Appendix A. Secretaries Environmental Assessment Requirements

Environmental Assessment Requirements

State Significant Development

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

Application Number	SSD 8533
Proposal	Vales Point Solar Project which includes: • construction and operation of a 45 megawatt solar photovoltaic farm; and • development of associated infrastructure, including a grid connection.
Location	Off Vales Road, Mannering Park (Lot 150 DP 755266, Lot 102 DP1170291, Lot 7077 DP1056107, Lot 1 DP1195160, Lot 7497 DP 1165634, Lot 4 DP 911564, Lot 1 DP 1166358, Lots 22 and 29A DP755242)
Applicant	Sunset Power International (trading as Delta Electricity)
Date of Issue	29 June 2017
General Requirements	The Environmental Impact Statement (EIS) for the development must comply with the requirements in Schedule 2 of the *Environmental Planning and Assessment Regulation 2000.* In particular, the EIS must include: • a stand-alone executive summary; • a full description of the development, including: – details of construction, operation and decommissioning; – 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); – a detailed constraints map identifying the key environmental and other land use constraints that have informed the final design of the development; • a strategic justification of the development focusing on site selection and the suitability of the proposed site; • an assessment of the likely impacts of the development on the environment, focusing on the specific issues identified below, including: – a description of the existing environment likely to be affected by the development; – an assessment of the likely impacts of all stages of the development (which is commensurate with the level of impact), taking into consideration any relevant legislation, environmental planning instruments, guidelines, policies, plans and industry codes of practice; – 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 – a description of the measures that would be implemented to monitor and report on the environmental performance of the development; • a consolidated summary of all the proposed environmental management and monitoring measures, identifying all the commitments in the EIS; and • the reasons why the development should be approved having regard to: – relevant matters for consideration under the *Environmental Planning and Assessment Act 1979*, 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; – the suitability of the site with respect to potential land use conflicts with existing and future surrounding land uses; and – feasible alternatives to the development (and its key components), including the consequences of not carrying out the development.

	While not exhaustive, Attachment 1 contains a list of some of the environmental planning instruments, guidelines, policies, and plans that may be relevant to the environmental assessment of this development. In addition to the matters set out in Schedule 1 of the *Environmental Planning and Assessment Regulation 2000*, the development application must be accompanied by: • a signed report from a suitably qualified person that includes an accurate estimate of the capital investment value of the development (as defined in Clause 3 of the *Environmental Planning and Assessment Regulation 2000*), including details of all the assumptions and components from which the capital investment value calculation is derived; and • the consent in writing of the owner of the land (as required in clause 49(1)(b) of the *Environmental Planning and Assessment Regulation 2000)*.
Specific Issues	The EIS must address the following specific issues: • **Biodiversity** – including an assessment of the likely biodiversity impacts of the development, having regard to the *NSW Biodiversity Offsets Policy for Major Projects*, and in accordance with the *Framework for Biodiversity Assessment*, unless otherwise agreed by the Department; • **Heritage** – including an assessment of the likely Aboriginal and historic heritage (cultural and archaeological) impacts of the development, including adequate consultation with the local Aboriginal community; • **Land** – including an assessment of the impact of the development on the integrity of the ash dam and future rehabilitation management at the power station, a soil survey to consider the potential for erosion to occur, and paying particular attention to the compatibility of the development with the existing and future land uses on the site and adjacent land (e.g. operating mines, extractive industries, mineral or petroleum resources, exploration activities, urban development, dust generation, and risk of weed and pest infestation) during operation and after decommissioning, with reference to the zoning provisions applying to the land; • **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 and if required 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) and operational noise impacts in accordance with the *NSW Industrial Noise Policy* (INP), and a draft noise management plan if the assessment shows construction noise is likely to exceed applicable criteria; • **Transport** – including an assessment of the site access route, site access point and likely transport impacts of the development on the capacity and condition of roads (including on any Crown land), a description of the measures that would be implemented to mitigate any impacts during construction, and a description of any proposed road upgrades developed in consultation with the relevant road and rail authorities (if required); • **Water** – including: – an assessment of the likely impacts of the development (including flooding) on surface water and groundwater resources (including Mannering Bay, wetlands, riparian land, groundwater dependent ecosystems and acid sulfate soils), related infrastructure, adjacent licensed water users and basic landholder rights, and measures proposed to monitor, reduce and mitigate these impacts; – details of water supply arrangements; 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 and Electromagnetic Interference** – an assessment of potential hazards and risks associated with bushfires and the proposed grid

	connection infrastructure against the International Commission on Non-Ionizing Radiation Protection (ICNIRP) *Guidelines for limiting exposure to Time-varying Electric, Magnetic and Electromagnetic Fields;* and. • **Socio-Economic** – including an assessment of the likely impacts on the local and regional community.
Consultation	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. In particular, you must undertake detailed consultation with affected landowners surrounding the development Lake Macquarie City Council and Central Coast Council. The EIS must describe the consultation that was carried out, identify the issues raised during this consultation, and explain how these issues have been addressed in the EIS.
Further consultation after 2 years	If you do not lodge a development application and EIS for the development within 2 years of the issue date of these Environmental Assessment Requirements, you must consult further with the Secretary in relation to the preparation of the EIS.

