

# **APPENDIX A SECRETARY'S ENVIRONMENTAL ASSESSMENT REQUIREMENTS**

Mr Thomas Parel  
BayWa r.e. Projects AUSTRALIA PTY LTD  
Australia Pty Ltd  
45 Denison Street  
Bondi Junction NSW 2022

06/02/2020

Dear Mr Parel,

**Yarren Hut Solar Farm (SSD 10415)  
Environmental Assessment Requirements**

I have attached the Environmental Assessment Requirements for the preparation of an Environmental Impact Statement (EIS) for the Yarren Hut Solar Farm.

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.

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.

If you have any questions, please contact Lander Robinson on 9274 6052 or via email at [Lander.Robinson@planning.nsw.gov.au](mailto:Lander.Robinson@planning.nsw.gov.au).

Yours sincerely,



Nicole Brewer  
Director  
Energy Assessments

**as delegate for the Secretary**

# Planning Secretary's Environmental Assessment Requirements

## Section 4.12(8) of the *Environmental Planning and Assessment Act 1979* Schedule 2 of the *Environmental Planning and Assessment Regulation 2000*

<b>Application Number</b>	SSD 10415
<b>Project Name</b>	Yarren Hut Solar Farm which includes: <ul style="list-style-type: none"> <li>· the construction and operation of a solar photovoltaic (PV) energy generation facility with an estimated capacity of 28 MW; and</li> <li>· associated infrastructure, including a grid connection.</li> </ul>
<b>Location</b>	Mitchell Highway, approximately 17 km north of Nyngan within Bogan Shire Local Government Area
<b>Applicant</b>	BayWa r.e. Projects Australia Pty Ltd
<b>Date of Issue</b>	06/02/2020
<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, rural residential development and subdivision potential);</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 of the site and existing, proposed or approved developments in the region (including the Nyngan Solar Farm and the approved Nyngan Scandium Mine), 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:</li> </ul>

	<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 incorporated in the design, construction and ongoing operations of the development;</li> <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> <ul style="list-style-type: none"> <li>· a detailed consideration of the capability of the project to the security and reliability of the electricity in the National Electricity Market, having regard to local system conditions and the Department's guidance on the matter.</li> <li>· a detailed evaluation of the merits of the project as a whole.</li> </ul> <p>The EIS must also be accompanied by a report from a suitably qualified person providing:</p> <ul style="list-style-type: none"> <li>- a detailed calculation of the capital investment value (CIV) (as defined in clause 3 of the Regulation) of the proposal, including details of all assumptions and components from which the CIV calculation is derived; and</li> <li>- certification that the information provided is accurate at the date of preparation.</li> </ul> <p>The development application must be accompanied by the consent in writing of the owner/s of the land (as required in clause 49(1)(b) of the Regulation).</p>
<b>Key issues</b>	<p>The EIS must address the following specific issues:</p> <ul style="list-style-type: none"> <li>· <b>Biodiversity</b> – including: <ul style="list-style-type: none"> <li>- an assessment of the biodiversity values and the likely biodiversity impacts of the project in accordance with Section 7.9 of the <i>Biodiversity Conservation Act 2016</i> (NSW), the Biodiversity Assessment Method (BAM) and documented in a Biodiversity Development Assessment Report (BDAR), unless BCD and DPIE determine that the proposed development is not likely to have any significant impacts on biodiversity values;</li> <li>- the BDAR must document the application of the avoid, minimise and offset framework including assessing all direct, indirect and prescribed impacts in accordance with the BAM;</li> </ul> </li> <li>· <b>Heritage</b> – including an assessment of the likely Aboriginal and historic heritage (cultural and archaeological) impacts of the development, including consultation with the local Aboriginal community in accordance with the <i>Aboriginal Cultural Heritage Consultation Requirements for Proponents</i>;</li> <li>· <b>Land</b> – including: <ul style="list-style-type: none"> <li>- an assessment of the potential impacts of the development on existing land uses on the site and adjacent land, including: <ul style="list-style-type: none"> <li>o a consideration of agricultural land, flood prone land, Crown lands, mining, quarries, mineral or petroleum rights (including mineral exploration licences EL8631 and EL8730);</li> <li>o a soil survey to determine the soil characteristics and consider the potential for erosion to occur; and</li> <li>o a cumulative impact assessment of nearby developments;</li> </ul> </li> <li>- an assessment of the compatibility of the development with existing land uses, during construction, operation and after decommissioning, including: <ul style="list-style-type: none"> <li>o consideration of the zoning provisions applying to the land, including subdivision, and;</li> <li>o completion of a Land Use Conflict Risk Assessment in accordance with</li> </ul> </li> </ul> </li> </ul>

the Department of Industry's *Land Use Conflict Risk Assessment Guide*;

