applicant must provide evidence to the Planning Secretary that biodiversity credits have been retired.

Biodiversity Management Plan

- B16. Prior to carrying out any development that could directly or indirectly impact biodiversity values, the Applicant must prepare a Biodiversity Management Plan for the project in consultation with **CPHR**, and to the satisfaction of the Planning Secretary. This plan must:
- (a) be prepared in accordance with the Biodiversity Development Assessment Report (dated 8 May 2024) and the **Addendum Biodiversity Development Assessment Report (dated 11 September 2025)**;
 - (b) include a description of the measures and timeframes that would be implemented for:
 - (i) protecting vegetation and fauna habitat outside the approved disturbance areas;
 - (ii) minimising clearing and avoiding unnecessary disturbance of vegetation that is associated with the construction and operation of the development;
 - (iii) minimising the impacts to fauna on site and implementing fauna management protocols;
 - (iv) rehabilitating and revegetating temporary disturbance areas with native species that are appropriate to the sites ecology and conditions;
 - (v) maximising the salvage of vegetative and soil resources within the approved disturbance area for beneficial reuse in the enhancement or the rehabilitation of the site; and
 - (vi) controlling weeds, feral pests and pathogens;
 - (c) include a program to monitor and report on the effectiveness of mitigation measures;
 - (d) include an incidental threatened species finds protocol to identify the avoid and/or minimise and/or offset options to be implemented if additional threatened species are discovered on site; and
 - (e) include details of who would be responsible for monitoring, reviewing and implementing the plan.

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

AMENITY

Construction, Upgrading and Decommissioning Hours

- B17. Unless the Planning Secretary agrees otherwise, the Applicant may only undertake road upgrades, construction, commissioning, demolition, upgrading or decommissioning activities on site between:
- (a) 7am to 6pm Monday to Friday;
 - (b) 8am to 1pm Saturdays; and
 - (c) at no time on Sundays and NSW public holidays.

Exceptions to Construction Hours

- B18. The following activities may be carried outside the hours specified in condition B17 above:
- (a) commissioning activities that are inaudible at non-associated residences;
 - (b) the delivery or dispatch of materials as requested by the NSW Police Force or other public authorities for safety reasons; and
 - (c) emergency work to avoid the loss of life, property or prevent material harm to the environment.

Variation of Construction Hours

- B19. The hours of construction activities specified in condition B17 of this approval may be varied with the prior written approval of the Planning Secretary. Any request to alter the hours of construction must be:
- (a) considered on a case-by-case or activity-specific basis;
 - (b) accompanied by details of the nature and justification for activities to be conducted during the varied construction hours;
 - (c) accompanied by written evidence that appropriate consultation with potentially affected sensitive receivers and notification of Councils (and other relevant agencies) has been or will be undertaken;
 - (d) accompanied by evidence that all feasible and reasonable noise mitigation measures have been put in place; and
 - (e) accompanied by a noise impact assessment consistent with the requirements of the *Interim Construction Noise Guideline* (DECC, 2009), or latest version.

Noise

- B20. The Applicant must:
- (a) minimise the noise generated by any construction, upgrading or decommissioning activities on site in accordance with best practice requirements outlined in the *Interim Construction Noise Guideline* (DECC, 2009) or its latest version; and
 - (b) take all reasonable and feasible steps to minimise operational noise and ensure that the noise generated by the operation of the development does not exceed the noise limits in Table 2 below to be determined in accordance with the procedures in the *NSW Noise Policy for Industry* (EPA, 2017) at any non-associated residences unless the Planning Secretary agrees otherwise.

Table 2: Operational Noise Limit Requirements

Location	Noise Limits in dB(A)			
	Day	Evening	Night	Night
	L _{Aeq} (15min)	L _{Aeq} (15min)	L _{Aeq} (15min)	L _{AFmax}
Any non-associated residence	40 ¹	35 ¹	35 ¹	52 ¹
Any non-associated residence	45 ²	36 ²	36 ²	52 ²

Notes:

1. to be measured up to, and including, noise enhancing meteorological conditions (as described in Table D1 of the NPfI) and typical operating temperatures that are not expected to be exceeded for more than 10% of any season.

