

# APPENDIX A SECRETARY'S ENVIRONMENTAL ASSESSMENT REQUIREMENTS



## Planning & Environment

### Planning Services

#### Resource Assessments

Contact: Iwan Davies

Phone: (02) 9274 6296

Email: [iwan.davies@planning.nsw.gov.au](mailto:iwan.davies@planning.nsw.gov.au)

Mr Simon Zhang  
Bison Energy  
Level 14, 380 St Kilda Road  
Melbourne VIC 3000

Dear Mr Zhang

### **Walla Walla Solar (SSD 9874) Environmental Assessment Requirements**

I have attached the Environmental Assessment Requirements for the preparation of an Environmental Impact Statement (EIS) for the Walla Walla 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

Nicole Brewer  
**A/Director**  
**Resource & Energy Assessments**  
as nominee of the Secretary

7/3/19

**ATTACHMENT 2**

**Agency Comments**

**From:** Easements&Development <[Easements&Development@transgrid.com.au](mailto:Easements&Development@transgrid.com.au)>  
**Date:** Monday, 18 February 2019 at 6:20 pm  
**To:** Elle Donnelley <[Elle.Donnelley@planning.nsw.gov.au](mailto:Elle.Donnelley@planning.nsw.gov.au)>  
**Subject:** 2019 - 071 Walla Walla Solar (SSD 9874) - Request for Input to SEARs

Good Afternoon

**TransGrid Reference Number:** 2019 - 071  
**Proposal:** Walla Walla Solar (SSD 9874) - Request for Input to SEARs  
**Location:** Lot 1 in DP 1069452, Lot 87/DP 753735, Lot 17/DP 753735, Lot 16/DP 753735, Lot 20/DP 753735, Lot 21/DP 753735, Lot 118/DP 753735, Lot 88/DP 753735, Lot 89/DP 753735, Lot 108/DP 753735, Lot 109/DP 753735,

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

Please be advised after reviewing the proposed works at **Walla Walla Solar (SSD 9874) - Request for Input to SEARs**

TransGrid Comment:

- TransGrid is working closely with Bison Energy in relation to the SF connection.
- TransGrid is currently undertaking a formal connection enquiry response with Bison Energy.
- Next stage would be to enter into a formal Connection Processes Agreement with Bison Energy to complete detailed scoping studies and designs, with a view to enter into formal project and connection agreements for the generation connection.

**Please find attached TransGrid's easement Guidelines, Fencing Guidelines and Work Near Overhead Power Lines Code of Practice for your review ([available online](#))**

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)

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# Greater Hume Shire

simply greater

Our Ref: CK:SG

Elle Donnelley  
Resource and Energy Assessments  
Planning Services  
GPO Box 39  
SYDNEY NSW 2001

By email: [elle.donnelley@planning.nsw.gov.au](mailto:elle.donnelley@planning.nsw.gov.au)

Dear Ms Donnelley

## **WALLA WALLA SOLAR FARM (SSD 9874) – REQUEST FOR INPUT INTO SECRETARY'S 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](mailto:mail@greaterhume.nsw.gov.au)  
[www.greaterhume.nsw.gov.au](http://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 long horizontal flourish extending to the right.

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

22 February 2019



21 February 2019

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

Attention: Elle Donnelley

**SSD-9874 – SECRETARY'S ENVIRONMENTAL ASSESSMENT REQUIREMENTS - PROPOSED SOLAR FARM, BENAMBRA ROAD, WALLA WALLA**

I refer to correspondence forwarded to Roads and Maritime Services requesting the provision of key issues and assessment requirements to be included in the Secretary's Environmental Assessment Requirements.

From review of the information provided including the a scoping report prepared by NGH Environmental dated February 2018 it is understood that the development proposal represents the establishment of a Solar Farm with an intended capacity of up to 300 Mega Watt on the subject site. The subject site is located with frontage to Benambra Road to the north-east of Walla Walla and to the West of the Olympic Highway.

From the information provided it is understood that access to the development site is proposed to be from Benambra Road or Schneiders Road, which are classed as local roads, within a 100 km/h speed zone. Benambra Road is an approved B-double route. Access to the site particularly for the delivery of components will rely on access via the Olympic Highway which is a Classified Road and also is an approved B-Double Route.

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 workers 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.

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. Given the scale of the proposal a Traffic Impact Assessment (TIA) should be submitted with the Development Application to allow for an informed assessment of the development proposal. The Traffic Impact Assessment needs to address the impacts of traffic generated by this development upon the nearby road network.

The supporting scoping report acknowledges the need for the Environmental Impact Statement to include an assessment of traffic impacts during the construction period. This assessment needs to consider both the transportation of the components required for the construction of the development and the workforce required. Traffic should also be considered and addressed during operation of the facility. The Traffic



assessment 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. The supporting documentation identifies that a Traffic Management Plan is required to be prepared. The draft SEARs document that was forwarded should also reinforce the need for the consideration of the workforce traffic to the development site and potential options to minimise traffic generated by the construction workforce to the site and address fatigue issues.

