

# APPENDIX A SECRETARYS ENVIRONMENTAL ASSESSMEMENT REQUIREMENTS



# Planning & Environment

Planning Services  
Resource and Energy Assessments  
Contact: Anthony Ko  
Phone: (02) 8217 2022  
Email: Anthony.ko@planning.nsw.gov.au

Jonathan Ambler  
AGL  
Locked Bag 1837  
St Leonards NSW 2065

Dear Mr Ambler

## Wellington North Solar (SSD 8895) Environmental Assessment Requirements

I have attached the Environmental Assessment Requirements for the preparation of an Environmental Impact Statement (EIS) for the Wellington North Solar project.

The requirements are based on the information you have provided to date, and have been prepared in consultation with the relevant government agencies. The agencies comments are attached for your information (see Attachment 2).

Please note that the Department may alter these requirements at any time, and that you must consult further with the Department if you do not lodge a development application and EIS for the project within the next two years.

If your proposal contains any actions that could have a significant impact on matters of National Environmental Significance, then it will also require approval under the Commonwealth's *Environment Protection Biodiversity Conservation Act 1999* (EPBC Act).

This approval is in addition to any approvals required under NSW legislation. If you have any questions about the application of the EPBC Act to your proposal, you should contact the Department of the Environment in Canberra (6274 1111 or [www.environment.gov.au](http://www.environment.gov.au)).

Please contact the Department at least two weeks before you plan to submit the development application and EIS for the project. This will enable the Department to:

- confirm the applicable fee (see Division 1AA, Part 15 of the *Environmental Planning and Assessment Regulation 2000*); and
- determine the required number of copies of the EIS.

It is important for you to recognise that the Department will review the EIS for the project before putting it on public exhibition. If it fails to adequately address these requirements, you will be required to submit an amended EIS.

Yours sincerely

18/12/17

Clay Preshaw  
**Director**  
**Resource and Energy Assessments**  
as nominee of the Secretary

12 December 2017

Anthony Ko  
Planning Officer – Resource & Energy Assessments  
Department of Planning & Environment  
GPO Box 39  
SYDNEY NSW 2001

Your Reference: SSD 8895  
Our Reference: OUT17/49203

Emailed: anthony.ko@planning.nsw.gov.au

Dear Mr Ko,

**Re: Wellington North Solar Farm SSD 8895 – Request for SEARs**

Thank you for the opportunity to provide advice on the above matter. This is a response from the NSW Department of Planning & Environment – Division of Resources & Geoscience, Geological Survey of New South Wales (GSNSW).

An assessment of available data indicates there are no current coal or petroleum titles or operating quarries in the vicinity of the project site. However, numerous mineral Exploration Licences (ELs) are located over or in the vicinity of the project site. Based on regional geology, geophysical surveys as well as current and historical exploration, the area north of Wellington is considered highly prospective for porphyry copper-gold mineralisation and volcanic massive sulphide (VMS) deposits. GSNSW has mineral resource sterilisation concerns in relation to existing and future access for mineral exploration and future extraction due to the current location of the Wellington North Solar Farm Project.

GSNSW notes that in relation to the subject site and surrounding lands, the proponent has acknowledged that *“Mining exploration activity is of continuing interest, with a number of mineral deposits within the area”* (Refer to page 8 of PEA). Further, the proponent has correctly identified Exploration Licence (EL) held by Modeling Resources Pty Ltd (Modeling Resources), which covers the majority of the site as well as EL8505 held by Drummond West Pty Ltd (Drummond West) which covers the south-eastern corner of the project site and states that consultation will be undertaken with these stakeholders.

The Draft SEARs for the Project requires an assessment of the impact of the development on existing land uses, including the compatibility of the development with the existing land uses on the site and adjacent land (e.g. operating mines, extractive industries, mineral or petroleum resources, exploration activities), during operation and after decommissioning.

In fulfilling the requirements of the Draft SEARs, DRG requires the following project specific requirements to be addressed in the Environmental Impact Statement (EIS):

- Identify the current EL6178 held by Modeling Resources and EL8505 held by Drummond West, in text and on a map(s) in relation to the proposed solar farm project boundary, including infrastructure, biodiversity offsets areas and any other current mining or exploration title or application in the vicinity. The date if the search should be referenced. Current mining and exploration titles and applications can be viewed at:

<http://www.resourcesandenergy.nsw.gov.au/miners-and-explorers/geoscience/information/services/online-services/minview>

- Consult with the titleholders to establish if the proposal is likely to have significant impact on current or future mineral exploration, (including by limiting access to, or impeding assessment of, those resources), and any way the proposed development may be incompatible with current or future extraction or recovery. To assist the proponent, the Division provides the following contact details:

Modeling Resources Pty Ltd  
Attention: Gordan Barnes  
General Manager Exploration  
PH: 0419 399 414  
Email: [gbarnes@magmaticresource.com](mailto:gbarnes@magmaticresource.com)

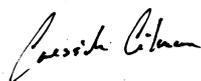
Drummond West Pty Ltd  
26 Richardson Street  
West Perth WA 6005  
Titles Agent: UTM Global Pty Ltd  
GPO Box 1661  
BRISBANE QLD 4001

Evidence of authentic consultation with the titleholders(s) must include a letter of notification of the proposal and a letter of response to the proponent addressing the above considerations. If responses to notifications of the proposal are not received from the titleholders, the proponent is to contact the Geological Survey of New South Wales – Land Use and Title Advice within the Division.

Should biodiversity offsets be considered for this project, GSNSW requests consultation to ensure there are no potential sterilisation impacts to resources.