2. to be measured up to, and including, noise enhancing meteorological conditions (as described in Table D1 of the NPfI) and all operating temperatures.

- B21. Unless the Planning Secretary agrees otherwise, within 3 months of the commencement of operation, the Applicant must prepare and submit a Noise Monitoring Report for the development to the satisfaction of the Planning Secretary. The Noise Monitoring Report must:
- (a) be prepared by a suitably qualified, experienced and independent acoustic consultant;
 - (b) demonstrate that noise monitoring:
 - (i) has been carried out in accordance with the procedures in the *Noise Policy for Industry* (EPA,

- 2017); and
- (ii) includes monitoring during the day, evening and night periods during operational, temperature and meteorological conditions that would represent typical worst-case scenarios where reasonable and feasible; and
- (c) include:
- (i) 1/3 octave data and calculated sound power levels along with a discussion of any excessive annoying characteristics and directionality;
 - (ii) an analysis of compliance with the noise limits specified in condition B20;
 - (iii) an outline of implemented at-source and transmission pathway mitigation measures and their effectiveness at reducing operational noise; and
 - (iv) a description of contingency measures in the event implemented mitigation measures are not effective at reducing noise levels to comply with limits specified in condition B20 at all times.

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

Dust

B22. The Applicant must minimise the dust generated by the development.

Visual

B23. The Applicant must:

- (a) minimise the off-site visual impacts of the development, including the potential for any glare or reflection;
- (b) ensure the visual appearance of all ancillary infrastructure (including paint colours) blends in as far as possible with the surrounding landscape; and
- (c) not mount any advertising signs or logos on site, except where this is required for identification or safety purposes.

Lighting

B24. The Applicant must:

- (a) minimise the off-site lighting impacts of the development; and
- (b) ensure that any external lighting associated with the development:
 - (i) is installed as low intensity lighting (except where required for safety or emergency purposes);
 - (ii) does not shine above the horizontal; and
 - (iii) complies with *Australian/New Zealand Standard AS/NZS 4282:2019 – Control of Obtrusive Effects of Outdoor Lighting*, or its latest version.

HERITAGE

Protection of Heritage Items

B25. The Applicant must ensure the development does not cause any direct or indirect impacts on Aboriginal heritage items located outside the approved development footprint.

Chance Finds Protocol – Aboriginal Heritage

B26. Prior to the commencement of construction, the Applicant must prepare a Chance Finds Protocol for the development in consultation with Aboriginal Stakeholders, and reviewed by Heritage NSW. Following approval, the Applicant must implement the Chance Finds Protocol.

SOIL AND WATER

Water Supply

B27. The Applicant must ensure that it has sufficient water for all stages of the development, and if necessary, adjust the scale of the development to match its available water supply.

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

Water Pollution

B28. The Applicant must ensure that the development does not cause any water pollution, as defined under Section 120 of the POEO Act.

Operating Conditions

B29. The Applicant must:

- (a) minimise any soil erosion and control sediment generation;
- (b) ensure any battery storage and ancillary infrastructure and any other land disturbance associated with the construction, upgrading or decommissioning of the development has appropriate drainage and erosion and sediment controls designed, installed and maintained in accordance with *Managing Urban Stormwater: Soils and Construction* (Landcom, 2004) and the *Managing Urban Stormwater: Soils and construction – Volume 2A* manual (Landcom, 2008), or their latest versions;
- (c) ensure the battery storage and ancillary infrastructure are designed, constructed and maintained to reduce impacts on surface water, localised flooding and groundwater at the site;
- (d) ensure the battery storage and ancillary infrastructure do not cause any increased water being diverted off the site or alter hydrology off site;
- (e) ensure the battery storage and ancillary infrastructure are designed, constructed and maintained to avoid causing any erosion on site;
- (f) ensure all works within waterfront land is undertaken in accordance with *Guidelines for Controlled Activities on Waterfront Land* (DPE, 2022), unless the Planning Secretary agrees otherwise; and
- (g) incorporate a staged throttle outlet above the permanent water level on the stormwater basin to provide a detention and retention function, to allow contaminants to be intercepted and removed from the basin in the event of fire damage to the battery cells.