ATTACHMENT 1

Environmental Planning Instruments, Policies, Guidelines & Plans

Biodiversity	
	Framework for Biodiversity Assessment (OEH)
	NSW Biodiversity Offsets Policy for Major Projects (OEH)
	Biosecurity Act 2015
	Why Do Fish Need to Cross the Road? Fish Passage Requirements for Waterway Crossings (DPI)
	Policy and Guidelines for Fish Habitat Conservation and Management (DPI)
Heritage	
	Aboriginal Cultural Heritage Consultation Requirements for Proponents (OEH)
	Code of Practice for Archaeological Investigations of Objects in NSW (OEH)
	Guide to investigating, assessing and reporting on aboriginal cultural heritage in NSW (OEH).
	NSW Heritage Manual (OEH)
Land	
	Primefact 1063: Infrastructure proposals on rural land (DPI)
	Establishing the social licence to operate large scale solar facilities in Australia: insights from social research for industry (ARENA)
	Local Land Services Act 2013
	Australian Soil and Land Survey Handbook (CSIRO)
	Guidelines for Surveying Soil and Land Resources (CSIRO)
	The land and soil capability assessment scheme: second approximation (OEH)
Noise	
	NSW Industrial Noise Policy (EPA)
	Interim Construction Noise Guideline (EPA)
	NSW Road Noise Policy (EPA)
Transport	
	Guide to Traffic Generating Developments (RTA)
	Road Design Guide (RMS) & relevant Austroads Standards
	Austroads Guide to Traffic Management Part 12: Traffic Impacts of Development
Water	
	Managing Urban Stormwater: Soils & Construction (Landcom)
	Floodplain Development Manual (OEH)
	Guidelines for Controlled Activities on Waterfront Land (DPI Water)
	Water Sharing Plans (DPI Water)
	Floodplain Management Plan (DPI Water)
	Guidelines for Watercourse Crossings on Waterfront Land (DPI Water)
Waste	
	Waste Classification Guidelines (EPA)
Electromagnetic Interference	
	ICNIRP Guidelines for limiting exposure to Time-varying Electric, Magnetic and Electromagnetic Fields
Environmental Planning Instruments	
	State Environmental Planning Policy (State and Regional Development) 2011
	State Environmental Planning Policy (Infrastructure) 2007
	State Environmental Planning Policy No. 14 – Coastal Wetlands
	State Environmental Planning Policy No. 44 – Koala Habitat Protection
	State Environmental Planning Policy No. 55 – Remediation of Land
	Lake Macquarie Local Environmental Plan 2014
	Wyong Local Environmental Plan 2013

ATTACHMENT 2

Agency Comments

Department of Primary Industries

OUT17/25186

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

anthony.ko@planning.nsw.gov.au

Dear Mr Ko

Vales Point Solar project (SSD 8533)
Draft SEARs

I refer to the email of 9 June 2017 to the Department of Primary Industries (DPI) in respect to the above matter. Comment has been sought from relevant divisions of DPI. Views were also sought from NSW Department of Industry - Lands that are now a division of the broader Department and no longer within NSW DPI.
Any further referrals to DPI can be sent by email to landuse.enquiries@dpi.nsw.gov.au.

DPI has reviewed the Preliminary Environmental Assessment and the accompanying draft SEARs for the project and advises that the draft SEARS adequately address matters of regulatory interest to the department.

Yours sincerely

Mitchell Isaacs
A/Director, Planning Policy & Assessment Advice
26 June 2017

DPI appreciates your help to improve our advice to you. Please complete this three minute survey about the advice we have provided to you, here:
https://goo.gl/o8TXWz

Planning & Environment
Resources & Geoscience

OUT17/24225

Anthony Ko
Planning Officer
Resource Assessments - Planning Services Division
Department of Planning & Environment
GPO Box 39
SYDNEY NSW 2001

anthony.ko@planning.nsw.gov.au

Dear Anthony

Vales Point Solar Project (SSD 8533)
Secretary's Environmental Assessment Requirements (SEARs)

I refer to your email dated 9 June 2017 inviting the Division of Resources & Geoscience (the Division) to provide comments on the Vales Point Solar Project (the Project) submitted by Sunset Power International Pty Ltd (trading as Delta Electricity) (the Proponent).

The Division has reviewed the adequacy of information supplied relation to the abovementioned Project and provides the following advice:

The Division has reviewed the Preliminary Environmental Assessment and do not consider it necessary to provide input in addition to the draft SEARs. The project is located over disturbed areas currently within the Vales Point Power Station site, which is operated by the proponent of this Project. Additionally, coal resources in the Great Northern and Fassifern Seams have already been extracted from beneath this site, and no further coal extraction is considered likely in this area.

Offsite biodiversity offset areas are not likely to be considered or required for this project, and the potential for resource sterilisation is therefore further minimised.

Should you have any enquires regarding this matter please contact:
Adam Banister, Acting Senior Advisory Officer - Royalties & Advisory Services on (02) 4931 6439.

Yours sincerely

Zane West
Manager Royalties & Advisory Services
22 June 2017

DOC17/325885 , File No. EF15/21083

Department of Planning & Environment
GPO Box 39
SYDNEY NSW 2001

16 June 2017

Attention: Anthony Ko

anthony.ko@planning.nsw.gov.au

Dear Mr Ko

DRAFT SECRETARY'S ENVIRONMENTAL ASSESSMENT REQUIREMENTS

VALES POINT POWER STATION SOLAR PROJECT (SSD 8533)

I refer to your email to the Environment Protection Authority (EPA) received on 9 June 2017 requesting comment on the draft Secretary's Environmental Assessment Requirements (SEARs) in respect of the proposed construction and operation of a 45 mega-watt solar photovoltaic farm at the Vales Point Power Station.

The proposed solar farm is not a scheduled under Schedule 1 of the *Protection of the Environment Operations Act 1997* (POEO Act). However, it is proposed to be constructed and operated within the existing Vales Point Power Station premises which are licensed by the EPA (Environment Protection Licence 761).

In reviewing the draft SEAR's and the Preliminary Environmental Assessment, the EPA recommends that the proponent clearly demonstrates in the EIS that stabilised vegetation cover over the ash dam will not be significantly impacted by shading and possible use of herbicides. Poorly managed or damaged vegetation cover could lead to water and wind erosion of the topsoils and potentially expose ash within the ash containment cells.

As the proposed solar farm will be within the current Environment Protection Licence (EPL) premises boundary, potential dust and noise impacts can be adequately regulated through this licence. Nonetheless, the proponent will need to ensure that all mitigation measures during the construction and operational phases are thoroughly assessed to ensure compliance with the EPL.

If you require any further information regarding this matter, please contact Bill George on (02) 4908 6821.

PO Box 488G Newcastle NSW 2300
117 Bull Street, Newcastle West NSW 2302
Tel: (02) 4908 6800 Fax: (02) 4908 6810
ABN 43 692 285 758
www.epa.nsw.gov.au

Yours sincerely

MARK HARTWELL
Head Regional Operations Unit - Hunter
Environment Protection Authority

Contact officer: BILL GEORGE
(02) 4908 6821
hunter.region@epa.nsw.gov.au

Attachment: SEARS

ENVIRONMENT PROTECTION AUTHORITY-
SECRETARY'S ENVIRONMENTAL ASSESSMENT REQUIREMENTS

GENERAL INFORMATION

The following information must be provided in the Environmental Impact Statement (EIS) to enable EPA to accurately assess the environmental implications of the proposed activity. The EIS must adequately describe the development proposal and the existing environment including air, noise, waters, soils, chemicals and waste.

THE PROPOSAL

The objectives of the proposal should be clearly stated and refer to:

- The size and type of the operation,
- The nature of the processes and the products, by-products and wastes produced;
- The use or disposal of products or wastes;
- The anticipated level of performance in meeting required environmental standards and cleaner production principles;
- The staging and timing of the proposal; and
- The proposal's relationship to any other industry or facility.