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 Part 13: 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 a public road it is considered appropriate that issues relating to potential for distraction of, and for glare impacts on, passing motorists be addressed in the development submission. As a minimum, consideration should 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:  
Lindsay Tanner  
Director  
South West NSW





13 February 2019

Elle Donnelly  
Senior Planner – Resource & Energy Assessments – Planning Services  
Department of Planning & Environment  
GPO BOX 39  
SYDNEY NSW 2001

Your Ref: SSD 9874  
Our Ref: DOC19/781078

Emailed: [elle.donnelly@planning.nsw.gov.au](mailto:elle.donnelly@planning.nsw.gov.au)

Dear Ms Donnelly,

**Re: Walla Walla Solar Farm Project (SSD 9874) – Request for Secretary's  
Environmental Assessment Requirements**

Thank you for the opportunity to provide advice on the Preliminary Environmental Assessment Report (PEA) and Draft SEARs for the Walla Walla Solar Farm Project (SSD 9874). 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* (MSEPP) and the *Environmental Planning & Assessment Act 1979* (EP&A Act). 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 PEA (dated February 2019) for the Walla Walla Solar Farm Project (SSD 9874). The Division has identified that the "Hurricane Hill" hard rock quarry operated by Boral Resources Pty Ltd is located approximately 1.5km to the north of the proposal site (Refer to Figure 1). Consideration should be given to the impacts the project may have on the extractive operation.

The Draft SEARs require the proponent to address the project's potential impacts on existing land uses, including mining, mineral and petroleum rights on the site and adjacent land, including an assessment of cumulative impacts of nearby developments and compatibility of the development with existing land uses during construction, operation and following decommissioning. 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.

The proponent should identify any of the above in the EIS and consult with the operators or title holders to establish if the proposal is likely to have a significant impact on current or future extraction of minerals, petroleum or extractive materials (including by limiting access to, or



impeding assessment of resources). The EIS should also document any way the proposed development may be incompatible with existing or approved uses, or current or future extraction or recovery of resources under the land use compatibility requirements of Part 3 (13) of the MSEPP.

In fulfilling the SEARs 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 for any new mineral, coal and petroleum applications over or adjacent to the proposal site during the preparation of the EIS. Evidence of the search should be provided in the form of a date referenced map. 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>

- The proponent must consult with the operators of Hurricane Hill Quarry, Boral Resources Pty Ltd and provide evidence of authentic consultation to the Division. This should include a letter of notification of the proposal to the quarry operator including a map indicating the solar farm project area (including associated electricity transmission infrastructure) in relation to the quarry site boundaries, and a letter of response from the quarry operator to the proponent. If responses are not received from the quarry operator, the proponent is to contact the Division.
- Consultation with the Division in relation to the proposed location of any offsite 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.

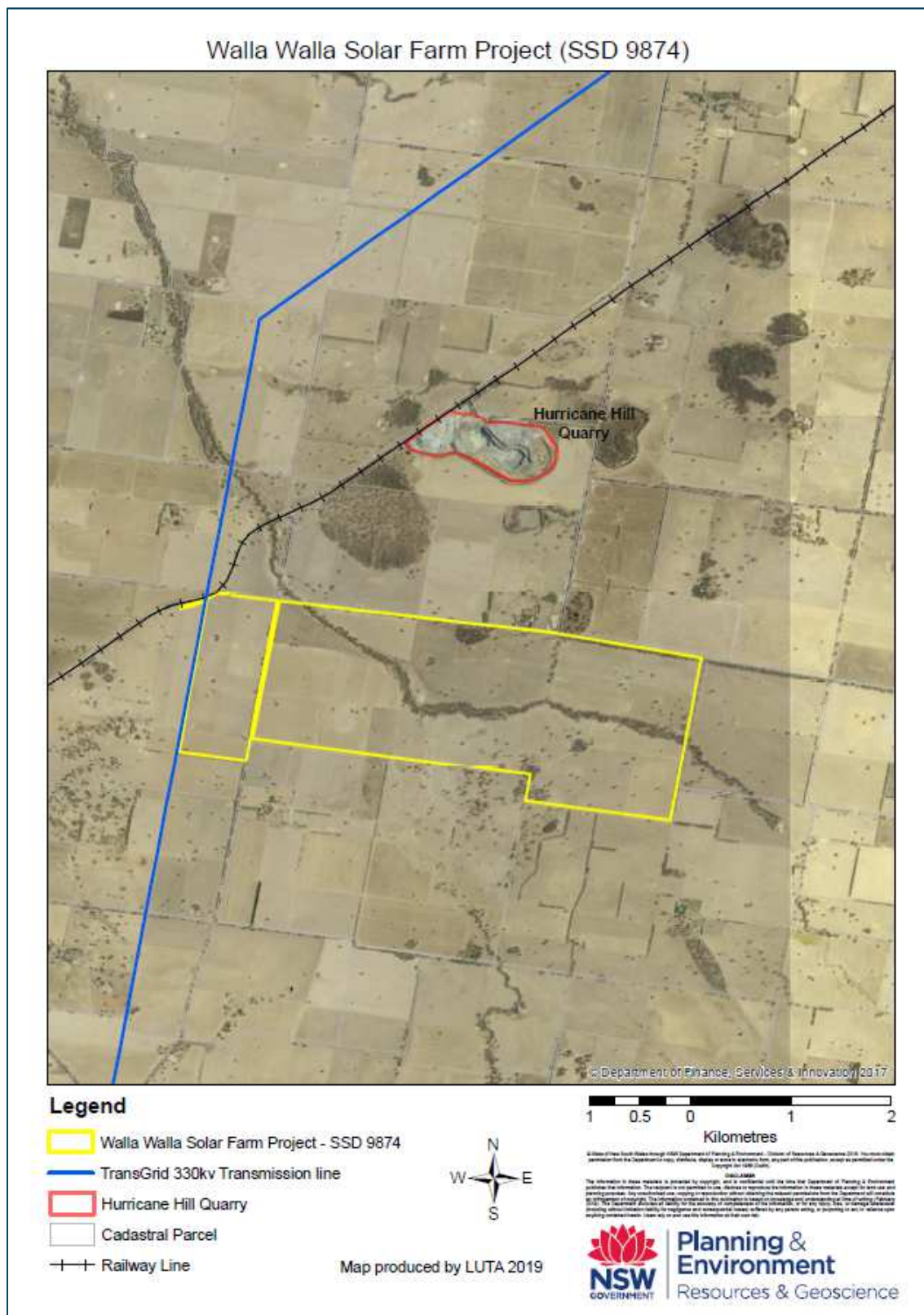
Queries regarding the above information should be directed to the Division of Resources & Geoscience - Land Use team at [landuse.minerals@geoscience.nsw.gov.au](mailto:landuse.minerals@geoscience.nsw.gov.au).