HAZARDS

Fire Safety Study

B30. Prior to commencing construction of the battery storage, the Applicant must prepare a Fire Safety Study for the development, to the satisfaction of the FRNSW and the Planning Secretary in writing. The study must:

- (a) be consistent with the Department's *Hazardous Industry Planning Advisory Paper No. 2 'Fire Safety Study' guideline*;
- (b) describe the final design of the battery storage;
- (c) include reasonable worst-case bush fire scenario to and from the battery storage and the associated bush fire management; and
- (d) identify measures to eliminate the expansion of any fire incident including:
 - (i) adequate fire safety systems and appropriate water supply;
 - (ii) separation and / or compartmentalisation of battery units; and
 - (iii) strategies and incident control measures specific to the battery storage design.

Following approval by the Planning Secretary, the Applicant must implement the measures described in the Fire Safety Study.

Note: 'to the satisfaction of FRNSW' above means confirmation in writing from FRNSW that the study meets the requirements of FRNSW as required by the Department's Hazardous Industry Planning Advisory Paper No. 2 'Fire Safety Study' guideline.

Storage and Handling of Dangerous Goods

B31. The Applicant must store and handle all chemicals, fuels and oils used on-site in accordance with:

- (a) the requirements of all relevant Australian Standards; and
- (b) the NSW EPA's *Storing and Handling of Liquids: Environmental Protection – Participants Handbook* if the chemicals are liquids.

In the event of an inconsistency between the requirements (a) and (b) above, the most stringent requirement must prevail to the extent of the inconsistency.

Operating Conditions

B32. The Applicant must:

- (a) minimise the fire risks of the development, including managing vegetation fuel loads on-site;
- (b) ensure that the development:
 - complies with the relevant asset protection requirements in the RFS's *Planning for Bushfire Protection 2019* (or equivalent) and *Standards for Asset Protection Zones*; and
 - is suitably equipped to respond to any fires on site, including provision of a minimum 20,000 litre

water supply tank adjoining the internal property access road within the required Asset Protection Zone. The water supply tank must be fitted with a 65 mm Storz fitting and a FRNSW compatible suction connection, with the water level of the tank(s) maintained at an appropriate level, at all times;

- (c) ensure that the battery storage area and ancillary infrastructure:
 - includes a 10 metre defendable space around the perimeter that permits unobstructed vehicle access to assist the RFS and emergency services as much as practicable if there is a fire in the vicinity of the site; and
 - is managed as an asset protection zone (including the defendable space);
- (d) assist the RFS and emergency services as much as practicable if there is a fire in the vicinity of the site; and
- (e) notify the relevant Local Emergency Management Committee following construction of the development, and prior to commencing operations.

Emergency Plan

B33. Prior to commencing commissioning of the battery storage, the Applicant must develop and implement a comprehensive Emergency Plan (including an emergency responders induction package) and detailed emergency procedures for the development, and provide a copy of the plan to the local NSW RFS Fire Control Centre and FRNSW. The plan must:

