



Mr Symon Grasby  
Jindera Solar Farm Pty Ltd  
Grosvenor Place, 18/225 George Street  
SYDNEY NSW 2000

Via email: [sg@gscapital.uk](mailto:sg@gscapital.uk)

Dear Mr Grasby

## **Jindera Solar Farm (SSD 9549) Environmental Assessment Requirements**

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

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

14/9/18

Clay Preshaw

**Director**

**Resource and Energy Assessments**

as nominee of the Secretary

# Environmental Assessment Requirements

## State Significant Development

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

<b>Application Number</b>	SSD 9549
<b>Proposal</b>	Jindera Solar Farm which includes: <ul style="list-style-type: none"> <li>the construction and operation of a photovoltaic (PV) generation facility with an estimated capacity of 130 MW; and</li> <li>associated infrastructure, including a grid connection and battery storage.</li> </ul>
<b>Location</b>	Approximately 5.5 km north of Jindera, in the Greater Hume local government area.
<b>Applicant</b>	Jindera Solar Farm Pty Ltd
<b>Date of Issue</b>	14 September 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 Glenellen Solar Farm), taking into consideration any relevant legislation, environmental planning instruments, guidelines, policies, plans and industry codes of practice;</li> <li>a description of the measures that would be implemented to avoid, mitigate and/or offset the impacts of the development (including draft management plans for specific issues as identified below); and</li> <li>a description of the measures that would be implemented to monitor and report on the environmental performance of the development;</li> </ul> </li> <li>a consolidated summary of all the proposed environmental management and monitoring measures, identifying all the commitments in the EIS; and</li> <li>the reasons why the development should be approved having regard to: <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.</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>
<p><b>Specific Issues</b></p>	<p>The EIS must address the following specific issues:</p> <ul style="list-style-type: none"> <li>• <b>Biodiversity</b> – including: <ul style="list-style-type: none"> <li>– an assessment of the biodiversity values and the likely biodiversity impacts of the project in accordance with Section 7.9 of the <i>Biodiversity Conservation Act 2016</i> (NSW), the Biodiversity Assessment Method (BAM) and documented in a Biodiversity Development Assessment Report (BDAR), unless OEH and DPE determine that the proposed development is not likely to have any significant impacts on biodiversity values;</li> <li>– the BDAR must document the application of the avoid, minimise and offset framework including assessing all direct, indirect and prescribed impacts in accordance with the BAM; and</li> <li>– an assessment of the likely impacts on listed aquatic threatened species, populations or ecological communities, scheduled under the <i>Fisheries Management Act 1994</i>, and a description of the measures to minimise and rehabilitate impacts;</li> </ul> </li> <li>• <b>Heritage</b> – including an assessment of the likely Aboriginal and historic heritage (cultural and archaeological) impacts of the development, including consultation with the local Aboriginal community in accordance with the <i>Aboriginal Cultural Heritage Consultation Requirements for Proponents</i>;</li> <li>• <b>Land</b> – including: <ul style="list-style-type: none"> <li>- an assessment of the potential impacts of the development on existing land uses on the site and adjacent land, including: <ul style="list-style-type: none"> <li>○ a consideration of agricultural land, flood prone land, Crown lands, mining, mineral or petroleum rights (including EL8467);</li> <li>○ a soil survey to determine the soil characteristics and consider the potential for erosion to occur; and</li> <li>○ a cumulative impact assessment of nearby developments;</li> </ul> </li> <li>- an assessment of the compatibility of the development with existing land uses, during construction, operation and after decommissioning, including: <ul style="list-style-type: none"> <li>○ consideration of the zoning provisions applying to the land, including subdivision, and;</li> <li>○ 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> </ul> </li> </ul> </li> </ul>

	<ul style="list-style-type: none"> <li>- a description of measures that would be implemented to remediate the land following decommissioning in accordance with <i>State Environmental Planning Policy No 55 - Remediation of Land</i>.</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> <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 cumulative noise impacts (considering other operations in the area), and a draft noise management plan if the assessment shows construction noise is likely to exceed applicable criteria;</li> <li>• <b>Transport</b> – including: <ul style="list-style-type: none"> <li>- an assessment of the peak and average traffic generation, including over-dimensional vehicles and construction worker transportation;</li> <li>- an assessment of the likely transport impacts to the site access route (including Urana Road, Walla Walla Jindera Road, Glenellen Road, Klinbergs Lane and Sparkes Road), site access point, rail safety issues, any Crown land, particularly in relation to the capacity and condition of the roads;</li> <li>- a cumulative impact assessment of traffic from nearby developments;</li> <li>- a description of any proposed road upgrades developed in consultation with the relevant road and rail authorities (if required);</li> <li>- a description of the measures that would be implemented to mitigate any transport impacts during construction; and</li> <li>- demonstration of consideration of potential cost-sharing of road upgrades with Glenellen Solar Farm;</li> </ul> </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 Dead Horse Creek and Kilnacraft Creek, drainage channels, wetlands, riparian land, farm dams, groundwater dependent ecosystems and acid sulfate soils), related infrastructure, adjacent licensed water users and basic landholder rights, and measures proposed to monitor, reduce and mitigate these impacts;</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; and</li> </ul> </li> <li>• <b>Socio-Economic</b> – including an assessment of the likely impacts on the local community, provision of or increase the demand for public amenities</li> </ul>
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	and public services within the area and a consideration of the construction workforce accommodation.
<b>Consultation</b>	<p>During the preparation of the EIS, you should consult with relevant local, State or Commonwealth Government authorities, infrastructure and service providers, community groups, affected landowners, exploration licence holders (including Minerals Australia Pty Ltd), quarry operators and mineral title holders.</p> <p>In particular, you must undertake detailed consultation with affected landowners surrounding the development and Greater Hume 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>	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.
<b>References</b>	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.