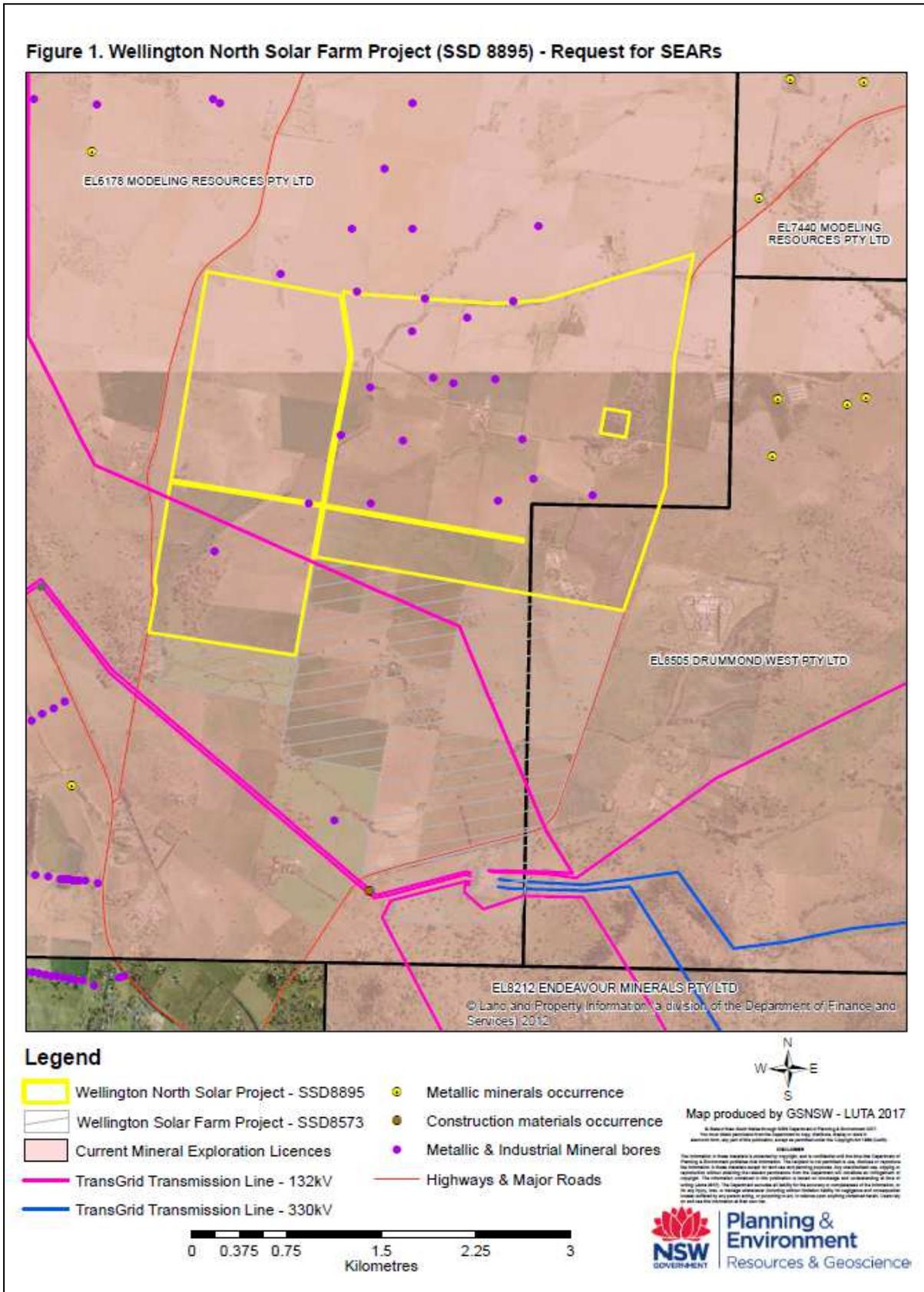
Queries regarding the above information, and future requests for advice in relation to this matter, should be directed to the GSNSW Land Use team at [landuse.minerals@industry.nsw.gov.au](mailto:landuse.minerals@industry.nsw.gov.au).

Yours sincerely



Cressida Gilmore  
Manager - Land Use

Figure 1. Wellington North Solar Farm Project - (SSD8895) – Request for SEARs.



OUT17/48061

Mr Anthony Ko  
Planning Officer | Resource & Energy Assessments | Planning Services  
NSW Department of Planning and Environment

[anthony.ko@planning.nsw.gov.au](mailto:anthony.ko@planning.nsw.gov.au)

Dear Mr Ko

**Wellington North Solar (8895)  
Comment on the Secretary's Environmental Assessment Requirements (SEARs)**

I refer to your email of 28 Nov 2017 to the Department of Industry in respect to the above matter. Comment has been sought from relevant branches of Crown Lands & Water and Department of Primary Industries.

Any further referrals to Department of Industry can be sent by email to [landuse.enquiries@dpi.nsw.gov.au](mailto:landuse.enquiries@dpi.nsw.gov.au).

The department has reviewed the Preliminary Environmental Assessment and accompanying draft SEARs and provides the following recommendations:

- Attachment 1 of the SEARs should include the [Aquifer Interference Policy \(2012\)](#) in the section on Water.
- The SEARs for this project should reflect more prescriptive requirements under the section on Land. The department recommends this section is amended to read:

*Land – including:*

- An assessment of the impact of the development on agricultural land (including impacts to Biophysical Strategic Agricultural Land, biosecurity, and effects to agricultural enterprises and landholders) and flood prone land.
- A detailed soil survey to consider the potential for erosion and impacts associated with sodic soils, and paying particular attention to the compatibility of the development with the existing land uses on the site and adjacent land (e.g. operating mines, extractive industries, mineral or petroleum resources, exploration activities, aerial spraying, dust generation, and risk of weed and pest infestation) during operation and after decommissioning, with reference to the zoning provisions applying to the land, and measures proposed to appropriately avoid, reduce or mitigate these impacts (including potential landuse sharing arrangements with agriculture);
- Description of current and potential Important Agricultural Land in accordance with [A guideline to identifying important agricultural lands in NSW \(2012\)](#).
- A decommissioning and rehabilitation plan to return the land to productive agricultural use at closure of the project.

- Proposed baseline data collection and monitoring to be adopted to inform rehabilitation, including a land capability assessment of the proposed disturbance footprint.
- Assessment of any impacts to Crown lands or roads, and any actions required to secure permission for these impacts and maintain access to Crown Reserve 98078 via a Right of Carriageway over Lot 1 DP1206579.

Yours sincerely



Graeme White  
**Manager, Assessment Advice**  
12 December 2017

Our reference: SF17/54687, DOC17/591663  
Contact: Matthew Prince 02 6883 5354  
Date: 6 December 2017

Mr Anthony Ko  
Planning Officer  
Department of Planning and Environment  
GPO Box 39  
SYDNEY NSW 2001

Dear Mr Ko

**WELLINGTON NORTH SOLAR FARM – Wellington NSW, 2060  
Secretary Environmental Assessment Requirements (SSD 8895)**

I refer to your email dated 28 November 2017 to the Environment Protection Authority (EPA) requesting Secretary's Environmental Assessment Requirements (SEARs) for the Wellington North Solar Farm ('the Project').

The EPA understands that the project will be assessed by the Department of Planning and Environment under Part 4 of the *Environmental Planning and Assessment Act 1979* as a State Significant Development.

The EPA has considered the details provided and notes that the project incorporates the construction and operation of a 300 MW photovoltaic solar farm along with associated infrastructure, approximately 7km northeast of Wellington NSW off Goolma Road.

The EPA notes that the project is not deemed a scheduled activity in accordance with Schedule 1 of the *Protection of the Environment Operations Act 1997*. Therefore, the proponent will not be required to apply for an Environment Protection Licence for the Project should planning consent be granted.

The EPA has reviewed the proposed SEARs provided with your email and notes that it lists noise, water and land impacts as specific issues to be addressed in the Environmental Impact Statement (EIS). The EPA also recommends that the following issues be addressed in the EIS:

- **Waste management** – The EIS must incorporate options and strategies for waste minimisation, reuse and recycling. Waste management should be a high priority given the issues that other similar developments in the region have experienced in managing the large volume of waste that is generated during construction. Examples of problematic wastes include large quantities of packing materials such as wooden pallets, metals and plastics.
- **Dust** – Impacts from dust generated during the construction phase must be identified and appropriate mitigation measures be defined and implemented.
- **Storage of chemicals and fuels** – The EIS must describe the control measures that are to be implemented to ensure the risk of spills to the environment are minimised. Further information is available at: <http://www.environment.nsw.gov.au/water/bundingspill.htm>.

