

Department of Planning, Housing and Infrastructure

Reference: SSD-10288-PA-100

Mr Somack Zolghadr

Asset Manager

NEOEN AUSTRALIA PTY. LTD.

23 September 2026

Sent via the Major Projects Portal only

Subject: Culcairn Solar - Independent Environmental Audit - Operations

Dear Mr Zolghadr

I refer to your Independent Environmental Audit report prepared by Trigalana Environment Pty Ltd dated 18 June 2026 (IEA) [and Response to Audit Recommendations prepared by Somack Zolghadr dated 17 August 2026 (RAR)] for the reporting period from 21 May 2024 to 18 June 2026, submitted as required by Schedule 4, Conditions 11-16 of SSD-10288 as modified (the consent) to the NSW Department of Planning, Housing and Infrastructure (the Department) on 17 August 2026.

The Department considers the IEA report to generally satisfy the reporting requirements of the consent and the Department's *Independent Audit Post Approval Requirements* (2026).

The non-compliance relating to Schedule 4 Condition 7 of the consent identified in the IEA has been assessed and considered by the by the Department at the time of the notification, resulting in recording of the breach on 3 February 2026.

The Department wishes to highlight that Schedule 4 Condition 7 requires that 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 7 of the consent.

Please note:

- the Department's acceptance of this IEA report is not an endorsement of the compliance status of the project;
- in accordance with Schedule 4, Condition 17, please publish the IEA report and RAR on the project website. Please also notify the stakeholders consulted as part of the audit process, as identified in Appendix D of the report, when the documents are published and provide them with a link to the published reports; and
- a status update for all actions provided in the RAR is to be reported in the next IEA until all actions are completed.

Department of Planning, Housing and Infrastructure

Should you wish to discuss the matter further, please contact Giorginna Xu, Senior Compliance Officer on 02 49273185 or email compliance@planning.nsw.gov.au

Yours sincerely

A handwritten signature in purple ink, appearing to read "Georgia Dragicevic".

Georgia Dragicevic
A/Team Leader Compliance
Compliance

As nominee of the Planning Secretary