- (a) be prepared in accordance with the findings of the Fire Safety Study required under Condition B30 of Schedule 2;
- (b) be consistent with the Department's *Hazardous Industry Planning Advisory Paper No. 1, 'Emergency Planning'* and RFS's *Planning for Bushfire Protection 2019* (or equivalent);
- (c) be consistent with the NSW RFS document: *A Guide to Developing a Bush Fire Emergency Management and Evacuation Plan*
- (d) include details on how the battery storage and sub-systems can be safely isolated in an emergency;
- (e) identify the fire risks and hazards and detailed measures for the development to prevent fires igniting;
- (f) include availability of fire suppression equipment, access and water;
- (g) detail access provisions for emergency vehicles and contact details for both a primary and alternative site contact who may be reached 24/7 in the event of an emergency;
- (h) include bushfire emergency management planning, including:
 - (i) details of the location, management and maintenance of the Asset Protection Zone;
 - (ii) a list of works that should not be carried out during a total fire ban;
 - (iii) details of how RFS would be notified, and procedures that would be implemented, in the event that:
 - there is a fire on-site or in the vicinity of the site;
 - there are any activities on site that would have the potential to ignite surrounding vegetation; or
 - there are any proposed activities to be carried out during a bushfire danger period; and
- (i) detail specific response measures in the case of flood to ensure site safety;
- (j) describe the specific emergency exit routes to be used in the case of flood and include evidence of access agreements with relevant landowners (e.g. right of carriageway); and
- (k) include an Emergency Services Information Package in accordance with *Emergency services information and tactical fire plan* (FRNSW, 2019), to the satisfaction of FRNSW.

B34. The Applicant must:

- (a) implement the Emergency Plan and the Emergency Services Information Package for the duration of the development; and
- (b) following commencement of commissioning of the battery storage, keep two copies of the Emergency Services Information Package on-site in a prominent position adjacent to the site entry points at all times.

WASTE

B35. The Applicant must:

- (a) minimise the waste generated by the development;
- (b) classify all waste generated on site in accordance with the EPA's *Waste Classification Guidelines*

- 2014 (or its latest version);
- (c) store and handle all waste on site in accordance with its classification;
 - (d) not receive or dispose of any waste on site; and
 - (e) remove all waste from the site as soon as practicable, and ensure it is reused, recycled or sent to an appropriately licensed waste facility for disposal (in consultation with Council for use of Council waste facilities and any other relevant licensed facilities likely to receive the waste).

ACCOMMODATION AND EMPLOYMENT STRATEGY

- B36. Prior to commencing construction, the Applicant must prepare an Accommodation and Employment Strategy for the development. This strategy must:
- (a) be prepared in consultation with Council and informed by consultation with local accommodation and employment service providers;
 - (b) propose measures to ensure there is sufficient accommodation for the workforce associated with the development;
 - (c) consider the cumulative impacts associated with other State significant development projects in the area;
 - (d) investigate options for prioritising the employment of local workers and use of local businesses during the construction and operation of the development, where feasible;
 - (e) give consideration to strategies that leave a positive community legacy and maximise local economic contribution; and
 - (f) include a program to monitor and review the effectiveness of the strategy over the life of the development, including regular monitoring and review during construction, upgrading and decommissioning.

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

DECOMMISSIONING AND REHABILITATION

- B37. Within 18 months of the cessation of operations, unless the Planning Secretary agrees otherwise, the Applicant must rehabilitate the site to the satisfaction of the Planning Secretary. This rehabilitation must comply with the objectives in Table 3.

Table 3: Rehabilitation Objectives

Feature	Objective
Site	<ul style="list-style-type: none"> • Safe, stable and non-polluting.
Battery Storage and ancillary infrastructure	<ul style="list-style-type: none"> • All infrastructure, including above and below ground to be decommissioned and removed, unless the Planning Secretary agrees otherwise, with the exception of assets held by the Network Service Provider.
Land use	<ul style="list-style-type: none"> • Restore land capability to pre-existing productive capacity.
Community	<ul style="list-style-type: none"> • Ensure public safety at all times.