## 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 (DPI)
	Policy and Guidelines for Fish Habitat Conservation and Management (DPI)
	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 (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)
	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)
Light	
	Dark Sky Planning Guideline: Protecting the observing conditions at Siding Spring (DPE)
Transport	
	Guide to Traffic Generating Developments (RTA)
	Austrorads Guide to Road Design & relevant Australian Standards
	Austrorads 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)
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	

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

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**Environmental Planning Instruments**

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State Environmental Planning Policy (State and Regional Development) 2011

State Environmental Planning Policy (Infrastructure) 2007

State Environmental Planning Policy (Rural Lands) 2008

State Environmental Planning Policy No. 44 – Koala Habitat Protection

State Environmental Planning Policy No. 55 – Remediation of Land

Greater Hume Local Environmental Plan 2012

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# Greater Hume Shire

simply greater

Our Ref: CK:SG:P10015006

Meghna D'souza  
Resource and Energy Assessments  
Planning Services  
GPO Box 39  
SYDNEY NSW 2001

C /-meghna.dsouza@planning.nsw.gov.au

Dear Ms D'souza

## **JINDERA SOLAR FARM (SSD 9549) – REQUEST FOR INPUT INTO SECRETARYS ENVIRONMENTAL ASSESSMENT REQUIREMENTS**

Thank you for the opportunity to provide input into the Secretary's Environmental Assessment requirements.

On perusal of the documentation supplied it is advised that Council wishes to make the following comments for inclusion within the forthcoming EIS:

- Detailed information concerning the proposed recycling of generated packaging waste.
- Traffic assessment to include cumulative impacts of the possibility of an adjacent large scale solar development being constructed concurrently to this proposal.
- Clarity concerning the numbers employed during the operational phase of the development.

Council wishes to advise that since 2012 a Section 94A Fixed Development Contribution Plan has applied to all of the Greater Hume Council area and Council currently has on exhibition a new Section 7.12 Fixed Development Contribution Plan. Since the introduction of the Fixed Development Contribution Plans all proponents of eligible development have had a condition of consent applied upon their development consents requiring payment of the contribution. In accordance with the requirements of Fixed Development Contribution Plans payment is applicable irrespective of whether there is an impact from the development on local infrastructure.

Accordingly Council wishes to assert that a failure by the Department of Planning to apply a S7.12 contribution in line with Council's Fixed Development Contribution Plan on this development would be inequitable to those that have previously paid or will in the future pay the levy.

Should the Department of Planning be inclined to require the proponent to enter into a Voluntary Planning Agreement (VPA) with Council then it is requested that negotiations and the VPA be finalised before determination of development consent for the approval of the project. It is expected that the terms of the VPA would be consistent with the payment that would be received by Council from its Fixed Development Contribution Plan.

Greater Hume Shire  
ABN 44 970 341 154  
39 Young Street (PO Box 99)  
Holbrook NSW 2644  
P: 02 6036 0100 or 1300 653 538  
F: 02 6036 2683  
  
Culcairn Office  
40 Balfour Street Culcairn NSW 2660  
P: 02 6029 8588 F: 02 6029 8607  
  
Customer Service Centres  
Henty RTC/Library  
32 Sladen Street, Henty NSW 2658  
Jindera  
Shops 8 & 9 Jindera Plaza  
Jindera NSW 2642  
Walla Walla RTC/WAW Credit Union  
Commercial Street,  
Walla Walla NSW 2659  
E: mail@greaterhume.nsw.gov.au  
www.greaterhume.nsw.gov.au



Should you wish to discuss this matter further please do not hesitate to contact me on 6044 8928 during normal office hours or email [ckane@greaterhume.nsw.gov.au](mailto:ckane@greaterhume.nsw.gov.au)

Yours faithfully

A handwritten signature in black ink, appearing to read 'Colin Kane', with a stylized, cursive script.

Colin Kane  
**Director Environment & Planning**  
GREATER HUME SHIRE COUNCIL

3 September 2018

3 September 2018

Meghna D'souza  
Resource and Energy Assessments – Planning Services  
Department of Planning & Environment  
GPO BOX 39  
SYDNEY NSW 2001

Your Ref: SSD 9549  
Our Ref: DOC18/623723

Emailed: [Meghna.dsouza@planning.nsw.gov.au](mailto:Meghna.dsouza@planning.nsw.gov.au)

Dear Ms D'souza

**Re: Jindera Solar Farm Project (SSD 9549) – request for input into Secretary's  
Environmental Assessment Requirements**

Thank you for the opportunity to provide advice on the Preliminary Environmental Assessment Report for the Jindera Solar Farm Project (SSD9549). This is a response from the Department of Planning & Environment – Division of Resources & Geoscience (the Division).

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

The Division has reviewed the Draft SEARs and Preliminary Environmental Assessment Report for the Jindera Solar Farm Project (SSD 9549). The Draft SEARs require the proponent to address the projects potential impacts of the development on existing land uses on the site and adjacent lands including mining, mineral and petroleum rights. The Draft SEARS also includes the requirement for consultation during the preparation of the Environmental Impact Statement (EIS) with exploration licence holders, quarry operators and mineral title holders.

According to Departmental records, there is a current mineral title - Exploration Licence (EL) 8467 (held by Minerals Australia Pty Ltd) overlapping the north-western boundary of the project area (Figure 1). The Division has identified that there are no coal or petroleum titles or applications or operating mines or quarries over the site or adjacent lands.