Yours sincerely

Andrew Helman  
A/Manager – Land Use

for Paul Dale  
Director – Land Use & Titles Advice

**Figure 1:** Walla Walla Solar Farm Project (SSD 9874) and Hurricane Hill Quarry.



**Subject:** RE: Walla Walla Solar (SSD 9874) - Request for Input to SEARs  
**Date:** Monday, 11 February 2019 at 2:45:35 pm Pacific Standard Time  
**From:** Adrian Hohenzollern  
**To:** Elle Donnelley  
**Attachments:** image002.png

Hi Elle,

Thanks for the referral, I've looked at the docs and there are no State Heritage concerns regarding the proposed development.

DPE does not need to refer this project, including any future modifications, to the Heritage Council (i.e Heritage Division of OEH), however other Divisions of OEH may respond separately in relation to Aboriginal Cultural Heritage or biodiversity.

Kind regards  
Adrian

**Adrian Hohenzollern**  
**Senior Team Leader**

Customer Strategies, Heritage Division  
Office of Environment and Heritage  
Locked Bag 5020 PARRAMATTA NSW 2124

Level 6, [10 Valentine Ave, PARRAMATTA NSW 2150](#)

T: 02 9860 1505 E: [adrian.hohenzollern@environment.nsw.gov.au](mailto:adrian.hohenzollern@environment.nsw.gov.au)

W [www.environment.nsw.gov.au](http://www.environment.nsw.gov.au) | [www.environment.nsw.gov.au/cultureandheritage.htm](http://www.environment.nsw.gov.au/cultureandheritage.htm)

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**From:** Elle Donnelley

**Sent:** Friday, 8 February 2019 2:13 PM

**To:** Fire Safety <FireSafety@fire.nsw.gov.au>; Adam Oehlman <landuse.enquiries@dpi.nsw.gov.au>; Landuse Minerals <landuse.minerals@industry.nsw.gov.au>; Development South West <development.south.west@rms.nsw.gov.au>; DRG RO Assessment Coordination Mailbox <assessment.coordination@planning.nsw.gov.au>; OEH HD Heritage Mailbox <HERITAGEMailbox@environment.nsw.gov.au>; OEH HD Customer Strategies Mailbox <customer.strategies@environment.nsw.gov.au>; 'Projects.Environment@transgrid.com.au' <Projects.Environment@transgrid.com.au>; 'environmental.assessments@waternsw.com.au' <environmental.assessments@waternsw.com.au>; Records@rfs.nsw.gov.au; 'water.referrals@dpi.nsw.gov.au' <water.referrals@dpi.nsw.gov.au>; admin.murray@lls.nsw.gov.au; OLG - Greater Hume Shire Council <mail@greaterhume.nsw.gov.au>

**Cc:** Iwan Davies <iwan.davies@planning.nsw.gov.au>

**Subject:** Walla Walla Solar (SSD 9874) - Request for Input to SEARs

Good afternoon

**Walla Walla Solar Farm (SSD 9874)**  
**Request for Input into Secretary's Environmental Assessment Requirements**

The Department has received a request from Bison Energy for Secretary's Environmental Assessment Requirements (SEARs) for the proposed Walla Walla Solar Farm. The proposal is located approximately 4 km northeast of Walla Walla within the Great Hume local government area.

The proposal involves:

- the development of a large-scale photovoltaic solar farm with an estimated capacity of 300 MW AC; and
- ancillary Infrastructure, including grid connection.

The proposal is State Significant Development (SSD) under Part 4 of the *Environmental Planning and Assessment Act 1979*.

**This email is to seek agency input into the SEARs for this project.**

The Preliminary Environmental Assessment is available at [http://www.majorprojects.planning.nsw.gov.au/index.pl?action=view\\_job&job\\_id=9874](http://www.majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=9874) and a copy of the proposed SEARs is attached for your reference.

It would be appreciated if your input into the SEARs is provided by COB on **Thursday 21 February 2019**.

Kind Regards

**Elle Donnelley**

Senior Planner | Resource & Energy Assessments  
320 Pitt Street | GPO Box 39 | Sydney NSW 2001





**Subject:** RE: Walla Walla Solar (SSD 9874) - Request for Input to SEARs  
**Date:** Sunday, 10 February 2019 at 1:50:03 pm Pacific Standard Time  
**From:** Alison Kniha  
**To:** Elle Donnelley  
**Attachments:** image002.png, image003.png

Good Morning

Thank you for your email requesting WaterNSW's input for the SEARs for the Walla Walla Solar Farm proposal.

The proposal is not located near any WaterNSW land assets or infrastructure, therefore we have no particular requirements for the EIS.

WaterNSW requests the Department continue to refer proposals to us that have the potential to impact on our land and assets, using the email [Environmental.Assessments@waternsw.com.au](mailto:Environmental.Assessments@waternsw.com.au).