PART C ENVIRONMENTAL MANAGEMENT, REPORTING AND AUDITING

ENVIRONMENTAL MANAGEMENT

Environmental Management Strategy

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

Following the Planning Secretary's approval, the Applicant must implement the Environmental Management Strategy.

Revision of Strategies, Plans and Programs

- C2. The Applicant must:
- (a) update the strategies, plans or programs required under this consent to the satisfaction of the Planning Secretary prior to carrying out any upgrading or decommissioning activities on site; and
 - (b) review and, if necessary, revise the strategies, plans or programs required under this consent to the satisfaction of the Planning Secretary within 1 month of the:
 - (i) submission of an incident report under condition C10 of Schedule 2;
 - (ii) submission of an audit report under condition C14 of Schedule 2; or
 - (iii) any modification to the conditions of this consent.

Staging, Combining and Updating Strategies, Plans or Programs

- C3. With the approval of the Planning Secretary, the development may be staged and 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); and
 - (c) update any strategy, plan or program required by this consent (to ensure the strategies, plans and programs required under this consent are updated on a regular basis and incorporate additional measures or amendments to improve the environmental performance of the development).
- C4. If the Planning Secretary agrees, a strategy, plan or program may be staged or updated without consultation being undertaken with all parties required to be consulted in the relevant condition in this consent.
- C5. If approved by the Planning Secretary, updated strategies, plans or programs supersede the previous versions of them and must be implemented in accordance with the condition that requires the strategy, plan or program.

- C6. If the Planning Secretary agrees, a strategy, plan or program may be staged without addressing particular requirements of the relevant condition of this consent if those requirements are not applicable to the particular stage.

NOTIFICATIONS

Notification of Department

- C7. Prior to commencing the construction, operations, upgrading or decommissioning of the development or the cessation of operations, the Applicant must notify the Department in writing via the Major Projects website portal of the date of commencement, or cessation, of the relevant phase.

If any of these phases of the development are to be staged, then the Applicant must notify the Department in writing prior to commencing the relevant stage, and clearly identify the development that would be carried out during the relevant stage.

Final Layout Plans

- C8. Prior to commencing construction, the Applicant must submit detailed plans of the final layout of the development to the Department via the Major Projects website and to Council, showing comparison to the approved layout and including details on the siting of battery storage and ancillary infrastructure.

The Applicant must ensure that the development is constructed in accordance with the Final Layout Plans.

Work as Executed Plans

- C9. Prior to commencing operations or following the upgrades of any battery storage components or ancillary infrastructure, the Applicant must submit work as executed plans of the development showing comparison to the final layout plans to the Department via the Major Projects website and also to Council.

Incident Notification

- C10. The Department must be notified in writing via the Major Projects website immediately after the Applicant becomes aware of an incident. The notification must identify the development (including the development application number and the name of the development if it has one) and set out the location and nature of the incident. Subsequent notification requirements must be given, and reports submitted in accordance with the requirements set out in Appendix 6.

Non-Compliance Notification

- C11. 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.
- C12. 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.
- C13. A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.

INDEPENDENT ENVIRONMENTAL AUDIT

- C14. Independent Audits of the development must be conducted and carried out at the frequency and in accordance with the *Independent Audit Post Approval Requirements (2020)*.
- C15. In accordance with the specific requirements in the *Independent Audit Post Approval Requirements (2020)*, the Applicant must:
- (a) review and respond to each Independent Audit Report prepared under condition C14 of Schedule 2 of this consent, or condition C16 of Schedule 2 where notice is given by the Planning Secretary;
 - (b) submit the response to the Planning Secretary; and
 - (c) make each Independent Audit Report, and response to it, publicly available within 60 days of submission to the Planning Secretary, unless otherwise agreed by the Planning Secretary.
- C16. Independent Audit Reports and the Applicant's response to audit findings must be submitted to the Planning Secretary within 2 months of undertaking the independent audit site inspection as outlined in the *Independent Audit Post Approvals Requirements (2020)* unless otherwise agreed by the Planning Secretary.