To fulfil the Secretary's Requirements relating to the State's mineral resources and rights to assess and extract those resources, the Division requires the following project specific requirements to be addressed in the EIS:

- The proponent should undertake a dated and referenced search of current mining and exploration titles and applications. Evidence of the search should be provided in the form of a date referenced map. It should also be noted in the EIS there are no operating quarries in the vicinity. Current mining and exploration titles and applications can be viewed through the Division's Minview map viewer at:

<http://www.resourcesandenergy.nsw.gov.au/miners-and-explorers/geoscience-information/services/online-services/minview>

- Make contact with the titleholder to determine their level of interest and provide authentic consultation to the Division. This should include a letter of notification of the proposal to the title holder including a map indicating the solar farm proposal area (including associated electricity transmission infrastructure) in relation to the exploration title boundaries, and a letter of response from the title holder to the proponent. If responses are not received from the titleholder, the Proponent is to contact the Division.
  - The contact details the Department has on record for EL8467 are:

Agent: Tenement Administration Services Pty Ltd  
Minerals Australia Pty Ltd  
Level 4, 345 Ann Street  
Brisbane QLD 4000

- Consultation with the Division in relation to the proposed location of any off-site biodiversity offset areas 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 should be directed to the GSNSW Land Use team at [landuse.minerals@geoscience.nsw.gov.au](mailto:landuse.minerals@geoscience.nsw.gov.au).

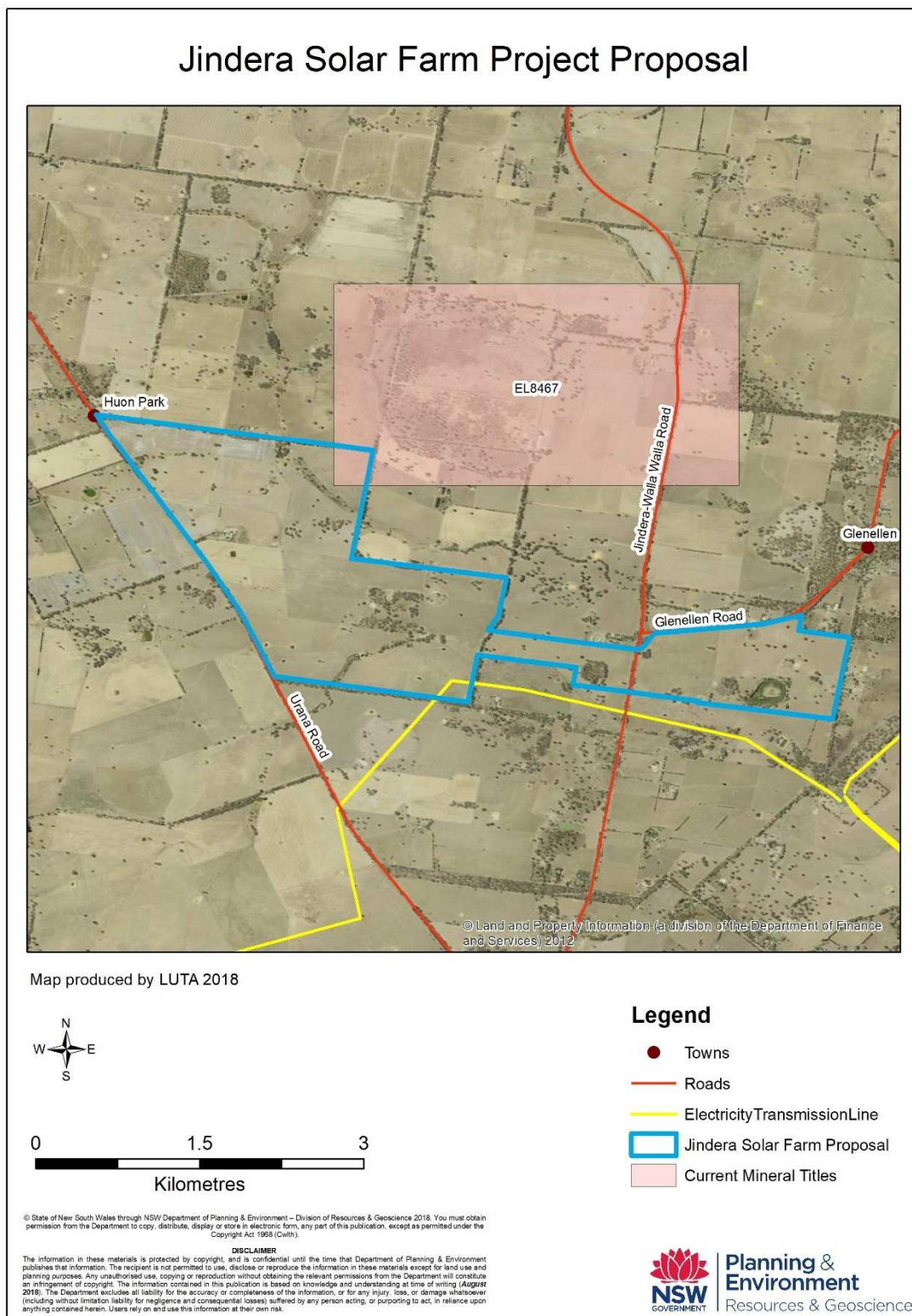
Yours sincerely



Cressida Gilmore  
Manager – Land Use

for Paul Dale  
Director – Land Use & Titles Advice

**Figure 1: Jindera Solar Farm Proposal (SSD 9549)**



File Ref. No: BFS18/2385 (4560)  
 TRIM Doc. No: D18/61612  
 Contact: Station Officer Mark Castelli

30 August 2018

The Department of Planning & Environment  
 C/- Meghna D'souza  
 GPO Box 39  
 SYDNEY NSW 2001  
 E: [meghna.dsouza@planning.nsw.gov.au](mailto:meghna.dsouza@planning.nsw.gov.au)

Dear Meghna D'souza,

**Secretary's Environmental Assessment Requirements (SEARs)  
 Jindera Solar Farm Project (SSD 9549)**

I refer to the above development proposal and the Department of Planning & Environment's (the Department) invitation for agencies to provide advice for consideration in development of the SEARs. Fire & Rescue NSW (FRNSW) have reviewed aspects of the Preliminary Environmental Assessment (PEA) and the following comments and recommendations are submitted for consideration.