Regards

**Alison Kniha**  
Catchment Protection Planning Manager  
The logo for WaterNSW, featuring a stylized blue and green wave graphic to the left of the text "WaterNSW" in a bold, blue, sans-serif font.

PO Box 398, Parramatta NSW 2124  
Level 14, 169 Macquarie Street  
Parramatta NSW 2150  
**T:** 02 9865 2505  
**M:** 0407 088 372  
[alison.kniha@waternsw.com.au](mailto:alison.kniha@waternsw.com.au)  
[www.waternsw.com.au](http://www.waternsw.com.au)

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**From:** Elle Donnelley <Elle.Donnelley@planning.nsw.gov.au>  
**Sent:** Friday, 8 February 2019 2:13 PM  
**To:** Fire Safety <FireSafety@fire.nsw.gov.au>; Adam Oehlman <landuse.enquiries@dpi.nsw.gov.au>; Landuse Minerals <landuse.minerals@industry.nsw.gov.au>; Development South West <development.south.west@rms.nsw.gov.au>; DRG RO Assessment Coordination Mailbox <assessment.coordination@planning.nsw.gov.au>; OEH HD Heritage Mailbox <HERITAGEMailbox@environment.nsw.gov.au>; OEH HD Customer Strategies Mailbox <customer.strategies@environment.nsw.gov.au>; 'Projects.Environment@transgrid.com.au' <Projects.Environment@transgrid.com.au>; Environmental Assessments <Environmental.Assessments@waternsw.com.au>; Records@rfs.nsw.gov.au; 'water.referrals@dpi.nsw.gov.au' <water.referrals@dpi.nsw.gov.au>; admin.murray@lls.nsw.gov.au; OLG - Greater Hume Shire Council <mail@greaterhume.nsw.gov.au>  
**Cc:** Iwan Davies <iwan.davies@planning.nsw.gov.au>  
**Subject:** Walla Walla Solar (SSD 9874) - Request for Input to SEARs

Good afternoon

**Walla Walla Solar Farm (SSD 9874)**  
**Request for Input into Secretary's Environmental Assessment Requirements**

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The proposal involves:

- the development of a large-scale photovoltaic solar farm with an estimated capacity of 300 MW AC; and
- ancillary Infrastructure, including grid connection.

The proposal is State Significant Development (SSD) under Part 4 of the *Environmental Planning and Assessment Act 1979*.

**This email is to seek agency input into the SEARs for this project.**

The Preliminary Environmental Assessment is available at [http://www.majorprojects.planning.nsw.gov.au/index.pl?action=view\\_job&job\\_id=9874](http://www.majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=9874) and a copy of the proposed SEARs is attached for your reference.

It would be appreciated if your input into the SEARs is provided by COB on **Thursday 21 February 2019**.

Kind Regards

**Elle Donnelley**

Senior Planner | Resource & Energy Assessments  
320 Pitt Street | GPO Box 39 | Sydney NSW 2001







# Department of Industry

OUT19/1785

Elle Donnelley  
Senior Planner  
Resource & Energy Assessments  
NSW Department of Planning and Environment

[Elle.Donnelley@planning.nsw.gov.au](mailto:Elle.Donnelley@planning.nsw.gov.au)

Dear Ms Donnelley

**Walla Walla Solar Farm (9874)  
Comment on the Secretary's Environmental Assessment Requirements (SEARs)**

I refer to your email of 8 February 2019 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 and Natural Resources Access Regulator**

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

**DoI Crown Lands**

- If the Crown Roads in the vicinity of the proposal are required for access, the roads are to either be transferred to Council or the proponent should make an application with DoI Crown Lands for the roads to be closed and purchased.

**DPI Agriculture**

- The Draft SEARs provided by Department of Planning and Environment should be amended with the following changes as highlighted in the draft SEARs provided:
  - a. (General requirements – *details of construction, operation and decommissioning, including rehabilitation objectives for agricultural land.*
  - b. (Land – *a soil survey undertaken in accordance with the Guidelines listed in Attachment 2*)

*Please refer to Attachment 1 for detailed requirements.*

- Although the development is proposed for Class 4 and 6 land as assessed under the Land and Soil Capability Assessment Scheme, the Class 4 lands in this area are currently under

NSW Department of Industry Lands and Water Division  
Level 49 | 19 Martin Place | Sydney NSW 2000  
[landuse.enquiries@dpi.nsw.gov.au](mailto:landuse.enquiries@dpi.nsw.gov.au) ABN: 72 189 919 072

review due to their value as high quality cropping farms. During the development of the EIS, information on the impact on farming adjacent to these properties and the region should be detailed.

- 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.

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

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

Liz Rogers  
Manager, Assessments  
**Lands and Water - Strategy and Policy**  
25 February 2019