- **Visual** – including an assessment of the likely visual 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, including a draft landscaping plan for on-site perimeter planting, with evidence it has been developed in consultation with affected landowners;
- **Noise** – including an assessment of the construction noise impacts of the development in accordance with the *Interim Construction Noise Guideline* (ICNG), operational noise impacts in accordance with the *NSW Noise Policy for Industry* (2017), cumulative noise impacts (considering other developments in the area), and a draft noise management plan if the assessment shows construction noise is likely to exceed applicable criteria;
- **Transport** – including:
  - an assessment of the peak and average traffic generation, including over-dimensional vehicles and construction worker transportation;
  - an assessment of the likely transport impacts to the site access route (including Mitchell Highway and Nyngan township), site access point, any Crown land, particularly in relation to the capacity and condition of the roads;
  - a cumulative impact assessment of traffic from nearby developments;
  - a description of any proposed road upgrades developed in consultation with the relevant road and rail authorities (if required); and
  - a description of the measures that would be implemented to mitigate any transport impacts during construction;
- **Water** – including:
  - an assessment of the likely impacts of the development (including flooding) on surface water and groundwater resources, drainage channels, wetlands, riparian land, farm dams, 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;
  - details of water requirements and supply arrangements for construction and operation; and
  - a description of the erosion and sediment control measures that would be implemented to mitigate any impacts in accordance with *Managing Urban Stormwater: Soils & Construction* (Landcom 2004);
- **Hazards** – including:
  - an assessment of potential hazards and risks associated with bushfires; and
  - an assessment of the proposed transmission line and substation against the International Commission on Non-Ionizing Radiation Protection (ICNIRP) *Guidelines for limiting exposure to Time-varying Electric, Magnetic and Electromagnetic Fields*;
- **Socio-Economic** – including an assessment of the likely impacts on the local community, demands on Council infrastructure and a consideration of the construction workforce accommodation; and
- **Waste** – identify, quantify and classify the likely waste stream to be generated during construction and operation, and describe the measures to be

	implemented to manage, reuse, recycle and safely dispose of this waste.
<b>Plans and Documents</b>	<p>A list of some of the legislation, policies and guidelines that may be relevant to the assessment of the project can be found at:</p> <ul style="list-style-type: none"> <li>· <a href="https://www.planningportal.nsw.gov.au/majorprojects/assessments/policies-and-guidelines">https://www.planningportal.nsw.gov.au/majorprojects/assessments/policies-and-guidelines</a>; and</li> <li>· <a href="http://www.environment.gov.au/epbc/publications#assessments">http://www.environment.gov.au/epbc/publications#assessments</a></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 and Bogan Shire Council.</p> <p>The EIS must describe the consultation process and the issues raised, and identify where the design of the development has been amended in response to these issues. Where amendments have not been made to address an issue, a short explanation should be provided.</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 SEARs, you must consult further with the Secretary in relation to the preparation of the EIS.</p>



Our Ref: DOC20/20961  
Your Ref: SSD 10415

Mr Lander Robinson  
Senior Environmental Assessment Officer  
Resource Assessments  
Planning and Assessment Group  
320 Pitt Street  
SYDNEY NSW 2000  
[Lander.robinson@planning.nsw.gov.au](mailto:Lander.robinson@planning.nsw.gov.au)

Dear Lander

### Yarren Hut Solar Farm – SSD 10415 – Request for SEARs

Thank you for your email dated 10 January 2020 to the Biodiversity and Conservation Division (BCD) seeking input into the Secretary's Environmental Assessment Requirements for the preparation of an Environmental Impact Statement (EIS) for the Yarren Hut Solar Farm, Nyngan (SSD 10415).

BCD notes the proposed development comprises the installation of approximately 84,000 photovoltaic (PV) solar panels, associated infrastructure and a 66 kV transmission line to connect the solar farm to the existing Essential Energy transmission line.

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

BCD 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 or the *Biodiversity Conservation (Savings and Transitional) Regulation 2017* the Biodiversity Assessment Methodology (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.

BCD understands the proposed development consists of an area of approximately 92 hectares of predominantly cropped land. We recommend the proponent investigates whether any of the land could reasonably be considered to be Category 1 exempt land as described in the *Local Land Services Act 2013*. Clearing of native vegetation on land that meets the definition of Category 1 exempt land does not require assessment or offsetting under the BAM (see s6.8(3) of the BC Act). Development on Category 1 exempt land may involve other biodiversity impacts which will require assessment in a biodiversity development assessment report (BDAR) if they constitute a prescribed impact (see cl.6.1 of the *Biodiversity Conservation Regulation 2017*).

Section 7.9(2) of the Biodiversity Conservation Act 2016 (BC Act) provides that applications for state significant development are to be accompanied by a BDAR unless the Planning Agency Head and the Environment Agency Head determine that the proposed development is not likely to have any

significant impact on biodiversity values. The preliminary environmental assessment indicates that this project may be eligible for the requirement for a BDAR to be waived. Should the proponent wish to apply for a waiver a standalone request will need to be submitted). The request must be accompanied by supporting information that adequately demonstrates the proposal is not likely to have any significant impact on biodiversity values.