FRNSW notes that the facility's proposed location is within a NSW Rural Fire Services' (RFS) fire district. Notwithstanding, in the event of a significant fire event (either on or off-site in proximity to the development) or hazardous material incident, FRNSW will be responded to either assist the RFS or to fulfill the role of designated combat agency.

It is FRNSW experience that small and large-scale photovoltaic installations present unique electrical hazard risks to our personnel when fulfilling their emergency first responder role.

In addition, the Work Health and Safety (WHS) Act 2011 (and its subordinate Regulation) classify FRNSW as a person (entity) conducting a business or undertaking (PCBU). Clauses 34 and 35 of the WHS Regulation impose specific obligations upon a PCBU to identify hazards and manage risks at workplaces.

Due to the electrical hazards associated with large scale photovoltaic installations and the potential risk to the health and safety of firefighters, both FRNSW and the NSW Rural Fire Service must be able to implement effective and appropriate risk control measures when managing an emergency incident at the proposed site.

<b>Fire &amp; Rescue NSW</b>	<b>ABN 12 593 473 110</b>	<b><a href="http://www.fire.nsw.gov.au">www.fire.nsw.gov.au</a></b>
Infrastructure Liaison Unit	Locked Bag 12,	T (02) 9742 7434
Fire Safety Branch	Greenacre NSW 2190	F (02) 9742 7483





## **Recommendations**

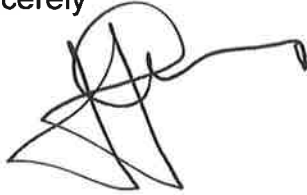
Should a fire or hazardous material incident occur, it is important that first responders have ready access to information which enables effective hazard control measures to be readily implemented. Without limiting the scope of the emergency response plan (ERP), the following matters are recommended to be addressed:

1. That a comprehensive ERP is developed for the site.
2. That the ERP specifically addresses foreseeable on-site and off-site fire events and other emergency incidents (e.g. fires involving solar panel arrays, battery storage systems, bushfires in the immediate vicinity) or potential hazmat incidents.
3. That the ERP detail the appropriate hazard control measures that would need to be implemented to safely mitigate potential risks to the health and safety of firefighters and other first responders (including electrical hazards). Such measures would include the level of personal protective clothing required to be worn, the minimum level of respiratory protection required, decontamination procedures, minimum evacuation zone distances and a safe method of shutting down and isolating the photovoltaic and battery storage systems (either totally or partially, as determined by risk assessment).
4. Other risk control measures that may need to be implemented in a fire emergency (due to any unique hazards specific to the site) should also be included in the ERP.
5. That two copies of the ERP (detailed in recommendation 1 above) be stored in a prominent 'Emergency Information Cabinet' located in a position directly adjacent to the site's main entry point/s.
6. Once constructed and prior to operation, that the operator of the facility contacts the relevant local emergency management committee (LEMC). The LEMC is a committee established by Section 28 of the State Emergency and Rescue Management Act 1989. LEMCs are required to be established so that emergency services organisations and other government agencies can proactively develop comprehensive inter agency local emergency procedures for significant hazardous sites within their local government area. The contact details of members of the LEMC can be obtained from the relevant local council.



For further information please contact the Infrastructure Liaison Unit, referencing FRNSW file number BFS18/2385. Please ensure that all correspondence in relation to this matter is submitted electronically to [firesafety@fire.nsw.gov.au](mailto:firesafety@fire.nsw.gov.au).

Yours sincerely



A/Superintendent John Hawes  
A/Manager Fire Safety Branch  
Community Safety Directorate









Meghna D'souza  
Resource and Energy Assessments, Planning Services  
Department of Planning and Environment  
GPO Box 39  
SYDNEY NSW 2001  
Via email: [meghna.dsouza@planning.nsw.gov.au](mailto:meghna.dsouza@planning.nsw.gov.au)

Dear Ms D'souza

**RE: Jindera Solar Farm (SSD 9549) – request for input to Secretary's Environmental Assessment Requirements**

I refer to your email dated 17 August 2018 to the Office of Environment and Heritage (OEH) seeking input into the Department of Planning and Environment (DPE) Secretary's Environmental Assessment Requirements (SEARs) for the preparation of an Environmental Impact Statement (EIS) for the proposed Jindera Solar Farm (SSD 9549).

OEH has reviewed the Preliminary Environmental Assessment (PEA) (ngh environmental, August 2018) and provides SEARs for the proposed development in **Attachment A**. Guidance material is listed in **Attachment B**.

OEH recommends the EIS needs to appropriately address the following:

1. Biodiversity and offsetting
2. Aboriginal cultural heritage
3. Flooding

The EIS should fully describe the proposal, the existing environment and impacts of the development including the location and extent of all proposed works that may impact on ACH and biodiversity. The scale and intensity of the proposed development should dictate the level of investigation. It is important that all conclusions are supported by adequate data. The assessment must include all ancillary infrastructure associated with the project and Rural Fire Service requirements for asset protection.

