



Rhyson Li  
Wollar Solar Development Pty Ltd  
52 Dalton Road  
St Ives NSW 2075

Dear Mr Li,

**Wollar Solar Project (SSD 9254)  
Environmental Assessment Requirements**

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

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

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

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

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

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

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

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

Yours sincerely,

Clay Preshaw

**Director**

**Resource and Energy Assessments**

as nominee of the Secretary

JR:CA:ENE100020

2 May 2018

Attention: Georgia King  
NSW Department of Planning & Environment  
GPO Box 39  
SYDNEY NSW 2001

Dear Georgia,

**RE: WOLLAR SOLAR FARM (SSD 18\_9254)**

Thank you for providing Mid-Western Regional Council (Council) with the opportunity to provide input into the Secretary's Environmental Assessment Requirements (SEAR's) for the proposed Wollar Solar Farm (SSD 18\_9254). Council has reviewed the requirements for SSD 18\_9254 and requests the following issues to be specifically addressed as part of the impact assessment.

**Transport**

Council requests that a full traffic study be undertaken as part of the EIS which details traffic volumes, vehicle sizes/loads and timing of deliveries during both construction and operational phases of the proposed project. Council also requests information on any proposed road upgrades that the proponent intends on undertaking. This includes intersection treatments, railway crossings, lane widths and surfacing details in accordance with the relevant AustRoads Guidelines.

The proponent is requested to address the impact on local roads during the construction and operational phases and include a Road Dilapidation Report and a complete audit of the road formation and/or pavement condition on existing roads. Roads that are anticipated to be affected by the proposal are Maree Road, Barigan Road, Wollar Road and the Castlereagh Highway. Dust and noise impacts on sensitive receptors along haulage routes should also be considered.

**Noise and Visual Amenity**

Council requests that specific details are provided to adequately assess any noise and visual amenity impacts that may be experienced by residents within local proximity of the project. As the project is of a very large scale, it is anticipated that noise and visual amenity will be key areas of concern for adjoining neighbours and local residents. Where impacts are expected, it is requested that the proponent provide a thorough analysis of these impacts and details on the proposed mitigation measures and management practices that will be implemented.

**Construction Impacts**

There is limited information available on the size of the construction workforce and timing for construction. Council requests that the proponent provide sufficient details regarding the construction phase of the project to be able to adequately assess any social impacts. This includes details of the average and peak construction workforce, the total construction period, accommodation requirements, travel arrangements to/from site, vehicle movements, hours of construction etc.

It is also requested that the proponent consider the status and timing of any mining development projects or activities within the local area (eg. by Ulan, Wilpinjong, Moolarben) to minimise any adverse cumulative impacts.

**Community Consultation**

Council requests that the proponent conducts extensive consultation with any impacted neighbours, local businesses and the broader community throughout the construction and operation period. This will ensure the community has current and accurate information to provide relevant feedback on the project including visual, noise, traffic or social impacts.

Council also requests that the proponent provide details on its proposed communications plan and identifies mechanisms by which the community can provide feedback during construction and operations. This should also include the proponents approach to dealing with complaints or compliance issues.

Should you have any further enquiries in relation to this matter, please contact Council on (02) 6378 2850.

Yours sincerely,



**JULIE ROBERTSON**  
**DIRECTOR DEVELOPMENT**



Office of  
Environment  
& Heritage

DOC18/223265  
SSD 9254

Ms Georgia King  
Student Planner  
Resource and Energy Assessments  
Department of Planning and Environment  
GPO Box 39  
SYDNEY NSW 2001

Dear Ms King

**Wollar Solar Project – SSD 9254**

I refer to your email dated 11 April 2018 seeking input into the Department of Planning and Environment Secretary's Environmental Assessment Requirements (SEARs) for the preparation of an Environmental Impact Assessment (EIS) for the Wollar Solar Project (SSD 9254).

Office of Environment and Heritage (OEH) has considered your request and provides SEARs for the proposed development in **Attachments A and B**.

OEH recommends the EIS needs to appropriately address the following:

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

Please note that for projects **not** defined as pending or interim planning applications under Part 7 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.

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

Yours sincerely

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

13 April 2018

Contact officer: MICHELLE HOWARTH  
6883 5339

Attachment A - Environmental Assessment Requirements

Attachment B - Guidance Material

## ATTACHMENT A

## Standard Environmental Assessment Requirements

### Biodiversity

1. Biodiversity impacts related to the proposed Wollar Solar Project are to be assessed in accordance with [Section 7.9 of the Biodiversity Conservation Act 2017](#) the [Biodiversity Assessment Method](#) and documented in a [Biodiversity Development Assessment Report \(BDAR\)](#). The BDAR must include information in the form detailed in the *Biodiversity Conservation Act 2016* (s6.12), *Biodiversity Conservation Regulation 2017* (s6.8) and [Biodiversity Assessment Method](#), unless OEH and DPE determine that the proposed development is not likely to have any significant impacts on biodiversity values.
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 [Biodiversity Assessment Method](#).
3. The BDAR must include details of the measures proposed to address the offset obligation as follows;
  - The total number and classes of biodiversity credits required to be retired for the development/project;
  - The number and classes of like-for-like biodiversity credits proposed to be retired;
  - The number and classes of biodiversity credits proposed to be retired in accordance with the variation rules;
  - Any proposal to fund a [biodiversity conservation action](#);
  - Any proposal to conduct ecological rehabilitation (if a mining project);
  - Any proposal to make a payment to the Biodiversity Conservation Fund.
 If seeking approval to use the variation rules, the BDAR must contain details of the [reasonable steps](#) that have been taken to obtain requisite like-for-like biodiversity credits.
4. The BDAR must be submitted with all spatial data associated with the survey and assessment as per Appendix 11 of the BAM.
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 *Biodiversity Conservation Act 2016*.