THE PREMISES

The EIS will need to fully identify all of the processes and activities intended for the site and during the life of the project. This will include details of:

- a site plan prepared by a registered surveyor clearly showing the boundaries of any proposed premises that will be subject to an Environment Protection Licence (EPL) and the proposed locations of any discharge points covered by an EPL;
- ownership and/or land use details of any premises and land likely to be affected by the proposed development including lot and DP numbers;
- maps and/or aerial photographs, showing:
    - The location of the proposed facility and details of the surrounding environment;
    - The proposed layout of the site;
    - All equipment proposed for use at the site;
    - Appropriate landuse zoning;
    - Topography, vegetation, location of utilities and services;
    - The location of residences and properties that may be impacted by the operation;
    - The location of any environmentally sensitive areas such as conservation areas, wetlands, creeks or streams, watercourses and stormwater systems;
    - Surface water management systems;
    - Chemicals, including fuel, used on the site and proposed methods for their transportation, storage, use and emergency management;
    - Waste generation and disposal;
    - Methods to mitigate any expected environmental impacts of the development;

AIR QUALITY

The EIS must include an Air Quality Impact Assessment (AQIA). The AQIA must identify and describe in detail all possible sources of air pollution and activities/processes with the potential to cause air pollutants including odours and fugitive dust emissions beyond the boundary of any premises proposed to be licenced by an EPL. This should cover both the construction and operational phases of the development. The AQIA should include cumulative impacts associated with existing developments and any developments having been granted development consent but which have not commenced.

The EIS should demonstrate that the facility will operate within EPA's objectives which are to minimise adverse effects on the amenity of local residents and sensitive land uses and to limit the effects of emissions on local, regional and inter-regional air quality.

The EIS must describe in detail the measures proposed to mitigate the impacts and quantify the extent to which the mitigation measures are likely to be effective in achieving the relevant environmental outcomes.

The AQIA must be prepared in accordance with the EPA's "*Approved Methods and Guidance for the Modelling & Assessment of Air Pollutants in NSW*". The AQIA must describe the methodology used and any assumptions made to predict the impacts. Air pollutant emission rates, ambient air quality data and meteorological data used in the assessment must be clearly stated and justified.

NOISE AND VIBRATION IMPACTS

The EIS must include a noise assessment of the existing environment, potential impacts and proposed noise amelioration measures. The EPA's Interim Construction Noise Guideline deals with the assessment of noise from construction activities and advises on best practice approaches to minimise noise impacts. It is specifically aimed at managing noise from construction works regulated by the EPA.

The EPA's *New South Wales Industrial Noise Policy* (EPA, 2000) provides a guide to the methodology and assessment criteria used by EPA to determine noise planning levels.

The evaluation should take into account the ground-based operational phases of the development over the "operating" hours proposed and take into account adverse weather conditions including temperature inversions. Sound power levels measured or estimated for all plant and equipment should be clearly stated and justified.

The EIS should include an assessment of cumulative noise impacts, having regard to existing developments and developments which have received development consent in the area but which have not commenced.

The EIS must identify the transport route(s) to be used, the hours of operation and quantify the noise impacts. The EPA's publication *NSW Road Noise Policy* describes the methods generally used by EPA to determine noise planning levels for road traffic noise in locations of varying sensitivity.

WATER MANAGEMENT

The EIS must provide sufficient information to demonstrate that the proposed development can be operated whilst complying with the *Protection of the Environment Operations Act 1997*, in particular, the protection of water quality during construction and operation of the facility.

The methodology, data and assumptions used to design any pollution control works and assess the potential impact of the proposal on water quality (ground and surface waters), must be fully documented and justified.

The EIS must include an adequacy assessment of stormwater controls. This assessment must determine sediment basins are adequately sized based on relevant guidelines and that discharges to waters from any sediment basins or other treatment systems comply with the requirements of the *Protection of the Environment Operations Act 1997*.

The EIS must identify any fuel or chemical storage areas to be established on the site and describe the measures proposed to minimise the potential for leakage or the migration of pollutants into the soil/waters or from the site.

The EIS should also describe the sewage treatment and effluent management processes used on site including the proposed numbers of occupancy using the premises.

DANGEROUS GOODS and CHEMICAL TRANSPORT, STORAGE and HANDLING

The EIS must outline all details regarding the transport, handling, storage and use of dangerous goods, chemicals and products, including fuel, both on site and with ancillary activities and describe the measures proposed to minimise the potential for leakage or the migration of pollutants into the air, land or waters from the site.

MONITORING PROGRAMS

The EIS should include a detailed assessment of any noise, air quality, water quality or waste monitoring required during the on-going operation of the facility to ensure that the development achieves a satisfactory level of environmental performance and to demonstrate that any activity licenced by an EPL is carried out in an environmental satisfactory manner. The evaluation should include a detailed description of the monitoring locations, sample analysis methods and the level of reporting proposed.

WASTE FACILITIES

The EIS should include:

1. Details of the layout of any proposed waste facility, the treatment process and the environmental controls at the facility.

2. Details of the quantity and type of liquid and/or non-liquid waste(s) generated, handled, processed or disposed of at the premises. Waste must be classified according to EPA's *Waste Classification Guidelines 2008.*

3. Details of liquid waste and non-liquid waste management at the facility, including:
   - the transportation, assessment and handling of waste arriving at or generated at the site;
   - any stockpiling of wastes or recovered materials at the site;

- any waste processing related to the facility, including reuse, recycling, reprocessing or treatment both on- and off-site;
- the method for disposing of all wastes or recovered materials at the facility;
- the emissions arising from the handling, storage, processing and reprocessing of waste at the facility;
- the proposed controls for managing the environmental impacts of these activities.

4. Details of procedures for the assessment, handling, storage, transport and disposal of all **hazardous waste** used, stored, processed or disposed of at the site, in addition to the requirements for liquid and non-liquid wastes.

5. Details of the quantity, type and specifications for all **output products** proposed to be produced from the facility. The description should include the physical, chemical and biological characteristics (including contaminant concentrations) of those output products as well as relevant accredited standards against which the products would comply. In documenting or describing the composition of output products and/or wastes generated from the proposed facility reference should be made to the relevant EPA *resource recovery exemption* (http://www.epa.nsw.gov.au/waste/RRecoveryExemptions.htm) or the *Waste Classification Guidelines 2008 (*http://www.epa.nsw.gov.au/waste/envguidlns/index.htm).