If you have any questions regarding this matter further, please contact Michelle Howarth, Conservation Planning Officer, on 6883 5335 or email [michelle.howarth@environment.nsw.gov.au](mailto:michelle.howarth@environment.nsw.gov.au).

Yours sincerely

A handwritten signature in dark ink, appearing to read 'D Love', written in a cursive style.

22 January 2020

**Debbie Love**  
**Acting Director North West**  
**Biodiversity and Conservation Division**

Attachment A - Environmental Assessment Requirements

Attachment B - Guidance Material

**ATTACHMENT A**



## ATTACHMENT A

## Standard Environmental Assessment Requirements

<b>Biodiversity</b>
<ol style="list-style-type: none"> <li>1. Biodiversity impacts related to the proposed Yarren Hut Solar Farm are to be assessed in accordance with <a href="#">Section 7.9 of the Biodiversity Conservation Act 2017</a> the <a href="#">Biodiversity Assessment Method</a> and documented in a <a href="#">Biodiversity Development Assessment Report (BDAR)</a>. The BDAR must include information in the form detailed in the <i>Biodiversity Conservation Act 2016</i> (s6.12), <i>Biodiversity Conservation Regulation 2017</i> (s6.8) and <a href="#">Biodiversity Assessment Method</a>, unless DPIE and DPE determine that the proposed development is not likely to have any significant impacts on biodiversity values.</li> <li>2. The BDAR must document the application of the avoid, minimise and offset framework including assessing all direct, indirect and prescribed impacts in accordance with the <a href="#">Biodiversity Assessment Method</a>.</li> <li>3. The BDAR must include details of the measures proposed to address the offset obligation as follows; <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 <a href="#">biodiversity conservation action</a>;</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.</li> </ul> <p>If seeking approval to use the variation rules, the BDAR must contain details of the <a href="#">reasonable steps</a> that have been taken to obtain requisite like-for-like biodiversity credits.</p> </li> <li>4. The BDAR must be submitted with all spatial data associated with the survey and assessment as per Appendix 11 of the BAM.</li> <li>5. 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 <i>Biodiversity Conservation Act 2016</i>.</li> </ol>
<b>Aboriginal cultural heritage</b>
<ol style="list-style-type: none"> <li>6. The EIS must identify and describe the Aboriginal cultural heritage values that exist across the whole area that will be affected by the development and document these in an Aboriginal Cultural Heritage Assessment Report (ACHAR). This may include the need for surface survey and test excavation. The identification of cultural heritage values must be conducted in accordance with the <a href="#">Code of Practice for Archaeological Investigations of Aboriginal Objects in NSW (OEH 2010)</a>, and guided by the <a href="#">Guide to investigating, assessing and reporting on Aboriginal Cultural Heritage in NSW (DECCW, 2011)</a> and consultation with DPIE regional branch officers.</li> <li>7. 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</li> </ol>

significance of cultural heritage values for Aboriginal people who have a cultural association with the land must be documented in the ACHAR.

8. Impacts on Aboriginal cultural heritage values are to be assessed and documented in the ACHAR. The ACHAR must demonstrate attempts to avoid impact upon cultural heritage values and identify any conservation outcomes. Where impacts are unavoidable, the ACHAR must outline measures proposed to mitigate impacts. Any objects recorded as part of the assessment must be documented and notified to DPIE.

#### **Historic heritage**

9. The EIS must provide a heritage assessment including but not limited to an assessment of impacts to *State and local heritage* including conservation areas, natural heritage areas, places of Aboriginal heritage value, buildings, works, relics, gardens, landscapes, views, trees should be assessed. Where impacts to State or locally significant heritage items are identified, the assessment shall:
- 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),
  - 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),
  - include a statement of heritage impact for all heritage items (including significance assessment),
  - 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
  - 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**

10. The EIS must map the following features relevant to water and soils including:
- Acid sulfate soils (Class 1, 2, 3 or 4 on the Acid Sulfate Soil Planning Map).
  - Rivers, streams, wetlands, estuaries (as described in s4.2 of the Biodiversity Assessment Method).
  - Wetlands as described in s4.2 of the Biodiversity Assessment Method.
  - Groundwater.
  - Groundwater dependent ecosystems.
  - Proposed intake and discharge locations.
11. The EIS must describe background conditions for any water resource likely to be affected by the development, including:
- Existing surface and groundwater.
  - 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.
- e. Risk-based Framework for Considering Waterway Health Outcomes in Strategic Land-use Planning Decisions <http://www.environment.nsw.gov.au/research-and-publications/publications-search/risk-based-framework-for-considering-waterway-health-outcomes-in-strategic-land-use-planning>

12. The EIS must assess the impacts of the development on water quality, including:

- a. The nature and degree of impact on receiving waters for both surface and groundwater, demonstrating how the development 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 mitigating effects of proposed stormwater and wastewater management during and after construction.
- b. Identification of proposed monitoring of water quality.
- c. Consistency with any relevant certified Coastal Management Program (or Coastal Zone Management Plan)

13. The EIS must assess the impact of the development on hydrology, including:

- a. Water balance including quantity, quality and source.
- b. Effects to downstream rivers, wetlands, estuaries, marine waters and floodplain areas.
- c. Effects to downstream water-dependent fauna and flora including groundwater dependent ecosystems.
- 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 (e.g. river benches).
- e. Changes to environmental water availability, both regulated/licensed and unregulated/rules-based sources of such water.
- 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.
- g. Identification of proposed monitoring of hydrological attributes.