### Aboriginal cultural heritage

6. The EIS must identify and describe the Aboriginal cultural heritage values that exist across the whole area that will be affected by the Wollar Solar Project 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 [Code of Practice for Archaeological Investigations of Aboriginal Objects in NSW](#) (OEH 2010), and guided by the [Guide to investigating, assessing and reporting on Aboriginal Cultural Heritage in NSW \(DECCW, 2011\)](#) and consultation with OEH regional branch officers.
7. 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 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 OEH.
<b>Historic heritage</b>
9. The EIS must provide a heritage assessment including but not limited to an assessment of impacts to <i>State and local heritage</i> including conservation areas, natural heritage areas, places of Aboriginal heritage value, buildings, works, relics, gardens, landscapes, views, trees should be assessed. Where impacts to State or locally significant heritage items are identified, the assessment shall: <ul style="list-style-type: none"> <li>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),</li> <li>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),</li> <li>c. include a statement of heritage impact for all heritage items (including significance assessment),</li> <li>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</li> <li>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.</li> </ul>
<b>Water and soils</b>
10. The EIS must map the following features relevant to water and soils including: <ul style="list-style-type: none"> <li>a. Acid sulfate soils (Class 1, 2, 3 or 4 on the Acid Sulfate Soil Planning Map).</li> <li>b. Rivers, streams, wetlands, estuaries (as described in s4.2 of the Biodiversity Assessment Method).</li> <li>c. Wetlands as described in s4.2 of the Biodiversity Assessment Method.</li> <li>d. Groundwater.</li> <li>e. Groundwater dependent ecosystems.</li> <li>f. Proposed intake and discharge locations.</li> </ul>
11. The EIS must describe background conditions for any water resource likely to be affected by the Wollar Solar Project, including: <ul style="list-style-type: none"> <li>a. Existing surface and groundwater.</li> <li>b. Hydrology, including volume, frequency and quality of discharges at proposed intake and discharge locations.</li> </ul>

<ul style="list-style-type: none"> <li>c. Water Quality Objectives (as endorsed by the NSW Government <a href="http://www.environment.nsw.gov.au/ieo/index.htm">http://www.environment.nsw.gov.au/ieo/index.htm</a>) including groundwater as appropriate that represent the community's uses and values for the receiving waters.</li> <li>d. Indicators and trigger values/criteria for the environmental values identified at (c) in accordance with the <a href="#">ANZECC (2000) Guidelines for Fresh and Marine Water Quality</a> and/or local objectives, criteria or targets endorsed by the NSW Government.</li> <li>e. Risk-based Framework for Considering Waterway Health Outcomes in Strategic Land-use Planning Decisions <a href="http://www.environment.nsw.gov.au/research-and-publications/publications-search/risk-based-framework-for-considering-waterway-health-outcomes-in-strategic-land-use-planning">http://www.environment.nsw.gov.au/research-and-publications/publications-search/risk-based-framework-for-considering-waterway-health-outcomes-in-strategic-land-use-planning</a></li> </ul>
<p>12. The EIS must assess the impacts of the Wollar Solar Project on water quality, including:</p> <ul style="list-style-type: none"> <li>a. The nature and degree of impact on receiving waters for both surface and groundwater, demonstrating how the Wollar Solar Project protects the Water Quality Objectives where they are currently being achieved, and contributes towards achievement of the Water Quality Objectives over time where they are currently not being achieved. This should include an assessment of the mitigating effects of proposed stormwater and wastewater management during and after construction.</li> <li>b. Identification of proposed monitoring of water quality.</li> <li>c. Consistency with any relevant certified Coastal Management Program (or Coastal Zone Management Plan)</li> </ul>
<p>13. The EIS must assess the impact of the Wollar Solar Project on hydrology, including:</p> <ul style="list-style-type: none"> <li>a. Water balance including quantity, quality and source.</li> <li>b. Effects to downstream rivers, wetlands, estuaries, marine waters and floodplain areas.</li> <li>c. Effects to downstream water-dependent fauna and flora including groundwater dependent ecosystems.</li> <li>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).</li> <li>e. Changes to environmental water availability, both regulated/licensed and unregulated/rules-based sources of such water.</li> <li>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.</li> <li>g. Identification of proposed monitoring of hydrological attributes.</li> </ul>
<p><b>Flooding and coastal hazards</b></p>
<p>14. The EIS must map the following features relevant to flooding as described in the Floodplain Development Manual 2005 (NSW Government 2005) including:</p> <ul style="list-style-type: none"> <li>a. Flood prone land.</li> <li>b. Flood planning area, the area below the flood planning level.</li> <li>c. Hydraulic categorisation (floodways and flood storage areas).</li> <li>d. Flood hazard</li> </ul>