The site for the proposed development contains many patches of vegetation as well as paddock trees. Landscape connectivity is also an important value in the local context and the EIS should demonstrate how the principle of avoid, minimise and offset is used to limit impacts on these values. In this site where there is a matrix of vegetation and paddock trees, the EIS will need to clearly explain the method used to map trees as paddock trees rather than components of vegetation patches, which will affect the assessment of the site using the Biodiversity Assessment Method under the *Biodiversity Conservation Act 2016*. If paddock trees are to be impacted, the EIS should detail the value of paddock tree habitat to all threatened species known or likely to occur in the area and an assessment of the impacts of clearing those trees.

Please note that for projects not defined as pending or interim planning applications under Part 7 of 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), unless the Planning Agency Head and the Environment Agency Head determine that the project is not likely to have any significant impact on biodiversity values.

An Aboriginal Cultural Heritage Assessment Report (ACHAR) will be required as part of the EIS. The ACHAR must demonstrate consultation in accordance with the 'Aboriginal cultural heritage consultation requirements for proponents 2010' (DECCW). Aboriginal cultural heritage values that exist across the whole area that will be affected by the development must be identified and documented in the ACHAR.

All Aboriginal objects identified must be reported to the OEH through registration on AHIMS in accordance with the mandatory notification requirements of section 89A of the *National Parks and Wildlife Act 1974*.

If you have any questions about this matter please contact Simon Stirrat on (03) 5051 6218 or at [simon.stirrat@environment.nsw.gov.au](mailto:simon.stirrat@environment.nsw.gov.au).

Yours sincerely

A handwritten signature in black ink, appearing to read 'A. Fisher', with a stylized flourish at the end.

**ANDREW FISHER**  
**Senior Team Leader Planning**  
**South West Branch**  
**Conservation and Regional Delivery Division**  
**Office of Environment and Heritage**

ATTACHMENT A – Standard Environmental Assessment Requirements for Jindera Solar Farm (SSD 9549)  
ATTACHMENT B – Guidance material

## Attachment A – Standard Environmental Assessment Requirements for Jindera Solar Farm (SSD 9549)

Sources of guidance material for terms in [blue](#) are in Attachment B

<b>Biodiversity</b>
1. Biodiversity impacts related to the proposed development are to be assessed in accordance with <a href="#">Section 7.9 of the Biodiversity Conservation Act 2016</a> using the <a href="#">Biodiversity Assessment Method (BAM)</a> and documented in a <a href="#">Biodiversity Development Assessment Report (BDAR)</a> . The BDAR must include information in the form detailed in the <a href="#">Biodiversity Conservation Act 2016 (s6.12)</a> , <a href="#">Biodiversity Conservation Regulation 2017 (s6.8)</a> and the BAM, unless OEH and DPE determine that the proposed development is not likely to have any significant impact 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 BAM.
3. The BDAR must include details of the measures proposed to address the offset obligation as follows; <ol style="list-style-type: none"> <li>The total number and classes of biodiversity credits required to be retired for the development/project;</li> <li>The number and classes of like-for-like biodiversity credits proposed to be retired;</li> <li>The number and classes of biodiversity credits proposed to be retired in accordance with the variation rules;</li> <li>Any proposal to fund a <a href="#">biodiversity conservation action</a>;</li> <li>Any proposal to make a payment to the Biodiversity Conservation Fund.</li> </ol> If seeking approval to use the variation rules, the BDAR must contain details of the <a href="#">reasonable steps</a> that have been taken to obtain requisite like-for-like biodiversity credits.
4. The BDAR must be submitted with all digital 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 <a href="#">Accreditation Scheme for the Application of the Biodiversity Assessment Method Order 2017</a> under s6.10 of the <i>Biodiversity Conservation Act 2016</i> .
<b>Aboriginal cultural heritage</b>
6. The EIS must identify and describe the Aboriginal cultural heritage values that exist across the whole area that will be affected by the development and document these in an Aboriginal Cultural Heritage Assessment Report (ACHAR). This may include the need for surface survey and test excavation. The identification of cultural heritage values must be conducted in accordance with the <a href="#">Code of Practice for Archaeological Investigations of Aboriginal Objects in NSW (OEH 2010)</a> , and be guided by the <a href="#">Guide to investigating, assessing and reporting on Aboriginal Cultural Heritage in NSW (DECCW, 2011)</a> and consultation with OEH regional branch officers.
7. Consultation with Aboriginal people must be undertaken and documented in accordance with the <a href="#">Aboriginal cultural heritage consultation requirements for proponents 2010 (DECCW)</a> . The 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 EIS must outline measures proposed to mitigate impacts. Any objects recorded as part of the assessment must be documented and notified to OEH.
9.	The assessment of Aboriginal cultural heritage values must include a surface survey undertaken by a qualified archaeologist in areas with potential for subsurface Aboriginal deposits. The result of the surface survey is to inform the need for targeted test excavation to better assess the integrity, extent, distribution, nature and overall significance of the archaeological record. The results of surface surveys and test excavations are to be documented in the ACHAR
10.	The ACHAR must outline procedures to be followed if Aboriginal objects are found at any stage of the life of the project to formulate appropriate measures to manage unforeseen impacts.
11.	The ACHAR must outline procedures to be followed in the event Aboriginal burials or skeletal material is uncovered during construction to formulate appropriate measures to manage the impacts to this material.
<b>Historic heritage</b>	
12.	<p>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:</p> <ol style="list-style-type: none"> <li>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>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>include a statement of heritage impact for all heritage items (including significance assessment),</li> <li>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>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> </ol>