## Attachment 1: SEARs Recommendations

Issue and desired outcome	Detail / Requirement
Site Suitable for development	<ul style="list-style-type: none"> <li>Detail that the proposal is consistent with relevant SEPPs, strategic plans and LEP requirements 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>Complete a Landuse Conflict Risk Assessment (LUCRA) to identify potential landuse conflict, in particular relating to separation distances and management practices to minimise odour, dust and noise from sensitive receptors. A LUCRA is described in the DPI Land Use Conflict Risk Assessment Guide.</li> <li>Include a map to scale showing the above operational and infrastructure details including separation distances from sensitive receptors.</li> </ul>
Consideration for impacts to agricultural resources and land	<ul style="list-style-type: none"> <li>Describe the current agricultural status and productivity of the proposed development site and surrounding locality including the land capability as per the OEH The land and soil capability assessment scheme.</li> <li>Demonstrate that all significant impacts on current and potential agricultural developments and resources can be reasonably avoided or adequately mitigated.</li> <li>Consider possible cumulative effects to agricultural enterprises and landholders.</li> <li>Detail the expected life span of the proposed development</li> <li>Outline strategies to manage impact of agricultural aerial spraying in the area.</li> <li>Outline details of potential landuse sharing with agriculture.</li> </ul>
Bushfire risk identified and managed	<ul style="list-style-type: none"> <li>Risk assessment level and mitigation plan developed to address bush fire risk.</li> </ul>
Suitable and secure water supply	<ul style="list-style-type: none"> <li>Estimated water demand and water availability should be clearly outlined in the proposal. The source of water and any sanitisation methods to be detailed in the application.</li> <li>Outline any impacts to water use from agriculture and mitigation measures if required.</li> </ul>
Surface & Groundwater protected	<ul style="list-style-type: none"> <li>Proposed development design, operation and by-product management should be undertaken to avoid nutrient and sediment build up and minimise erosion, off site surface water movement and groundwater accession.</li> <li>The proposal should detail how design and operation will be undertaken for by-product management in accordance with best practice to prevent excess build-up of nutrients and salts in the soil profile and increase the risk of leaching. A monitoring program should be developed.</li> </ul>
Biosecurity Standards met	<ul style="list-style-type: none"> <li>Include a biosecurity (pests, weeds and disease) risk assessment outlining the likely plant, animal and community risks as per guidelines in Attachment 2.</li> <li>Develop a biosecurity response plan to deal with identified risks as well as contingency plans for any failures. Including monitoring and mitigation measures in weed, disease and pest management plans.</li> <li>Details of adequate fencing to keep livestock out.</li> </ul>
Suitable traffic movements	<ul style="list-style-type: none"> <li>Consideration of the route for movements needs to be taken into account so that impacts on sensitive receptors are minimised (eg noise, dust, volume of traffic). This should include consideration of Travelling Stock Reserves (TSR) and the movement of livestock or farm vehicles along / across the affected roads</li> </ul>
Visual amenity achieved	<ul style="list-style-type: none"> <li>Amenity impacts are assessed in accordance with the methods outlined in the DPE's, Wind Energy: Visual Assessment Bulletin and any necessary response to mitigate</li> </ul>

	<p>visual impacts is described and illustrated. In particular night lighting, glare and any impacts on amenity for adjacent landholders.</p>
Land stewardship met	<ul style="list-style-type: none"> <li>● If any earthworks are proposed, an assessment of the overall footprint where the natural contours of the land will be modified, the total amount of material involved, how any stockpiled material will be managed and outline of how this material will or will not be used for rehabilitation purposes.</li> <li>● A full soil survey to be undertaken prior to works commencing as a benchmark for rehabilitation.</li> <li>● Develop a Rehabilitation and Decommissioning/Closure Management Plan that outlines the rehabilitation objectives and strategies to return the land to its pre-project status. This includes, but is not limited to removing all above and below ground infrastructure, describing the design criteria of the final landuse and landform, indicators to be used to guide the return of the land back to agricultural production, along with the expected timeline for the rehabilitation program.</li> <li>● Measures to remediate the land following decommissioning in accordance with State Environmental Planning Policy No 55 - Remediation of Land.</li> <li>● Outline monitoring and mitigation measures to be adopted for rehabilitation remedial actions.</li> <li>● Any land with a cropping history or land with a capability of category 3 or better as per <i>The land and soil capability assessment scheme: second approximation (OEH)</i>, all cables/pipes to be buried at a depth &gt;500mm to allow greater opportunity for agricultural activities to continue over the top.</li> <li>● Trenching through sodic soils during construction must include soil amendment with Gypsum at a minimum rate of 10t/ha. Actual rates to be determined following soil testing (Clay content, ECEC and EC).</li> </ul>
Adequate consultation with community	<ul style="list-style-type: none"> <li>● Consult with relevant agencies such as on the design, construction and operation of the proposed infrastructure.</li> <li>● Consult with the owners / managers of affected and adjoining neighbours and agricultural operations in a timely and appropriate manner about; the proposal, the likely impacts and suitable mitigation measures or compensation.</li> <li>● Establish a complaints register that includes reporting and investigating procedures and timelines, and liaison with Council in relation to complaint issues.</li> </ul>
Contingency and Environmental Management Plan developed	<ul style="list-style-type: none"> <li>● Contingency plans should be developed to enable the operation to deal with emergency situations. Commitment to the preparation of an Emergency Management plan that outlines procedures and responsibilities for responding to bushfire threats and possible mass mortality events which might result from extreme climatic conditions, routine or emergency animal disease outbreaks.</li> </ul>

## Attachment 2: Recommended Guidelines and Resources

Title	Location
Australian Soil and Land Survey Handbook (CSIRO)	<a href="https://www.publish.csiro.au/book/5230/">https://www.publish.csiro.au/book/5230/</a>
Guidelines for Surveying Soil and Land Resources (CSIRO)	<a href="https://www.publish.csiro.au/book/5650/">https://www.publish.csiro.au/book/5650/</a>

**Subject:** Review and request for agency comments for the Secretary's Environmental Assessment Requirements (SEARs) for the proposed Walla Walla Solar Farm  
**Date:** Monday, 25 February 2019 at 5:24:47 pm Pacific Standard Time  
**From:** Fire Safety  
**To:** Elle Donnelley  
**Attachments:** image001.png, image002.png, image003.png, image004.png, image005.png, image006.png, image007.png

Dear Elle

In regards to your email correspondence dated the 8<sup>th</sup> of February 2019, Fire & Rescue NSW confirms receipt of the request for agency input from Bison Energy for Secretary's Environmental Assessment Requirements (SEARs) for the proposed Walla Walla Solar Farm.