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.
16. The EIS must model the effect of the proposed Wollar Solar Project (including fill) on the flood behaviour under the following scenarios: <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.
22. The EIS must assess the impacts on the proposed Wollar Solar Project on flood behaviour, including: <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://biodiversity-ss.s3.amazonaws.com/Uploads/1494298079/Biodiversity-Assessment-Method-May-2017.pdf">https://biodiversity-ss.s3.amazonaws.com/Uploads/1494298079/Biodiversity-Assessment-Method-May-2017.pdf</a>
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://biodiversity-ss.s3.amazonaws.com/Uploads/1494298198/Serious-and-Irreversible-Impact-Guidance.PDF">https://biodiversity-ss.s3.amazonaws.com/Uploads/1494298198/Serious-and-Irreversible-Impact-Guidance.PDF</a>
Accreditation Scheme for Application of the Biodiversity Assessment Metho 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>
OEH 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>
OEH threatened species survey and assessment guideline information	<a href="http://www.environment.nsw.gov.au/threatenedspecies/surveyassessm entgdlns.htm">www.environment.nsw.gov.au/threatenedspecies/surveyassessm entgdlns.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>
OEH 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/comconsultation/09781ACHconsultreq.pdf">http://www.environment.nsw.gov.au/resources/cultureheritage/comconsultation/09781ACHconsultreq.pdf</a>
Code of Practice for the Archaeological Investigation of Aboriginal Objects in New South Wales (DECCW, 2010)	<a href="http://www.environment.nsw.gov.au/resources/cultureheritage/10783FinalArchCoP.pdf">http://www.environment.nsw.gov.au/resources/cultureheritage/10783FinalArchCoP.pdf</a>
Guide to investigating, assessing and reporting on Aboriginal cultural heritage in NSW (OEH 2011)	<a href="http://www.environment.nsw.gov.au/resources/cultureheritage/20110263ACHguide.pdf">http://www.environment.nsw.gov.au/resources/cultureheritage/20110263ACHguide.pdf</a>
Aboriginal Site Recording Form	<a href="http://www.environment.nsw.gov.au/resources/parks/SiteCardMainV1_1.pdf">http://www.environment.nsw.gov.au/resources/parks/SiteCardMainV1_1.pdf</a>
Aboriginal Site Impact Recording Form	<a href="http://www.environment.nsw.gov.au/resources/cultureheritage/120558asirf.pdf">http://www.environment.nsw.gov.au/resources/cultureheritage/120558asirf.pdf</a>
Aboriginal Heritage Information Management System (AHIMS) Registrar	<a href="http://www.environment.nsw.gov.au/contact/AHIMSRegistrar.htm">http://www.environment.nsw.gov.au/contact/AHIMSRegistrar.htm</a>
Care Agreement Application form	<a href="http://www.environment.nsw.gov.au/resources/cultureheritage/20110914TransferObject.pdf">http://www.environment.nsw.gov.au/resources/cultureheritage/20110914TransferObject.pdf</a>
<b><u>Water and Soils</u></b>	
<b>Acid sulphate soils</b>	
Acid Sulfate Soils Planning Maps via Data.NSW	<a href="http://data.nsw.gov.au/data/">http://data.nsw.gov.au/data/</a>
Acid Sulfate Soils Manual (Stone et al. 1998)	<a href="http://www.environment.nsw.gov.au/resources/epa/Acid-Sulfate-Manual-1998.pdf">http://www.environment.nsw.gov.au/resources/epa/Acid-Sulfate-Manual-1998.pdf</a>

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="#">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>

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3 May 2018

Georgia King  
Student Planner  
Department of Planning & Environment  
GPO BOX 39  
SYDNEY NSW 2001

Your Ref: SSD 9254  
Our Ref: OUT18/7472

Emailed: Georgia.king@planning.nsw.gov.au

Dear Ms King

**Re: Wollar Solar Project (SSD 9254) – request for input into Secretary's Environmental Assessment Requirements**

Thank you for the opportunity to provide advice on the Scoping Report for the Wollar Solar Project (SSD9254). This is a response from the Department of Planning & Environment – Division of Resources & Geoscience, Geological Survey of New South Wales (GSNSW).

GSNSW has reviewed the Preliminary Environmental Assessment and Draft SEARs for the Wollar Solar Project and note that according to departmental databases, there are two exploration titles within this proposal area. They are PEL456 held by Hunter Gas Pty Ltd and EL6676 held by The Secretary of The Department of Planning and Environment. GSNSW, on behalf of The Secretary, has completed a preliminary assessment of the subject area with respect to known mineral resources within this region. Whilst known resources are located proximal to this project area, GSNSW has no resource sterilisation concerns with the Wollar Solar Project proposal at this stage.

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

In fulfilling these requirements, the EIS must include a mineral, coal and petroleum titles search through the Division's MinView application, with the results shown on a map(s). 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>

GSNSW specifically requires the proponent to consult with the holders of Exploration Licence 6676 and Petroleum Exploration Licence 456 and provide evidence of these consultations. GSNSW also requires the proponent to check for new mineral and energy titles that may be granted in the vicinity of the subject site 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. Contact details for these current licences are as follows:

**EL6676**

The Secretary  
Department of Planning and Environment  
516 High Street  
Maitland NSW 2320  
([landuse.minerals@industry.nsw.gov.au](mailto:landuse.minerals@industry.nsw.gov.au))

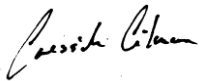
**PEL456**

The Managing Director  
Hunter Gas Pty Ltd  
Level 5, 203-233 New South Head Rd  
Edgecliff NSW 2207

In addition, GSNSW request 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 GSNSW Land Use team at [landuse.minerals@industry.nsw.gov.au](mailto:landuse.minerals@industry.nsw.gov.au).