<b>Flooding</b>
<p>13. 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>
<p>14. The EIS must describe flood assessment and modelling undertaken in determining the design flood levels for events, including a minimum of the 5% Annual Exceedance Probability (AEP), 1% AEP flood levels and the probable maximum flood, or an equivalent extreme event.</p>
<p>15. The EIS must model the effect of the proposed development (including fill) on the flood behaviour under the following scenarios:</p> <ul style="list-style-type: none"> <li>a. Current flood behaviour for a range of design events as identified in 11 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>
<p>16. Modelling in the EIS must consider and document:</p> <ul style="list-style-type: none"> <li>a. Existing council flood studies in the area and examine consistency to the flood behaviour documented in these studies.</li> <li>b. The impact on existing flood behaviour for a full range of flood events including up to the probable maximum flood.</li> <li>c. 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.</li> <li>d. Relevant provisions of the NSW Floodplain Development Manual 2005.</li> </ul>
<p>17. The EIS must assess the impacts on the proposed development on flood behaviour, including:</p> <ul style="list-style-type: none"> <li>a. Whether there will be detrimental increases in the potential flood affectation 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 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 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</li> </ul>

flood or an equivalent extreme flood event). These matters are to be discussed with and have the support of Council and the SES.

- k. Any impacts the development may have on the social and economic costs to the community as consequence of flooding.

## Attachment B – Guidance material

Title	Web address
<b><u>Relevant Legislation</u></b>	
<i>Biodiversity Conservation Act 2016</i>	<a href="http://www.legislation.nsw.gov.au/#/view/act/2016/63/full">www.legislation.nsw.gov.au/#/view/act/2016/63/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/">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">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">www.legislation.nsw.gov.au/maintop/view/inforce/act+38+1994+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">www.legislation.nsw.gov.au/maintop/view/inforce/act+80+1974+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">www.legislation.nsw.gov.au/maintop/view/inforce/act+92+2000+cd+0+N</a>
<b><u>Biodiversity</u></b>	
Biodiversity Assessment Method (OEH 2017)	<a href="http://www.environment.nsw.gov.au/resources/bcact/biodiversity-assessment-method-170206.pdf">www.environment.nsw.gov.au/resources/bcact/biodiversity-assessment-method-170206.pdf</a>
Threatened species - assessment of significance	<a href="http://www.environment.nsw.gov.au/research-and-publications/publications-search/threatened-species-assessment-guidelines">www.environment.nsw.gov.au/research-and-publications/publications-search/threatened-species-assessment-guidelines</a>
Guidance and Criteria to assist a decision maker to determine a serious and irreversible impact (OEH 2017)	<a href="http://www.environment.nsw.gov.au/resources/bcact/guidance-decision-makers-determine-serious-irreversible-impact-170204.pdf">www.environment.nsw.gov.au/resources/bcact/guidance-decision-makers-determine-serious-irreversible-impact-170204.pdf</a>
Ancillary rules: 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>
Ancillary rules: 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/surveyassessmentguidelines.htm">www.environment.nsw.gov.au/threatenedspecies/surveyassessmentguidelines.htm</a>
BioNet Vegetation Classification – see <b>NSW Plant Community Type (PCT) classification</b> link for PCT database login page.	<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">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">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">www.environment.nsw.gov.au/policies/RevocationOfLandPolicy.htm</a>

Title	Web address
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/developmntadjoinin_gdecc.htm">www.environment.nsw.gov.au/protectedareas/developmntadjoinin_gdecc.htm</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/commconsultation/09781ACHconsultreq.pdf">www.environment.nsw.gov.au/resources/cultureheritage/commconsultation/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">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">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">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">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">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">www.environment.nsw.gov.au/resources/cultureheritage/20110914TransferObject.pdf</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">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/">www.environment.nsw.gov.au/Heritage/publications/</a>
<b><u>Water</u></b>	
<b>Flooding</b>	
Floodplain development manual	<a href="http://www.environment.nsw.gov.au/floodplains/manual.htm">www.environment.nsw.gov.au/floodplains/manual.htm</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>





31 August 2018

SWT18/00115  
SF2018/271851  
MM

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

Attention: Meghna D'Souza

**SSD-9549 – SECRETARY'S ENVIRONMENTAL ASSESSMENT REQUIREMENTS – PROPOSED  
"JINDERA" SOLAR FARM, LOT 2 DP213465 LOTS 70 90 133-136 138-141 147 148 & 153-155  
DP753342 LOTS 1-3 DP1080215, URANA ROAD & WALLA WALLA ROAD, JINDERA.**

I refer to correspondence forwarded to Roads and Maritime Services requesting the provision of Environmental Assessment Requirements to be addressed in the supporting documentation to be submitted for the subject development. The request is supported by a Preliminary Environmental Assessment prepared by NGH Environmental dated August 2018.

From review of the information provided it is understood that the development proposal represents the establishment of a Solar Farm project with an intended capacity of up to 130 Mega Watt plus ancillary infrastructure on the subject site. The subject site is located to the north of Jindera with frontage to Urana Road (MR125) and the Walla Wall Jindera Road (MR547) which are both classified roads and to several other public roads such as Klinbergs Lane, Sparkes Road and Glenellen Road which are classed as local roads under the provisions of the Roads Act.

The supporting documentation acknowledges that that works may be required to the classified and local road networks as it indicates that appropriate intersection and / or road upgrades will be discussed with Roads and Maritime Services and Greater Hume Shire Council during the development of the EIS. Roads and Maritime Services emphasises the need to minimise the impacts of any development on the existing road network and maintain the level of safety, efficiency and maintenance along the road network. For such a development an assessment of the potential traffic impacts on the surrounding road network due to the development, particularly during the construction phase, should be submitted with the Development Application. The required contents and detail of the Traffic Impact Assessment (TIA) will depend on the scale of the proposed development, the characteristics of the potential traffic generation and the traffic volumes and other traffic generating influences on the surrounding public road network.

