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STATEMENT OF ENVIRONMENTAL EFFECTS

PREPARED BY:

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PROJECT:	Development Application for the approval of Geotechnical Test Pits & Boreholes throughout the Site Area for the proposed Bookham Wind Farm (**BKWF**). pursuant to the provisions within the *Yass Valley Local Environmental Plan 2013 (YVLEP2013)* and the *Yass Valley Development Control Plan 2024 (YVDCP2024).*
APPLICANT:	SQUADON ENERGY
OUR REFERENCE:	5499_SEE2
DATE:	MAY 2025
AUTHOR:	RACHEL DOBERER SENIOR TOWN PLANNER
SIGNATURE:	

Revision Status

Rev No	Date	Report Title	Author	Reviewed by
1	08 May 2025	SEE1 – Geotechnical Test Pits & Boreholes (BKWF)_BOOKHAM (Draft)	Rachel Doberer	Rachel Doberer
1	22 May 2025	SEE1 – Geotechnical Test Pits & Boreholes (BKWF)_BOOKHAM (Final)	Rachel Doberer	Rachel Doberer

CONTENTS

1. INTRODUCTION

This Statement of Environmental Effects (**SoEE**) has been prepared for *Squadron Energy* (the **Applicant**) by DPS YASS Pty Ltd. This Statement is to accompany a development application to Yass Valley Council for the approval of Geotechnical Test Pits & Boreholes throughout the Site Area (refer **Figure1.1 & Appendix A**) for the proposed Bookham Wind Farm (**BKWF**), BOOKHAM.

This Statement describes the subject site and the surrounding area, together with the relevant planning controls and policies relating to the site and the type of development proposed. This report aims to assess the potential impacts and environmental effects of the proposed development of the subject site under Section 4.15 of the *Environmental Planning and Assessment Act 1979* (as amended).

This SoEE includes a comprehensive assessment of environmental impacts of the proposal. Where potential impacts and constraints are identified, measures are proposed to mitigate any harm to the natural environment as well as the amenity of existing and future development throughout the locality.

This site is zoned RU1 Primary Production pursuant to the *Yass Valley Local Environmental Plan 2013* (YVLEP2013). The proposed development is permissible with development consent within the RU1 zone.

Squadron Energy is preparing an EIS for the proposed BKWF near Bookham on the Hume Highway. As a component for the project, works are about to commence on the preliminary Geotech work involving the drilling of boreholes and the excavation test pits.

This SoEE seeks consent for geotechnical investigations (characterised as “earthworks”) within private rural landholdings in Bookham NSW. The site of these proposed geotechnical investigations is within the footprint of the proposed BWF. The geotechnical investigations will inform the feasibility and design of the broader BWF project.

It is considered that these geotechnical investigations with an interim total of 43 test pits (3m deep) and 26 borehole sites (10m-25m deep). Depending on the outcome of initial tests, further assessments may be required (subject to a future DA process, if required).

The proposal is classified as local development under Part 4 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) and therefore will be determined by Council.

This assessment concludes that the proposal is of an appropriate scale and mass and is consistent with the character of the area. It will have no unacceptable amenity impacts upon nearby residential development, nor any adverse impacts upon the natural environment. The proposal will have numerous positive social and economic impacts, and is considered in the public interest, accordingly DPS YASS Pty Ltd is supportive of the development proposal.

1.1 PURPOSE OF THIS REPORT

This SEE has been prepared in accordance with Schedule 1 of the *Environmental Planning and Assessment Regulation 2021 (EP&A Regulation)* for the purposes of demonstrating:

- The proposal is consistent with the controls within the YVLEP2013 and the YVDCP2024.
- The supporting technical studies which accompany the DA establish that the environmental impacts of the proposed concept are generally positive and where appropriate, make recommendations for the detailed design phase of the project which will provide certainty and clarity to guide the development.
- The proposed development is in the public interest and will have a range of positive social and economic benefits, namely:
    - Facilitates ecologically sustainable development of residential land. This is explained in more detail later in this Statement.
    - Squadron Energy is leading the transition to Australia's clean energy future, owning and operating renewable energy assets across Australia. They are 100% Australian owned and have 1.1GW of renewable energy in operation and 900MW under construction. Their focus with all projects is to develop lasting relationships, working alongside local communities from the early stages of planning and assessment through to construction and operation. The preliminary Layout of the Proposed BKWF is included in the Community Newsletter dated October 2024 (refer **Figure 1.3** and **Appendix X**).
    - At a glance, the overall Wind Farm project will be providing:
        - 321k Expected Homes Powered
        - 322k Expected Tonnes of Emissions Avoided
        - 594MW Expected Capacity
    - It is expected the works associated with the proposed development will contribute in varying degrees to the local economy and Yass Valley more generally.
- Demonstrating that the environmental impacts of the development have been considered; and
- Outlining the steps to be undertaken to protect the environment or to mitigate against any potential harm, if necessary

This SEE describes the proposal and its environment, including a detailed description of the site and its surrounds and an assessment of the proposal against the relevant planning controls.

The SEE demonstrates that the proposed development is acceptable pursuant to Section 4.15 of the *Environmental Planning and Assessment Act 1979 (EP&A Act)* and concludes that the proposed development should be granted approval subject to conditions.

1.2 TYPE OF DEVELOPMENT APPLICATION

Section 1.5 of the EP&A Act defines what constitutes 'development'.

Development is defined as the following:

a) *The use of land*
b) *The subdivision of land*
c) *The erection of a building*
d) ***The carrying out of work***
e) *The demolition of a building or work*
f) *Any other act, matter or thing that may be controlled by an environmental planning instrument.*

The scope of the proposal is considered to be 'development' in accordance with Section 1.5 of the EP&A Act. Therefore, pursuant to Section 4.5 of the EP&A Act development consent is sought from Yass Valley Council.

1.3 OWNER AND APPLICANT DETAILS

1.3.1 The Applicant

Squadron Energy Pty Ltd
ABN 13 615 221 559
Luke Calo (Project Officer, Development)
Nigel Barton (Project Manager, Development)

c/- DPS Pty Ltd
PO Box 5
YASS NSW 2582

Contact: Rachel Doberer
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1.3.2 The Owner(s)

The geotechnical investigations comprise of works within, or access gained via the lots outlined in Table 1. **Figure 1.1** provides a map of land ownership within the overall proposed BKWF project, which is primarily located on private rural landholdings.

The proposed geotechnical investigations will be undertaken along existing roads/ farm tracks as far as feasibly possible prior to moving toward investigation locations. No clearing of native vegetation (as defined by the NSW *Local Land Services Act 2013*) to gain access is proposed.