Should you have any enquiries in relation to this matter please contact Matthew Prince on (02) 6883 5354 or via e-mail at [central.west@epa.nsw.gov.au](mailto:central.west@epa.nsw.gov.au).

Yours sincerely



**Brad Tanswell**  
**Head Central West Operations- Dubbo**  
**Environment Protection Authority**

12 December 2017

Anthony Ko  
Planning Officer – Resource & Energy Assessments  
Department of Planning & Environment  
GPO Box 39  
SYDNEY NSW 2001

Your Reference: SSD 8895  
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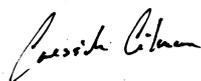
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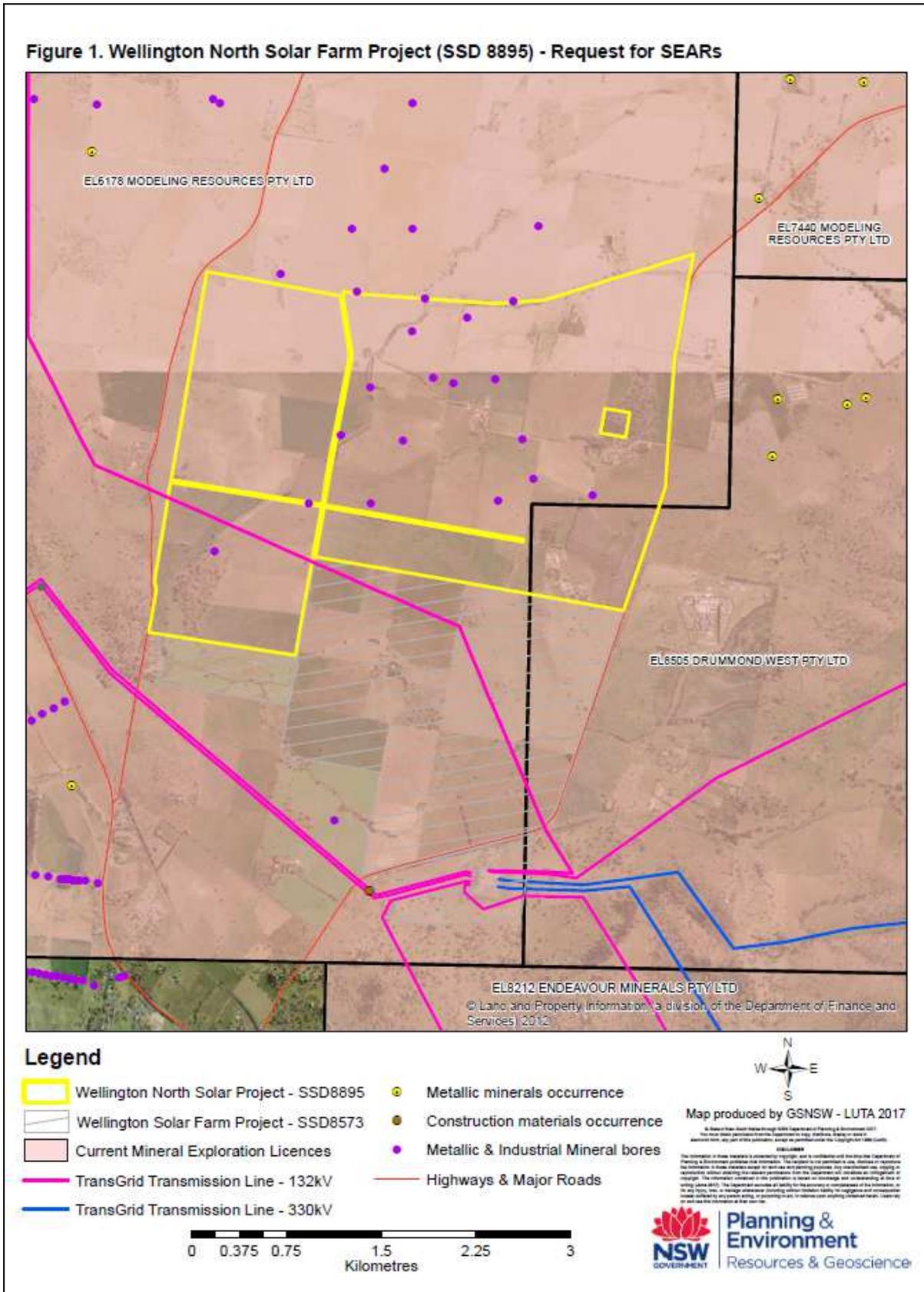
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Yours sincerely



Cressida Gilmore  
Manager - Land Use

Figure 1. Wellington North Solar Farm Project - (SSD8895) – Request for SEARs.





DOC17/596911  
SSD 8895

Mr Anthony Ko  
Planning Officer  
Resource & Energy Assessments  
Department of Planning and Environment  
GPO Box 39  
SYDNEY NSW 2001

Dear Mr Ko

**Wellington North Solar Farm – SSD 8895**

I refer to your email dated 28 November 2017 seeking input into the Department of Planning and Environment Secretary's Environmental Assessment Requirements (SEARs) for the preparation of an Environmental Impact Statement (EIS) for the Wellington North Solar Farm (SSD 8895).

OEH has considered your request and provides SEARs for the proposed development in **Attachments A and B**.

OEH recommends the EIS needs to appropriately address the following:

1. Biodiversity and offsetting
2. Aboriginal cultural heritage
3. Historic heritage
4. Water and soils
5. Flooding

Please note that for projects **not** defined as pending or interim planning applications under Part 7 of the *Biodiversity Conservation (Savings and Transitional) Regulation 2017* the Biodiversity Assessment Method (BAM) **must** be used to assess impacts to biodiversity in accordance with the *Biodiversity Conservation Act 2016* (BC Act). For this project the BAM **must** be used.

If you have any questions regarding this matter further please contact Michelle Howarth on 02 6883 5339 or email [michelle.howarth@environment.nsw.gov.au](mailto:michelle.howarth@environment.nsw.gov.au) .