6. Details of intended (or potential) end uses for output products from the facility and the relevant product standards which would be used to assess those products against.

7. Details of the type and quantity of any chemical substances (including hydrocarbon (oils and fuels, explosives etc.) to be used or stored and describe arrangements for their safe use and storage.

GENERAL WASTE

The EIS should:

1. Include a detailed plan for in-situ classification of waste material, including the sampling locations and sampling regime that will be employed to classify the waste, particularly with regards to the identification of contamination hotspots.

2. Identify, characterise and classify all waste that will be generated onsite through excavation, demolition or construction activities, including proposed quantities of the waste.
Note: All waste must be classified in accordance with *EPA's Waste Classification Guidelines.*

3. Identify, characterise and classify all waste that is proposed to be disposed of to an offsite location, including proposed quantities of the waste and the disposal locations for the waste. This includes waste that is intended for re-use or recycling.
Note: All waste must be classified in accordance with *EPA's Classification Guidelines.*

4. Include a commitment to retaining all sampling and classification results for the life of the project to demonstrate compliance with *EPA's Waste Classification Guidelines.*

5. Provide details of how waste will be handled and managed onsite to minimise pollution, including:

   a) Stockpile location and management
      - Labelling of stockpiles for identification, ensuring that all waste is clearly identified and stockpiled separately from other types of material (especially the separation of any contaminated and non-contaminated waste).

- Proposed height limits for all waste to reduce the potential for dust and odour.
- Procedures for minimising the movement of waste around the site and double handling.
- Measures to minimise leaching from stockpiles into the surrounding environment, such as sediment fencing, geofabric liners etc.

b) Erosion, sediment and leachate control including measures to be implemented to minimise erosion, leachate and sediment mobilisation at the site during works. The EA should show the location of each measure to be implemented. The Proponent should consider measures such as:

- Sediment traps
- Diversion banks
- Sediment fences
- Bunds (earth, hay, mulch)
- Geofabric liners
- Other control measures as appropriate

The Proponent should also provide details of:

- how leachate from stockpiled waste material will be kept separate from stormwater runoff;
- treatment of leachate through a wastewater treatment plant (if applicable); and
- any proposed transport and disposal of leachate off-site.

6. Provide details of how the waste will be handled and managed during transport to a lawful facility. If the waste possesses hazardous characteristics, the Proponent must provide details of how the waste will be treated or immobilised to render it suitable for transport and disposal.

7. Include details of all procedures and protocols to be implemented to ensure that any waste leaving the site is transported and disposed of lawfully and does not pose a risk to human health or the environment.

8. Include a statement demonstrating that the Proponent is aware of EPA's requirements with respect to notification and tracking of waste.

9. Include a statement demonstrating that the Proponent is aware of the relevant legislative requirements for disposal of the waste, including any relevant Resource Recovery Exemptions, as gazetted by EPA from time to time.

10. Outline contingency plans for any event that affects operations at the site that may result in environmental harm, including: excessive stockpiling of waste, volume of leachate generated exceeds the storage capacity available on-site etc.

EPA STATUTORY REQUIREMENTS

The EIS should identify any proposed variations to the Licence that may be required in respect of the proposed development.

Attachment B – Guidance Material

Title	Web address
Relevant Legislation	
Contaminated Land Management Act 1997	http://www.legislation.nsw.gov.au/maintop/view/inforce/act+140+1997+cd+0+N
Environmentally Hazardous Chemicals Act 1985	http://www.legislation.nsw.gov.au/maintop/view/inforce/act+14+1985+cd+0+N
Environmental Planning and Assessment Act 1979	http://www.legislation.nsw.gov.au/maintop/view/inforce/act+203+1979+cd+0+N
Protection of the Environment Operations Act 1997	http://www.legislation.nsw.gov.au/maintop/view/inforce/act+156+1997+cd+0+N
Water Management Act 2000	http://www.legislation.nsw.gov.au/maintop/view/inforce/act+92+2000+cd+0+N
Licensing	
Guide to Licensing	http://www.epa.nsw.gov.au/resources/licensing/160307-licensing-guide.pdf
Air Issues	
Air Quality	
Approved Methods for the Modelling and Assessment of Air Pollutants in New South Wales (2016)	http://www.epa.nsw.gov.au/resources/epa/approved-methods-for-modelling-and-assessment-of-air-pollutants-in-NSW-160666.pdf
POEO (Clean Air) Regulation 2010	http://www.legislation.nsw.gov.au/maintop/view/inforce/subordleg+428+2010+cd+0+N
Noise and Vibration	
Interim Construction Noise Guideline (DECC, 2009)	http://www.epa.nsw.gov.au/resources/noise/09265cng.pdf
Assessing Vibration: a technical guideline (DEC, 2006)	http://www.epa.nsw.gov.au/resources/noise/vibrationguide0643.pdf
Industrial Noise Policy	http://www.epa.nsw.gov.au/resources/noise/ind_noise.pdf
Industrial Noise Policy Application Notes	http://www.epa.nsw.gov.au/noise/applicnotesindustnoise.htm
NSW Road Traffic Noise Policy (DECCW, 2011)	http://www.epa.nsw.gov.au/resources/noise/2011236nswroadnoisepolicy.pdf
Waste, Chemicals and Hazardous Materials and Radiation	
Waste	
Environmental Guidelines: Solid Waste Landfills (EPA, 2016)	http://www.epa.nsw.gov.au/resources/waste/solid-waste-landfill-guidelines-160259.pdf
Waste Classification Guidelines	http://www.epa.nsw.gov.au/wasteregulation/classify-guidelines.htm
Resource recovery exemption	http://www.epa.nsw.gov.au/wasteregulation/recovery-exemptions.htm