TABLE 1 – PARCEL DETAILS

NATURE OF WORKS	PARCEL DETAILS
Proposed Wind Turbine Generator (**WTG**) Bore Location	Lot C DP 29254 2 Fagan Drive, BOOKHAM Lot 4 DP228185 2 Fagan Drive, BOOKHAM Lot 2 DP228185 470 Burrinjuck Road, BOOKHAM Lot 82 DP753595 470 Burrinjuck Road, BOOKHAM Lot 63 DP753629 Childowla Road, BOOKHAM Lot 4 DP228185 2 Fagan Drive, BOOKHAM Lot 316 DP75359 470 Burrinjuck Road, BOOKHAM Lot 46 DP753629 736 Childowla Road, BOOKHAM Lot 101 DP75362 736 Childowla Road, BOOKHAM Lot 58 DP753629 736 Childowla Road, BOOKHAM Lot 87 DP753629 566 Childowla Road, BOOKHAM Lot 96 DP753629 848 Childowla Road, BOOKHAM Lot 72 DP753629 812 Childowla Road, BOOKHAM Lot 117 DP75362 566 Childowla Road, BOOKHAM Lot 22 DP618109 848 Childowla Road, BOOKHAM Lot 50 DP753629 142 Talmo Road, BOOKHAM Lot 118 DP753629 142 Talmo Road, BOOKHAM Lot 51 DP753629 812 Childowla Road, BOOKHAM Lot 47 DP753598 142 Talmo Road, BOOKHAM Lot 32 DP753598 812 Childowla Road, BOOKHAM Lot 38 DP753598 142 Talmo Road, BOOKHAM
Proposed Battery Energy Storage System (**BESS**) Bore Location	Lot 83 DP753629 1170 Burrinjuck Road, BOOKHAM
Proposed WTG Bore Location, Proposed Optional BESS	Lot 53 DP753598 1168 Burrinjuck Road, BOOKHAM
Location Coverage, Proposed Optional BESS	Lot 81 DP753629 812 Childowla Road, BOOKHAM Lot 24 DP753629 736 Childowla Road, BOOKHAM

Location Coverage, Standard WTG Hardstand Access Road BESS, and Operations & Maintenance (**O & M**) Test Pit	Lot 82 DP753629 1170 Burrinjuck Road, BOOKHAM Lot 15 DP245507 2 Fagan Drive, BOOKHAM Lot 343 DP753595 2 Fagan Drive, BOOKHAM Lot 1 DP228185 2 Fagan Drive, BOOKHAM Lot 195 DP753595 470 Burrinjuck Road, BOOKHAM Lot 15 DP111572 812 Childowla Road, BOOKHAM Lot 96 DP753633 470 Burrinjuck Road, BOOKHAM Lot 4 DP228185 2 Fagan Drive, BOOKHAM Lot 209 DP753629 736 Childowla Road, BOOKHAM Lot 87 DP753629 566 Childowla Road, BOOKHAM Lot 22 DP618109 848 Childowla Road, BOOKHAM Lot 117 DP753629 566 Childowla Road, BOOKHAM Lot 22 DP618109 848 Childowla Road, BOOKHAM Lot 214 DP753629 812 Childowla Road, BOOKHAM Lot 81 DP753629 812 Childowla Road, BOOKHAM Lot 24 DP753629 736 Childowla Road, BOOKHAM Lot 58 DP753629 736 Childowla Road, BOOKHAM Lot 31 DP753629 736 Childowla Road, BOOKHAM Lot 83 DP753629 1170 Burrinjuck Road, BOOKHAM Lot 33 DP753629 1168 Burrinjuck Road, BOOKHAM Lot 82 DP753629 1170 Burrinjuck Road, BOOKHAM Lot 118 DP753629 142 Talmo Road, BOOKHAM Lot 32 DP753598 812 Childowla Road, BOOKHAM Lot 60 DP753598 1170 Burrinjuck Road, BOOKHAM Lot 41 DP753598 812 Childowla Road, BOOKHAM Lot 38 DP753598 142 Talmo Road, BOOKHAM
Location, Specifically Nominated Soil	Lot 83 DP753629 1170 Burrinjuck Road, BOOKHAM
Survey Test Location Specifically Nominated Soil	Lot 309 DP753595 2 Fagan Drive, BOOKHAM Lot 5 DP1158148 2 Fagan Drive, BOOKHAM Lot 36 DP753629 736 Childowla Road, BOOKHAM Lot 22 DP618109 848 Childowla Road, BOOKHAM Lot 1 DP753629 142 Talmo Road, BOOKHAM Lot 8 DP753629 812 Childowla Road, BOOKHAM Lot 47 DP753598 142 Talmo Road, BOOKHAM Lot 60 DP753598 1170 Burrinjuck Road, BOOKHAM

1.4 SITE AND LOCATION

1.4.1 Site Description

The subject Site(s) are located within the footprint of the future BJWF (refer **Figure 1.1**), approximately 42km to Yass CBD, roughly 60 km to Murrumbateman Village, 100km to Canberra CBD and approximately 120km to Goulburn CBD.

The project Site is located in Bookham and connects to Yass, Murrumbateman, Canberra and Goulburn seamlessly via Childowla Road, the Hume Highway and the Barton Highway, which are some of the main connecting road corridors in the area.

The project Site is made up of a number of parcels/ lots (refer **Table 1**) that are all zoned RU1 Primary Production pursuant to the Yass Valley Local Environmental Plan 2013 (**YVLEP2013**).

The Site is bounded by rural residential farming lots to the North, East, South and West and is contained wholly to the Yass Local Government Area (**LGA**).