**Flooding**

14. The EIS must map the following features relevant to flooding as described in the Floodplain Development Manual 2005 (NSW Government 2005) including:

- a. Flood prone land.
- b. Flood planning area, the area below the flood planning level.
- c. Hydraulic categorisation (floodways and flood storage areas).
- d. Flood hazard

15. The EIS must describe flood assessment and modelling undertaken in determining the design flood levels for events, including a minimum of the 5% Annual Exceedance Probability (AEP), 1% AEP, flood levels and the probable maximum flood, or an equivalent extreme event.
<p>16. The EIS must model the effect of the proposed development (including fill) on the flood behaviour under the following scenarios:</p> <ul style="list-style-type: none"> <li>a. Current flood behaviour for a range of design events as identified in 14 above. This includes the 0.5% and 0.2% AEP year flood events as proxies for assessing sensitivity to an increase in rainfall intensity of flood producing rainfall events due to climate change.</li> </ul>
17. Modelling in the EIS must consider and document:
18. Existing council flood studies in the area and examine consistency to the flood behaviour documented in these studies.
19. The impact on existing flood behaviour for a full range of flood events including up to the probable maximum flood, or an equivalent extreme flood.
20. 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, hazard categories and hydraulic categories.
21. Relevant provisions of the NSW Floodplain Development Manual 2005.
<p>22. The EIS must assess the impacts on the proposed development on flood behaviour, including:</p> <ul style="list-style-type: none"> <li>a. Whether there will be detrimental increases in the potential flood affection of other properties, assets and infrastructure.</li> <li>b. Consistency with Council floodplain risk management plans.</li> <li>c. Consistency with any Rural Floodplain Management Plans.</li> <li>d. Compatibility with the flood hazard of the land.</li> <li>e. Compatibility with the hydraulic functions of flow conveyance in floodways and storage in flood storage areas of the land.</li> <li>f. Whether there will be adverse effect to beneficial inundation of the floodplain environment, on, adjacent to or downstream of the site.</li> <li>g. 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.</li> <li>h. Any impacts the development may have upon existing community emergency management arrangements for flooding. These matters are to be discussed with the NSW SES and Council.</li> <li>i. Whether the proposal incorporates specific measures to manage risk to life from flood. These matters are to be discussed with the NSW SES and Council.</li> <li>j. 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 NSW SES.</li> <li>k. Any impacts the development may have on the social and economic costs to the community as consequence of flooding.</li> </ul>

## 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://s3.amazonaws.com/Uploads/1494298079/Biodiversity-Assessment-Method-May-2017.pdf">https://s3.amazonaws.com/Uploads/1494298079/Biodiversity-Assessment-Method-May-2017.pdf</a>
Biodiversity Development Assessment Report	<a href="https://www.legislation.nsw.gov.au/#/view/act/2016/63/part6/div3/sec6.12">https://www.legislation.nsw.gov.au/#/view/act/2016/63/part6/div3/sec6.12</a>
Guidance and Criteria to assist a decision maker to determine a serious and irreversible impact (OEH, 2017)	<a href="https://s3.amazonaws.com/Uploads/1494298198/Serious-and-Irreversible-Impact-Guidance.PDF">https://s3.amazonaws.com/Uploads/1494298198/Serious-and-Irreversible-Impact-Guidance.PDF</a>
Accreditation Scheme for Application of the Biodiversity Assessment Method Order 2017	<a href="https://www.legislation.nsw.gov.au/regulations/2017-471.pdf">https://www.legislation.nsw.gov.au/regulations/2017-471.pdf</a>
Biodiversity conservation actions	<a href="http://www.environment.nsw.gov.au/resources/bcact/ancillary-rules-biodiversity-actions-170496.pdf">www.environment.nsw.gov.au/resources/bcact/ancillary-rules-biodiversity-actions-170496.pdf</a>
Reasonable steps to seek like-for-like biodiversity credits for the purpose of applying the variation rules	<a href="http://www.environment.nsw.gov.au/resources/bcact/ancillary-rules-reasonable-steps-170498.pdf">www.environment.nsw.gov.au/resources/bcact/ancillary-rules-reasonable-steps-170498.pdf</a>
DPIE Threatened Species Website	<a href="http://www.environment.nsw.gov.au/threatenedspecies/">www.environment.nsw.gov.au/threatenedspecies/</a>
NSW BioNet (Atlas of NSW Wildlife)	<a href="http://www.bionet.nsw.gov.au/">www.bionet.nsw.gov.au/</a>
NSW guide to surveying threatened plants (OEH 2016)	<a href="http://www.environment.nsw.gov.au/resources/threatenedspecies/160129-threatened-plants-survey-guide.pdf">www.environment.nsw.gov.au/resources/threatenedspecies/160129-threatened-plants-survey-guide.pdf</a>
DPIE threatened species survey and assessment guideline information	<a href="http://www.environment.nsw.gov.au/threatenedspecies/surveyassessmentguidelines.htm">www.environment.nsw.gov.au/threatenedspecies/surveyassessmentguidelines.htm</a>