Title	Web address
Chemicals subject to Chemical Control Orders	
Chemical Control Orders (regulated through the EHC Act)	http://www.epa.nsw.gov.au/pesticides/ccos.htm#five
National Protocol - Approval/Licensing of Trials of Technologies for the Treatment/Disposal of Schedule X Wastes - July 1994	Available in libraries
National Protocol for Approval/Licensing of Commercial Scale Facilities for the Treatment/Disposal of Schedule X Wastes - July 1994	Available in libraries
Water and Soils	
Acid sulphate soils	
Acid Sulfate Soils Planning Maps	http://canri.nsw.gov.au/download/
Acid Sulfate Soils Manual (Stone et al. 1998)	Manual available for purchase from: http://www.landcom.com.au/whats-new/the-blue-book.aspx Chapters 1 and 2 are on DP&I's Guidelines Register at: Chapter 1 Acid Sulfate Soils Planning Guidelines: http://www.planning.nsw.gov.au/rdaguidelines/documents/NSW%20Acid%20Sulfate%20Soils%20Planning%20Guidelines.pdf Chapter 2 Acid Sulfate Soils Assessment Guidelines: http://www.planning.nsw.gov.au/rdaguidelines/documents/NSW%20Acid%20Sulfate%20Soils%20Assessment%20Guidelines.pdf
Acid Sulfate Soils Laboratory Methods Guidelines (Ahern et al. 2004)	http://www.derm.qld.gov.au/land/ass/pdfs/lmg.pdf This replaces Chapter 4 of the Acid Sulfate Soils Manual above.
Soils – general	
Soil and Landscape Issues in Environmental Impact Assessment (DLWC 2000)	http://www.dnr.nsw.gov.au/care/soil/soil_pubs/pdfs/tech_rep_34_new.pdf
Managing urban stormwater: soils and construction, vol. 1 (Landcom 2004) and vol. 2 (A. Installation of services; B Waste landfills; C. Unsealed roads; D. Main Roads; E. Mines and quarries) (DECC 2008)	Vol 1 - Available for purchase at http://www.landcom.com.au/whats-new/publications-reports/the-blue-book.aspx Vol 2 - http://www.environment.nsw.gov.au/stormwater/publications.htm
Landslide risk management guidelines	http://www.australiangeomechanics.org/resources/downloads/
Site Investigations for Urban Salinity (DLWC, 2002)	http://www.environment.nsw.gov.au/resources/salinity/booklet3siteinvestigationsforurbansalinity.pdf
Local Government Salinity Initiative Booklets	http://www.environment.nsw.gov.au/salinity/solutions/urban.htm
Water	
Water Quality Objectives	http://www.environment.nsw.gov.au/ieo/index.htm
ANZECC (2000) Guidelines for Fresh and Marine Water Quality	http://www.mincos.gov.au/publications/australian_and_new_zealand_guidelines_for_fresh_and_marine_water_quality
Applying Goals for Ambient Water Quality Guidance for Operations Officers – Mixing Zones	http://deccnet/water/resources/AWQGuidance7.pdf

Anthony Ko

From: Chris Dwyer <cbdwyer@lakemac.nsw.gov.au>
Sent: Wednesday, 21 June 2017 3:03 PM
To: Anthony Ko
Cc: Symon Walpole; Jonathan Wood
Subject: LMCC - Vales Point Solar (SSD 8533) Draft SEARs
Attachments: Vales Point Solar SEARs June 2017.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Anthony,

Lake Macquarie City Council has reviewed the draft SEARs for the Vales Point Solar Project (SSD 8533) dated 30 June 2017.

The draft SEARs appear to address most relevant environmental planning issues that Council would require for the project.

In addition to those issues, Council would request the following be considered for specific inclusion in the SEARS:

- In the Biodiversity section, it is requested that biodiversity assessments for the project be undertaken in accordance with the *Lake Macquarie Flora and Fauna Survey Guidelines 2012*
- It is recommended that the SEARs include reference to the Draft Coastal Management SEPP, as we understand that its adoption is imminent.
- Impact on local wildlife (e.g. shore birds)
- Removal of any significant trees to be identified (consultant ecology/arborist report will be required)
- Impact on rehabilitation corridor
- Asbestos investigation
- Acid sulphate soils investigation

Additional comment with regard to Attachment 1 are as follows:

- the relevant local Environmental Planning Instrument is the Lake Macquarie Local Environmental Plan 2014, and not the Narrabri Local Environmental Plan 2012.
- SEPP (Rural Lands) 2008 does not apply and is not relevant
- SEPP 33 Hazardous and Offensive Development is requested to be included
- With regard to electromagnetic impacts, it is requested that relevant ARPANSA guidelines be included
- Council's Development Control Plan 2014 is requested to be included.
- Council's Water Flooding and Tidal Inundation Policy (flood plan and sea-level rise) is requested to be included
- it may also be relevant to include the Hunter Regional Plan 2036

If you any further queries please do not hesitate to contact me.

Regards

Chris Dwyer | Principal Development Planner
Lake Macquarie City Council

Phone: (02) 49 210 311 | Mob: 0408 276 837

NSW GOVERNMENT | Office of Environment & Heritage

DOC17/328493-4
SSD 8533

Mr Anthony Ko
Planning Officer, Resource Assessments
Department of Planning and Environment
anthony.ko@planning.nsw.gov.au

Dear Mr Ko

Input into Secretary's Environmental Assessment Requirements - Vales Point Solar Project - Lake Macquarie (SSD 8533)

I refer to your email dated 9 June 2017 seeking input into the Secretary's Environmental Assessment Requirements (SEARs) for the proposed Vales Point Solar Project, located within the existing property boundary of the Vales Point Power Station. The project is within the Lake Macquarie and Central Coast local government areas.

The Office of Environment and Heritage (OEH) understands that Sunset Power International Pty Ltd (trading as Delta Electricity) are seeking to develop a large scale solar photovoltaic generation facility and associated infrastructure on the Vales Point Power Station Ash Dam located along shores of Lake Macquarie. OEH understands that the proposal is State Significant Development under the *Environmental Planning and Assessment Act 1979*.

OEH has reviewed the preliminary documents and plans prepared by Jacobs Group (Australia) Pty Limited (dated 24 May 2017) and has prepared Standard SEARs which are presented in **Attachment A**. There are no Project Specific SEARs provide for this project (**Attachment B)**.

For biodiversity and threatened species matters, this project is to be assessed under the Framework for Biodiversity Assessment (FBA) and must be conducted by a person accredited in accordance with section 142B(1)(c) of the *Threatened Species Conservation Act 1995* (TSC Act). Please note, the FBA does not provide an exemption for removal of the Biodiversity Assessment Report (BAR) where a proponent deems the site to be cleared and/or have no apparent ecological value due to current disturbance. Under the Major Project policy the proponent must conduct an assessment in accordance with the FBA and specifically provide a BAR (via an accredited assessor).