- C17. Notwithstanding the requirements of the *Independent Audit Post Approvals Requirements (2020)*, the Planning Secretary may approve a request for ongoing independent operational audits to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that independent operational audits have demonstrated operational compliance.

ACCESS TO INFORMATION

- C18. The Applicant must:
- (a) make the following information publicly available on its website as relevant to the stage of the development:
 - (i) the EIS;
 - (ii) the final layout plans for the development;
 - (iii) current statutory approvals for the development;
 - (iv) approved strategies, plans or programs required under the conditions of this consent (other than the Fire Safety Study and Emergency Plan);
 - (v) the proposed staging plans for the development if the construction, operation and/or decommissioning of the development is to be staged;
 - (vi) a comprehensive summary of the monitoring results of the development, which have been reported in accordance with the various plans and programs approved under the conditions of this consent;
 - (vii) how complaints about the development can be made;
 - (viii) any independent environmental audit, and the Applicant's response to the recommendations in any audit; and
 - (ix) any other matter required by the Planning Secretary; and
 - (b) keep this information up to date.

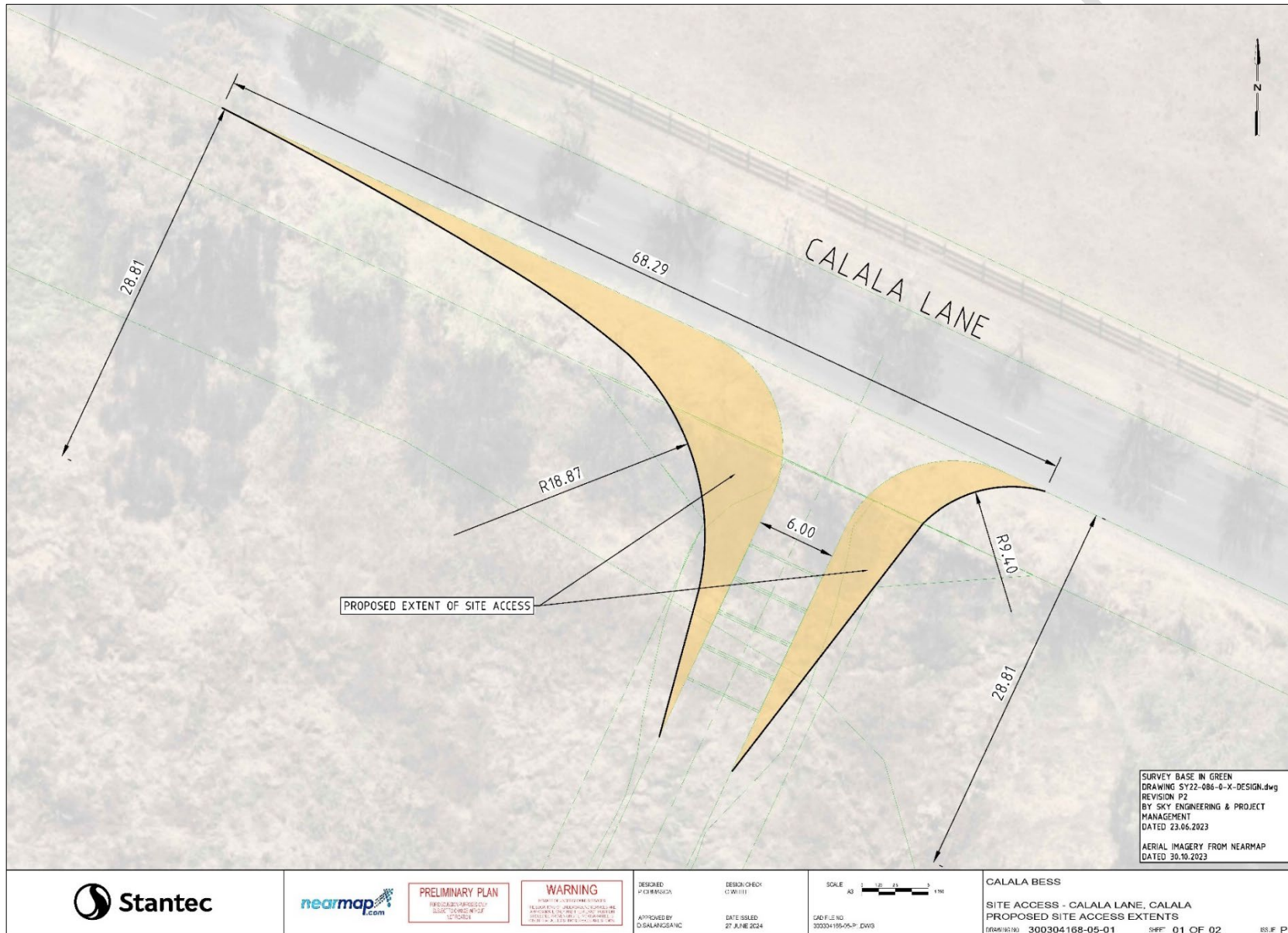
APPENDIX 2: SCHEDULE OF LANDS

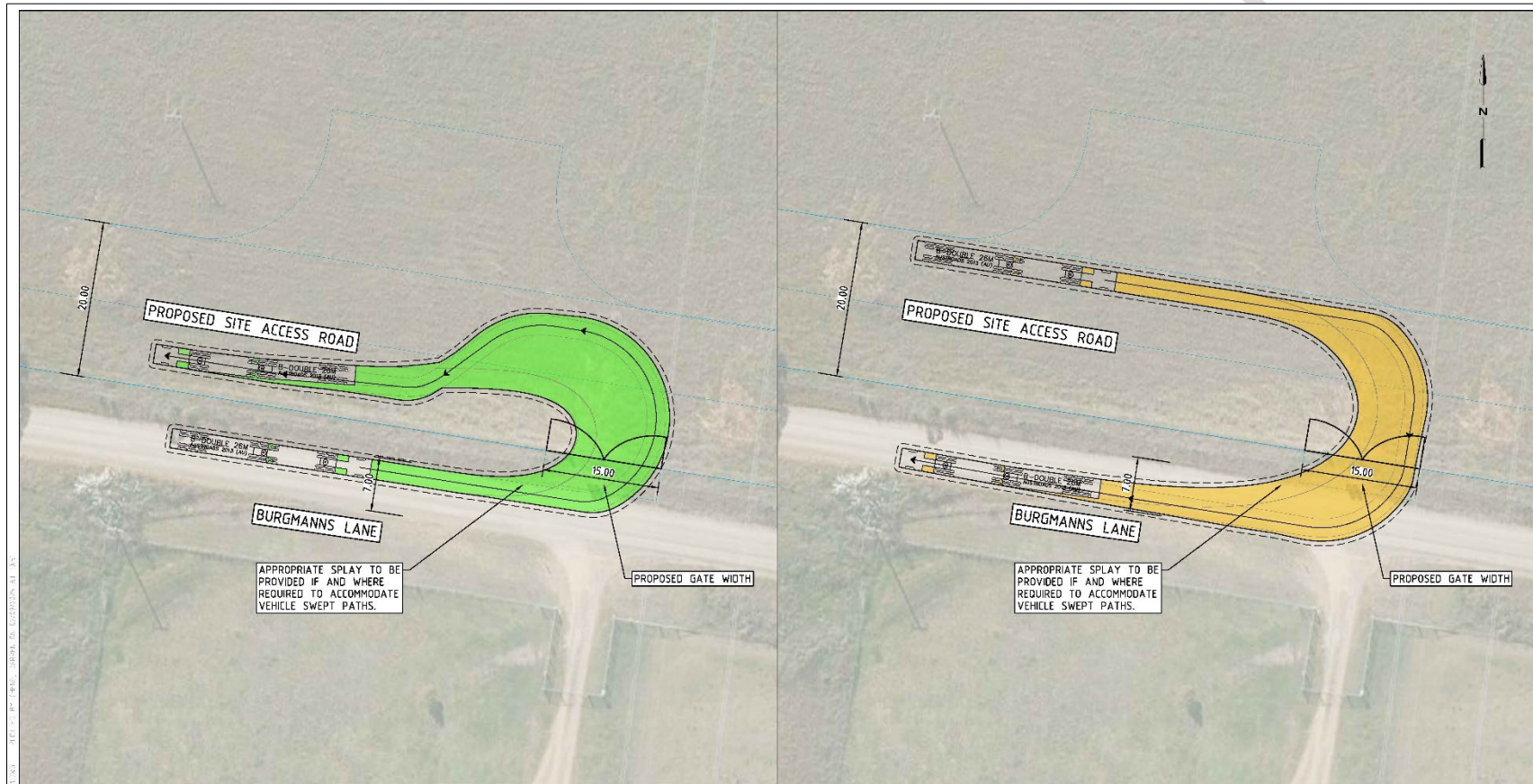
Lot Number	Deposit Plan (DP)
17	629969
16	629969
3	244399
4	244399
6	219993
Road corridor (Calala Lane)	
Road corridor (Burgess Lane)	
Road corridor (Burgmanns Lane)	