Given the scale and operational characteristics of the proposed development Roads and Maritime Services considers that the traffic related issues relevant to the development should be considered and addressed in 2 distinct stages as follows;

- Construction & Decommission phase – the transport of materials and equipment/components for the establishment of the facility and ancillary infrastructure, the movement and parking of construction related vehicles, including personal vehicles, during the construction of the facility,
- Operational phase – the ongoing traffic generation due to the operation, maintenance and servicing of the various elements of the project.

Given the potential volume of traffic and the need for deliveries of the components to the development site during the construction period a Transport Management Plan for the construction activity should also be prepared for the proposed development. This is referred to in the submitted Preliminary Environmental Assessment Report. Details for deliveries of ancillary materials, such as gravel and concrete, should also be addressed as part of the submitted documentation.

The TIA shall detail the potential impacts associated with the phases of the development, the measures to be implemented to maintain the standard and safety of the road network, and procedures to monitor and ensure compliance. Where road safety concerns are identified at a specific location along the haulage route/s, the TIA may be supported by a targeted Road Safety Audit undertaken by suitably qualified persons.

The submitted plans indicate that access is proposed to Urana Road (MR125) and the Walla Wall Jindera Road (MR547) as the primary access rather than to the local road network therefore the provisions of State Environmental Planning Policy (Infrastructure) particularly Clause 101 need to be addressed as part of the supporting documentation to be submitted with the application the proposed development.

Further to the above it is understood that a development proposal for the Glenellen solar farm project (SSD 9550) is being prepared for a nearby site. The potential for both projects being constructed at the same time needs to be considered. Therefore unless it is guaranteed that the construction of these 2 projects will not coincide the cumulative traffic impacts of the simultaneous construction of both of these projects needs to be addressed as part of the TIA.

For guidance in the preparation of the TIA the applicant is referred to section 2 of the “Guide to Traffic Generating Developments” prepared by the RTA and the Austroads publications, particularly the Austroads Guide to Traffic Management Part 12: Traffic Impacts of Development and Austroads Guide to Traffic Management Part 3 – Traffic Studies and Analysis. The TIA should contain information such as the expected traffic generation, vehicle numbers and types of vehicles, and travel routes for vehicles accessing the development site.

Given the type and scale of the proposed development and its proximity to the public road network it is considered appropriate that issues relating to potential for distraction of, and for glint/glare impacts on, passing motorist be addressed in the development submission. Consideration could be given to the establishment and maintenance of a visual buffer, such as a vegetated buffer, within the subject site along its frontage to any public road.

Any enquiries regarding this correspondence may be referred to the Manager, Land Use for Roads and Maritime Services (South West Region), Maurice Morgan, phone (02) 6923 6611.

Yours faithfully



Per:  
Jonathan Tasker  
Acting Director  
South West NSW

Good Afternoon Meghna and Diana,

<b>TransGrid Number:</b>	<b>2018-396</b>
<b>Location:</b>	<b>Jindera Solar Farm (SSD 9549)</b>
<b>Proposal:</b>	<b>Request for Input into Secretary's Environmental</b>
<b>Assessment Requirements</b>	

Thank you for referring the above mentioned Development Application to TransGrid for review.

Please be advised after reviewing the proposed works at **Jindera Solar Farm (SSD 9549)**

TransGrid has determined the proposed works acceptable subject to the following conditions of approval being met and comments expressed noted and as appropriate actioned:

### Conditions:

- The preliminary assessment **does not** effectively cover the connection to the substation, which would likely require a new transmission line and easement and vegetation clearance on the substation site.
- The project scope description in the EIS should include all ancillary electricity transmission works (all works associated with connection to the National Electricity Market, such as ancillary substation works, transmission line works (direct and upstream), and telecommunications works) that would be necessary for the construction and operation of the Project.
- The EIS should identify all land parcels affected by these works and include them within the project boundary, to ensure that the full impact of the project is assessed.
- The proponent has contacted TransGrid as the Transmission Network Service Provider for connection of their proposed project. As part of their project development, the proponent will need to follow the connection process, in accordance with the National Electricity Rules and TransGrid's requirements in order to connect
  1. For all future email communication please direct to:  
[easements&development@transgrid.com.au](mailto:easements&development@transgrid.com.au) quoting 2018-396
  2. For all future communication please contact: Mr Shara Karamian Program Manager  
Infrastructure Services 02 9284 3353 or Mobile 0403 685 838

Regards

Michael

**Michael Platt**  
*Development Assessment and Control Officer | Network Planning and Operations*

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**TransGrid** | 200 Old Wallgrove Road, Wallgrove, NSW, 2766  
**T:** (02) 9620 0161 **M:** 0427 529 997  
**E:** [Michael.Platt@transgrid.com.au](mailto:Michael.Platt@transgrid.com.au) **W:** [www.transgrid.com.au](http://www.transgrid.com.au)

OUT18/13121

Meghna D'Souza  
Resource and Energy Assessments | Planning Services  
NSW Department of Planning and Environment

[meghna.dsouza@planning.nsw.gov.au](mailto:meghna.dsouza@planning.nsw.gov.au)

Dear Ms D'Souza

**Jindera Solar Farm SSD 9549**  
**Comment on the Secretary's Environmental Assessment Requirements (SEARs)**

I refer to your email of 21 August 2018 to the Department of Industry (DoI) in respect to the above matter. Comment has been sought from relevant branches of Lands & Water and Department of Primary Industries (DPI), and the following requirements for the proposal are provided:

**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 (2012), the NRAR Guidelines for Controlled Activities on Waterfront Land (2012) and the relevant Water Sharing Plans (available at <https://www.industry.nsw.gov.au/water>).