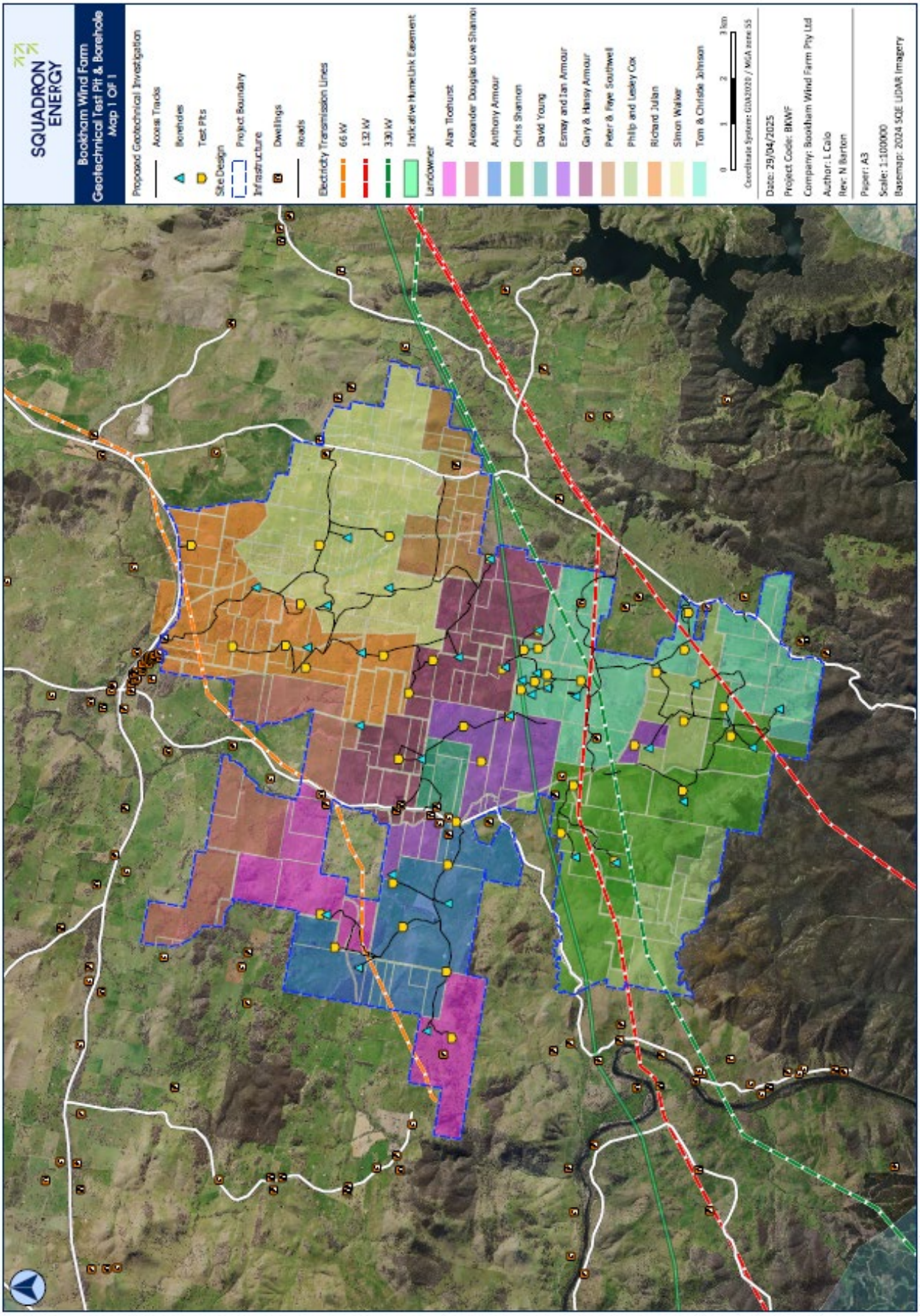

Figure 1.1: Location/ Lan Ownership Map (Source: Squadron Energy Pty Ltd, May 2025)

1.4.2 Surrounding Locality

Land uses surrounding the Site include agricultural activities, and residential areas. Agricultural activities are located on the Site and on adjacent properties, Specifically the following land uses surround the project Site:

- North: Rural Residential/ Farming Land and the Hume Highway.
- East: Rural Residential/ Farming Land and the Murrumbidgee River.
- South: Rural Residential/ Farming Land, the Murrumbidgee River and Lake Burrinjuck.
- West: Rural Residential/ Farming Land.

1.5 PROPOSED DEVELOPMENT

This report has been prepared by DPS to accompany the Development Application submission and is lodged under Part 4 of the *Environmental Planning and Assessment Act 1979 (EP&A Act)* to facilitate geotechnical investigations at the Site, that is permissible with Council consent.

1.5.1 Overview

This section broadly explains the scope of works that is proposed to facilitate geotechnical investigations at the Site. These details are considered to be indicative of a typical geotechnical investigation scope and may be subject to minor changes.

However, the overall footprint of the proposed geotechnical investigations would remain within the impact areas stipulated in this SoEE, and in particular with respect to potential Aboriginal heritage and biodiversity impacts.

Consent is being sought for geotechnical investigations (characterised as “earthworks”) within the footprint of the proposed BKWF, to inform the feasibility study for the future SSD (BKWF).

This SoEE is to be read in conjunction with the following Plans and Specialist Reports included in the Appendix’s.

- Proposed Site Plan/ Land Ownership Map prepared by Squadron Energy Pty Ltd dated 29 April 2025 (refer **Figure 1.1 & Appendix A**).
- Proposed Geotechnical Test Pit & Borehole Map prepared by Squadron Energy Pty Ltd dated 29 April 2025 (refer **Figure 1.2 & Appendix B**).
- Ecological Due Diligence Assessment prepared by ‘Ecological’ dated 08 May 2025 (refer **Appendix C**).
- Site Investigation Methodology Memo prepared by Stantec dated 02 May 2025 (refer **Appendix D**).
- Aboriginal Due Diligence Advice Letter prepared by Past Traces Heritage Consultants dated 17 May 2025 (refer **Appendix E**).
- BKWF Community Newsletter prepared by Squadron Energy Pty Ltd dated October 2024 (refer **Appendix F**).
- BKWF Community Newsletter prepared by Squadron Energy Pty Ltd dated December 2024 (refer **Appendix G**).
- List of Affected Owners and the Associated Property Details prepared by Squadron Energy dated May 2025 (refer **Appendix H**).
- Cost of Works issued by Squadron Energy Pty Ltd dated 16 May 2025 (refer **Appendix I**).

The purpose of this report is to consider the site characteristics and the anticipated impacts of the proposed development providing an assessment in accordance with the matters for consideration in Section 4.15 of the Environmental Planning and Assessment Act 1979 (EP&A Act).

Specifically, the SEE includes the following information:

- Description of the site in its local context
- Identifies any proposed works
- Identifies and addresses relevant policies
- Assessment against relevant Council plans and policies
- Assess of potential environmental impacts and identification of mitigation measures

The proposed works include drilling approximately 26 boreholes (10-25m deep) and excavating 43 (3m deep) test pits within the BKWF project footprint (refer **Figure 1.2**). A description of the proposed works is provided below.

Access to the work area will be undertaken along existing roads/ farm tracks as far as feasibly possible prior to moving toward investigation locations. No clearing of native vegetation (as defined by the *NSW Local Land Services Act 2013*) to gain access is proposed.

No native woody vegetation including trees are proposed to be removed for the boreholes and test pits.

This DA is not considered to trigger any potential for 'Integrated Development' pursuant to Section 4.46 of the EP&A Act (as amended). It is noted the proposed development is situated on land mapped as bushfire prone land (**BFPL**). However, as the development is classified as a '*the carrying out of earthworks*', it is determined pursuant to Clause 46 of the *Rural Fire Regulations 2013* that a bushfire assessment report and subsequent referral to the NSW Rural Fire Services (**RFS**) is not required.

It is noted *Planning for Bushfire Protection 2019* lists Wind and Solar Farms as development that requires special consideration and should be provided with adequate clearances to combustible vegetation as well as firefighting access and water. It is of the expectation the future SSD will provide the relevant Bushfire Assessment Report and a Bushfire Emergency and Management and Operations Plan.

This DA is not considered as 'Designated Development', 'Regionally Significant Development' or 'State Significant Development' pursuant to the EP&A Act of EP&A Regulation. It is noted however, the proposed development is required in order to assist with the preparation of the Geotechnical Investigation for the proposed SSD being the BKWF.

The proposed development has been sited to take into consideration the specific site characteristics, the existing accesses, access ways and fencing. No major change in the aesthetics of the land is proposed to occur as part of this development.

This report concludes that the proposed development is consistent with the strategic planning for the area and the relevant planning legislation and policies. It is expected that any minor environmental impacts associated with the future operation of the development can be mitigated. As a result of this investigation, it is concluded that the proposed development of the site is permissible with conditional consent.

1.6 DESCRIPTION OF DEVELOPMENT

This section explains in more detail the scope of works that is proposed to be undertaken to facilitate geotechnical investigations at the Site. Stantec Australia Pty Ltd (Stantec) intends on conducting a Geotechnical Investigation at the proposed BKWF at Bookham, NSW. The proposed include drilling approximately 26 boreholes and excavating 43 test pits within the proposed BKWF footprint.

Consent is being sort for geotechnical investigations (characterised as “earthworks”) within the proposed BKWF footprint, to inform the feasibility study for the future BKWF

During construction and on-going use of the site, the appropriate sediment and erosion control measures will be implemented and maintained by Stantec. The proposed works will generally consist of site re-grading to establish the desired levels for the proposed earth works.