The proponent will need to ensure that the biodiversity assessment is fully consistent with requirements of the FBA. Guidance documents to assist with this process are provided in **Attachment C**. OEH notes that OEH's 'Atlas of NSW Wildlife' database indicates that the following threatened species (as per Schedules under the TSC Act) have been recorded within the development footprint (*: recorded on site / property) or near the study area (within 5 km radius): *Acacia bynoeana*, *Angophora inopina*,

Cryptostylis hunteriana, *Diuris praecox*, *Genoplesium insigne*, *Melaleuca biconvexa*, *Microtis angusii*, *Syzygium paniculatum*, *Tetratheca juncea*, Black Bittern, Black-necked Stork, Diamond Firetail, Dusky Woodswallow, Eastern Osprey, Glossy Black-cockatoo, Green and Golden Bell Frog, Green Turtle, Koala, Little Eagle, Little Lorikeet, Little Tern, Masked Owl, Pied Oystercatcher, Powerful Owl, Regent Honeyeater, Scarlet Robin, Spotted-tailed Quoll, Superb Fruit-dove, Swift Parrot, Varied Sittella, Wallum Froglet, White-bellied Sea-eagle and White-fronted Chat. These species must be considered in your assessment (though the assessment should not be restricted to these species).

With respect to Aboriginal cultural heritage, OEH acknowledge the previously identified Aboriginal cultural heritage values associated with the project area. OEH notes that any Aboriginal cultural heritage assessment undertaken prior to 2010 may not meet current OEH Aboriginal cultural heritage guidelines for the assessment of Aboriginal cultural heritage in NSW. The OEH 2011 *Guide to investigating, assessing and reporting on Aboriginal cultural heritage in NSW* should be referenced in this instance.

If you have any further questions in relation to this matter, please contact Steve Lewer, Regional Biodiversity Conservation Officer, on 4927 3158.

Yours sincerely

27 JUN 2017

RICHARD BATH
Senior Team Leader Planning, Hunter Central Coast
Regional Operations

Enclosure: Attachments A - C

Attachment A – Standard Environmental Assessment Requirements

Biodiversity
1. Biodiversity impacts related to the proposed development are to be assessed and documented in accordance with the Framework for Biodiversity Assessment, unless otherwise agreed by OEH, by a person accredited in accordance with s142B(1)(c) of the *Threatened Species Conservation Act 1995.*
Aboriginal cultural heritage
2. The EIS must identify and describe Aboriginal cultural heritage values that exist across the whole area that will be affected by the development and document these in the EIS. This may include the need for surface survey and test excavation. The identification of cultural heritage values should be guided by the *Guide to investigating, assessing and reporting on Aboriginal Cultural Heritage in NSW* (DECCW, 2011) and consultation with OEH regional officers.
3. Where Aboriginal cultural heritage values are identified, consultation with Aboriginal people must be undertaken and documented in accordance with the *Aboriginal cultural heritage consultation requirements for proponents 2010* (DECCW). The significance of cultural heritage values for Aboriginal people who have a cultural association with the land must be documented in the EIS.
4. Impacts on Aboriginal cultural heritage values are to be assessed and documented in the EIS. The EIS must demonstrate attempts to avoid impact upon cultural heritage values and identify any conservation outcomes. Where impacts are unavoidable, the EIS must outline measures proposed to mitigate impacts. Any objects recorded as part of the assessment must be documented and notified to OEH.
Historic heritage
5. 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: a. outline the proposed mitigation and management measures (including measures to avoid significant impacts and an evaluation of the effectiveness of the mitigation measures) generally consistent with the NSW Heritage Manual (1996), b. be undertaken by a suitably qualified heritage consultant(s) (note: where archaeological excavations are proposed the relevant consultant must meet the NSW Heritage Council's Excavation Director criteria), c. include a statement of heritage impact for all heritage items (including significance assessment), d. consider impacts including, but not limited to, vibration, demolition, archaeological disturbance, altered historical arrangements and access, landscape and vistas, and architectural noise treatment (as relevant), and e. where potential archaeological impacts have been identified develop an appropriate archaeological assessment methodology, including research design, to guide physical archaeological test excavations (terrestrial and maritime as relevant) and include the results of these test excavations.

Water and soils

6. The EIS must map the following features relevant to water and soils including:
   a. Acid sulfate soils (Class 1, 2, 3 or 4 on the Acid Sulfate Soil Planning Map).
   b. Rivers, streams, wetlands, estuaries (as described in Appendix 2 of the Framework for Biodiversity Assessment.
   c. Groundwater.
   d. Groundwater dependent ecosystems.
   e. Proposed intake and discharge locations.

7. The EIS must describe background conditions for any water resource likely to be affected by the development, including:
   a. Existing surface and groundwater.
   b. Hydrology, including volume, frequency and quality of discharges at proposed intake and discharge locations.
   c. Water Quality Objectives (as endorsed by the NSW Government www.environment.nsw.gov.au/ieo/index.htm) including groundwater as appropriate that represent the community's uses and values for the receiving waters.
   d. Indicators and trigger values/criteria for the environmental values identified at (c) in accordance with the ANZECC (2000) Guidelines for Fresh and Marine Water Quality and/or local objectives, criteria or targets endorsed by the NSW Government.

8. The EIS must assess the impacts of the 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.

9. 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 and coastal erosion

10. 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).
11. The EIS must describe flood assessment and modelling undertaken in determining the design flood levels for events, including a minimum of the 1 in 10 year, 1 in 100 year flood levels and the probable maximum flood, or an equivalent extreme event.
12. The EIS must model the effect of the proposed development (including fill) on the flood behaviour under the following scenarios:
    a. Current flood behaviour for a range of design events as identified in 8) above. The 1 in 200 and 1 in 500 year flood events as proxies for assessing sensitivity to an increase in rainfall intensity of flood producing rainfall events due to climate change.
13. Modelling in the EIS must consider and document:
    a. The impact on existing flood behaviour for a full range of flood events including up to the probable maximum flood.
    b. Impacts of the development on flood behaviour resulting in detrimental changes in potential flood affection of other developments or land. This may include redirection of flow, flow velocities, flood levels, hazards and hydraulic categories.
    c. Relevant provisions of the NSW Floodplain Development Manual 2005.
14. The EIS must assess the impacts on the proposed development on flood behaviour, including:
    a. Whether there will be detrimental increases in the potential flood affectation of other properties, assets and infrastructure.
    b. Consistency with Council floodplain risk management plans.
    c. Compatibility with the flood hazard of the land.
    d. Compatibility with the hydraulic functions of flow conveyance in floodways and storage in flood storage areas of the land.
    e. Whether there will be adverse effect to beneficial inundation of the floodplain environment, on, adjacent to or downstream of the site.
    f. Whether there will be direct or indirect increase in erosion, siltation, destruction of riparian vegetation or a reduction in the stability of river banks or watercourses.
    g. Any impacts the development may have upon existing community emergency management arrangements for flooding. These matters are to be discussed with the SES and Council.
    h. Whether the proposal incorporates specific measures to manage risk to life from flood. These matters are to be discussed with the SES and Council.
    i. Emergency management, evacuation and access, and contingency measures for the development considering the full range or flood risk (based upon the probable maximum flood or an equivalent extreme flood event). These matters are to be discussed with and have the support of Council and the SES.
    j. Any impacts the development may have on the social and economic costs to the community as consequence of flooding.