**DPI – Agriculture**

- The Class 3 land should be protected as much as possible. The proponent should consider moving as much of the development from the Class 3 land (as assessed under the Land and Soil Capability Assessment Scheme), to the Class 6 lands that surround the site (please refer to the maps in **Attachment A**). This land is considered as **High Capability Land** as outlined in the Preliminary Environmental Assessment, and aerial imagery shows that this land has been deep ripped in the past and therefore it has been actively used for cropping.
- The Draft SEARs provided by Department of Planning and Environment should be amended with the following changes:
  - (General requirements – *details of construction, operation and decommissioning*, including rehabilitation objectives for agricultural land.

- (Land – a *soil survey* undertaken in accordance with the Guidelines listed in Attachment 1)
- During the development of the EIS and the rehabilitation strategy, the proponent should consider the removal of all underground infrastructure as part of the decommissioning of the solar farm at the end of life to ensure all previously cropped lands are returned to their predevelopment state.

**Dol – Lands**

- Should any of the Crown Public Roads within the proximity of the proposal be required for the development they are either to be closed and purchased or transferred to Council as a Council Public Road

Any further referrals to Department of Industry can be sent by email to [landuse.enquiries@dpi.nsw.gov.au](mailto:landuse.enquiries@dpi.nsw.gov.au).

Yours sincerely



Alex King  
Director Cabinet & Legislation Services  
**Lands and Water - Strategy and Policy**  
14 September 2018

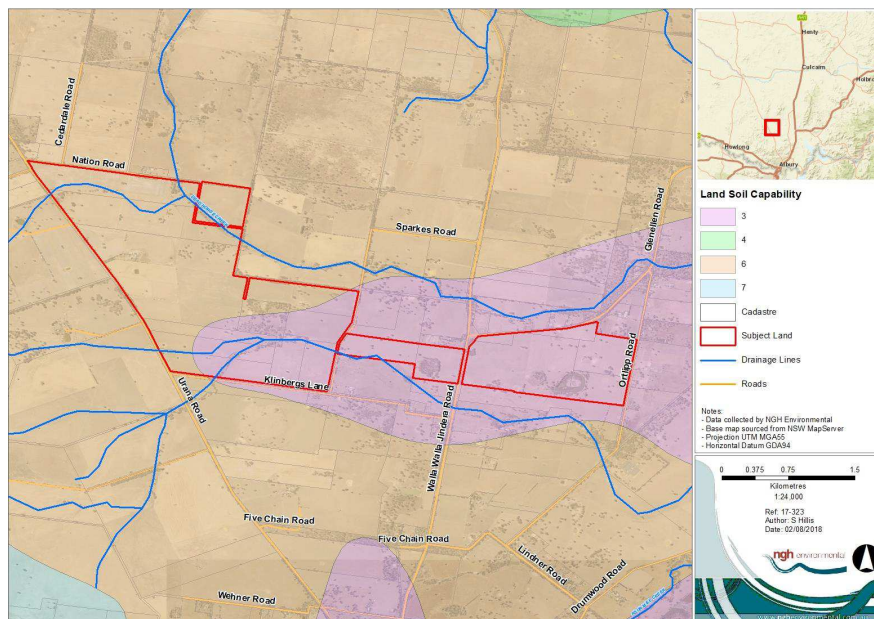


## Jindera Solar Farm SSD 9549 SEARs

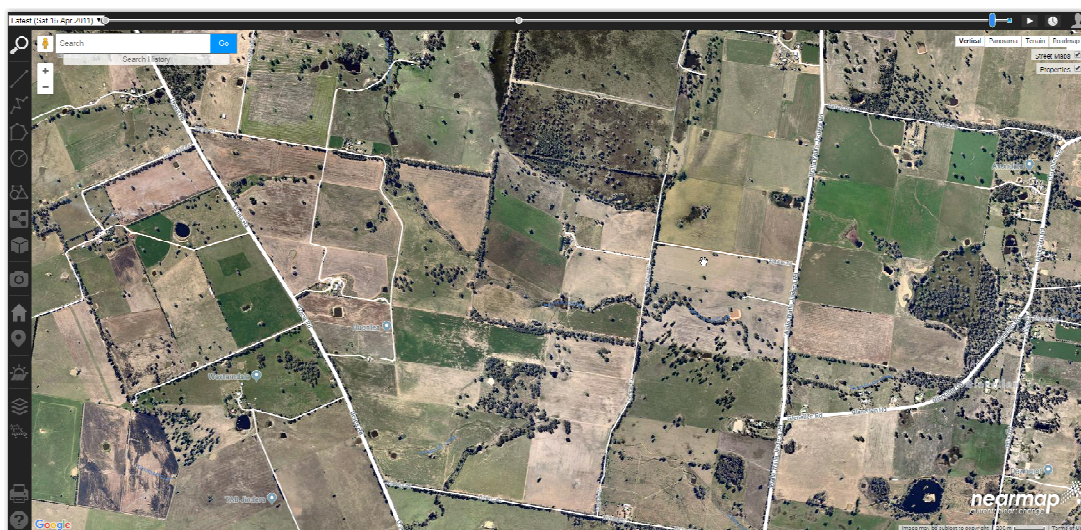
### Agricultural Resources

The development is predominantly on Class 6 land, but it has a high proportion of Class 3 land also - as stated in the PEA “the development footprint, 245.7 ha (47.4%) of the land is identified as class 3 and 272.9 ha (52.6%) as class 6.”, as shown in Map 1 below.

Map 2 displays the aerial imagery of the area around the site. This shows that cropping (generally broad acre) is practiced in the area.



Map 1 – Land Soil Capability



Map 2 - Aerial Imagery