Title	Web address
BioNet Vegetation Classification - NSW Plant Community Type (PCT) database	<a href="http://www.environment.nsw.gov.au/research/Vegetationinformationsystem.htm">www.environment.nsw.gov.au/research/Vegetationinformationsystem.htm</a>
DPIE Data Portal (access to online spatial data)	<a href="http://data.environment.nsw.gov.au/">http://data.environment.nsw.gov.au/</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>
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/consultation/09781ACHconsultreq.pdf">http://www.environment.nsw.gov.au/resources/cultureheritage/consultation/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>

Title	Web address
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">Guidelines for Preparing Coastal Zone Management Plans</a> <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="#">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>
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>



24 January 2020

**Lander Robinson**  
Environmental Assessment Officer  
Department of Planning, Industry and Environment  
[Lander.Robinson@planning.nsw.gov.au](mailto:Lander.Robinson@planning.nsw.gov.au)

Dear Lander,

**Re: Request for advice to develop SEARS - Yarren Hut Solar Farm (SSD-10415)**

Reference is made to your email dated 10 January 2020 requesting comment from Council in relation to the abovementioned proposed solar farm development.

Upon review of the proposal and in particular the submitted Environmental Impact Statement (EIS), Council seeks the following amendments to the EIS:

1. A commitment to employing/training locals to undertake much of the construction phase work, rather than DIDO/FIFO. This will help to build the skill base and resilience of the local workforce.
2. Provide details of where any 'imported' construction workers are to be accommodated and how they are to be transported to and from the site.
3. A commitment to employing/training locals to fill the proposed 2-3 FTE operations jobs.
4. Provide a detailed Waste Management Plan that includes the types and quantities of waste to be disposed of, including details of the licenced facilities that are proposed to accept the waste.
5. Provide details of water source and quantity for construction phase.
6. A commitment to securing a Voluntary Planning Agreement with Council (negotiations currently underway).

Should you require any further information, please contact the undersigned on 6835 9013.

Yours sincerely



**Tony Payne**  
Director Development and Environmental Services  
Bogan Shire Council



## Review Advice

Actions  

### Details of Request

Public Authority Name	Reason for Consultation / Expected Results	Start Date	Due Date
Department of Primary Industries	Advice on SEARs	10/01/2020	26/01/2020

#### Engagement Notes

The Department of Planning and Environment has received a request for Secretary's Environmental Assessment Requirements (SEARs) for the Yarren Hut Solar Farm. The proposed development is a State Significant Development under the Environmental Planning and Assessment Act 1979.

Please provide input into the SEARs for the proposal including details of any key issues and assessment requirements by the due date.

If you have any enquiries, please contact Lander Robinson on 92746052 at [Lander.Robinson@planning.nsw.gov.au](mailto:Lander.Robinson@planning.nsw.gov.au).

### Review Documents



#### Scoping Report

SSD-10415 | Scoping Report | Thomas Parel

### Response History

#### Public Authority Response

Friday, 24 January 2020 9:54:26 AM AEDT

Notes:

Nil Comments

### Review Response

Based on the information received from the Public Authority do you want to request more information 

Yes

No

PAC Details

Engagement Details

Audit

Response History





OUT20/413

Lander Robinson  
Planning and Assessment Group  
NSW Department of Planning, Industry and Environment

[Lander.Robinson@planning.nsw.gov.au](mailto:Lander.Robinson@planning.nsw.gov.au)

Dear Mr Robinson

**Yarren Hut Solar Farm (SSD-10415)  
Comment on the Secretary's Environmental Assessment Requirements (SEARs)**

I refer to your email of 10 January 2020 to the Department of Planning, Industry and Environment (DPIE) Water and the Natural Resources Access Regulator (NRAR) about the above matter.

The following advice for you to consider is from DPIE Water and NRAR. Please note the Department of Primary Industries (DPI) and Crown Lands now provide a separate response.