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. 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.

FRNSW recommends the following conditions of consent:

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, 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.

Further to the above recommendations, Fire & Rescue NSW requests to be consulted with respect to the operational compatibility of the proposed fire and life safety systems and their configuration at the project's preliminary and final design phases.

FRNSW requests the opportunity to review and comment on the EIS report once completed.

While there is currently no requirement for a fire safety study, FRNSW may request one be undertaken at a later stage should information be provided such it is deemed that the development poses unique challenges to the response to and management of an incident.

If you have any further queries regarding this matter, please contact the Fire Safety Branch on 9742 7434 quoting your reference number FRN19/685 - BFS19/564.

Regards,



**Administration Officer**

**Fire Safety Administration Unit**

**Community Safety Directorate | Fire and Rescue NSW**

T: (02) 9742 7434

1 Amarina Ave, Greenacre, NSW 2190 | Locked Bag 12, Greenacre, NSW

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**PREPARED FOR ANYTHING.**

[www.fire.nsw.gov.au](http://www.fire.nsw.gov.au)



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Elle Donnelly  
Resource and Energy Assessments  
Department of Planning & Environment  
GPO Box 39  
SYDNEY NSW 2001

Via email: [elle.donnelly@planning.nsw.gov.au](mailto:elle.donnelly@planning.nsw.gov.au)

Dear Ms Donnelly

**RE: Walla Walla Solar Farm - Request for input into Secretary's Environmental Assessment Requirements (SEAR 9874)**

I refer to your email dated 25 February 2019 seeking input from the Office of Environment and Heritage (OEH) into the Department of Planning and Environment (DPE) Secretary's Environmental Assessment Requirements (SEAR) for the preparation of an Environmental Impact Statement (EIS) for the proposed development (SEAR 9874).

OEH has reviewed the documentation and provides SEARs for the proposed development in **Attachment A**. Guidance material is listed in **Attachment B**.

OEH recommends that the EIS appropriately address the following:

1. Biodiversity
2. Aboriginal cultural heritage (ACH)
3. Flooding

The EIS should fully describe the proposal, the existing environment (including threatened species habitat not associated with vegetation communities - e.g. paddock trees) 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 such as roads, water and power supplies, and Rural Fire Service requirements for asset protection.

Biodiversity

The Scoping Report indicates that remnant vegetation will be largely retained but the layout of the development means numerous paddock trees would be removed. The threatened species habitat value of these trees will need to be determined as part of the EIS process. There is also a significant patch of riparian vegetation across the site so potential indirect impacts of the development on threatened species habitat associated with this vegetation should be adequately documented.

In the design of the project the proponent should consider maintaining or developing vegetation connections between the larger remnant patches of vegetation on the site. Some of these may be threatened ecological communities and surrounding them with a solar panel array will be a potentially significant indirect, negative impact on the vegetation.

Aboriginal cultural heritage

The result of an extensive search of the Aboriginal Heritage Information Management System (AHIMS) conducted on 7 December 2018 was that there were no registered Aboriginal sites or places identified in the proposal area. The AHIMS result identified 23 Aboriginal sites within 2 kilometres of the proposal area. No field assessment was undertaken in the scoping report.

A search by OEH showed that there are two artefact sites registered on AHIMS within 200 metres of the proposal area. Large parts of NSW that have not been subject to archaeological survey and as such there may be unrecorded Aboriginal sites within or near the project area. The proposal area contains two creeks – Back Creek and Middle Creek. Proximity to water is known to be one indicator for the potential presence of Aboriginal sites. Field assessment will be required in accordance with the Code of Practice for Archaeological Investigation of Aboriginal Objects in New South Wales (DECCW, 2010). Remnant trees should be inspected for the potential of Aboriginal cultural modification and scarring.

An Aboriginal Cultural Heritage Assessment Report (ACHAR) will be required as part of the EIS. The ACHAR is to include consultation in accordance with the 'Aboriginal cultural heritage consultation requirements for proponents 2010' (DECCW, 2010). 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*.

#### Flooding

The EIS should specifically address the attached requirements for flooding and conduct flood modelling for the purposes of appropriately locating major and sensitive infrastructure and for assessing impacts external to the site post development.

If you have any questions regarding this matter, please contact Simon Stirrat on (03) 5021 8930 or email [simon.stirrat@environment.nsw.gov.au](mailto:simon.stirrat@environment.nsw.gov.au).

Yours sincerely



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

ATTACHMENT A – Recommended Environmental Assessment Requirements for Walla Walla Solar Farm – SEAR 9874

ATTACHMENT B – Guidance material

## Attachment A – Recommended Environmental Assessment Requirements for Walla Walla Solar Farm – SEAR 1308

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

<b>Biodiversity</b>
<p>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.</p>
<p>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.</p>
<p>3. The BDAR must include details of the measures proposed to address the offset obligation as follows;</p> <ul style="list-style-type: none"> <li>a. The total number and classes of biodiversity credits required to be retired for the development/project;</li> <li>b. The number and classes of like-for-like biodiversity credits proposed to be retired;</li> <li>c. The number and classes of biodiversity credits proposed to be retired in accordance with the variation rules;</li> <li>d. Any proposal to fund a <a href="#">biodiversity conservation action</a>;</li> <li>e. Any proposal to make a payment to the Biodiversity Conservation Fund.</li> </ul> <p>If seeking approval to use the variation rules, the BDAR must contain details of the <a href="#">reasonable steps</a> that have been taken to obtain requisite like-for-like biodiversity credits.</p>
<p>4. The BDAR must be submitted with all digital spatial data associated with the survey and assessment as per Appendix 11 of the BAM.</p>
<p>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>.</p>
<b>Aboriginal cultural heritage</b>
<p>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.</p>
<p>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.</p>

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.

