

Planning Secretary's Environmental Assessment Requirements

Section 4.12(8) of the *Environmental Planning and Assessment Act 1979*
Part 8, Division 2 of the *Environmental Planning and Assessment Regulation 2021*

Application Number	SSD- 59701722
Project	<p>Tchelery Wind Farm which includes:</p> <ul style="list-style-type: none"> the construction, operation and decommissioning of a wind farm with an estimated capacity up to 577 megawatts (MW), 74 turbines with a maximum height of 270 m (to blade tip); a battery energy storage system with a storage capacity of up to 350 MW/700 MWh; and ancillary infrastructure including road upgrades, access tracks, an operations and maintenance facility, permanent meteorological monitoring masts, underground and overhead cabling, substations, transmission lines and grid connection to the transmission network.
Location	Approximately 35 km east of Keri Keri in the Edward River Council local government areas.
Proponent	Neoen Australia Pty Ltd
Date of Issue	30 April 2025
General Requirements	<p>The Environmental Impact Statement (EIS) must meet the minimum form and content requirements as prescribed by Part 8 of the <i>Environmental Planning and Assessment Regulation 2021</i> (the Regulation) and must have regard to the <i>State Significant Development Guidelines</i> and the NSW Wind Energy Framework.</p> <p>In particular, the EIS must include:</p> <ul style="list-style-type: none"> a stand-alone executive summary; a full description of the development, including: <ul style="list-style-type: none"> details of construction, operation and decommissioning, including any staging of the development or refurbishing of turbines over time; all infrastructure and facilities, such as substations, transmission lines, construction compounds, concrete batching plants, internal access roads, and road upgrades (including resulting from over mass / over dimensional traffic haulage routes) and any infrastructure that would be required for the development, but the subject of a separate approvals process); plans for any buildings; the Project Area (as per Table 1 of the SSD guidelines - preparing an environmental impact statement) and Development Footprint (disturbance area including but not limited to areas for infrastructure, road works, access tracks, defensible space, fencing and temporary laydown); high-quality site plans and maps at an adequate scale with dimensions showing:

	<ul style="list-style-type: none"> ○ the location and dimensions of all project components including coordinates in latitude / longitude and maximum AHD heights of the turbines; ○ existing infrastructure, land use, and environmental features in the vicinity of the development, including nearby residences and approved residential developments or subdivisions within 6 km of a proposed turbine, and any other existing, approved or proposed wind farms in the region; ○ the development corridor that has been assessed, including any allowance for micro-siting of turbines and identification of the key environmental constraints that have been considered in the design of the development; ○ consolidated list and GIS data of coordinates of wind turbines, project infrastructure and relevant receivers and distances to potentially impacted receivers; and ○ details of the progressive rehabilitation of the site; • a list of any approvals that must be obtained before the development may commence; • consistency in information presented in the EIS and all technical reports, including distances, development footprint, project design and infrastructure proposed, construction timeframes and receiver numbers; • demonstrate the suitability of the site and viability of the wind resources for the project and include high quality maps showing the wind resource; • the terms of any proposed voluntary planning agreement with the relevant local council; • a risk assessment of the potential environmental impacts of the development, identifying the key issues for further assessment; • an assessment of the likely impacts of the development on the environment and any other significant issues identified in this risk assessment, focusing on the specific issues identified below, including: <ul style="list-style-type: none"> - a description of the existing environment likely to be affected by the development using sufficient baseline data; - 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 or proposed developments in the region, in accordance with the Cumulative Impact Assessment Guideline (DPIE, 2022), taking into consideration any relevant legislation, environmental planning instruments, guidelines, policies, plans and industry codes of practice and including the <i>NSW Wind Energy Guidelines for State Significant Wind Energy Development</i> (2016); - a description of the measures that would be implemented to avoid, mitigate and/or offset the impacts of the development, including details of consultation with any affected non-associated landowners in relation to the development of mitigation measures and any negotiated agreements with these landowners, and draft management plans for specific issues as identified below; and - a description of the measures that would be implemented to monitor and report on the environmental performance of the development, including adaptive management strategies and contingency measures to address residual impact;
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	<ul style="list-style-type: none"> • a consolidated summary of all the proposed environmental management and monitoring measures, identifying all the commitments in the EIS; and • a detailed evaluation of the merits of the project as a whole having regard to: <ul style="list-style-type: none"> - the requirements in Section 4.15 of the <i>Environmental Planning and Assessment Act 1979</i> (EP&A Act), and how the principles of ecologically sustainable development have been incorporated in the design, construction and ongoing operations of the development; - the environmental, economic and social costs and benefits of the development, having regard to the predicted electricity demand in NSW and the <i>National Electricity Market, NSW's Climate Change Policy Framework, NSW's Net Zero Plan Stage 1: 2020 - 2030</i> and the greenhouse gas savings of the development; - feasible alternatives to the development and its key components including project design alternatives to avoid impacts to areas of biodiversity value and areas of archaeological sensitivity, opportunities for shared infrastructure with proposed developments in the region and the consequences of not carrying out the development; and - the suitability of the site with respect to potential land use conflicts with existing and future surrounding land uses, including rural villages, rural dwellings, subdivisions, land of high scenic value, conservation areas, strategic agricultural land, state forests, mineral and coal resources, triangulation stations, tourism facilities, existing or proposed wind farms, and the capacity of the existing electricity transmission network to accommodate the development; and • a detailed consideration of the capability of the project to the security and reliability of the electricity system in the National Electricity Market, having regard to local system conditions and the Department's guidance on the matter. <p>Estimated Development Cost and Employment</p> <ul style="list-style-type: none"> • Provide the estimated development cost (EDC) of the development prepared in accordance with the relevant planning circular using the Standard Form of EDC Report. • Provide an estimate of the retained and new jobs that would be created during the construction and operational phases of the development, including details of the methodology to determine the figures provided. <p>The development application must be accompanied by:</p> <ul style="list-style-type: none"> • the consent of the owner/s of the land (as required in Section 23(1) of the Regulation); and • a declaration from a Registered Environmental Assessment Practitioner that the EIS includes the information specified in the Department's <i>Registered Environmental Assessment Practitioner Guidelines</i>.
Key issues	<p>The EIS must address the following specific matters:</p> <p>Landscape and Visual – including a detailed assessment of the visual impacts of all components of the project (including turbines, transmission lines, substations, and any other ancillary infrastructure in accordance with the <i>NSW</i></p>