The Geotechnical Investigations specifically comprise of the following:

1.6.1 Aboriginal Heritage Due Diligence

Aboriginal Heritage Due Diligence advice has been prepared by Past Traces Heritage Consultants dated 17 May 2025 (refer **Appendix E**) to provide supporting evidence to accompany this Development Application. Specifically, the objectives of this report are to:

- Identify Aboriginal objects and places known to exist within the Project Area through a search of the Aboriginal Heritage Information Management System (AHIMS) maintained by NSW Heritage.
- Assessment of Landscape for landforms that may contained potential for unrecorded sites and to determine level of disturbance of landscape features.
- Undertake site visit to visually inspect areas identified for testing to verify levels of disturbance and landform potential.
- Complete due diligence report containing recommendations to minimise potential impacts to heritage values within the project area.

The results of this advice are as follows:

The assessment of impacts and potential for harm to unrecorded or subsurface sites in the testing locations is specific to the amount of disturbance resulting across the landform from the testing works. Due to the small size of and limited nature of the testing works, even when placed in a moderate potential landform, the potential for impacts is considered to be low. Larger infrastructure works if undertaken at later stages of development, within these landforms may require further assessment, including subsurface investigation and this clearance letter does not preclude the findings of a more detailed future assessment.

The findings from the survey and desktop review are:

- *No heritage sites where identified as present within any of the testing locations.*
- *Of the 26 Bore hole sites – only one is located on a low to moderate potential broad crest, with all the remainder in areas of low potential*
- *Of the 43 test pit locations – only three test pits are located on a low to moderate potential landform, consisting of lower slopes adjacent to tributary creek lines or drainage lines.*
- *No high potential landforms were identified within the landscape as holding testing locations. The area of impact within the low/ moderate landforms is limited and the potential for impacts is considered to be low.*

The Due Diligence Code specifies a series of questions to be answered to determine the potential for the project to impact on Aboriginal heritage. Based on this due diligence assessment the following actions are recommended for the project:

Recommendation 1: Works at testing locations to proceed without further heritage assessment.

The proposed testing can proceed in these areas, without further assessment as no Aboriginal objects or places have been identified as occurring within the project area. The potential of impacting unrecorded sites during the proposed works is assessed as low.

Recommendation 2: Impacts to areas of creek flats on access tracks should be avoided.

The area of level creek flats and creek crossings are considered to hold moderate potential for Aboriginal heritage and sub surface impacts should be avoided. If works are required to upgrade access in these locations, monitoring of works by heritage consultant should be undertaken.

Recommendation 3: Sites are present in vicinity of access roads – additional assessment in event of upgrade works.

As heritage sites are present on access road verges, if upgrades are required which extend or widen the road footprint into the verge, then additional assessment will be required for these works.

Recommendation 4: Discovery of Unanticipated Aboriginal cultural material.

All Aboriginal places and objects are protected under the NPW Act 1974. This protection extends to Aboriginal material that has not been previously identified but might be unearthed during construction activities. In the event that Aboriginal material is discovered during construction the following steps should be undertaken:

- *Cease Work: Works must cease in the vicinity of the find and a fenced buffer zone of 10m around the find be erected.*
- *Management: A qualified heritage consultant should be engaged to assess and record the find in accordance with the legislative requirements and NSW Heritage guidelines.*
- *If the find is Aboriginal in nature, the heritage consultation will notify and consult with NSW Heritage in regards to appropriate steps and management. This would usually involve consultation with the Aboriginal community, further assessment and may require application for an Aboriginal Heritage Impact Permit.*

Adherence to these recommendations will result in the low potential for the proposal to negatively impact on Aboriginal heritage values. If you have any questions in regards to the due diligence report, please contact me to resolve them. My contact details are provided below.

1.6.2 Ecological Due Diligence Assessment

An Ecological Due Diligence Assessment has been prepared by Ecological dated 08 May 2025 (refer **Appendix C**) to provide supporting evidence to accompany this Development Application. A summary of this assessment and the recommendations are:

A likelihood of occurrence assessment has been undertaken for recorded and potential MNES within the Development Corridor and proposed drill/ excavation sites (a total of 52 species) (Appendix A).

An assessment was undertaken in accordance with the EPBC Act significant impact criteria for Ammobium craspedioides (Appendix B).

Based on the minimal impacts proposed, it has been determined that no impacts are likely to occur to MNES including A. craspedioides (Appendix B).

It is anticipated that the impacted groundcover vegetation will quickly recover following the works and installation of permanent groundwater wells do not represent a significant impact. Overall, the impacts associated with the proposed works are considered to be negligible.

The following recommendations are provided to further reduce any potential impacts to MNES and fauna habitat/ vegetation condition in general:

- *Utilise existing access tracks where possible.*
- *Avoid disturbance to woody debris and rocky areas.*
- *Ensure all machinery and equipment is clean and free from soil and weed propagules prior to entering the site.*
- *Avoid work during or after significant rainfall events which may result in sedimentation of the soils.*
- *Provide contractors with a description and photographs of A. craspedioides. Contractors or project manager to inspect borehole/ test pit locations. If A. craspedioides is observed, relocate boreholes/ test pits to avoid direct impacts on individuals. Advise works of locations where A. craspedioides is known within 136m of proposed borehole (BH12).*

1.6.3 Access Tracks

Intended access tracks will be communicated to Squadron Energy Pty Ltd prior to mobilising to investigation locations. Noting the site conditions, it is likely the floats/ flatbed trucks will be driven as far as possible toward investigation locations prior to unloading.

Unloading away from the investigation may be required due to insufficient grade and gate access for floats or creek crossings that the trucks are unable to pass.

Access will also be undertaken along existing roads/ farm tracks as far as feasibly possible prior to moving toward investigation locations. No clearing of material to gain access is proposed.

1.6.4 Underground Service Clearance

Prior to any ground disturbances, Stantec will undertake due diligence regarding underground services which includes performing a BYDA search.

A qualified service locator will search and clear if any test location is within 200m of existing roads or house, or if any services present on the retrieved BYDA plans.

General review of the Site area for the potential presence of services will be undertaken prior to breaking ground. Following underground service checks, an internal permit to dig will be completed by the Stantec Site Geotechnical Engineer.

1.6.5 Drilling of Boreholes

Stantec intends on drilling boreholes using a Hanjin D&B 8D tracked drill rig. The following methodology describes the process;