#### **Historic heritage**

12. The EIS must provide a heritage assessment including but not limited to an assessment of impacts to *State and local heritage* including conservation areas, natural heritage areas, places of Aboriginal heritage value, buildings, works, relics, gardens, landscapes, views, trees should be assessed. Where impacts to State or locally significant heritage items are identified, the assessment shall:
  - a. outline the proposed mitigation and management measures (including measures to avoid significant impacts and an evaluation of the effectiveness of the mitigation measures) generally consistent with the NSW Heritage Manual (1996),
  - b. be undertaken by a suitably qualified heritage consultant(s) (note: where archaeological excavations are proposed the relevant consultant must meet the NSW Heritage Council's Excavation Director criteria),
  - c. include a statement of heritage impact for all heritage items (including significance assessment),
  - d. consider impacts including, but not limited to, vibration, demolition, archaeological disturbance, altered historical arrangements and access, landscape and vistas, and architectural noise treatment (as relevant), and
  - e. where potential archaeological impacts have been identified develop an appropriate archaeological assessment methodology, including research design, to guide physical archaeological test excavations (terrestrial and maritime as relevant) and include the results of these test excavations.

#### **Flooding**

13. The EIS must map the following features relevant to flooding as described in the Floodplain Development Manual 2005 (NSW Government 2005) including:
  - a. Flood prone land.
  - b. Flood planning area, the area below the flood planning level.
  - c. Hydraulic categorisation (floodways and flood storage areas).

d. Flood hazard.
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.
15. The EIS must model the effect of the proposed development (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 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>
16. Modelling in the EIS must consider and document: <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>
17. The EIS must assess the impacts on the proposed development on flood behaviour, including: <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 flood or an equivalent extreme flood event). These matters are to be discussed with and have the support of Council and the 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="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>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>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>
<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>
Biodiversity Offsets Scheme Entry Threshold Tool	<a href="http://www.lmbc.nsw.gov.au/Maps/index.html?viewer=BOSETMap">www.lmbc.nsw.gov.au/Maps/index.html?viewer=BOSETMap</a>
Biodiversity Values Map	<a href="http://www.lmbc.nsw.gov.au/Maps/index.html?viewer=BVMap">www.lmbc.nsw.gov.au/Maps/index.html?viewer=BVMap</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 Profiles	<a href="http://www.environment.nsw.gov.au/threatenedspeciesapp/">www.environment.nsw.gov.au/threatenedspeciesapp/</a>
BioNet Atlas	<a href="http://www.environment.nsw.gov.au/wildlifeatlas/about.htm">www.environment.nsw.gov.au/wildlifeatlas/about.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/Visclassification.htm">http://www.environment.nsw.gov.au/research/Visclassification.htm</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/surveyassessmentgdlns.htm">www.environment.nsw.gov.au/threatenedspecies/surveyassessmentgdlns.htm</a>
NSW Guide to Surveying Threatened Plants (OEH, 2016)	<a href="http://www.environment.nsw.gov.au/research-and-publications/publications-search/nsw-guide-to-surveying-threatened-plants">www.environment.nsw.gov.au/research-and-publications/publications-search/nsw-guide-to-surveying-threatened-plants</a>
Threatened Species Survey and Assessment Guidelines: Field Survey Methods for Fauna - Amphibians (DECC, 2009)	<a href="http://www.environment.nsw.gov.au/resources/Threatenedspecies/09213amphibians.pdf">www.environment.nsw.gov.au/resources/Threatenedspecies/09213amphibians.pdf</a>
Threatened Species Assessment Guideline - The Assessment of Significance (DECC 2007)	<a href="http://www.environment.nsw.gov.au/resources/Threatenedspecies/tsaguide07393.pdf">www.environment.nsw.gov.au/resources/Threatenedspecies/tsaguide07393.pdf</a>
OEH Data Portal (access to online spatial data)	<a href="http://data.environment.nsw.gov.au/">http://data.environment.nsw.gov.au/</a>



Title	Web address
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>
<b><u>Aboriginal Cultural Heritage</u></b>	
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>
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>
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>
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>



## NSW RURAL FIRE SERVICE



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

Your Ref: SSD 9874  
Our Ref: D19/451  
DA19021217341 PC

**ATTENTION:** Elle Donnelley

28 February 2019

Dear Ms Donnelley

### **Agency Comment - SEARs for Walla Walla Solar Farm Project (SSD 9874)**

I refer to your correspondence dated 8 February 2019 seeking NSW Rural Fire Service (NSW RFS) input to the SEARs for the above State Significant Development proposal.

The subject land is not mapped as bush fire prone land by Greater Hume Shire Council however the NSW RFS is the primary response agency for fighting fires within the site and surrounding locality.

The NSW RFS recommends that the SEARs for the project include a requirement to address the following, having regard to the requirements of *'Planning for Bush Fire Protection 2006'*:

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

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

#### **Postal address**

Records  
NSW Rural Fire Service  
Locked Bag 17  
GRANVILLE NSW 2142

#### **Street address**

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

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

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

Yours sincerely,

A handwritten signature in black ink, appearing to read 'John Ball', written in a cursive style.