	<p><i>Wind Energy: Visual Assessment Bulletin</i> (DPE, 2016), including detailed consideration of:</p> <ul style="list-style-type: none"> • potential visual impacts on local residences (including approved developments, lodged development applications and dwelling entitlements); • cumulative impacts with the proposed Keri Keri Wind Farm, Baldon Wind Farm and Wilan Wind Farm; • the project design to avoid or mitigate visual impacts; and • amenity values of any scenic or significant vistas and road corridors in the public domain. <p>Noise and Vibration – including:</p> <ul style="list-style-type: none"> • an assessment of the wind turbine noise in accordance with the <i>NSW Wind Energy: Noise Assessment Bulletin</i> (EPA/DPE, 2016); • an assessment of the noise generated by ancillary infrastructure in accordance with the <i>NSW Noise Policy for Industry</i> (EPA, 2017); • assessment of the construction noise under the <i>Interim Construction Noise Guideline</i> (DECC, 2009) and a draft noise management plan if the assessment shows construction noise is likely to exceed applicable criteria); • assessment of the traffic noise under the <i>NSW Road Noise Policy</i> (DECCW, 2011); • an assessment of vibration under the <i>Assessing Vibration: A Technical Guideline</i> (DECC, 2006); and • assessment of the cumulative noise impacts (considering other developments in the area). <p>Biodiversity – including:</p> <ul style="list-style-type: none"> • 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). The BDAR must: <ul style="list-style-type: none"> - be prepared using the approved BDAR template; - document the application of the avoid, minimise and offset framework including assessing all direct, indirect and prescribed impacts in accordance with the BAM; - assess impacts associated with all ancillary infrastructure, including transport route road upgrades; - assess any indirect impacts to nearby conservation areas and nature reserves; and - be finalised by an accredited assessor as BAM-compliant within 14 days of submission; • an assessment of the likely impacts on listed aquatic threatened species, populations or ecological communities, scheduled under the <i>Fisheries Management Act 1994</i>, and a description of the measures to minimise and rehabilitate impacts, including impacts to Abercrombie Creek, The Forest Creek and Dry Lake; • an assessment of the impacts of the development on birds and bats, including blade strike, low air pressure zones at the blade tips
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	<p>(barotrauma), alteration to movement patterns, and cumulative impacts of other wind farms in the vicinity and mitigation measures</p> <ul style="list-style-type: none"> • a cumulative impact assessment of biodiversity values in the region from nearby developments; and • if an offset is required, include details of any strategy to offset any residual impacts of the development in accordance with the BC Act. <p>Heritage – including:</p> <ul style="list-style-type: none"> • an assessment of the impact to Aboriginal cultural heritage items (archaeological and cultural) in accordance with the <i>Guide to Investigating, Assessing and Reporting on Aboriginal Cultural Heritage in NSW</i> (OEH, 2011) and the <i>Code of Practice for the Archaeological Investigation of Aboriginal Objects in NSW</i> (DECCW, 2010), including results of archaeological test excavations (if required); • evidence of consultation with Aboriginal communities in determining and assessing impacts, developing options and selecting options and mitigation measures (including the final proposed measures), having regard to the <i>Aboriginal Cultural Heritage Consultation Requirements for Proponents</i> (DECCW, 2010); and • an assessment of the impacts to historic heritage having regard to the <i>NSW Heritage Manual</i>. <p>Traffic and Transport– including:</p> <ul style="list-style-type: none"> • an assessment of the construction, operational and decommissioning traffic impacts of the development on the local and State road network; • details of the peak and average traffic volumes (including light, heavy and over-mass and over-dimensional vehicles / heavy vehicles requiring escort and construction worker transportation) and transport and haulage routes during construction, operation and decommissioning, including traffic associated with sourcing raw materials (water, sand and gravel); • an assessment of the potential traffic impacts of the project on road network function including intersection performance, site access arrangements, site access and haulage routes, and road safety, including school bus routes and school zones; • an assessment of the capacity of the existing road network to accommodate the type and volume of traffic generated by the project (including over-mass / over-dimensional traffic haulage routes from port) during construction, operation and decommissioning; • an assessment of the likely transport impacts to the site access and haulage