Yours sincerely

**PETER CHRISTIE**  
**Director North West**  
**Regional Operations Division**

12 December 2017

Contact officer: MICHELLE HOWARTH  
6883 5339

Attachment A - Environmental Assessment Requirements

Attachment B - Guidance Material

## Standard Environmental Assessment Requirements Wellington North Solar Farm (SSD 8895)

<p><b>Biodiversity</b></p> <p>1. Biodiversity impacts related to the proposed Wellington North Solar Farm are to be assessed in accordance with the Biodiversity Assessment Method and documented in a Biodiversity Development Assessment Report (BDAR). The BDAR must include information in the form detailed in the Biodiversity Conservation Act 2016 (s 6.12), Biodiversity Conservation Regulation 2017 (s 6.8) and Biodiversity Assessment Method including details of the measures proposed to address the offset obligation as follows;</p> <ul style="list-style-type: none"> <li>• The total number and classes of biodiversity credits required to be retired for the development/project;</li> <li>• The number and classes of like-for-like biodiversity credits proposed to be retired;</li> <li>• The number and classes of biodiversity credits proposed to be retired in accordance with the variation rules;</li> <li>• Any proposal to fund a biodiversity conservation action;</li> <li>• Any proposal to conduct ecological rehabilitation (if a mining project);</li> <li>• Any proposal to make a payment to the Biodiversity Conservation Fund (Fund).</li> </ul> <p>If requesting the application of the variation rules, the BDAR must contain details of what reasonable steps have been taken to attempt to obtain the required like-for-like biodiversity credits.</p> <p>The BDAR must be prepared by a person accredited in accordance with the Accreditation Scheme for the Application of the Biodiversity Assessment Method Order 2017 under S6.10 of the Biodiversity Conservation Act 2016</p>
<p><b>Aboriginal cultural heritage</b></p> <p>2. The EIS must identify and describe the Aboriginal cultural heritage values that exist across the whole area that will be affected by the Wellington North Solar Farm project and document these in the EIS. This may include the need for surface survey and test excavation. The identification of cultural heritage values should be guided by the <a href="#">Guide to investigating, assessing and reporting on Aboriginal Cultural Heritage in NSW (DECCW, 2011)</a> and consultation with OEH regional officers.</p>
<p>3. Where Aboriginal cultural heritage values are identified, consultation with Aboriginal people must be undertaken and documented in accordance with the <a href="#">Aboriginal cultural heritage consultation requirements for proponents 2010 (DECCW)</a>. The significance of cultural heritage values for Aboriginal people who have a cultural association with the land must be documented in the EIS.</p>
<p>4. Impacts on Aboriginal cultural heritage values are to be assessed and documented in the EIS. The EIS must demonstrate attempts to avoid impact upon cultural heritage values and identify any conservation outcomes. Where impacts are unavoidable, the EIS must outline measures proposed to mitigate impacts. Any objects recorded as part of the assessment must be documented and notified to OEH.</p>
<p><b>Historic heritage</b></p> <p>5. The EIS must provide a heritage assessment including but not limited to an assessment of impacts to <i>State and local heritage</i> including conservation areas, natural heritage areas, places of Aboriginal heritage value, buildings, works, relics, gardens, landscapes, views, trees should be</p>

assessed. Where impacts to State or locally significant heritage items are identified, the assessment shall:

- a. outline the proposed mitigation and management measures (including measures to avoid significant impacts and an evaluation of the effectiveness of the mitigation measures) generally consistent with the NSW Heritage Manual (1996),
- b. be undertaken by a suitably qualified heritage consultant(s) (note: where archaeological excavations are proposed the relevant consultant must meet the NSW Heritage Council's Excavation Director criteria),
- c. include a statement of heritage impact for all heritage items (including significance assessment),
- d. consider impacts including, but not limited to, vibration, demolition, archaeological disturbance, altered historical arrangements and access, landscape and vistas, and architectural noise treatment (as relevant), and
- e. where potential archaeological impacts have been identified develop an appropriate archaeological assessment methodology, including research design, to guide physical archaeological test excavations (terrestrial and maritime as relevant) and include the results of these test excavations.

#### **Water and soils**

6. The EIS must map the following features relevant to water and soils including:
  - a. Acid sulfate soils (Class 1, 2, 3 or 4 on the Acid Sulfate Soil Planning Map).
  - b. Rivers, streams, wetlands, estuaries (as described in s4.1 of the Biodiversity Assessment Method).
  - c. Wetlands as described in s4.1 of the Biodiversity Assessment Method
  - d. Groundwater.
  - e. Groundwater dependent ecosystems.
  - f. Proposed intake and discharge locations.
7. The EIS must describe background conditions for any water resource likely to be affected by the Wellington North Solar Farm project, including:
  - a. Existing surface and groundwater.
  - b. Hydrology, including volume, frequency and quality of discharges at proposed intake and discharge locations.
  - c. Water Quality Objectives (as endorsed by the NSW Government <http://www.environment.nsw.gov.au/ieo/index.htm>) including groundwater as appropriate that represent the community's uses and values for the receiving waters.
  - d. Indicators and trigger values/criteria for the environmental values identified at (c) in accordance with the ANZECC (2000) Guidelines for Fresh and Marine Water Quality and/or local objectives, criteria or targets endorsed by the NSW Government.
8. The EIS must assess the impacts of the project on water quality, including:
  - a. The nature and degree of impact on receiving waters for both surface and groundwater, demonstrating how the project protects the Water Quality Objectives where they are currently being achieved, and contributes towards achievement of the Water Quality Objectives over time where they are currently not being achieved. This should include an assessment of the

<p>mitigating effects of proposed stormwater and wastewater management during and after construction.</p> <p>b. Identification of proposed monitoring of water quality.</p>
<p>9. The EIS must assess the impact of the project on hydrology, including:</p> <p>a. Water balance including quantity, quality and source.</p> <p>b. Effects to downstream rivers, wetlands, estuaries, marine waters and floodplain areas.</p> <p>c. Effects to downstream water-dependent fauna and flora including groundwater dependent ecosystems.</p> <p>d. Impacts to natural processes and functions within rivers, wetlands, estuaries and floodplains that affect river system and landscape health such as nutrient flow, aquatic connectivity and access to habitat for spawning and refuge (eg river benches).</p> <p>e. Changes to environmental water availability, both regulated/licensed and unregulated/rules-based sources of such water.</p> <p>f. Mitigating effects of proposed stormwater and wastewater management during and after construction on hydrological attributes such as volumes, flow rates, management methods and re-use options.</p> <p>g. Identification of proposed monitoring of hydrological attributes.</p>
<p><b>Flooding and coastal erosion</b></p>
<p>10. The EIS must map the following features relevant to flooding as described in the Floodplain Development Manual 2005 (NSW Government 2005) including:</p> <p>a. Flood prone land</p> <p>b. Flood planning area, the area below the flood planning level.</p> <p>c. Hydraulic categorisation (floodways and flood storage areas).</p>
<p>11. The EIS must describe flood assessment and modelling undertaken in determining the design flood levels for events, including a minimum of the 1 in 10 year, 1 in 100 year flood levels and the probable maximum flood, or an equivalent extreme event.</p>
<p>12. The EIS must model the effect of the proposed project (including fill) on the flood behaviour under the following scenarios:</p> <p>a. Current flood behaviour for a range of design events as identified in 11 above. This includes the 1 in 200 and 1 in 500 year flood events as proxies for assessing sensitivity to an increase in rainfall intensity of flood producing rainfall events due to climate change.</p>
<p>13. Modelling in the EIS must consider and document:</p> <p>a. The impact on existing flood behaviour for a full range of flood events including up to the probable maximum flood.</p> <p>b. Impacts of the development on flood behaviour resulting in detrimental changes in potential flood affection of other developments or land. This may include redirection of flow, flow velocities, flood levels, hazards and hydraulic categories.</p> <p>c. Relevant provisions of the NSW Floodplain Development Manual 2005.</p>
<p>14. The EIS must assess the impacts on the proposed project on flood behaviour, including:</p> <p>a. Whether there will be detrimental increases in the potential flood affectation of other properties, assets and infrastructure.</p> <p>b. Consistency with Council floodplain risk management plans.</p> <p>c. Compatibility with the flood hazard of the land.</p>