Attachment B – Project Specific Requirements

Nil.

Attachment C – Guidance material

Title	Web address
Relevant Legislation	
Coastal Protection Act 1979	www.legislation.nsw.gov.au/maintop/view/inforce/act+13+1979+cd+0+N
Commonwealth Environment Protection and Biodiversity Conservation Act 1999	www.austlii.edu.au/au/legis/cth/consol_act/epabca1999588/
Environmental Planning and Assessment Act 1979	www.legislation.nsw.gov.au/maintop/view/inforce/act+203+1979+cd+0+N
Fisheries Management Act 1994	www.legislation.nsw.gov.au/maintop/view/inforce/act+38+1994+cd+0+N
Marine Parks Act 1997	www.legislation.nsw.gov.au/maintop/view/inforce/act+64+1997+cd+0+N
National Parks and Wildlife Act 1974	www.legislation.nsw.gov.au/maintop/view/inforce/act+80+1974+cd+0+N
Protection of the Environment Operations Act 1997	www.legislation.nsw.gov.au/maintop/view/inforce/act+156+1997+cd+0+N
Threatened Species Conservation Act 1995	www.legislation.nsw.gov.au/maintop/view/inforce/act+101+1995+cd+0+N
Water Management Act 2000	www.legislation.nsw.gov.au/maintop/view/inforce/act+92+2000+cd+0+N
Wilderness Act 1987	www.legislation.nsw.gov.au/viewtop/inforce/act+196+1987+FIRST+0+N
Biodiversity	
NSW Biodiversity Offsets Policy for Major Projects (OEH, 2013)	www.environment.nsw.gov.au/resources/biodiversity/140672biopolicy.pdf
Framework for Biodiversity Assessment (OEH, 2013)	www.environment.nsw.gov.au/resources/biodiversity/140675fba.pdf
Fisheries NSW policies and guidelines	www.dpi.nsw.gov.au/fisheries/habitat/publications/policies,-guidelines-and-manuals/fish-habitat-conservation
List of national parks	www.environment.nsw.gov.au/NationalParks/parksearchatoz.aspx
Revocation, re-categorisation and road adjustment policy (OEH, 2012)	www.environment.nsw.gov.au/policies/RevocationOfLandPolicy.htm
Guidelines for developments adjoining land and water managed by OEH (DECCW, 2010)	www.environment.nsw.gov.au/resources/protectedareas/10509devadjdeccw.pdf
Heritage	
The Burra Charter (The Australia ICOMOS charter for places of cultural significance)	http://australia.icomos.org/wp-content/uploads/The-Burra-Charter-2013-Adopted-31.10.2013.pdf
Statements of Heritage Impact 2002 (HO & DUAP)	www.environment.nsw.gov.au/resources/heritagebranch/heritage/hmstatementsofhi.pdf
NSW Heritage Manual (DUAP) 1996	www.environment.nsw.gov.au/Heritage/publications/index.htm#G-I

Aboriginal Cultural Heritage	
Aboriginal Cultural Heritage Consultation Requirements for Proponents (DECCW, 2010)	www.environment.nsw.gov.au/resources/cultureheritage/commconsultation/09781ACHconsultreq.pdf
Code of Practice for the Archaeological Investigation of Aboriginal Objects in New South Wales (DECCW, 2010)	www.environment.nsw.gov.au/resources/cultureheritage/10783FinalArchCoP.pdf
Guide to investigating, assessing and reporting on Aboriginal cultural heritage in NSW (OEH 2011)	www.environment.nsw.gov.au/resources/cultureheritage/20110263ACHguide.pdf
Aboriginal Site Recording Form	www.environment.nsw.gov.au/resources/parks/SiteCardMainV1_1.pdf
Aboriginal Site Impact Recording Form	www.environment.nsw.gov.au/resources/cultureheritage/120558asirf.pdf
Aboriginal Heritage Information Management System (AHIMS) Registrar	www.environment.nsw.gov.au/contact/AHIMSRegistrar.htm
Care Agreement Application form	www.environment.nsw.gov.au/resources/cultureheritage/20110914TransferObject.pdf
Water and Soils	
Acid sulphate soils	
Acid Sulfate Soils Planning Maps via 'The NSW Natural Resource Atlas'	www.nratlas.nsw.gov.au/
Acid Sulfate Soils Manual (Stone et al. 1998)	www.planning.nsw.gov.au/rdaguidelines/documents/NSW%20Acid%20Sulfate%20Soils%20Planning%20Guidelines.pdf
Acid Sulfate Soils Laboratory Methods Guidelines (Ahern et al. 2004)	http://www.advancedenvironmentalmanagement.com/Reports/Savannah/Appendix%2015.pdf This replaces Chapter 4 of the Acid Sulfate Soils Manual above.
Flooding and Coastal Erosion	
Reforms to coastal erosion management	www.environment.nsw.gov.au/coasts/coastalerosionmgmt.htm
Floodplain development manual	www.environment.nsw.gov.au/floodplains/manual.htm
Guidelines for Preparing Coastal Zone Management Plans	Guidelines for Preparing Coastal Zone Management Plans www.environment.nsw.gov.au/resources/coasts/130224CZMPGuide.pdf
NSW Climate Impact Profile	NSW Climate Impact Profile
Climate Change Impacts and Risk Management	Climate Change Impacts and Risk Management: A Guide for Business and Government, AGIC Guidelines for Climate Change Adaptation
Water	
Water Quality Objectives	www.environment.nsw.gov.au/ieo/index.htm
ANZECC (2000) Guidelines for Fresh and Marine Water Quality	www.environment.gov.au/water/publications/quality/australian-and-new-zealand-guidelines-fresh-marine-water-quality-volume-1
Applying Goals for Ambient Water Quality Guidance for Operations Officers – Mixing Zones	http://deccnet/water/resources/AWQGuidance7.pdf
Approved Methods for the Sampling and Analysis of Water Pollutant in NSW (2004)	www.environment.nsw.gov.au/resources/legislation/approvedmethods-water.pdf