**DPIE – Water and NRAR**

The SEARS should include:

- The identification of an adequate and secure water supply for the life of the project. This includes confirmation that water can be sourced from an appropriately authorised and reliable supply. This is also to include an assessment of the current market depth where water entitlement is required to be purchased.
- A detailed and consolidated site water balance.
- Assessment of impacts on surface and ground water sources (both quality and quantity), related infrastructure, adjacent licensed water users, basic landholder rights, watercourses, riparian land, and groundwater dependent ecosystems, and measures proposed to reduce and mitigate these impacts.
- Proposed surface and groundwater monitoring activities and methodologies.
- Consideration of relevant legislation, policies and guidelines, including the NSW Aquifer Interference Policy (2012), the Guidelines for Controlled Activities on Waterfront Land (2018) and the relevant Water Sharing Plans (available at <https://www.industry.nsw.gov.au/water>).

Any further referrals to DPIE – NRAR & Water can be sent by email to:

[landuse.enquiries@dpi.nsw.gov.au](mailto:landuse.enquiries@dpi.nsw.gov.au).

Any further referrals to DPI & Crown Lands can be sent by email to: [dpi.cabinet@dpi.nsw.gov.au](mailto:dpi.cabinet@dpi.nsw.gov.au) & [lands.ministerials@industry.nsw.gov.au](mailto:lands.ministerials@industry.nsw.gov.au) respectively.

Yours sincerely

Alistair Drew  
Acting Senior Project Officer, Assessments  
**Water – Strategic Relations**  
24 January 2020



Lander Robinson  
Senior Environmental Assessment Officer  
Resource Assessments  
NSW Planning, Industry & Environment  
GPO Box 39  
Sydney NSW 2001

Our ref: DOC20/20618

Your ref: SSD10415

Emailed: via Planning portal

24 January 2020

Dear Mr Robinson

**Subject:** Yarren Hut Solar Farm SSD10415 - SEARs

Thank you for your email of 10 January 2020. This is a response from the NSW Department of Planning, Industry & Environment – Division of Resources & Geoscience.

The Division is responsible for providing strategic advice relating to the current and potential future uses of land in NSW pursuant to the State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007 and the *Environmental Planning & Assessment Act 1979*. The Division's role is to ensure that proposals, including associated electricity transmission infrastructure do not unnecessarily preclude access to known resources or exploration for future resource discovery and extraction. The Division will also assess the application with respect to biodiversity offset considerations.

The Division has identified Exploration License (EL) 8730 held by Australian Consolidated Gold Holdings Pty Ltd and EL8631 held by Ochre Resources Pty Ltd overlie the project site.

The Division requires the following project specific requirements:

- The Environmental Impact Statement (EIS) must include a dated mineral, coal and petroleum titles and applications search through the Division's MinView application, with results shown on a map(s) including the location and extent of the project site and any electricity transmission infrastructure and transmission lines. 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>.
- The proponent must consult with Australian Consolidated Gold Holdings Pty Ltd and Ochre Resources Pty Ltd. This should include a letter of notification of the proposal to the title holder including a map indicating the solar farm proposal area (including associated electricity transmission infrastructure) in relation to the exploration title boundaries.
- The Division specifically requires the proponent to check for new mineral and energy titles that may be granted in the vicinity of the subject site (including areas proposed for electricity transmission infrastructure and transmission lines) during all decision-making stages of the project to ensure that other stakeholders (such as title holders) with interest in the area are aware of the solar farm project.

- The Division requests to be consulted in relation to the proposed location of any biodiversity offset areas (both on and off site) or any supplementary biodiversity measures to ensure there is no consequent reduction in access to prospective land for mineral exploration, or potential for sterilisation of mineral or extractive resources.

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

Yours sincerely,

A handwritten signature in black ink, appearing to be 'A. Helman'.

Andrew Helman

Senior Geoscientist – Land Use Assessment

Geological Survey of NSW, Division of Resources & Geoscience



## NSW RURAL FIRE SERVICE



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

Your Ref: SSD 10415  
Our Ref: DA20200113000076

**ATTENTION: Lander Robinson**

**28 January 2020**

Dear Mr Robinson

### **Agency Comment - SEARs for Yarren Hut Solar Farm Project (SSD 10415)**

I refer to your correspondence dated 10 January 2020 seeking NSW Rural Fire Service (NSW RFS) input to the SEARs for the above State Significant Development proposal.

The NSW RFS understands the proposal includes:

*"The 28 megawatt (MW) alternating current (AC) solar farm would occupy around 92 ha of rural land currently used for primary production (mixed cropping and grazing). The proposal infrastructure includes solar arrays, trackers, modules, inverters, a substation / switchyard underground cabling, security fencing and a cable run to connect the solar farm to the Essential Energy 810/4 66 kV feeder."*

The subject land is mapped bush fire prone land by Bogan Shire Council and can include unmanaged grassland vegetation. The NSW RFS is also the primary response agency for fighting structural fires within the site and surrounding locality.