- d. Compatibility with the hydraulic functions of flow conveyance in floodways and storage in flood storage areas of the land.
- e. Whether there will be adverse effect to beneficial inundation of the floodplain environment, on, adjacent to or downstream of the site.
- f. Whether there will be direct or indirect increase in erosion, siltation, destruction of riparian vegetation or a reduction in the stability of river banks or watercourses.
- g. Any impacts the development may have upon existing community emergency management arrangements for flooding. These matters are to be discussed with the SES and Council.
- h. Whether the proposal incorporates specific measures to manage risk to life from flood. These matters are to be discussed with the SES and Council.
- i. Emergency management, evacuation and access, and contingency measures for the development considering the full range of flood risk (based upon the probable maximum flood or an equivalent extreme flood event). These matters are to be discussed with and have the support of Council and the SES.
- j. Any impacts the development may have on the social and economic costs to the community as consequence of flooding.

## ATTACHMENT B

## Guidance Material

Title	Web address
<b><u>Relevant Legislation</u></b>	
<i>Biodiversity Conservation Act 2016</i>	<a href="https://www.legislation.nsw.gov.au/#/view/act/2016/63/full">https://www.legislation.nsw.gov.au/#/view/act/2016/63/full</a>
<i>Coastal Management Act 2016</i>	<a href="https://www.legislation.nsw.gov.au/#/view/act/2016/20/full">https://www.legislation.nsw.gov.au/#/view/act/2016/20/full</a>
<i>Commonwealth Environment Protection and Biodiversity Conservation Act 1999</i>	<a href="http://www.austlii.edu.au/au/legis/cth/consol_act/epabca1999588/">http://www.austlii.edu.au/au/legis/cth/consol_act/epabca1999588/</a>
<i>Environmental Planning and Assessment Act 1979</i>	<a href="http://www.legislation.nsw.gov.au/maintop/view/inforce/act+203+1979+cd+0+N">http://www.legislation.nsw.gov.au/maintop/view/inforce/act+203+1979+cd+0+N</a>
<i>Fisheries Management Act 1994</i>	<a href="http://www.legislation.nsw.gov.au/maintop/view/inforce/act+38+1994+cd+0+N">http://www.legislation.nsw.gov.au/maintop/view/inforce/act+38+1994+cd+0+N</a>
<i>Marine Parks Act 1997</i>	<a href="http://www.legislation.nsw.gov.au/maintop/view/inforce/act+64+1997+cd+0+N">http://www.legislation.nsw.gov.au/maintop/view/inforce/act+64+1997+cd+0+N</a>
<i>National Parks and Wildlife Act 1974</i>	<a href="http://www.legislation.nsw.gov.au/maintop/view/inforce/act+80+1974+cd+0+N">http://www.legislation.nsw.gov.au/maintop/view/inforce/act+80+1974+cd+0+N</a>
<i>Protection of the Environment Operations Act 1997</i>	<a href="http://www.legislation.nsw.gov.au/maintop/view/inforce/act+156+1997+cd+0+N">http://www.legislation.nsw.gov.au/maintop/view/inforce/act+156+1997+cd+0+N</a>
<i>Water Management Act 2000</i>	<a href="http://www.legislation.nsw.gov.au/maintop/view/inforce/act+92+2000+cd+0+N">http://www.legislation.nsw.gov.au/maintop/view/inforce/act+92+2000+cd+0+N</a>
<i>Wilderness Act 1987</i>	<a href="http://www.legislation.nsw.gov.au/viewtop/inforce/act+196+1987+FIRST+0+N">http://www.legislation.nsw.gov.au/viewtop/inforce/act+196+1987+FIRST+0+N</a>
<b><u>Biodiversity</u></b>	
Biodiversity Assessment Method (OEH, 2017)	<a href="https://biodiversity-ss.s3.amazonaws.com/Uploads/1494298079/Biodiversity-Assessment-Method-May-2017.pdf">https://biodiversity-ss.s3.amazonaws.com/Uploads/1494298079/Biodiversity-Assessment-Method-May-2017.pdf</a>
Guidance and Criteria to assist a decision maker to determine a serious and irreversible impact (OEH, 2017)	<a href="https://biodiversity-ss.s3.amazonaws.com/Uploads/1494298198/Serious-and-Irreversible-Impact-Guidance.PDF">https://biodiversity-ss.s3.amazonaws.com/Uploads/1494298198/Serious-and-Irreversible-Impact-Guidance.PDF</a>
Fisheries NSW policies and guidelines	<a href="http://www.dpi.nsw.gov.au/fisheries/habitat/publications/policies,-guidelines-and-manuals/fish-habitat-conservation">http://www.dpi.nsw.gov.au/fisheries/habitat/publications/policies,-guidelines-and-manuals/fish-habitat-conservation</a>
List of national parks	<a href="http://www.environment.nsw.gov.au/NationalParks/parksearchatoz.aspx">http://www.environment.nsw.gov.au/NationalParks/parksearchatoz.aspx</a>
Revocation, recategorisation and road adjustment policy (OEH, 2012)	<a href="http://www.environment.nsw.gov.au/policies/RevocationOfLandPolicy.htm">http://www.environment.nsw.gov.au/policies/RevocationOfLandPolicy.htm</a>
Guidelines for developments adjoining land and water managed by the Department of Environment, Climate Change and Water (DECCW, 2010)	<a href="http://www.environment.nsw.gov.au/protectedareas/developmntadjoiningdecc.htm">http://www.environment.nsw.gov.au/protectedareas/developmntadjoiningdecc.htm</a>
<b><u>Heritage</u></b>	
The Burra Charter (The Australia ICOMOS charter for places of cultural significance)	<a href="http://australia.icomos.org/wp-content/uploads/The-Burra-Charter-2013-Adopted-31.10.2013.pdf">http://australia.icomos.org/wp-content/uploads/The-Burra-Charter-2013-Adopted-31.10.2013.pdf</a>
Statements of Heritage Impact 2002 (HO & DUAP)	<a href="http://www.environment.nsw.gov.au/resources/heritagebranch/heritage/hmstatementsofhi.pdf">http://www.environment.nsw.gov.au/resources/heritagebranch/heritage/hmstatementsofhi.pdf</a>