Yours sincerely



Cressida Gilmore  
Manager – Land Use

17 April 2018

SF2018/137321; WST18/00063

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

**Attention: Ms Georgia King**

Dear Ms King,

**SSD 9254: Wollar Solar Farm;  
Lots 22-25, 27, 30, 45, 49-51, 60-63, 69-80, 92, 105-107, 119 and 152-154 DP 755430, and Lot 1  
DP 650653; Maree Road, Wollar  
Request for input into Secretary's Environmental Assessment Requirements (SEARs)**

Thank you for your email on 11 April 2018 seeking SEARs from Roads and Maritime Services for the proposed Wollar Solar Farm.

The Preliminary Environmental Assessment has been reviewed. Roads and Maritime notes that the proposal includes;

- Construction, operation and decommissioning of a 400 megawatt solar farm, consisting of 1,000,000 solar panels near Wollar.
- The creation of 300 jobs during construction and five jobs during operation.
- The solar farm is expected to operate over a period of 30 years.
- Vehicular access to the site is proposed via an existing access track from Maree Road. It is likely traffic will access the site from Barrigan Road via Wollar Road (MR208) and the Castlereagh Highway (HW18).
- An expected construction period of 12 months.

Roads and Maritime requests that the following issues be addressed in the Environmental Assessment:

- A traffic impact study prepared in accordance with the methodology set out in Section 2 of the RTA's *Guide to Traffic Generating Developments 2002* and including:
  - Hours and days of construction.
  - Schedule for phasing/staging of the project.

**Roads and Maritime Services**

- Traffic volumes:
  - Existing background traffic.
  - Project-related for each stage of the project including construction, operation and decommissioning.
  - Projected cumulative traffic volumes.
- Traffic volumes are to also include a description of:
  - Ratio of light vehicles to heavy vehicles.
  - Peak times for existing traffic.
  - Peak times for project-related traffic.
  - Transportation hours.
  - Project related traffic interaction with existing and projected background traffic.
- The origin, destination and routes for:
  - Employee and contractor light traffic.
  - Heavy traffic.
  - Over size and over mass traffic.
- A description of all oversize and over mass vehicles and the materials to be transported.
- The impact of traffic generation on the public road network and measures employed to ensure traffic efficiency and road safety during construction, operation and decommissioning of the project.
- The need for improvements to the road network, and the improvements proposed such as road widening and intersection treatments, to cater for and to mitigate the impact of project-related traffic.
- Local climate conditions that may affect road safety for vehicles used during construction, operation and decommissioning of the project (eg fog, wet and dry weather).
- Proposed road facilities, access and intersection treatments are to be identified and be in accordance with *Austroads Guide to Road Design including Safe Intersection Sight Distance (SISD)*.
- The layout of the internal road network, parking facilities and infrastructure within the project boundary.
- A Traffic Management Plan (TMP) developed in consultation with Mid-Western Regional Council and Roads and Maritime. The TMP is to identify and provide management strategies to manage the impacts of projected related traffic including:
  - Haulage of materials to site.
  - The management and coordination of construction and staff vehicle movements to and from the site and measures to be employed to limit disruption to other motorists. The management of construction staff access to the works site is to include strategies and measures employed to manage the risks of driver fatigue, road hazards and driver behaviour.



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

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

Yours faithfully

A handwritten signature in blue ink, appearing to read 'Andrew McIntyre', with a stylized flourish at the end.

Andrew McIntyre  
Manager Land Use Assessment  
Western

OUT18/6035

Georgia King  
Student Planner  
Resource & Energy Assessments  
NSW Department of Planning and Environment

[Georgia.King@planning.nsw.gov.au](mailto:Georgia.King@planning.nsw.gov.au)

Dear Ms King

**Wollar Solar Farm (SSD 9254)  
Comment on the Secretary's Environmental Assessment Requirements (SEARs)**

I refer to your email of 11 April 2018 to the Department of Industry (DoI) in respect to the above matter. Comment has been sought from relevant branches of Crown Lands & Water and Department of Primary Industries (DPI). Any further referrals to DoI can be sent by email to [landuse.enquiries@dpi.nsw.gov.au](mailto:landuse.enquiries@dpi.nsw.gov.au).

The department recommends the EIS be required to address or provide the following:

**DoI - Water**

- 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, the DPI Water Guidelines for Controlled Activities on Waterfront Land and the Water Sharing Plans for the Greater Metropolitan Region Groundwater Sources and Unregulated River Water Sources (available at <http://www.water.nsw.gov.au/>).

**DoI - Crown Lands**

- The "Wollar Solar Farm SSD 9254 Secretary's Environmental Assessment Requirements" are considered appropriate.
- Consent from the Minister for Lands and Water must be obtained prior to the construction of any infrastructure proposed to be located on any Crown roads.
- It is noted that the Crown roads may provide legal but not practical access to freehold properties. As such, the proponent should not rely on these roads for practical access to the site.

### **DPI - Agriculture**

The proposed solar farm is to be developed on land that is classed as Class 5 under the Land and Soil Capability Mapping for NSW (available at the Sharing and Enabling Environmental Data (SEED) website). Accordingly, the EIS is required to address or provide the following:

- Assessment of impacts to surrounding agricultural landuses and industries, including impacts resulting in a temporary or a permanent loss to land capability or agricultural productivity. This would include demonstration that all significant impacts on current and potential agricultural developments and resources can be reasonably avoided or adequately mitigated.
- Complete a Land Use Conflict Risk Assessment (see link below), including:
  - Identification of potential land use conflict, in particular relating to separation distances and management practices to minimise dust, noise and visual impacts from sensitive receptors. For example, this may include outlining strategies to avoid land use conflict around agricultural aerial spraying and fertilising in the area.
  - Consultation and negotiation with owners/managers of affected adjoining agricultural operations.
- Include a biosecurity (pests, weeds and livestock disease) risk assessment outlining the likely plant, animal and community risks (as per the Infrastructure Proposal guideline below) including monitoring and mitigation measures.
- Guidelines for assessment:
  - Land Use Conflict Risk Assessment Guide
    - [www.dpi.nsw.gov.au/content/agriculture/resources/lup/development-assessment/lucra](http://www.dpi.nsw.gov.au/content/agriculture/resources/lup/development-assessment/lucra)
  - Infrastructure Proposals on Rural Land
    - <http://www.dpi.nsw.gov.au/content/agriculture/resources/lup/development-assessment/infrastructure-proposals>

