

Mr Julian Kasby
Project Manager
Epuron Projects Pty Ltd
Level 11
75 Miller Street
North Sydney New South Wales 2060

15/10/2021

Dear Mr Kasby

Bowmans Creek Wind Farm (SSD-10315)
Request for additional information

I refer to the assessment of the Bowmans Creek Wind Farm (SSD-10315). The Department is requesting that you provide additional information on the matters outlined below.

Visual:

The Department requires additional assessment and justification of visual impacts on potentially significantly impacted non-associated residences and public viewpoints:

- *Project Design / Mitigation:*
 - consider further mitigation where neighbour agreements have not been entered into, including project design (and justify if an agreement has not been entered into for residences recommended for an agreement in the LVIA);
 - evidence of neighbour agreements;
 - justify that the vegetation screening proposed in the EIS will be effective at residences given topography; and
 - provide a consolidated table of assessment of significance for non-associated residences with potentially significant visual impacts.
- Confirm number of non-associated residences within 3 km and 4.4 km of turbines;
- *Night-lighting:* assess the impacts of the proposed night-lighting on all potentially impacted receivers;
- *Residences within 4.4 km:* assess four residences that do not appear to be included in the EIS at Davis Creek Road (2), Bowmans Creek Road (1) and Muscle Creek Road (1);
- *Excluded public viewpoints within 4.4 km:* assess, or justify why an assessment has not been provided, for viewpoints within 4.4 km of turbines, including public roads;
- *Receivers beyond 4.4 km:*
 - justify why residential receivers beyond 4.4 km have not been assessed (including consideration of Multiple Wind Turbine Effects); and
 - consideration of impacts on Mount Royal National Park (including Pieries Point Lookout), noting its listing as part of Gondwana Rainforest of Australia World Heritage Area; and
- *Photomontages / Wireframes:* provide for the following:
 - residence F18-1;
 - residences Q17-1, Q17-2, Q17-3 (representative) capturing all potential views of turbines;
 - confirm the residence reference number for Figure 30 of the LVIA (this may be K23-1, not O22-1).

Voluntary Planning Agreement (VPA):

- Provide the final position of VPAs with Muswellbrook Shire, Singleton and Upper Hunter Shire Councils. If terms have been agreed, provide the general terms.

Traffic:

- *Agreement to scope of road works*: confirm each of the relevant road authorities agree to the schedule of road works outlined in Appendix C (OSOM route assessment) of the TIA, or works as otherwise agreed; and
- *Schedule of works*: provide an agreed schedule of works that details the relevant roads/intersections, location of works, indicative scope of works, and proposed timing of the works.

Biodiversity:

- Provide an updated version of figures 9 to 13 of the Amendment Report that shows the amended development footprint – identify turbines and key infrastructure;
- Once the schedule of road upgrades is finalised, confirm that all disturbance associated with road upgrades has been assessed; and
- Confirm which threatened flora and fauna species would be the subject of targeted surveys.

Figures:

- *Regional Context (EIS Figure 2) and Project Layout (Amendment Report Figure 2)*: increase clarity and include key features, including satellite imagery, major roads, associated / non-associated residences; railways; waterways/creek lines; internal and access route roads;
- *Road upgrades*: provide an overview (regional scale) map of proposed road works, with location of works marked and cross referenced with the agreed schedule of works; and
- *Heritage*: provide a consolidated ACH and Historic heritage figure showing the amended project layout, including:
 - historic heritage sites (3 LEP listed sites, 2 new sites); and
 - Aboriginal heritage sites identified during surveys and the three AHIMS sites within the survey area (ensure sites are identified).

Other:

- *Extent of impacts*: ensure the full extent of the final impacts of all project related works and infrastructure, including road upgrades and transmission lines, are assessed;
- *Landowners Consent*: provide landowners consent for all land (including Crown Land) proposed to be developed, including road works, road crossing(s), cabling, transmission lines and all project related infrastructure (including a clear list cross-referencing all lots); and
- *RFS*: provide evidence of consultation and feedback from RFS regarding the possibility of night aerial fire fighting operations, noting that the Submissions Report and Amendment Report commit to additional consultation with RFS regarding aerial firefighting.

Any changes to the project should be documented in an Amendment Report. If you propose to lodge an Amendment Report, please write to the Department providing an overview of the likely changes and scope of additional assessment so that the proposed amendments can be considered as per the requirements of the *Environmental Planning and Assessment Regulation 2000*.

If you have any questions, please contact Iwan Davies, on 9274 6296 or at iwan.davies@planning.nsw.gov.au.

Yours sincerely,



Nicole Brewer
Director
Energy Assessments