Title	Web address
NSW Heritage Manual (DUAP) (scroll through alphabetical list to 'N')	<a href="http://www.environment.nsw.gov.au/Heritage/publications/">http://www.environment.nsw.gov.au/Heritage/publications/</a>
<b><u>Aboriginal Cultural Heritage</u></b>	
Aboriginal Cultural Heritage Consultation Requirements for Proponents (DECCW, 2010)	<a href="http://www.environment.nsw.gov.au/resources/cultureheritage/comconsultation/09781ACHconsultreq.pdf">http://www.environment.nsw.gov.au/resources/cultureheritage/comconsultation/09781ACHconsultreq.pdf</a>
Code of Practice for the Archaeological Investigation of Aboriginal Objects in New South Wales (DECCW, 2010)	<a href="http://www.environment.nsw.gov.au/resources/cultureheritage/10783FinalArchCoP.pdf">http://www.environment.nsw.gov.au/resources/cultureheritage/10783FinalArchCoP.pdf</a>
Guide to investigating, assessing and reporting on Aboriginal cultural heritage in NSW (OEH 2011)	<a href="http://www.environment.nsw.gov.au/resources/cultureheritage/20110263ACHguide.pdf">http://www.environment.nsw.gov.au/resources/cultureheritage/20110263ACHguide.pdf</a>
Aboriginal Site Recording Form	<a href="http://www.environment.nsw.gov.au/resources/parks/SiteCardMainV1_1.pdf">http://www.environment.nsw.gov.au/resources/parks/SiteCardMainV1_1.pdf</a>
Aboriginal Site Impact Recording Form	<a href="http://www.environment.nsw.gov.au/resources/cultureheritage/120558asirf.pdf">http://www.environment.nsw.gov.au/resources/cultureheritage/120558asirf.pdf</a>
Aboriginal Heritage Information Management System (AHIMS) Registrar	<a href="http://www.environment.nsw.gov.au/contact/AHIMSRegistrar.htm">http://www.environment.nsw.gov.au/contact/AHIMSRegistrar.htm</a>
Care Agreement Application form	<a href="http://www.environment.nsw.gov.au/resources/cultureheritage/20110914TransferObject.pdf">http://www.environment.nsw.gov.au/resources/cultureheritage/20110914TransferObject.pdf</a>
<b><u>Water and Soils</u></b>	
<b>Acid sulphate soils</b>	
Acid Sulfate Soils Planning Maps via Data.NSW	<a href="http://data.nsw.gov.au/data/">http://data.nsw.gov.au/data/</a>
Acid Sulfate Soils Manual (Stone et al. 1998)	<a href="http://www.environment.nsw.gov.au/resources/epa/Acid-Sulfate-Manual-1998.pdf">http://www.environment.nsw.gov.au/resources/epa/Acid-Sulfate-Manual-1998.pdf</a>
Acid Sulfate Soils Laboratory Methods Guidelines (Ahern et al. 2004)	<a href="http://www.environment.nsw.gov.au/resources/soils/acid-sulfate-soils-laboratory-methods-guidelines.pdf">http://www.environment.nsw.gov.au/resources/soils/acid-sulfate-soils-laboratory-methods-guidelines.pdf</a> This replaces Chapter 4 of the Acid Sulfate Soils Manual above.
<b>Flooding and Coastal Erosion</b>	
Reforms to coastal erosion management	<a href="http://www.environment.nsw.gov.au/coasts/coastalerosionmgmt.htm">http://www.environment.nsw.gov.au/coasts/coastalerosionmgmt.htm</a>
Floodplain development manual	<a href="http://www.environment.nsw.gov.au/floodplains/manual.htm">http://www.environment.nsw.gov.au/floodplains/manual.htm</a>
Guidelines for Preparing Coastal Zone Management Plans	<a href="http://www.environment.nsw.gov.au/resources/coasts/130224CZMPGuide.pdf">http://www.environment.nsw.gov.au/resources/coasts/130224CZMPGuide.pdf</a>
NSW Climate Impact Profile	<a href="http://climatechange.environment.nsw.gov.au/">http://climatechange.environment.nsw.gov.au/</a>
Climate Change Impacts and Risk Management	<a href="http://www.environment.nsw.gov.au/resources/coasts/130224CZMPGuide.pdf">Climate Change Impacts and Risk Management: A Guide for Business and Government, AGIC Guidelines for Climate Change Adaptation</a>
<b>Water</b>	
Water Quality Objectives	<a href="http://www.environment.nsw.gov.au/ieo/index.htm">http://www.environment.nsw.gov.au/ieo/index.htm</a>
ANZECC (2000) Guidelines for Fresh and Marine Water Quality	<a href="http://www.environment.gov.au/water/publications/quality/australian-and-new-zealand-guidelines-fresh-marine-water-quality-volume-1">www.environment.gov.au/water/publications/quality/australian-and-new-zealand-guidelines-fresh-marine-water-quality-volume-1</a>

<b>Title</b>	<b>Web address</b>
Applying Goals for Ambient Water Quality Guidance for Operations Officers – Mixing Zones	<a href="http://deccnet/water/resources/AWQGuidance7.pdf">http://deccnet/water/resources/AWQGuidance7.pdf</a>
Approved Methods for the Sampling and Analysis of Water Pollutant in NSW (2004)	<a href="http://www.environment.nsw.gov.au/resources/legislation/approvedmethods-water.pdf">http://www.environment.nsw.gov.au/resources/legislation/approvedmethods-water.pdf</a>

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# NSW RURAL FIRE SERVICE



The Secretary  
Department of Planning & Environment  
GPO Box 39  
Sydney NSW 2001

Your reference: SSD 8895  
Our reference: D17/4399  
DA17112910586 KV  
11 December 2017

**Attention:** Anthony Ko

Dear Sir/Madam,

## Request for input into SEARs - Wellington North Solar Farm

Reference is made to correspondence dated 29 November 2017 seeking input to the request for Secretary's Environmental Assessment Requirements for the above State Significant Development in accordance with the *Environmental Planning and Assessment Act 1979*.

The New South Wales Rural Fire Service advises that the preparation of an Environment Impact Statement should incorporate a bush fire assessment report prepared by a suitably qualified person that addresses the aim and objectives of *Planning for Bush Fire Protection 2006* and recommends measures to prevent a fire occurring within the site from developing into a bush/grass fire risk to the surrounding area.

If you have any queries regarding this advice, please contact Kalpana Varghese, Development Assessment and Planning Officer, on 1300 NSW RFS.