Yours sincerely



Alison Collaros

**A/Manager, Assessment Advice**

3 May 2018

Ms Georgia Green  
Resource and Energy Assessments - Planning Services  
Department of Planning and Environment  
GPO Box 39  
SYDNEY NSW 2001

Attention: Ms Georgia Green

Notice Number 1563727  
Date 13-Apr-2018

Dear Ms Green

**Re. WOLLAR SOLAR FARM – BARIGAN ROAD, WOLLAR  
Secretary Environmental Assessment Requirements (SSD 9254)**

I refer to your email dated 12 April 2018 to the Environment Protection Authority (EPA) requesting input in to the preparation of Secretary's Environmental Assessment Requirements (SEARs) for the Wollar Solar Farm ('the Project').

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

The EPA has considered the details provided and notes that the project incorporates the construction and operation of a 250 MW photovoltaic solar farm and associated infrastructure, approximately 7 km south of Wollar Village.

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

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

- **Waste management** – The EIS must incorporate options and strategies for waste minimisation, reuse and recycling. Waste management should be a high priority given the issues that other similar developments in the region have experienced in managing the large volume of waste that is generated during construction. Examples of problematic wastes include large quantities of packing materials such as wooden pallets, metals and plastics.
- **Dust** – Impacts from dust generated during the construction phase must be identified and appropriate mitigation measures be defined and implemented.
- **Water Management** - The EIS must describe measures to protect surface waters during construction such as installation and management of appropriate sediment and erosion controls in

accordance with the EPA endorsed publication "*Managing Urban Stormwater - Soils and Construction*" Landcom 4th Edition March 2004.

- **Storage of chemicals and fuels** – The EIS must describe the control measures that are to be implemented to ensure the risk of spills to the environment are minimised, such as appropriate storage (bundling) of chemicals and fuels. Further information is available at: <http://www.environment.nsw.gov.au/water/bundingspill.htm>.

Should you have any enquiries in relation to this matter please contact Mr Andrew Helms at the Central West (Bathurst) Office of the EPA on (02) 6332 7604 or via e-mail at [central.west@epa.nsw.gov.au](mailto:central.west@epa.nsw.gov.au).

Yours sincerely

A handwritten signature in black ink, appearing to read 'Darryl Clift'.

**DARRYL CLIFT**  
**Head Regional Operations Central West**  
**Environment Protection Authority**

All communications to be addressed to:

Headquarters  
15 Carter Street  
Lidcombe NSW 2141

Telephone: 1300 NSW RFS  
e-mail: records@rfs.nsw.gov.au

Headquarters  
Locked Bag 17  
Granville NSW 2142

Facsimile: 8741 5433



The Secretary  
Department of Planning and Environment (Sydney Offices)  
GPO Box 39  
Sydney NSW 2001

Your Ref: -  
Our Ref: D18/5211  
DA18041212642 AP

**ATTENTION:** Georgia King

7 May 2018

Dear Sir/Madam

### **Part 3A/State Significant Development Application - Wollar Solar Project**

I refer to your correspondence dated 12 April 2018 seeking key issue and assessment requirements regarding bush fire protection for the above Part 3A/State Significant Development Application in accordance with section 75F (4) of the 'Environmental Planning and Assessment Act 1979'.

The New South Wales Rural Fire Service (NSW RFS) has considered the information provided and provides the following advice:

1. A Bush Fire Management Plan (BFMP) will be prepared in consultation with the NSW RFS District Fire Control Centre. The BFMP shall include:
  - 24/7 contact details including alternative telephone contact;
  - Site infrastructure 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 solar array development site 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. To allow for emergency service personnel to undertake property protection activities, a 10 m defendable space that permits unobstructed vehicle access is to be provided around the perimeter of the solar array development site.
4. A minimum 20,000 litre dedicated water supply shall be located adjacent to the main internal road. The water supply shall have a hard stand surface within 4 metres of the supply.

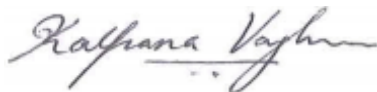
If the water supply is to be within a storage tank, the tank(s) shall be:

- Constructed of steel or concrete materials;
- Fitted with a 65 mm Storz fitting or similar (as agreed by the District Fire Control Centre;
- All external fittings shall be made of metal.

This letter is in response to a further assessment of the application submitted and supersedes our previous key issue and assessment requirements regarding bush fire protection dated 30 April 2018.

Should you wish to discuss this matter please contact Alastair Patton on 1300 NSW RFS.