- Drill rig is tracked of back of flatbed truck by driller using a remote controlling device.
- Drill rig is positioned at borehole location and outriggers are deployed for stability. Ground needs to be relatively level and suitable enough to safely support the drill rig, which will be assessed by the site geotechnical engineer and driller during setup.
- Drill rig mask is lifted so that it is 90 degrees to the ground.
- Coring barrels, augers, extension tubes and other accessories are typically stored on the drill rig.
- Drilling of boreholes typically starts with solid flight auguring. Maximum auger hole size for this project will be 150mm diameter.
    - ❖ A continuous flight auger is used to drill the ground and is lifted by a mechanism fixed on the mask or by winches also on the mask.
    - ❖ Stantec geotechnical engineer assesses cuttings from the auger and auger can be lifted using a winch or the drilling mechanism to obtain soil samples.
    - ❖ Driller communicates drilling resistance with Stantec geotechnical engineer.
- A SPT test is undertaken at intervals at the discretion of Stantec Engineer, but typically every 1.5m which involves removing auger from the hole.
    - ❖ SPT spoon is inserted to the current drill depth of the borehole on the end of a rod which extends to just above ground level. The SPT hammer is lowered onto the top of the rod and an automatic safety hammer fully enclosed within the SPT device begins to hammer the SPT splitspoon into the ground. Typical penetration depth is 450mm, however this may not be achieved due to encountering hard soil or rock.
    - ❖ Number of blows per 150mm are recorded which are used to determine the soils engineering properties.
    - ❖ SPT spoon is removed and split open by the driller/ drillers offsider for Stantec geotechnical engineer to assess and store sample.
- Coring is undertaken when confident that rock depth has been achieved which involves:
    - ❖ Placing a ‘mud tank’ next to borehole which cycles water used to flush the hole while drilling, typically 300-500L in volume. Water is carried in IBC tanks on a ute and/ or on the flatbed truck. A pump is located on the drill rig which pumps water from the tank into the drill rigs internal water system and ‘mud tank’ or is alternatively gravity fed.
    - ❖ A casing tube is drilled into the ground which gives the hole stability and creates a seal so water can be returned to the mud tank.
    - ❖ A coring barrel that includes a diamond impregnated drill bit lowers into the hole using winch on drill rig.
    - ❖ Coring barrel spins at high speed and cuts into the in the ground, water is injected through the core barrel and returns through the casing and into the mud tank.
    - ❖ Segments of up to 3m can be advanced before the core barrel has to be removed from the hole via winch, and placed onto a rack.
    - ❖ The drill bit is removed, and water pump is used to push an inner split tube out of the core barrel.

    - ❖ Stantec Geotechnical Engineer removes core from split tube and places into a core box. Core may need to be broken in sections in order to fit into the box.
- Upon target drill depth, the water in the mud tank is sprayed and spread evenly to dry. If required for environmental purposes the used water can be returned into the IBC tank, however the current intention is to spread the water evenly around the borehole area.
- All attachments used are typically placed back onto the drill rig to reduce manual labour involved.
- Mast is lowered before outriggers are retracted.
- Drill rig either tracks to next location or is trafficked back onto the flatbed truck.
- Hole is backfilled with drill cuttings, or groundwater well is installed. Groundwater well install involves feeding various PVC blank and screen pipes into the borehole, backfilling the hole with clean sand and sealing the top with bentonite.

1.6.6 Testpit Excavation

Stantec intends on using a 14T excavator to excavate test pits. The following methodology describes the process:

- Stantec Geotechnical Engineer assesses the soil as it is removed from the hole and collects appropriate samples.
- During test pitting operations, the Stantec Geotechnical Engineer will also undertake Dynamic Cone Penetrometer (DCP) testing which involves manually lift and dropping a 9kg weight 510mm to test penetration resistance in the subsurface, with testing proposed to be completed to 3m depth.
- Excavator operator communicates digging resistance with Stantec Geotechnical Engineer.
- Bucket may need to be swapped to a ripper as ground becomes harder or weathered rock is encountered however this will typically result in completion/ refusal of the test pit.
- Upon refusal or target depth, Stantec Geotechnical Engineer places survey staff into test pit and takes relevant photos of the profile as well as the excavation material.
- Excavator backfills test pit with the material in the same sequence it came out (ie material from the bottom goes back in first) and levels ground around location to remove trip hazards or potential holes as the test pit backfill settles.
- Excavator is tracked to next location or is tracked back onto float or flatbed truck by operator.

1.6.7 Ecological Sustainable Development

The original concept of sustainable development articulated in *Our Common Future* is of **'***development that meets the needs of the present without compromising the ability of future generations to meet their own needs'.*

In Australia, the adjective 'sustainable' is qualified by the word 'ecologically' to emphasise the necessary integration of economy and environment.

Ecologically Sustainable Development (ESD) involves a cluster of elements or principles. The following six (6) are worth highlighting:

1. Principle of sustainable use
2. Principle of integration
3. Precautionary principle
4. Inter-generational and inter-generational equity
5. Conservation of biodiversity diversity and ecological integrity
6. Internalisation of external environmental costs.

The concept of sustainability applies not merely to development but to the environment.

The Australian National Strategy for Ecologically Sustainable Development defines ESD as 'development that improves the total quality of life both now and in the future, in a way that maintains the ecological processes on which life depends'.

ESD requires the effective integration of economic and environmental considerations in the decision-making process.

The principle of integration ensures mutual respect and reciprocity between the economic and environmental considerations. Specifically, the following points need to be taken into consideration when assessing a development application:

- Environmental considerations are to be integrated into economic and other development plans, programs and projects, and
- Development needs are to be taken into account when applying environmental objectives.

ESD mandates that the conservation of biological diversity and ecological integrity should be a fundamental consideration in decision-making including in the formulation, adoption and implementation of any economic and other development plan, program or project.

Although it could be argued ESD lacks a precise accepted definition, it is generally recognised as an important concept as it ensures environmental factors and future generations are considered in assessing current development applications.

The proposed development, ancillary to the proposed BKWF can be categorized as an ESD as depicted in this Statement as it a development that meets the needs of the present generation whilst not compromising the ability of future generations to also meet their needs.

1.6.8 Bushfire Prone Land

This DA is not considered to trigger any potential for 'Integrated Development' pursuant to Section 4.46 of the EP&A Act (as amended). It is noted the proposed development is situated on land mapped as bushfire prone land (**BFPL**). However, as the development is classified as a '*the carrying out of earthworks*', it is determined pursuant to Clause 46 (l) of the *Rural Fire Regulations 2022* that a bushfire assessment report and subsequent referral to the NSW Rural Fire Services (**RFS**) is not required.

Specifically, Clause 46 reads:

Development excluded from requirements for bush fire safety authority – the Rural Fire Act 1997 s 100B is:

(1) For the purposes of the Act, section 100B(5)(a1), the following development is excluded from the operation of the Act, section 100B

(a) Development for the purposes of licensed premises that do not provide overnight accommodation, other than for the owner or manager of the premises and the owner's or managers family,

(b) Strata subdivision of a building, but only if development consent for the erection of the building was granted in accordance with the Environmental Planning and Assessment Act 1979, section 4.14,

(c) Strata subdivision of a class 2 building erected before 1 August 2002, but only if the building complies with the requirements of Level 1 construction under AS3959-1999, Construction of buildings in bushfire-prone areas,

(d) Subdivision of land for the purpose of converting an existing dwelling to a dual occupancy, but only if development consent for the dwelling was granted in accordance with the Environmental Planning and Assessment Act 1979, section 4.14,

(e) Subdivision of, or a boundary adjustment in relation to, land that is leased under a Western lands lease, within the meaning of the Crown Land Management Act 2016, Schedule 3,

(f) Subdivision for the purposes of consolidation od lots or boundary adjustment on land where the number of lots is reduced, but only if an existing dwelling on the land complies with the requirements of Planning for Bush Fire Protection,

(g) Development for the purposes of bed and breakfast accommodation using an existing building, but only if the building is more than 30 metres from land that is not managed land within the meaning of Planning for Bush Fire Protection,

(h) Subdivision of land used or proposed to be used for industrial purposes on which the erection of a dwelling related to the industrial use of the land, for example, a managers residence, is permitted.