Yours sincerely,

Nika Fomin  
Manager  
Planning & Environment Services (East)

### Postal address

NSW Rural Fire Service  
Records Management  
Locked Bag 17  
GRANVILLE NSW 2141

### Street address

NSW Rural Fire Service  
Planning and Environment Services (East)  
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GLENDENNING NSW 2761

T 1300 NSW RFS  
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[www.rfs.nsw.gov.au](http://www.rfs.nsw.gov.au)





13 December 2017

SF2017/281844; WST17/00198

Manager  
Resource & Energy Assessments  
Department of Planning & Environment  
GPO Box 39  
SYDNEY NSW 2001

**Attention: Mr Anthony Ko**

Dear Mr Ko,

**SSD 8573: Lots 75-84, 88, 119-121 DP 2987, Lots 1 & 2 DP 1104720, Lot 3 DP 976701, Lots 1-3 DP 808748, Lot 100 DP 750760, Lot 1 DP 1206579 and Lot 1 DP664645; Goolma Road (MR633), Wellington; Wellington North Solar Farm Request for Secretary's Environmental Assessment Requirements (SEARs)**

Thank you for your email on 29 November 2017 seeking SEARs from Roads and Maritime Services for the proposed Wellington North Solar Farm. Roads and Maritime notes the proposal is for construction and operation of a 300 megawatt solar farm on land north-east of Wellington with frontage to Campbells Lane, Goolma and Cobbora (MR353) Roads.

The preliminary information submitted in support of the proposed development has been reviewed. Roads and Maritime requests that the following issues be addressed in the Environmental Assessment:

- A traffic impact study prepared in accordance with the methodology set out in Section 2 of the RTA's *Guide to Traffic Generating Developments 2002* and including:
  - Hours and days of construction.
  - Schedule for phasing/staging of the project.
  - Traffic volumes:
    - Existing background traffic.
    - Project-related for each stage of the project including construction, operation and decommissioning.
    - Projected cumulative traffic volumes, including cumulative impacts of traffic generated by the proposed development, existing background traffic, Bodangora Wind Farm, Macquarie and Wellington Correctional Centres and Maryvale and Wellington Solar Farms.

**Roads and Maritime Services**

- Traffic volumes are to also include a description of:
  - Ratio of light vehicles to heavy vehicles.
  - Peak times for existing traffic.
  - Peak times for project-related traffic.
  - Transportation hours.
  - Project related traffic interaction with existing and projected background traffic.
- The origin, destination and routes for:
  - Employee and contractor light traffic.
  - Heavy traffic.
  - Over size and over mass traffic.
- Plans and details of vehicular access to the site. Direct vehicular access to the site is to be in accordance with section 101 of *State Environmental Planning Policy (Infrastructure) 2007*.
- A description of all oversize and over mass vehicles and the materials to be transported.
- The impact of traffic generation on the public road network and measures employed to ensure traffic efficiency and road safety during construction, operation and decommissioning of the project.
- The need for improvements to the road network, and the improvements proposed such as road widening and intersection treatments, to cater for and to mitigate the impact of project-related traffic..
- Local climate conditions that may affect road safety for vehicles used during construction, operation and decommissioning of the project (eg fog, wet and dry weather).
- Proposed road facilities, access and intersection treatments are to be identified and be in accordance with *Austroads Guide to Road Design* including Safe Intersection Sight Distance (SISD).
- The layout of the internal road network, parking facilities and infrastructure within the project boundary.
- A Traffic Management Plan (TMP) developed in consultation with Dubbo Regional Council and Roads and Maritime. The TMP is to identify and provide management strategies to manage the impacts of projected related traffic including:
  - Haulage of materials to site.
  - The safe transportation of construction workers from accommodation facilities to site and return.

Roads and Maritime appreciates the opportunity to contribute to the SEARs and requests that a copy of the SEARs be forwarded to Roads and Maritime at the same time they are sent to the applicant.

Should you require further information please contact me on 02 6861 1453.

Yours faithfully



Andrew McIntyre  
 Manager Land Use Assessment  
 Western

# Environmental Assessment Requirements

## State Significant Development

Section 78A(8A) of the *Environmental Planning and Assessment Act 1979*

<b>Application Number</b>	SSD 8895
<b>Proposal</b>	Wellington North Solar Plant which includes: <ul style="list-style-type: none"> <li>the construction and operation of a photovoltaic (PV) generation facility with an estimated capacity of 300 MW; and</li> <li>associated infrastructure, including a grid connection.</li> </ul>
<b>Location</b>	Off Goolma Road, approximately seven kilometres northeast of Wellington. The site is located within the Dubbo Regional local government area.
<b>Applicant</b>	Wellington North Solar Farm Pty Ltd
<b>Date of Issue</b>	18 December 2017
<b>General Requirements</b>	<p>The Environmental Impact Statement (EIS) for the development must comply with the requirements in Schedule 2 of the <i>Environmental Planning and Assessment Regulation 2000</i>.</p> <p>In particular, the EIS must include:</p> <ul style="list-style-type: none"> <li>a stand-alone executive summary;</li> <li>a full description of the development, including: <ul style="list-style-type: none"> <li>details of construction, operation and decommissioning;</li> <li>a site plan showing all infrastructure and facilities (including any infrastructure that would be required for the development, but the subject of a separate approvals process);</li> <li>a detailed constraints map identifying the key environmental and other land use constraints that have informed the final design of the development;</li> </ul> </li> <li>a strategic justification of the development focusing on site selection and the suitability of the proposed site with respect to potential land use conflicts with existing and future surrounding land uses (including other proposed or approved solar farms);</li> <li>an assessment of the likely impacts of the development on the environment, focusing on the specific issues identified below, including: <ul style="list-style-type: none"> <li>a description of the existing environment likely to be affected by the development;</li> <li>an assessment of the likely impacts of all stages of the development, (which is commensurate with the level of impact), including any cumulative impacts, taking into consideration any relevant legislation, environmental planning instruments, guidelines, policies, plans and industry codes of practice;</li> <li>a description of the measures that would be implemented to avoid, mitigate and/or offset the impacts of the development (including draft management plans for specific issues as identified below); and</li> <li>a description of the measures that would be implemented to monitor and report on the environmental performance of the development;</li> </ul> </li> <li>a consolidated summary of all the proposed environmental management and monitoring measures, identifying all the commitments in the EIS; and</li> <li>the reasons why the development should be approved having regard to: <ul style="list-style-type: none"> <li>relevant matters for consideration under the <i>Environmental Planning and Assessment Act 1979</i>, including the objects of the Act and how the principles of ecologically sustainable development have been</li> </ul> </li> </ul>