Yours sincerely



Kalpana Varghese

**Acting Team Leader, Development Assessment and Planning**

For general information on bush fire protection please visit [www.rfs.nsw.gov.au](http://www.rfs.nsw.gov.au)

# Secretary's Environmental Assessment Requirements

## State Significant Development

Section 4.12(8) of the *Environmental Planning and Assessment Act*

Schedule 2 of the *Environmental Planning and Assessment Regulation 2000*

<b>Application Number</b>	SSD 9254
<b>Proposal</b>	<p>Wollar Solar Farm which includes:</p> <ul style="list-style-type: none"> <li>the construction and operation of a photovoltaic generation facility with an estimated capacity of up to 400 MW; and</li> <li>development of associated infrastructure, including a grid connection and battery storage facility.</li> </ul>
<b>Location</b>	Barigan Road, approximately 7 km south of Wollar and approximately 38 km northeast of Mudgee, within the Mid-Western Regional local government area.
<b>Applicant</b>	Wollar Solar Development Pty Ltd
<b>Date of Issue</b>	4 May 2018
<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 or proposed developments (including Wilpinjong mine, Ulan mine and Moolarben 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;</li> <li>the reasons why the development should be approved having regard to: <ul style="list-style-type: none"> <li>relevant matters for consideration under the <i>Environmental Planning and Assessment Act 1979</i>, including the objects of the Act and how the principles of ecologically sustainable development have been</li> </ul> </li> </ul>



	<p>incorporated in the design, construction and ongoing operations of the development;</p> <ul style="list-style-type: none"> <li>– the suitability of the site with respect to potential land use conflicts with existing and future surrounding land uses; and</li> <li>– feasible alternatives to the development (and its key components), including the consequences of not carrying out the development; and</li> </ul> <ul style="list-style-type: none"> <li>• A detailed consideration of the capability of the project to contribute 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.</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>Specific Issues</b>	<p>The EIS must address the following specific issues:</p> <ul style="list-style-type: none"> <li>• <b>Biodiversity</b> – including an assessment of the biodiversity values and the likely biodiversity impacts of the development in accordance with the <i>Biodiversity Conservation Act 2016</i> (NSW), a detailed description of the proposed regime for minimising, managing and reporting on the biodiversity impacts of the development over time, and a strategy to offset any residual impacts of the development in accordance with the <i>Biodiversity Conservation Act 2016</i> (NSW).</li> <li>• <b>Heritage</b> – including an assessment of the likely Aboriginal and historic heritage (cultural and archaeological) impacts of the development, including adequate consultation with the local Aboriginal community;</li> <li>• <b>Land</b> – including: <ul style="list-style-type: none"> <li>– an assessment of the impact of the development on agricultural land (including possible cumulative impacts on agricultural enterprises and landholders) and flood prone land, an assessment of any impacts to Crown lands, a soil survey to consider the potential for erosion to occur, and paying particular attention to the compatibility of the development with the existing land uses on the site and adjacent land (e.g. operating mines including Wilpinjong mine, Ulan mine and Moolarben mine, extractive industries, aerial spraying, dust generation, and biosecurity risk) during operation and after decommissioning, with reference to the zoning provisions applying to the land, including subdivision;</li> <li>– an assessment of potential land use conflicts, including completion of a Land Use Conflict Risk Assessment in accordance with the Department of Industry's <i>Land Use Conflict Risk Assessment Guide</i>; and</li> <li>– measures to remediate the land following decommissioning in accordance with <i>State Environmental Planning Policy No 55 - Remediation of Land</i>.</li> </ul> </li> <li>• <b>Visual</b> – 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;</li> </ul>

	<ul style="list-style-type: none"> <li>• <b>Noise</b> – including an assessment of the construction noise impacts of the development in accordance with the <i>Interim Construction Noise Guideline</i> (ICNG), operational noise impacts in accordance with the <i>NSW Noise Policy for Industry 2017</i> and a draft noise management plan if the assessment shows construction noise is likely to exceed applicable criteria;</li> <li>• <b>Transport</b> – including an assessment of the site access route (including Barigan Road, Maree Road, Wollar Road, Ulan Road and Castlereagh Highway), site access point, rail safety issues and likely transport impacts (including peak and average traffic generation, over-dimensional vehicles and construction worker transportation) 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 (including cumulative impacts from nearby developments), and a description of any proposed road upgrades developed in consultation with the relevant road and rail authorities (if required);</li> <li>• <b>Water</b> – including: <ul style="list-style-type: none"> <li>– an assessment of the likely impacts of the development (including flooding) on surface water and groundwater resources (including Spring Flat Creek, Wollar Creek, drainage channels, 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;</li> <li>– details of water requirements and supply arrangements for construction and operation; and</li> <li>– a description of the erosion and sediment control measures that would be implemented to mitigate any impacts in accordance with <i>Managing Urban Stormwater: Soils &amp; Construction</i> (Landcom 2004);</li> </ul> </li> <li>• <b>Hazards and Risks</b> including: <ul style="list-style-type: none"> <li>– a preliminary risk screening in accordance with <i>State Environmental Planning Policy No. 33 – Hazardous and Offensive Development and Applying SEPP 33</i> (DoP, 2011), and if the preliminary risk screening indicates the development is “potentially hazardous”, a Preliminary Hazard Analysis (PHA) must be prepared in accordance with <i>Hazard Industry Planning Advisory Paper No. 6 – Guidelines for Hazard Analysis</i> (DoP, 2011) and <i>Multi-Level Risk Assessment</i> (DoP, 2011); and</li> <li>– an assessment of all potential hazards and risks including but not limited to bushfires, spontaneous ignition, electromagnetic fields or the proposed grid connection infrastructure (including the proposed transmission line and substation) against the International Commission on Non-Ionizing Radiation Protection (ICNIRP) <i>Guidelines for limiting exposure to Time-varying Electric, Magnetic and Electromagnetic Fields</i>;</li> </ul> </li> <li>• <b>Socio-Economic</b> – including an assessment of the likely impacts on the local community and a consideration of the construction workforce accommodation.</li> </ul>
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<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, proponents of the Wilpinjong mine, exploration licence holders (specifically including, but not limited to, holder of PEL456 and EL6676), quarry operators and mineral title holders.</p> <p>In particular, you must undertake detailed consultation with affected landowners surrounding the development and Mid-Western Regional 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 EARs, you must consult further with the Secretary in relation to the preparation of the EIS.</p>
<b>References</b>	<p>The assessment of the key issues listed above must take into account relevant guidelines, policies, and plans as identified. While not exhaustive, the following attachment contains a list of some of the guidelines, policies, and plans that may be relevant to the environmental assessment of this proposal.</p>