The NSW RFS has no objection to the draft SEARs and recommends the Environment Assessment specifically address the following, having regard to the requirements of 'Planning for Bush Fire Protection 2019':

- potential bush fire threats to the facility;
- potential hazards to fire fighters;
- management of bush fire (including grass fire) impacting on and structural fire emanating from, the proposed solar farm and its associated infrastructure;
- fire fighting water supplies;
- vehicle access and defendable space around the solar array;

#### **Postal address**

Records  
NSW Rural Fire Service  
Locked Bag 17  
GRANVILLE NSW 2142

#### **Street address**

NSW Rural Fire Service  
Planning and Environment Services (North)  
Suite 1, 129 West High Street  
COFFS HARBOUR NSW 2450

T (02) 6691 0400  
F (02) 6691 0499  
[www.rfs.nsw.gov.au](http://www.rfs.nsw.gov.au)  
Email: [pes@rfs.nsw.gov.au](mailto:pes@rfs.nsw.gov.au)

- land and vegetation management opportunities; and
- proposed emergency management procedures.

Ultimately, as part of any consent issued for the project, the NSW RFS will require the proponent to develop a Fire Management Plan, in consultation with the local NSW RFS District Fire Control Centre.

For any queries regarding this correspondence, please contact Alan Bawden on 6691 0400.

Yours sincerely,



Tim Carroll

**Manager – Planning and Environment Services North**

*The RFS has made getting information easier. For general information on 'Planning for Bush Fire Protection, 2006', visit the RFS web page at [www.rfs.nsw.gov.au](http://www.rfs.nsw.gov.au) and search under 'Planning for Bush Fire Protection, 2006'.*





3 February 2020

SF2020/009595; WST20/00007

The Manager  
Resource Assessments  
Department of Planning, Industry & Environment  
GPO Box 39  
SYDNEY NSW 2001

**Attention: Lander Robinson**

Dear Mr Robinson

**SSD - 10415: Lot 21 DP 704061; Mitchell Highway (HW7), Nyngan  
Request for Secretary's Environmental Assessment Requirements (SEARs)  
Yarren Hut Solar Farm**

**Please note as at 01 December 2019, the legislation, including functions and responsibilities of Roads and Maritime Services (RMS) and Transport for NSW (TfNSW) are now being performed by the integrated TfNSW organisation. All future references to Roads and Maritime will now be referred to as TfNSW.**

Thank you for referring a request to Transport for NSW (TfNSW) to provide advice for inclusion in the Secretary's Environmental Assessment Requirements (SEARs) dated 10 January 2020 for the proposed Yarren Hut Solar Farm.

Following a review of the Scoping Report (prepared by NGH Pty Ltd 19-754 V1) it is understood the proposal will include:

- Construction of a ground mounted photovoltaic solar farm which would generate approximately 28 MW (AC) of renewable energy.
- The Yarren Hut Solar Farm proposal will occupy approximately 92 hectares of a 1205 hectare lot under a subdivision and leasing arrangement from the remainder of the lot that will be retained by the landholder for agricultural purposes.
- In addition a small lot would be required for the construction of the on-site substation/switchyard to become freehold property of Essential Energy on commissioning of the proposal.
- 66 kV electrical transmission line to connect the proposal to the existing Essential Energy transmission line.
- Site office, site compound, vehicle parking areas, access tracks and perimeter fencing.
- Site access is proposed via the Mitchell Highway (HW7) a State classified road.

**Transport for NSW**

51-55 Currajong Street PARKES NSW 2870 | PO Box 334 PARKES NSW 2870 DX20256  
P 6861 1449 | W [development.western@transport.nsw.gov.au](mailto:development.western@transport.nsw.gov.au) | ABN 18 804 239 602

- The site is proposed to operate for 50 years with construction phase proposed to commence during 2021.
- A longer term view to either decommission or upgrade with new PV equipment.
- It is anticipated to generate 40 full time equivalent (FTE) staff throughout construction plus indirect supply chain workforce. With up to three FTE throughout operation and maintenance phase.

It should be noted that some preliminary information was supplied via email correspondence to TfNSW Western Region Land Use Assessment unit on 3 February 2020 by Mike Wilson, Traffic Engineer on behalf of the proponent pertaining to some aspects of the transport component of the proposal. TfNSW will work directly with Mr Wilson in the interim prior to formal submission of the Environmental Impact Statement (EIS).

Following a review of the submitted documentation TfNSW have identified and recommend the following key issues are further addressed in the EIS being prepared in support of the project:

- A Traffic Impact Assessment (TIA) prepared in accordance with the methodology set out in Section 2 of the RTA's *Guide to Traffic Generating Developments 2002*, undertaken by a suitably qualified person in accordance with the *Austrroads Guide to Traffic Management Part 12*:
  - Road transport volumes, distribution and vehicle types broken down into:
    - Hours and days of construction.
    - Schedule for phasing/staging of the project.
  - The origin, destination and routes for:
    - Employee and contractor light traffic.
    - Heavy vehicle traffic.
    - Over size and over mass traffic.
- Travel/ haulage routes inclusive of the materials, volumes to be transported along each route including haulage volumes and materials to be transported by rail (if any).
- 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.
- Consideration of project traffic volumes and potential implications with intersections with the local road network, in particular through the township of Nyngan and beyond as part of identifying the proposed haulage routes for this proposal will be further outlined.
- Haulage times/scheduling should consider the cumulative impacts of any surrounding developments.