Transport
Roads & Maritime
Services

26 June 2017

CR2017/002200
SF2013/015403
KAP

Department of Planning & Environment
Industry Assessments
GPO Box 39
SYDNEY NSW 2001

Attention: Anthony Ko,

PACIFIC HIGHWAY (A43): STATE SIGNIFICANT DEVELOPMENT SSD 17_8533, VALES POINT SOLAR PROJECT, LOT 150 DP 755266, LOT 102 DP1170921, LOT 7077 DP1056107, LOT 1 DP1195160, LOT 7497 DP 1165634, LOT 4 DP 915257, LOT 1 DP 1166358, LOTS 22 AND 29A DP755242, VALES ROAD, MANNERING PARK

Reference is made to Department of Planning and Environment's ('DPE') email dated 9 June 2017 requesting Roads and Maritime Services' (Roads and Maritime) consideration of draft environmental assessment requirements ('SEARs').

Roads and Maritime understands the application proposes to develop a 45 MW solar photovoltaic facility on the Vales Point Power Station Ash Dam, located along shores of Lake Macquarie, and development of associated infrastructure including a grid connection. The Preliminary Environmental Assessment, prepared by Jacobs, and dated 24 May 2017, identifies that traffic modelling and assessment of traffic impacts will be undertaken and detailed in the future Environmental Impact Statement ('EIS').

Roads and Maritime further understands that access to the site is to be maintained via the existing main entry on Ruttleys Road and secondary access via Pacific Highway. It is not understood if works to upgrade the access on Pacific Highway is to be proposed as part of a future application or if the Pacific Highway is proposed to be used as the main access however Roads and Maritime notes that a new building is proposed to be constructed in the vicinity of this access point.

Roads and Maritime response

Transport for NSW and Roads and Maritime's primary interests are in the road network, traffic and broader transport issues. In particular, the efficiency and safety of the classified road network, the security of property assets and the integration of land use and transport.

Roads and Maritime has reviewed the draft SEARs provided and requests that the following matters are addressed within a future EIS:

- Department of Planning EIS Guidelines: Road and Related Facilities, and
- Roads and Maritime's *Guide to Traffic Generating Developments 2002: Section 2 Traffic Impact Studies.*

Furthermore, a traffic impact assessment shall be prepared in accordance with the Roads and Maritime's *Guide to Traffic Generating Developments 2002* and is to include (but not be limited to) the following:

- Assessment of all relevant vehicular traffic routes and intersections for access to / from the subject properties.
- Current traffic counts for all of the traffic routes and intersections.
- The anticipated additional vehicular traffic generated from both the construction and operational stages of the project.
- The distribution on the road network of the trips generated by the proposed development. It is requested that the predicted traffic flows are shown diagrammatically to a level of detail sufficient for easy interpretation.
- Consideration of the traffic impacts on existing and proposed intersections, in particular, the intersection of the Pacific Highway and Ruttleys Road, and the capacity of the local and classified road network to safely and efficiently cater for the additional vehicular traffic generated by the proposed development during both the construction and operational stages.
- Identify the necessary road network infrastructure upgrades that are required to maintain existing levels of service on both the local and classified road network for the development. In this regard, preliminary concept drawings shall be submitted with the EIS for any identified road infrastructure upgrades. However, it should be noted that any identified road infrastructure upgrades will need to be to the satisfaction of Roads and Maritime and Council.
- Traffic analysis of any major / relevant intersections impacted, using SIDRA or similar traffic model, including:
    - Current traffic counts and 10 year traffic growth projections
    - With and without development scenarios
    - 95th percentile back of queue lengths

- Delays and level of service on all legs for the relevant intersections
- Electronic data for Roads and Maritime review.

- Any other impacts on the regional and state road network including consideration of pedestrian, cyclist and public transport facilities and provision for service vehicles.

Advice

Roads and Maritime recommends that the following matters should be considered by DPE when issuing SEARs:

- Roads and Maritime has no proposal that requires any part of the property.

Please forward a copy of the final SEARs response to Roads and Maritime for record and / or action purposes. Should you require further information please contact Hunter Land Use on 4908 7688 or by email at development.hunter@rms.nsw.gov.au

Yours sincerely

David Collaguazo
A/ Manager Land Use Assessment
Hunter Region

NSW RURAL FIRE SERVICE

Director General
Planning & Environment
GPO Box 39
Sydney NSW 2001

Your reference: SSD 8533
Our reference: D17/1879

30 June 2017

Attention: Anthony Ko

Dear Sir/Madam,

Draft SEARs for Vales Point Solar Project – SSD 8533

Reference is made to correspondence dated 9 June 2017 seeking input regarding the preparation of Secretary's environmental assessment requirements for the above State Significant Development in accordance with the *Environmental Planning and Assessment Act 1979*.

The New South Wales Rural Fire Service (NSW RFS) has reviewed the information provided and advises that the following conditions be attached to any consent granted:

1. A Bush Fire Management Plan (BFMP) shall be prepared in consultation with NSW RFS District Fire Control Centre. The BFMP shall include:
    - 24/7 contact details including alternative telephone contact;
    - Site infrastructure plan;
    - Fire fighting water supply plan;
    - Site access and internal road plan;
    - Construction of asset protection zones and their continued maintenance;
    - Location of hazards (Physical, Chemical and Electrical) that will impact on fire fighting operations and procedures to manage identified hazards during fire fighting operations;
    - Such additional matters as required by the NSW RFS District Office (Plan review and update).

2. The entire development site is to be managed as an Asset Protection Zone as outlined within section 4.1.3 and Appendix 5 of 'Planning for Bush Fire Protection 2006' and the NSW Rural Fire Service's document 'Standards for asset protection zones'.

3. A 20,000 litre water supply (tank) fitted with a 65mm storz fitting shall be suitably located adjoining an internal property access road within the required APZ.

4. To allow for emergency service personnel to undertake property protection activities, a 10 metre defendable space (APZ), that permits unobstructed all weather vehicle access is to be provided around the perimeter of the development site.

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

Street address
NSW Rural Fire Service
Planning and Environment Services (East)
42 Lamb Street
GLENDENNING NSW 2761

T 1300 NSW RFS
F (02) 8741 5433
E pes@rfs.nsw.gov.au
www.rfs.nsw.gov.au

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

Yours sincerely,

Kalpana Varghese
Acting Team Leader, Development Assessment and Planning