(i) Subdivision of land for residential purpose in a Western New South Wales district, but only if –

i. Each lot created by the subdivision is greater than 10 hectares, and

ii. The bush fire pone land that is Category 1 or vegetation is less than 10% of the lot, and

iii. Each lot has direct access to an existing public road,

(j) Construction or installation of a flagpole, aerial, antenna or satellite dish,

(k) Construction or installation of a driveway, pathway or other paved area,

*(l) **The carrying out of earthworks or drainage works,***

(m) *Construction of a class 10a building that is at least 6 metres from a dwelling,*

(n) *Minor external non-structural building alterations carried out in accordance with Planning for Bush Fire Protection,*

(o) *Development of a minor nature that relates to an existing building that is for a special fire protection purpose*

It is noted *Planning for Bushfire Protection 2019* lists Wind and Solar Farms as development that requires special consideration and should be provided with adequate clearances to combustible vegetation as well as firefighting access and water. It is of the expectation the future SSD will provide the relevant Bushfire Assessment Report and a Bushfire Emergency and Management and Operations Plan.

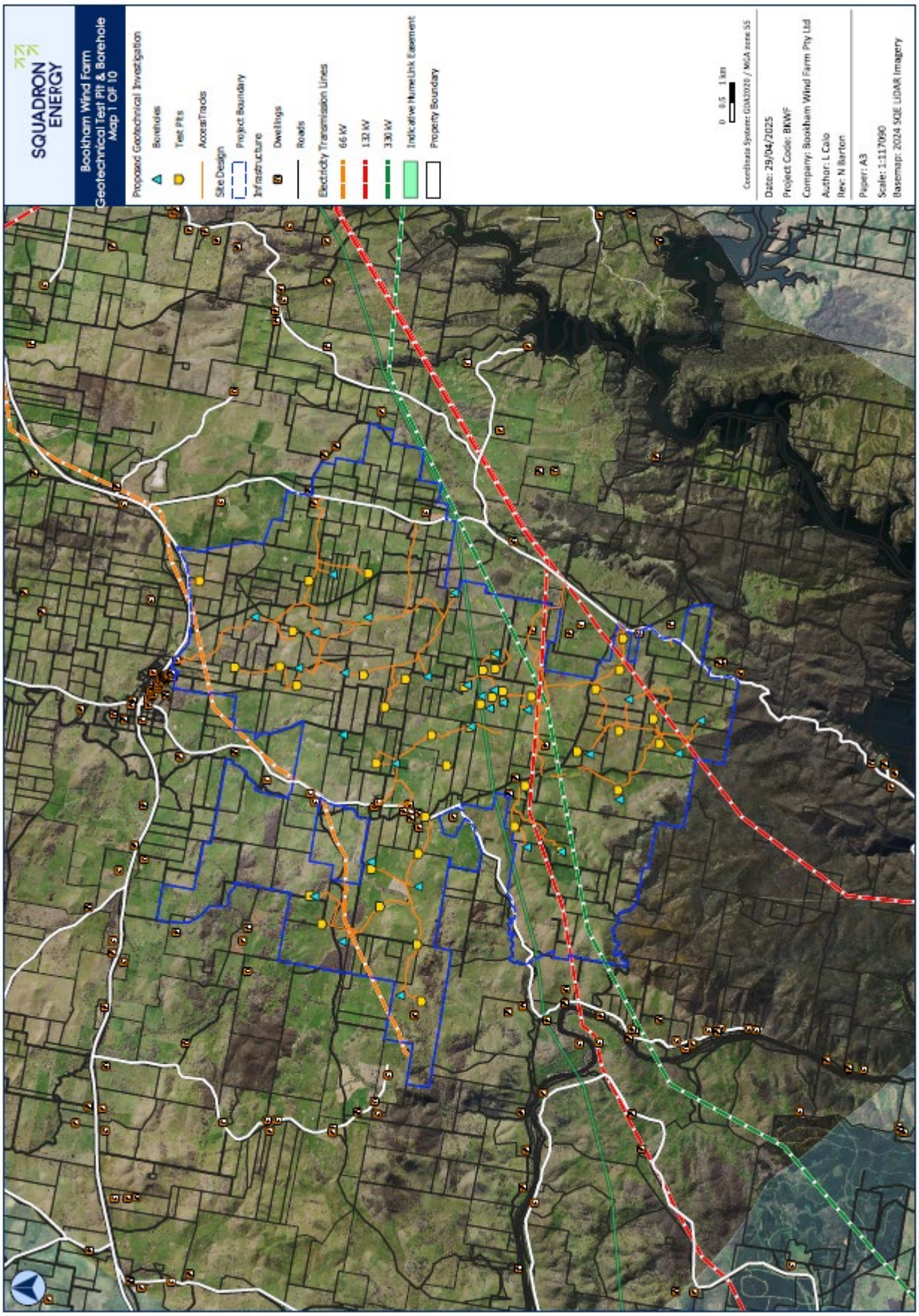

Figure 1.2: Proposed Geotechnical Test Pit & Borehole Map (Source: Squadron Energy Pty Ltd, May 2025)

2. ASSESSMENT

The statutory process under the Environmental Planning and Assess Act 1979 requires an evaluation in accordance with the provisions of Section 4.15. The matters for consideration include:

The provisions of:

- Any environmental planning instrument,
- Any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Planning Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved),
- Any development control plan,
- Any planning agreement that has been entered into under section 7.4, or any draft planning agreement that a developer has offered to enter into under section 7.4,
- The regulations (to the extent that they prescribe matters for the purposes of this paragraph), that apply to the land to which the development application relates,
- The likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts on the locality,
- The suitability of the site for the development,
- Any submission made in accordance with this Act or the regulations; and
- The public interest

This section of the SEE assesses the proposed development against the planning framework and planning controls applicable to the site and the development, including:

- Threatened Species and Biodiversity Impacts (Section 1.7 of the EP&A Act)
- Integrated Development Matters (Section 4.46 of the EP& A Act)
- Bushfire Prone Land (Section 4.14 of the EP&A Act), and
- Matters for consideration relating to Development Applications (Section 4.15 of the EP&A Act)

2.1 ENVIRONMENTAL PLANNING INSTRUMENTS

Yass Valley Local Environmental Plan 2013

The Yass Valley Local Environmental Plan 2013 (YVLEP2013) is the statutory framework regulating land uses within the Yass Valley LGA and the development of the site. The site is zoned RU1 Primary Production (refer **Table 3**).

This development involves the approval of geotechnical investigations (characterised as "earthworks") within the footprint of the proposed BKWF, to inform the feasibility study for the future SSD (BKWF). that is permissible with conditional consent pursuant to clause 2.1 of the YVLEP2013 within the RU1 Primary Production zone. An assessment against the relevant Planning Legislation is tabulated below.

TABLE 2 - AIMS OF THE YVLEP 2013

AIMS OF THE YVLEP 2013	COMPLIANCE
(aa) to protect and promote the use and development of land for arts and cultural activity, including music and other performance arts,	Not applicable. The proposed development is for the approval of geotechnical investigations (characterised as "earthworks") within the footprint of the proposed BKWF, to inform the feasibility study for the future SSD (BKWF).
(a) to establish planning controls that promote sustainable development,	Consistent. The proposed development has been prepared in accordance with the relevant legislation and has consciously been prepared to promote ecological sustainable development, as indicated earlier in this Statement. The proposed development is actively utilising the principles behind ESD as it is a development that meets the needs of the present generation whilst not compromising the ability of future generations to also meet their needs.
(b) to protect high quality agricultural land and encourage emerging agricultural industries,	Not applicable. The subject site is not classified as high-quality agricultural land.
(c) to encourage housing diversity,	Not applicable. The proposed development is for the approval of geotechnical investigations (characterised as "earthworks") within the footprint of the proposed BKWF, to inform the feasibility study for the future SSD (BKWF).
(d) to promote employment-generating tourism,	Not applicable. The proposed development is for the approval of geotechnical investigations (characterised as "earthworks") within the footprint of the proposed BKWF, to inform the feasibility study for the future SSD (BKWF).