routes, site access point, any rail safety issues, any Crown Land particularly in relation to the capacity and conditions of the roads and use of rail level crossings (and rail safety assessment if required), and impacts to rail underbridges and overbridges; • a cumulative impact assessment of traffic from nearby developments; and • provide details of measures to mitigate and / or manage potential impacts including a schedule of all required road upgrades (including resulting from over mass / over dimensional traffic haulage routes), clear figures of proposed road upgrades (including the site access points), road maintenance contributions, and any other traffic control measures, developed in consultation with the relevant road and / or rail authority.
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	<p>Water and Soils – including:</p> <ul style="list-style-type: none"> • a site water balance for the development, quantify water demand, identify water sources (surface and groundwater), including any licensing requirements, and determine whether an adequate and secure water supply is available for the development; • an assessment of the likely impacts of the development (including flooding and flood modelling) on surface water and groundwater resources traversing the site and surrounding watercourses (including their Strahler Stream Order), 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; • where the project involves works within 40 metres of the high bank of any river, lake or wetlands (collectively waterfront land), identify likely impacts to the waterfront land, and how the activities are to be designed and implemented in accordance with the <i>DPI Guidelines for Controlled Activities on Waterfront Land</i> (2018) and (if necessary) <i>Why Do Fish Need to Cross the Road? Fish Passage Requirements for Waterway Crossings</i> (DPI 2003); and <i>Policy & Guidelines for Fish Habitat Conservation & Management</i> (DPI, 2013); • a description of the measures to minimise surface and groundwater impacts, including how works on erodible soil types would be managed and any contingency requirements to address residual impacts in accordance with the <i>Managing Urban Stormwater: Soils and Construction</i> series of guidelines; and • a preliminary investigation into potential contamination across the site, in accordance with the <i>State Environmental Planning Policy (Resilience and Hazards) 2021</i> (as required). <p>Air Quality – including</p> <ul style="list-style-type: none"> • an assessment of risks of dust generation and propose mitigation measures designed in accordance with the <i>Approved Methods and Guidelines for the Modelling and Assessment of Air Pollutants in New South Wales</i> (DECC, 2022) • demonstrate how the development minimises greenhouse gas emissions (reflecting the Government's goal of net zero emissions by 2050). <p>Land – including:</p> <ul style="list-style-type: none"> • a detailed justification of the suitability of the site and that the site can accommodate the proposed development having regard to its potential environmental impacts, permissibility, strategic context and existing site constraints; • 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"> - flood prone land, agricultural land, irrigated lands, Crown Lands, travelling stock routes, mining, quarries, mineral or petroleum rights; - a soil survey to determine the soil characteristics and consider the potential for erosion to occur; and - a cumulative impact assessment of nearby developments; • an assessment of the compatibility of the development with existing land uses, during construction, operation and after decommissioning, including:
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	<ul style="list-style-type: none"> - consideration of the zoning provisions applying to the land, including subdivision (if required); - completion of a Land Use Conflict Risk Assessment in accordance with the Department of Industry's Land Use Conflict Risk Assessment Guide; and - assessment of impact on agricultural resources and agricultural production on the site and region - the development potential of that land, in accordance with the development rights guidance in the Attachment A. <p>Hazards and Risks – including:</p> <ul style="list-style-type: none"> • Aviation Safety: <ul style="list-style-type: none"> - assess the impact of the development under the <i>National Airports Safeguarding Framework Guideline D: Managing Wind Turbine Risk to Aircraft</i>; - provide associated height and co-ordinates for each turbine assessed; - assess potential impacts on aviation safety, including cumulative effects of wind farms in the vicinity, potential wake / turbulence issues, the need for aviation hazard lighting and marking, including of wind monitoring masts, considering, defined air traffic routes, aircraft operating heights, approach / departure procedures, radar interference, communication systems, navigation aids, and use of emergency helicopter access; - identify