Note: The site will also be taken to include any Crown land and road reserves contained within the site.

FOR INFORMATION

APPENDIX 4: ROAD UPGRADES AND SITE ACCESS

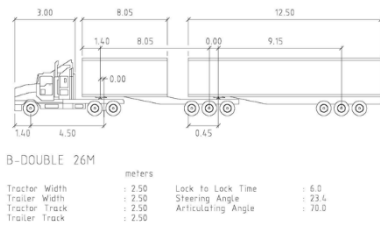




Burgmanns Lane – Eastern Site Access Point

SWEEP PATH KEY

- VEHICLE CENTRE LINE
- VEHICLE TYRE PATH
- VEHICLE BODY PATH
- IN OUT
- - - 600mm CLEARANCE FROM VEHICLE BODY
- ASSUMED SPEED 5 km/h

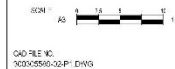


PRELIMINARY PLAN

WARNING

DESIGNED BY: CHENGLING
 APPROVED BY: J. MARYNIAK

DESIGN CHECK BY: M. KRYWACZ
 DATE ISSUED: 2 SEPTEMBER 2025



CALALA BESS

PROPOSED SITE ACCESS ROAD / BURGMANN'S LANE SWEEP PATHS

DRAWING NO: 300305589-02-04 SHEET 04 OF 05 ISSUE P1

APPENDIX 5: GENERAL TERMS OF THE APPLICANT’S VPA OFFER

PART A: General Terms Of The Applicant’s VPA Offer

The VPA must include provisions for the payment, collection, management and distribution of the contributions under the agreement, with a focus on funding community enhancement in the area.

Council	Payment Details
Tamworth Regional Council	<ul style="list-style-type: none"> - Monetary contribution of 0.31% of finalised Capital Investment Value (at the time of Financial Close), to be paid as a lump sum prior to commencement of construction. - A further payment annually of \$200,000 (CPI adjusted) for the first three years of operation of the project, either paid via the VPA or as a separate Community Benefits Fund.

PART B: General Terms for Condition A15

Council	Payment Details
Tamworth Regional Council	<ul style="list-style-type: none"> - A payment of \$100,000 to be paid as a lump sum within 3 months of the commencement of construction. - A further payment \$50,000 per annum (CPI adjusted) from the commencement of operation until the cessation of operations of the project.

FOR INFORMATION

**APPENDIX 6:
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 C10 of Schedule 2 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.