- The total traffic impact of existing and proposed development on the road network with consideration inclusive of:
  - Existing background traffic.
  - Project-related traffic throughout each stage including construction, operation and decommissioning.
  - Projected cumulative traffic volumes and the potential impact between each stage of the project.
- The volume and distribution of traffic generated by the proposed development, inclusive of:
  - Ratio of project light vehicles to heavy vehicles.
  - Peak times for existing traffic.
  - Peak times for project-related traffic.
  - Transportation hours.
- Impact of project related traffic with any rail interfaces.
- The layout of the internal road network, parking facilities and infrastructure within the project boundary.
- Impacts of road traffic noise and dust generated along the primary haulage route/s.
- Preparation of a Traffic Management Plan to be developed in consultation with TfNSW and Bogan Shire Council for all project employees, including but not be limited to:
  - A map of the primary haulage routes highlighting critical locations.
  - Safety initiatives for haulage through residential areas and/or avoidance during school zone hours or local school bus pick up / drop off locations times.
  - Consideration of the use of shuttle buses to transport employees to and from site.
  - An induction process for vehicle operators and regular toolbox meetings.
  - A complaint resolution and disciplinary procedure.
  - Any community consultation measures for peak haulage periods.
  - Local climatic conditions that may impact road safety of employees throughout all project phases (e.g. fog, wet and significant dry, dusty weather).
- It is noted a 66 kV electrical transmission line to connect the proposal to the existing Essential Energy transmission line is proposed. Any works within the road corridor as part of this component will require concurrence pursuant to Section 138(2) of the *Roads Act 1993* from TfNSW, further detail should be provided in the EIS pertaining to this.



**Transport  
for NSW**

TfNSW appreciates the opportunity to contribute to SEARs and requests a copy of the SEARs is forwarded to us at the same time they are sent to the applicant. Should you require further information please contact the undersigned on 02 6861 1449.

Yours faithfully

A handwritten signature in blue ink, appearing to read 'A Bruem'.

Ainsley Bruem  
A/Manager Land Use Assessment  
Western Region

**Transport for NSW**

51-55 Currajong Street PARKES NSW 2870 | PO Box 334 PARKES NSW 2870 DX20256

P 6861 1449 | W [development.western@transport.nsw.gov.au](mailto:development.western@transport.nsw.gov.au) | ABN 18 804 239 602



Our reference: SF20/3033; DOC20/22285-02  
Contact : Helen Smith; (02) 6883 5374

Planning Assessments Group  
Department of Planning, Industry and Environment  
320 Pitt Street  
SYDNEY NSW 2000

Attention: Lander Robinson

23 January 2020

Dear Mr Robinson

**Request for Secretary's Environmental Assessment Requirements – Yarren Hut Solar Farm (SSD-10415)**

I refer to the Planning Portal request for the Environment Protection Authority (EPA) to provide input to the Secretary's Environmental Assessment Requirements for the Environmental Impact Statement (EIS) for the Yarren Hut Solar Farm (the project).

I understand that the project will be assessed by the Department of Planning, Industry and Environment as State Significant Development under Part 4 of the *Environmental Planning and Assessment Act 1979*.

The EPA has considered the details provided and notes that the project incorporates the construction and operation of a 28-megawatt solar farm and associated infrastructure approximately 17km north-west of Nyngan.

I note that the project is not a Scheduled Activity listed in Schedule 1 to 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 recommends that the following issues are addressed in the EIS:

- **Dust** – The EIS should identify the impacts from dust generated during construction phase and appropriate mitigation measures defined and implemented;
- **Storage of chemicals and fuels** – The EIS should describe the control measures that are to be implemented to minimise the risk of spills polluting land or water, such as appropriate storage and bunding of chemicals and fuels; and
- **Waste management** – The EIS should incorporate options and strategies for waste minimisation, reuse and recycling. Waste management should be a high priority given the issues that other solar developments in the region have experienced in managing the large volume of waste that is generated during construction.



If you have any questions regarding this matter, please contact Helen Smith at the Central West (Dubbo) Office of the EPA on (02) 6883 5374 or via e-mail to [central.west@epa.nsw.gov.au](mailto:central.west@epa.nsw.gov.au).

Yours sincerely

A handwritten signature in black ink, appearing to read 'Duncan McGregor', written over a horizontal line.

**Duncan McGregor**  
**Acting Unit Head Central West Region**  
**Environment Protection Authority**