John Ball

**Manager – Planning and Environment Services North**

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

# Environmental Assessment Requirements

## State Significant Development

Section 4.12(8) and 4.12(9) of the *Environmental Planning and Assessment Act 1979* and Schedule 2 of the *Environmental Planning and Assessment Regulation 2000*

<b>Application Number</b>	SSD 9874
<b>Proposal</b>	<p>Walla Walla Solar Farm which includes:</p> <ul style="list-style-type: none"> <li>the construction and operation of a solar photovoltaic (PV) energy generation facility with an estimated capacity of 300 MW; and</li> <li>associated infrastructure, including a grid connection.</li> </ul>
<b>Location</b>	Benambra Road, approximately 4 km north-east of Walla Walla, in the Greater Hume local government area.
<b>Applicant</b>	Bison Energy
<b>Date of Issue</b>	7 March 2019
<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 in the region (in particular Hurricane Hill Quarry and the proposed Jindera and Glenellen Solar Farms), 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>o a consideration of agricultural land, flood prone land, Crown lands, mining, quarries, mineral or petroleum rights;</li> <li>o a soil survey to determine the soil characteristics and consider the potential for erosion to occur; and</li> <li>o a cumulative impact assessment of nearby developments;</li> </ul> </li> <li>- an assessment of the compatibility of the development with existing land uses, during construction, operation and after decommissioning, including: <ul style="list-style-type: none"> <li>o consideration of the zoning provisions applying to the land, including subdivision, and;</li> <li>o completion of a Land Use Conflict Risk Assessment in accordance with 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</i> (2017), cumulative noise impacts (considering other developments in the area), and a draft noise management plan if the assessment shows construction noise is likely to exceed applicable criteria.</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 Benambra Road, Schneiders Road and Olympic Highway), site access point, any 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); and</li> <li>- a description of the measures that would be implemented to mitigate any transport impacts during construction.</li> </ul> </li> <li>• <b>Water</b> – including: <ul style="list-style-type: none"> <li>- an assessment of the likely impacts of the development on surface water and groundwater resources (including flood zones, 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</b> – including: <ul style="list-style-type: none"> <li>- an assessment of potential hazards and risks associated with bushfires; and</li> <li>- an assessment of 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> <li>• <b>Waste</b> – identify, quantify and classify the likely waste stream to be generated during construction and operation, and describe the measures to be implemented to manage, reuse, recycle and safely dispose of this waste.</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, exploration licence holders, quarry operators and mineral title holders.</p> <p>In particular, you must undertake detailed consultation with affected landowners surrounding the development and 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>	<p>If you do not lodge a development application and EIS for the development within 2 years of the issue date of these SEARs, you must consult further with the Secretary in relation to the preparation of the EIS.</p>
<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

<b>Biodiversity</b>	<a href="#">Biodiversity Assessment Method (OEH)</a> <a href="#">Threatened Species Assessment Guidelines - Assessment of Significance (OEH)</a> <a href="#">Biosecurity Act 2015</a> <a href="#">Why Do Fish Need to Cross the Road? Fish Passage Requirements for Waterway Crossings (DPI)</a> <a href="#">Policy and Guidelines for Fish Habitat Conservation and Management (DPI)</a> <a href="#">Fisheries Management Act 1994</a>
<b>Heritage</b>	<a href="#">Aboriginal Cultural Heritage Consultation Requirements for Proponents (OEH)</a> <a href="#">Code of Practice for Archaeological Investigations of Objects in NSW (OEH)</a> <a href="#">Guide to investigating, assessing and reporting on aboriginal cultural heritage in NSW (OEH).</a> <a href="#">NSW Heritage Manual (OEH)</a>
<b>Land</b>	<a href="#">Primefact 1063: Infrastructure proposals on rural land (DPI)</a> <a href="#">Establishing the social licence to operate large scale solar facilities in Australia: insights from social research for industry (ARENA)</a> <a href="#">Local Land Services Act 2013</a> <a href="#">Australian Soil and Land Survey Handbook (CSIRO)</a> <a href="#">Guidelines for Surveying Soil and Land Resources (CSIRO)</a> <a href="#">The land and soil capability assessment scheme: second approximation (OEH)</a> <a href="#">Land Use Conflict Risk Assessment Guide (DoI – L&amp;W)</a>
<b>Noise</b>	<a href="#">NSW Noise Policy for Industry (EPA)</a> <a href="#">Interim Construction Noise Guideline (EPA)</a> <a href="#">NSW Road Noise Policy (EPA)</a>
<b>Light</b>	<a href="#">Dark Sky Planning Guideline: Protecting the observing conditions at Siding Spring (DPE)</a>
<b>Transport</b>	<a href="#">Guide to Traffic Generating Developments (RTA)</a> <a href="#">Austroads Guide to Road Design &amp; relevant Australian Standards</a> <a href="#">Austroads Guide to Traffic Management Part 12: Traffic Impacts of Development</a>
<b>Water</b>	<a href="#">Managing Urban Stormwater: Soils &amp; Construction (Landcom)</a> <a href="#">Floodplain Development Manual (OEH)</a> <a href="#">Guidelines for Controlled Activities on Waterfront Land (DPI Water)</a> <a href="#">Water Sharing Plans (DPI Water)</a> <a href="#">Floodplain Management Plan (DPI Water)</a> <a href="#">Guidelines for Watercourse Crossings on Waterfront Land (DPI Water)</a>
<b>Hazards and Risks</b>	<a href="#">Hazardous Industry Planning Advisory Paper No. 6 – Guidelines for Hazard Analysis (DPE)</a> <a href="#">Multi-Level Risk Assessment (DPE)</a>
<b>Waste</b>	<a href="#">Waste Classification Guidelines (EPA)</a>
<b>Electromagnetic Interference</b>	

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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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