aerodromes within 30 km of the turbines and consider the impact to nearby aerodromes and aircraft landing areas; - address impacts on obstacle limitation surfaces; and - assess the impact of the turbines on the safe and efficient aerial application of agricultural fertilisers and pesticides in the vicinity of the turbines and transmission line; • Telecommunications – identify possible effects on telecommunications systems, assess impacts and mitigation measures including undertaking a detailed assessment to examine the potential impacts as well as analysis and agreement on the implementation of suitable options to avoid potential disruptions to radio communication services, which may include the installation and maintenance of alternative sites; • Health – consider and document any health issues having regard to the latest advice of the National Health and Medical Research Council, and identify potential hazards and risks associated with electric and magnetic fields (EMF) and demonstrate the application of the principles of prudent avoidance, including an assessment against the <i>International Commission on Non-Ionizing Radiation Protection (ICNIRP) Guidelines for limiting exposure to Time-varying Electric, Magnetic and Electromagnetic Fields</i>; • Bushfire – identify potential hazards and risks associated with bushfires / use of bushfire prone land, including the risks that a wind farm would cause bush fire and any potential impacts on the aerial fighting of bushfires and demonstrate compliance with <i>Planning for Bush Fire Protection 2019</i>; and • Dangerous Goods – a preliminary risk screening completed in accordance with the <i>State Environmental Planning Policy (Resilience and Hazards) 2021</i>; • Blade Throw – assess blade throw risks, including consideration of battery energy storage facilities; and
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	<ul style="list-style-type: none"> • Battery Energy Storage System: <ul style="list-style-type: none"> - a Preliminary Hazard Analysis (PHA), prepared in accordance with the <i>Hazardous Industry Planning Advisory Paper No. 6, 'Hazard Analysis' and Multi-level Risk Assessment</i> (DoP, 2011). The PHA must consider all recent standards and codes and verify separation distances to onsite and off-site receptors to prevent fire propagation and compliance with <i>Hazardous Industry Advisory Paper No. 4, 'Risk Criteria for Land Use Safety Planning</i> (DoP, 2011) and include the key design parameters identified in the PHA within the project description. The PHA must consider the effect of bushfires on batteries or other components of the BESS. <p>Social Impact – including an assessment of the social impacts in accordance with the <i>Social Impact Assessment Guideline</i> (DPE, 2023) and <i>SIA Guideline - Technical Supplement</i> (DPE, 2023) and consideration of construction workforce accommodation.</p> <p>Economic – including any benefits of the economic impacts or benefits of the project for the region and the State as a whole, including consideration of any increase in demand for community infrastructure services, and details of how the construction workforce will be managed to minimise local impacts, including a consideration of the construction workforce accommodation.</p> <p>Waste – identify, quantify and classify the likely waste streams to be generated throughout all stages of the project, and describe the measures to be implemented to reduce waste generation, manage, reuse, recycle and safely dispose of this waste.</p>
Plans and Documents	<p>The EIS must include all relevant plans, architectural drawings, diagrams and relevant documentation required under Part 3 of the Regulation. Provide these as part of the EIS rather than as separate documents.</p> <p>In addition, the EIS must include high quality files of maps and figures of the subject site, proposal, and proposed road upgrades.</p>
Legislation, Policies and Guidelines	<p>The assessment of the key issues listed above must take into account relevant guidelines, policies, and plans as identified.</p> <p>While not exhaustive, 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"> • https://www.planning.nsw.gov.au/Policy-and-Legislation/Planning-reforms/Rapid-Assessment-Framework/Improving-assessment-guidance • https://www.planningportal.nsw.gov.au/major-projects/assessment/policies-and-guidelines; and • https://www.dcceew.gov.au/environment/epbc/publications#assessments
Engagement	<p>During the preparation of the EIS, you must consult with the relevant local, State or Commonwealth Government authorities, service providers, community groups and affected landowners.</p> <p>The EIS must:</p> <ul style="list-style-type: none"> • detail how engagement undertaken was consistent with the Undertaking Engagement Guide: Guidance for State Significant Projects (DPIE, 2021); and • describe the consultation process and the issues raised, and identify where the design of the development has been amended in response to