## ATTACHMENT 1

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

#### Biodiversity

Biodiversity Assessment Method (OEH)  
Threatened Species Assessment Guidelines - Assessment of Significance (OEH)  
Biosecurity Act 2015  
Why Do Fish Need to Cross the Road? Fish Passage Requirements for Waterway Crossings (DoI – L&W)  
Policy and Guidelines for Fish Habitat Conservation and Management (DoI – L&W)  
Fisheries Management Act 1994

#### 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 (DoI – L&W)  
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)  
Land Use Conflict Risk Assessment Guide (DoI – L&W)

#### Noise

NSW Noise Policy for Industry (EPA)  
Interim Construction Noise Guideline (EPA)  
NSW Road Noise Policy (EPA)

#### Transport

Guide to Traffic Generating Developments (RTA)  
Austroads Guide to Road Design & relevant Australian Standards  
Austroads Guide to Traffic Management

#### Water

Managing Urban Stormwater: Soils & Construction (Landcom)  
Floodplain Development Manual (OEH)  
Guidelines for Controlled Activities on Waterfront Land (DoI – L&W)  
Water Sharing Plans (DoI – L&W)  
Floodplain Management Plan (DoI – L&W)  
Guidelines for Watercourse Crossings on Waterfront Land (DoI – L&W)

#### Hazards and Risks

Hazardous Industry Planning Advisory Paper No. 6 – Guidelines for Hazard Analysis (DPE)  
Multi-Level Risk Assessment (DPE)

#### Waste

Waste Classification Guidelines (EPA)

#### Electromagnetic Interference

ICNIRP Guidelines for limiting exposure to Time-varying Electric, Magnetic and Electromagnetic Fields

## **Environmental Planning Instruments**

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State Environmental Planning Policy (State and Regional Development) 2011

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State Environmental Planning Policy (Infrastructure) 2007

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State Environmental Planning Policy (Rural Lands) 2008

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State Environmental Planning Policy No. 44 – Koala Habitat Protection

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State Environmental Planning Policy No. 55 – Remediation of Land

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Mid-Western Regional Local Environmental Plan 2012

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## Planning & Environment

### Planning Services

#### Resource & Energy Assessments

Contact: Anthony Ko

Phone: (02) 8217 2022

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Rhyson Li  
Wollar Solar Development Pty Ltd  
52 Dalton Road  
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Dear Mr Li

### **Wollar Solar (SSD 9254) Supplement to Environmental Assessment Requirements**

I refer to the Secretary's Environmental Assessment Requirements (SEARs) issued for the Wollar Solar project on 4 May 2018.

As you are aware, the project was determined to be a controlled action under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) on 3 October 2018, for likely impacts on listed threatened species and communities. Therefore, in accordance with Schedule 2, clause 3(5) of the *NSW Environmental Planning & Assessment Regulation 2000*, I have enclosed the Commonwealth's requirements for the assessment.

I can also confirm that the administrative procedures in relation to the accredited assessment process will apply to the assessment of this project under the EPBC Act, so that the Department can undertake an environmental impact assessment of the project to satisfy the requirements of both NSW and Commonwealth legislation.

You must ensure that the Environmental Impact Statement adequately addresses the SEARs issued on 4 May 2018, and the supplementary requirements attached to this letter.

If you have any enquiries about these requirements, please do not hesitate to contact Anthony Ko on the above contact details.

Yours sincerely

Clay Preshaw

**Director**

**Resource & Energy Assessments**

as nominee of the Secretary

## **Guidelines for preparing Assessment Documentation relevant to the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act)**

### **Wollar Solar Farm (EPBC 2018/8258; SSD 9254)**

1. On 3 October 2018, the proposed Wollar Solar Farm was determined to be a controlled action for impacts on the following matter of national environmental significance (MNES) protected under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act):
  - ☐ **threatened species and communities (sections 18 and 18A)**
2. The project will be assessed by NSW under an accredited assessment in accordance with section 87 of the EPBC Act. These requirements are a supplement to the NSW Secretary's Environmental Assessment Requirements (SEARs) issued on 4 May 2018 and should be addressed in conjunction with those requirements.
3. Assessment documentation prepared for the purposes of approval under the EPBC Act must address the statutory requirements outlined in Schedule 4 of the *Environment Protection and Biodiversity Conservation Regulations 2000* (Cth) (EPBC Regulations). Proponents are advised to check these requirements have been appropriately addressed:  
[http://www.austlii.edu.au/au/legis/cth/consol\\_reg/epabcr2000697/](http://www.austlii.edu.au/au/legis/cth/consol_reg/epabcr2000697/).
4. The requirements are intended to ensure MNES are sufficiently addressed in the EIS such that the Commonwealth decision-maker can make a determination on whether or not to approve the action.
5. The EIS must include an assessment of **all** protected matters that may be impacted by the proposed action under the controlling provision identified in paragraph 1, noting that:
  - ☐ Protected matters that the Department considers are likely to be significantly impacted by the proposed action are listed at Attachment A.
  - ☐ This list is not exhaustive and it is the proponent's responsibility to ensure any relevant protected matters under this controlling provision are adequately assessed for the Commonwealth decision-maker's consideration.