(e) to provide for commercial and industrial development,	Complies. The proposed development is ancillary to the future BKWF. Being a future State Significant Development, this development is essentially providing a pathway to provide for future commercial development.
(f) to encourage the establishment of retail and professional services in urban locations,	Not applicable. The proposed development is for the approval of geotechnical investigations (characterised as "earthworks") within the footprint of the proposed BKWF, to inform the feasibility study for the future SSD (BKWF).
(g) to protect and enhance the character of each of the villages in Yass Valley,	Not applicable. The proposed development is for the approval of geotechnical investigations (characterised as "earthworks") within the footprint of the proposed BKWF, to inform the feasibility study for the future SSD (BKWF).
(h) to enhance service provision in each of the villages in Yass Valley,	Not applicable. The proposed development is for the approval of geotechnical investigations (characterised as "earthworks") within the footprint of the proposed BKWF, to inform the feasibility study for the future SSD (BKWF).
(i) to protect and conserve the cultural heritage and history of Yass Valley,	Consistent. The subject land is not identified as a heritage item in the YVLEP2013 to which this land relates. Within the LEP, a review of the heritage items reveals that adjoining allotments are also not classed as items of heritage value. An Aboriginal Heritage Due Diligence advice has been prepared by Past Traces Heritage Consultants dated 17 May 2025 (refer **Appendix E**) to provide supporting evidence to accompany this Development Application. Specifically, the objectives of this report are to: • Identify Aboriginal objects and places known to exist within the Project Area through a search of the Aboriginal Heritage Information Management System (AHIMS) maintained by NSW Heritage. • Assessment of Landscape for landforms that may contained potential for unrecorded sites and to determine level of disturbance of landscape features. • Undertake site visit to visually inspect areas identified for testing to verify levels of disturbance and landform potential. • Complete due diligence report containing recommendations to minimise potential impacts to heritage values within the project area. The results of this advice are as follows:

	The assessment of impacts and potential for harm to unrecorded or subsurface sites in the testing locations is specific to the amount of disturbance resulting across the landform from the testing works. Due to the small size of and limited nature of the testing works, even when placed in a moderate potential landform, the potential for impacts is considered to be low. Larger infrastructure works if undertaken at later stages of development, within these landforms may require further assessment, including subsurface investigation and this clearance letter does not preclude the findings of a more detailed future assessment. *The findings from the survey and desktop review are:* ❖ *No heritage sites where identified as present within any of the testing locations.* ❖ *Of the 26 Bore hole sites – only one is located on a low to moderate potential broad crest, with all the remainder in areas of low potential* ❖ *Of the 43 test pit locations – only three test pits are located on a low to moderate potential landform, consisting of lower slopes adjacent to tributary creek lines or drainage lines.* ❖ *No high potential landforms were identified within the landscape as holding testing locations. The area of impact within the low/ moderate landforms is limited and the potential for impacts is considered to be low.* The Due Diligence Code specifies a series of questions to be answered to determine the potential for the project to impact on Aboriginal heritage. Based on this due diligence assessment the following actions are recommended for the project: ***Recommendation 1: Works at testing locations to proceed without further heritage assessment.*** *The proposed testing can proceed in these areas, without further assessment as no Aboriginal objects or places have been identified as occurring within the project area. The potential of impacting unrecorded sites during the proposed works is assessed as low.* ***Recommendation 2: Impacts to areas of creek flats on access tracks should be avoided.*** *The area of level creek flats and creek crossings are considered to hold moderate potential for Aboriginal heritage and sub surface impacts should be avoided. If works are required to upgrade access in these locations, monitoring of works by heritage consultant should be undertaken.*

	Recommendation 3: Sites are present in vicinity of access roads – additional assessment in event of upgrade works. *As heritage sites are present on access road verges, if upgrades are required which extend or widen the road footprint into the verge, then additional assessment will be required for these works.* ***Recommendation 4: Discovery of Unanticipated Aboriginal cultural material.*** *All Aboriginal places and objects are protected under the NPW Act 1974. This protection extends to Aboriginal material that has not been previously identified but might be unearthed during construction activities. In the event that Aboriginal material is discovered during construction the following steps should be undertaken:* • *Cease Work: Works must cease in the vicinity of the find and a fenced buffer zone of 10m around the find be erected.* • *Management: A qualified heritage consultant should be engaged to assess and record the find in accordance with the legislative requirements and NSW Heritage guidelines.* • *If the find is Aboriginal in nature, the heritage consultation will notify and consult with NSW Heritage in regards to appropriate steps and management. This would usually involve consultation with the Aboriginal community, further assessment and may require application for an Aboriginal Heritage Impact Permit.* *Adherence to these recommendations will result in the low potential for the proposal to negatively impact on Aboriginal heritage values. If you have any questions in regards to the due diligence report, please contact me to resolve them. My contact details are provided below.*
(j) to protect and enhance the environmental and biodiversity values of Yass Valley,	Consistent. An Ecological Due Diligence Assessment has been prepared by Ecological dated 08 May 2025 (refer **Appendix C**) to provide supporting evidence to accompany this Development Application. A summary of this assessment and the recommendations are: *A likelihood of occurrence assessment has been undertaken for recorded and potential MNES within the Development Corridor and proposed drill/ excavation sites (a total of 52 species) (Appendix A).* *An assessment was undertaken in accordance with the EPBC Act significant impact criteria for Ammobium craspedioides (Appendix B).*

	Based on the minimal impacts proposed, it has been determined that no impacts are likely to occur to MNES including A. craspedioides (Appendix B). *It is anticipated that the impacted groundcover vegetation will quickly recover following the works and installation of permanent groundwater wells do not represent a significant impact. Overall, the impacts associated with the proposed works are considered to be negligible.* *The following recommendations are provided to further reduce any potential impacts to MNES and fauna habitat/ vegetation condition in general:* • *Utilise existing access tracks where possible.* • *Avoid disturbance to woody debris and rocky areas.* • *Ensure all machinery and equipment is clean and free from soil and weed propagules prior to entering the site.* • *Avoid work during or after significant rainfall events which may result in sedimentation of the soils.* • *Provide contractors with a description and photographs of A. craspedioides. Contractors or project manager to inspect borehole/ test pit locations. If A. craspedioides is observed, relocate boreholes/ test pits to avoid direct impacts on individuals. Advise works of locations where A. craspedioides is known within 136m of proposed borehole (BH12).*
(k) to minimise land use conflicts.	Consistent. The zoning of the proposed development is consistent with surrounding development, which in turn minimises the potential for land use conflicts. It is noted the proposed development is purely for the approval of geotechnical investigations (characterised as “earthworks”) within the footprint of the proposed BKWF, to inform the feasibility study for the future SSD (BKWF).