	<p>these issues. Where amendments have not been made to address an issue, a short explanation should be provided.</p> <p>In particular you must consult with:</p> <ul style="list-style-type: none"> the relevant local, State or Commonwealth Government authorities, service providers, community groups, affected landowners, exploration licence holders, quarry operators, mineral title holders and irrigation channel owners; and carry out detailed consultation with the following: <ul style="list-style-type: none"> Edward River Council NSW Aboriginal Land Council DPE's Biodiversity, Conservation and Science Directorate Heritage NSW NSW Local Land Services DPE Water Group WaterNSW Environment Protection Authority Crown Lands Regional NSW – Mining, Exploration & Geoscience Department of Primary Industries – Agriculture and Fisheries divisions Transport for New South Wales Transgrid Department of Customer Service – Telco Authority Fire & Rescue NSW NSW Rural Fire Service Commonwealth Department of Defence Civil Aviation Safety Authority Airservices Australia Murray-Darling Basin Authority
Expiry Date	<p>If you do not lodge a Development Application and EIS for the development by 30 May 2025 the Department intends to revise these SEARs to reflect the guidance in the Renewable Energy Planning Framework, published on 12 November 2024.</p>

Attachment A

The EIS must include an assessment of the potential impact of the development on existing land uses on the site and adjoining land, including the development potential of that land in accordance with the guidance below.

The applicant may need to consider whether the proposed development would impact the right for neighbouring landholders to develop their land for the purpose of any of the following permitted land uses:

- residential accommodation
- tourist and visitor accommodation
- eco-tourist facility.

In considering the impacts, applicants and consent authorities should only assess impacts on vacant land. That is, land in which there is a development right that has not been acted upon and is vacant of buildings and structures.

Additionally, an assessment should only be undertaken if the land is vacant prior to 12 November 2024, and would:

- be partly or wholly within the visual impact setback in the Wind Energy Guideline - Technical Supplement for Landscape and Visual Impact Assessment,
- experience exceedances of the relevant noise criteria, or
- be subject to significant risk from blade throw, ice throw or other risks.

The assessment should consider whether the proposed development would unduly impact the development potential of the vacant land. In determining the impact, it may be relevant to consider:

- whether the vacant land is part of a broader contiguous property holding with an existing dwelling, building or structures,
- if a future development could be designed, sited and oriented to avoid or reduce significant impact from the project, and
- any mitigating effects including topography and vegetation.

An example assessment is provided in Appendix B of the Wind Energy Guideline.

If, as of 12 November 2024, the vacant land is subject to:

- a development application that has been lodged but is yet to be determined, and/or
- a development application or complying development certificate has been determined/granted but the development is yet to physically commenced¹,
- the applicant should consider measures to mitigate the impacts on these rights.

Measures may include:

- helping affected landholders modify the existing consent
- seeking a new development consent that would minimise impacts

¹ 'Physically commenced' has the same meaning as that in section 96 of the [Environmental Planning and Assessment Regulation 2021](#).

- screening or landscaping treatments.

For the avoidance of doubt, these approvals should not be treated as existing dwellings, or other receivers for the purpose of conducting a visual impact assessment or noise impact assessment.

Any consents or approvals that have physically commenced as of 12 November 2024 should be treated as existing dwellings, or other receivers for the purpose of conducting a visual impact assessment or noise impact assessment.