	<p>incorporated in the design, construction and ongoing operations of the development;</p> <ul style="list-style-type: none"> <li>– the suitability of the site with respect to potential land use conflicts with existing and future surrounding land uses; and</li> <li>– feasible alternatives to the development (and its key components), including the consequences of not carrying out the development.</li> </ul> <p>While not exhaustive, Attachment 1 contains a list of some of the environmental planning instruments, guidelines, policies, and plans that may be relevant to the environmental assessment of this development.</p> <p>In addition to the matters set out in Schedule 1 of the <i>Environmental Planning and Assessment Regulation 2000</i>, the development application must be accompanied by a signed report from a suitably qualified person that includes an accurate estimate of the capital investment value of the development (as defined in Clause 3 of the <i>Environmental Planning and Assessment Regulation 2000</i>), including details of all the assumptions and components from which the capital investment value calculation is derived.</p>
<p><b>Specific Issues</b></p>	<p>The EIS must address the following specific issues:</p> <ul style="list-style-type: none"> <li>• <b>Biodiversity</b> – including an assessment of the biodiversity values and the likely biodiversity impacts of the development in accordance with the <i>Biodiversity Conservation Act 2016</i> (NSW), a detailed description of the proposed regime for minimising, managing and reporting on the biodiversity impacts of the development over time, and a strategy to offset any residual impacts of the development in accordance with the <i>Biodiversity Conservation Act 2016</i> (NSW);</li> <li>• <b>Heritage</b> – including an assessment of the likely Aboriginal and historic heritage (cultural and archaeological) impacts of the development, including adequate consultation with the local Aboriginal community;</li> <li>• <b>Land</b> – including an assessment of the impact of the development on agricultural land (including Biophysical Strategic Agricultural Land) and flood prone land, a soil survey to consider the potential for erosion to occur, and paying particular attention to cumulative impacts and compatibility of the development with the existing land uses on the site and adjacent land (e.g. Bodangora Airstrip, operating mines, extractive industries, mineral or petroleum resources, exploration activities, aerial spraying, dust generation, and risk of weed and pest infestation) during operation and after decommissioning, with reference to the zoning provisions applying to the land, in particular with the prohibition in the R5 – Large Lot Residential zone;</li> <li>• <b>Visual</b> – including an assessment of the likely visual impacts and cumulative impacts of the development (including any glare, reflectivity and night lighting) on surrounding residences, scenic or significant vistas, air traffic and road corridors in the public domain, having regards to the <i>Dark Sky Planning Guideline: Protecting the observing conditions at Siding Spring</i>, including a draft landscaping plan for on-site perimeter planting, with evidence it has been developed in consultation with affected landowners;</li> <li>• <b>Noise</b> – including an assessment of the construction noise impacts and cumulative noise impacts of the development in accordance with the <i>Interim Construction Noise Guideline</i> (ICNG) and operational noise impacts in accordance with the <i>NSW Noise Policy for Industry</i> (NPI), and a draft noise management plan if the assessment shows construction noise is likely to exceed applicable criteria;</li> <li>• <b>Transport</b> – including an assessment of the site access route, site access point and likely transport impacts and cumulative transport impacts (including peak and average traffic generation) of the development on the capacity and condition of roads (including on any Crown land), a</li> </ul>

	<p>description of the measures that would be implemented to mitigate any impacts during construction, and a description of any proposed road upgrades developed in consultation with the relevant road and rail authorities (if required);</p> <ul style="list-style-type: none"> <li>• <b>Water</b> – including: <ul style="list-style-type: none"> <li>– an assessment of the likely impacts of the development (including flooding) on surface water and groundwater resources (including the Wuuluman Creek and its tributaries, riparian land, groundwater dependent ecosystems and acid sulfate soils), related infrastructure, adjacent licensed water users and basic landholder rights, and measures proposed to monitor, reduce and mitigate these impacts;</li> <li>– details of water requirements and supply arrangements; and</li> <li>– a description of the erosion and sediment control measures that would be implemented to mitigate any impacts in accordance with <i>Managing Urban Stormwater: Soils &amp; Construction</i> (Landcom 2004);</li> </ul> </li> <li>• <b>Hazards and Risks</b> - an assessment of potential hazards and risks associated with bushfires and the proposed transmission line and substation against the International Commission on Non-Ionizing Radiation Protection (ICNIRP) <i>Guidelines for limiting exposure to Time-varying Electric, Magnetic and Electromagnetic Fields</i>; and</li> <li>• <b>Socio-Economic</b> – including an assessment of the likely impacts on the local community and a consideration of the construction workforce accommodation including assessment of cumulative impacts.</li> </ul>
<b>Consultation</b>	<p>During the preparation of the EIS, you should consult with relevant local, State or Commonwealth Government authorities, infrastructure and service providers, community groups, affected landowners, exploration licence holders, quarry operators and mineral title holders.</p> <p>In particular, you must undertake detailed consultation with affected landowners surrounding the development.</p> <p>The EIS must describe the consultation that was carried out, identify the issues raised during this consultation, and explain how these issues have been addressed in the EIS.</p>
<b>Further consultation after 2 years</b>	<p>If you do not lodge a development application and EIS for the development within 2 years of the issue date of these Environmental Assessment Requirements, you must consult further with the Secretary in relation to the preparation of the EIS.</p>

## ATTACHMENT 1

### Environmental Planning Instruments, Policies, Guidelines & Plans

<b>Biodiversity</b>	Biodiversity Assessment Method (OEH) Threatened Species Assessment Guidelines - Assessment of Significance (OEH) Biosecurity Act 2015 Why Do Fish Need to Cross the Road? Fish Passage Requirements for Waterway Crossings (DPI) Policy and Guidelines for Fish Habitat Conservation and Management (DPI)
<b>Heritage</b>	Aboriginal Cultural Heritage Consultation Requirements for Proponents (OEH) Code of Practice for Archaeological Investigations of Objects in NSW (OEH) Guide to investigating, assessing and reporting on aboriginal cultural heritage in NSW (OEH). NSW Heritage Manual (OEH)
<b>Land</b>	Primefact 1063: Infrastructure proposals on rural land (DPI) Establishing the social licence to operate large scale solar facilities in Australia: insights from social research for industry (ARENA) Local Land Services Act 2013 Australian Soil and Land Survey Handbook (CSIRO) Guidelines for Surveying Soil and Land Resources (CSIRO) The land and soil capability assessment scheme: second approximation (OEH)
<b>Noise</b>	NSW Noise Policy for Industry (EPA) Interim Construction Noise Guideline (EPA) NSW Road Noise Policy (EPA)
<b>Light</b>	Dark Sky Planning Guideline: Protecting the observing conditions at Siding Spring (DPE)
<b>Transport</b>	Guide to Traffic Generating Developments (RTA) Road Design Guide (RMS) & relevant Austroads Standards Austroads Guide to Traffic Management Part 12: Traffic Impacts of Development
<b>Water</b>	Managing Urban Stormwater: Soils & Construction (Landcom) Floodplain Development Manual (OEH) Guidelines for Controlled Activities on Waterfront Land (DPI Water) Water Sharing Plans (DPI Water) Floodplain Management Plan (DPI Water) Guidelines for Watercourse Crossings on Waterfront Land (DPI Water)
<b>Waste</b>	Waste Classification Guidelines (EPA)
<b>Electromagnetic Interference</b>	ICNIRP Guidelines for limiting exposure to Time-varying Electric, Magnetic and Electromagnetic Fields

## **Environmental Planning Instruments**

State Environmental Planning Policy (State and Regional Development) 2011

State Environmental Planning Policy (Infrastructure) 2007

State Environmental Planning Policy (Rural Lands) 2008

State Environmental Planning Policy No. 44 – Koala Habitat Protection

State Environmental Planning Policy No. 55 – Remediation of Land

Wellington Local Environmental Plan 2012