### ***Project Description***

6. The title of the action, background to the development and current status.
7. The precise location and description of all works to be undertaken (including associated offsite works and infrastructure), structures to be built or elements of the action that may have impacts on MNES.
8. How the action relates to any other actions that have been, or are being taken, in the region affected by the action.

### ***Identification of threatened species and communities***

9. The EIS must identify **each** EPBC Act-listed species and community likely to be significantly impacted by the proposed action and provide evidence as to why other EPBC Act-listed species and communities likely to be located in the project area or in the vicinity are unlikely to be impacted.
10. For **each** of the relevant EPBC Act-listed species and communities likely to be impacted, the EIS must provide:
  - ☐ A description of the habitat and habits (including identification and mapping of suitable breeding habitat, suitable foraging habitat, important populations and habitat critical for survival), with consideration of, and reference to, any relevant Commonwealth guidelines and policy statements including listing advice, conservation advice and recovery plans, threat abatement plans and wildlife conservation plans; and

- details of the scope, timing and methodology for studies or surveys used and how they are consistent with (or justification for divergence from) published Commonwealth guidelines and policy statements.

Note: the relevant guidelines and policy statements for each species and community are available from the Department of the Environment and Energy's Species Profiles and Threats Database.

<http://www.environment.gov.au/cgi-bin/sprat/public/sprat.pl>

### **Impacts**

11. The EIS must include a comprehensive assessment of impacts on any relevant EPBC Act-listed species and communities. The assessment must address the nature, geographic extent, magnitude, timing and duration of any likely direct, indirect and consequential impacts. The description of impacts must have regard to the full national extent of the species or community's range (i.e. not just NSW).

### **Avoidance and mitigation**

12. For each of the EPBC Act-listed species and communities that are likely to be impacted by the development, the EIS must provide information on proposed avoidance and mitigation measures to deal with the impacts of the action, and a description of the predicted effectiveness and outcomes that the avoidance and mitigation measures will achieve.

### **Offsets**

13. Where a significant residual adverse impact to EPBC Act-listed species or communities is considered likely, the EIS must provide information on the proposed offset strategy, including discussion of the conservation benefit associated with the proposed offset strategy, how offsets will be secured, and timing of protection.

Note: For the purposes of approval under the EPBC Act, it is a requirement that offsets directly contribute to the ongoing viability of the specific protected matter impacted by a proposed action i.e. 'like for like'.

14. For each EPBC Act-listed species and community likely to be significantly impacted by the action, the EIS must provide reference to, and consideration of, relevant approved conservation advice or recovery plan for the species or community.

Note: the relevant guidelines and policy statements for each species and community are available from the Department of the Environment Species Profiles and Threats Database.

<http://www.environment.gov.au/cgi-bin/sprat/public/sprat.pl>

### **Environmental Record of person proposing to take the action**

15. Information in relation to the environmental record of a person proposing to take action must include details as prescribed in Schedule 4 Clause 6 of the EPBC Regulations 2000.

### **Information Sources**

16. For information given in the EIS, the EIS must state the source of the information, how recent the information is, how the reliability of the information was tested; and what uncertainties (if any) are in the information.



The Department's Environment Reporting Tool (ERT) identifies threatened species and communities that may occur within 5 km of the proposed action. Based on the information in the referral documentation, the location of the action, species records and likely habitat present in the area, there are likely to be significant impacts to:

- White box- yellow box- Blakely's red gum grassy woodland and derived native grassland (Box Gum Woodland) – Critically endangered

In addition, there is some risk that there may be significant impacts on the following matters and levels of impact should be further investigated.

- *Tylophora linearis* – Endangered
- *Commersonia procumbens* – Vulnerable
- *Prostanthera discolor* – Vulnerable
- Mount Vincent Mintbrush - *Prostanthera stricta* – Vulnerable
- Bluegrass (*Dichanthium setosum*) - Vulnerable
- *Euphrasia arguta* – Critically endangered
- *Homoranthus darwinioides* – Vulnerable
- Hoary Sunray, Grassland Paper-daisy (*Leucochrysum albicans* var. *tricolor*) – Endangered
- *Ozothamnus tessellatus* – Vulnerable
- *Philothea ericifolia* – Vulnerable
- A Leek Orchid (*Prasophyllum* sp. *Wybong*) – Critically endangered
- Austral Toadflax (*Thesium australe*) – Vulnerable
- Small Purple-pea (*Swainsona recta*) – Endangered
- Regent Honeyeater (*Anthochaera Phrygia*) – Critically Endangered
- Painted Honeyeater (*Grantiella picta*) – Vulnerable
- Malleefowl (*Leipoa ocellata*) – Vulnerable
- Superb Parrot (*Polytelis swainsonii*) – Vulnerable
- Striped Legless Lizard (*Delma impar*) – Vulnerable
- Grey-headed Flying-fox (*Pteropus poliocephalus*) – Vulnerable
- Swift Parrot (*Lathamus discolor*) – Critically endangered
- Koala (*Phascolarctos cinereus*) – Vulnerable
- Large-eared Pied Bat (*Chalinolobus dwyeri*) – Vulnerable
- Pink Tailed Worm Lizard (*Aprasia parapulchella*) - Vulnerable