TABLE 3 – LAND ZONE DETAILS

LOT AND DEPOSITED PLAN	LAND ZONING MAP WITHIN THE YVLEP2013
Lot C DP29254	RU1 Primary Production
Lot 4 DP228185	RU1 Primary Production
Lot 2 DP228185	RU1 Primary Production
Lot 82 DP753595	RU1 Primary Production
Lot 63 DP753629	RU1 Primary Production
Lot 4 DP228185	RU1 Primary Production
Lot 316 DP75359	RU1 Primary Production
Lot 46 DP753629	RU1 Primary Production
Lot 101 DP75362	RU1 Primary Production
Lot 58 DP753629	RU1 Primary Production
Lot 87 DP753629	RU1 Primary Production
Lot 96 DP753629	RU1 Primary Production
Lot 72 DP753629	RU1 Primary Production
Lot 117 DP75362	RU1 Primary Production
Lot 22 DP618109	RU1 Primary Production
Lot 50 DP753629	RU1 Primary Production
Lot 118 DP753629	RU1 Primary Production
Lot 83 DP753629	RU1 Primary Production
Lot 51 DP753629	RU1 Primary Production
Lot 47 DP753598	RU1 Primary Production
Lot 32 DP753598	RU1 Primary Production
Lot 38 DP753598	RU1 Primary Production
Lot 53 DP753598	RU1 Primary Production
Lot 81 DP753629	RU1 Primary Production
Lot 24 DP753629	RU1 Primary Production
Lot 31 DP753629	RU1 Primary Production
Lot 82 DP753629	RU1 Primary Production
Lot 15 DP245507	RU1 Primary Production
Lot 343 DP753595	RU1 Primary Production
Lot 1 DP228185	RU1 Primary Production
Lot 195 DP753595	RU1 Primary Production
Lot 15 DP1115727	RU1 Primary Production
Lot 96 DP753633	RU1 Primary Production
Lot 4 DP228185	RU1 Primary Production
Lot 209 DP753629	RU1 Primary Production
Lot 209 DP753629	RU1 Primary Production
Lot 87 DP753629	RU1 Primary Production
Lot 22 DP618109	RU1 Primary Production
Lot 117 DP753629	RU1 Primary Production
Lot 22 DP618109	RU1 Primary Production
Lot 214 DP753629	RU1 Primary Production
Lot 81 DP753629	RU1 Primary Production
Lot 24 DP753629	RU1 Primary Production
Lot 58 DP753629	RU1 Primary Production
Lot 31 DP753629	RU1 Primary Production
Lot 83 DP753629	RU1 Primary Production

Lot 33 DP753629	RU1 Primary Production
Lot 82 DP753629	RU1 Primary Production
Lot 26 DP753629	RU1 Primary Production
Lot 118 DP753629	RU1 Primary Production
Lot 32 DP753598	RU1 Primary Production
Lot 60 DP753598	RU1 Primary Production
Lot 41 DP753598	RU1 Primary Production
Lot 38 DP753598	RU1 Primary Production
Lot 83 DP753629	RU1 Primary Production
Lot 309 DP753595	RU1 Primary Production
Lot 5 DP1158148	RU1 Primary Production
Lot 36 DP753629	RU1 Primary Production
Lot 22 DP618109	RU1 Primary Production
Lot 1 DP753629	RU1 Primary Production
Lot 8 DP753629	RU1 Primary Production
Lot 47 DP753598	RU1 Primary Production
Lot 60 DP753598	RU1 Primary Production

TABLE 4 - OBJECTIVES OF THE RU1 PRIMARY PRODUCTION ZONE

The subject Site is zoned RU1 Primary Production. The following table demonstrates the proposed geotechnical investigations (characterised as “earthworks”) within the footprint of the proposed BKWF, to inform the feasibility study for the future SSD (BKWF) is consistent with the objectives of the zone.

OBJECTIVES OF E3 PRODUCTIVITY SUPPORT ZONE – YVLEP2013	COMPLIANCE
To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.	Consistent. The proposal is found to be consistent with the RU1 Primary Production land use objectives providing for a low-impact ancillary development that is permitted within the zone with conditional consent. The proposed development is sympathetic with the surrounding amenity of the area, considers the opportunities and constraints of the site including all relevant legislation and is therefore considered worthy of Councils support. The proposed development provides an appropriate planning outcome for the subject land that takes into consideration the ecological impacts, aesthetic value of the land and the surrounding land uses. The proposed development is situated on land free of any major constraints, other than being mapped as Bushfire Prone Land (**BFPL**), this is discussed in more detail later in this statement. It is considered the proposed development is consistent with the aims and objectives of the relevant planning instruments, is compatible with and responds positively to the site-specific conditions. No significant or threatened ecological species or vegetation exists on the subject site. The proposed DA has been prepared in respect to the biodiversity of the site, onsite wastewater reports, bushfire assessment, natural topography, vista’s, amenities, buffer zones and accessibility. These factors have determined that there is sufficient land available on each proposed lot for the construction of a future dwelling house/ dual occupancy and associated infrastructure with no adverse effects to be felt on the biodiversity of the site This assessment has found that the proposal will deliver a development that enables the orderly and economic use and development of the land that complies with key controls in Council’s LEP, has minor environmental impacts that are manageable and compatible with the existing and desired local area character.

To encourage diversity in primary industry enterprises and systems appropriate for the area.	Consistent. The subject lot is located near other similarly sized village lots. The proposed development of this lot is compatible with the village character and amenity. The proposed development has taken a holistic and sustainable approach with the intention of creating a product that delivers an ecologically and socially sustainable outcome for the existing and desired local area character.
To minimise the fragmentation and alienation of resource lands.	Consistent. The proposed geotechnical investigations do not constitute a significant scope of physical works for Site, do not include any built form works and would not require any subdivision works to be undertaken. It is therefore considered that these geotechnical investigations would not lead to land fragmentation within the Site or the broader locality.
To minimise conflict between land uses within this zone and land uses within adjoining zones.	Consistent. The zoning of the proposed development is consistent with surrounding development, which in turn minimises the potential for land use conflicts. It is noted the proposed development is purely for the approval of geotechnical investigations (characterised as “earthworks”) within the footprint of the proposed BKWF, to inform the feasibility study for the future SSD (BKWF).
To protect and enhance the biodiversity of Yass Valley.	Consistent. An Ecological Due Diligence Assessment has been prepared by Ecological dated 08 May 2025 (refer **Appendix C**) to provide supporting evidence to accompany this Development Application. A summary of this assessment and the recommendations are: *A likelihood of occurrence assessment has been undertaken for recorded and potential MNES within the Development Corridor and proposed drill/ excavation sites (a total of 52 species) (Appendix A).* *An assessment was undertaken in accordance with the EPBC Act significant impact criteria for Ammobium craspedioides (Appendix B).* *Based on the minimal impacts proposed, it has been determined that no impacts are likely to occur to MNES including A. craspedioides (Appendix B).* *It is anticipated that the impacted groundcover vegetation will quickly recover following the works and installation of permanent groundwater wells do not represent a significant impact. Overall, the impacts associated with the proposed*

	works are considered to be negligible. *The following recommendations are provided to further reduce any potential impacts to MNES and fauna habitat/ vegetation condition in general:* • *Utilise existing access tracks where possible.* • *Avoid disturbance to woody debris and rocky areas.* • *Ensure all machinery and equipment is clean and free from soil and weed propagules prior to entering the site.* • *Avoid work during or after significant rainfall events which may result in sedimentation of the soils.* • *Provide contractors with a description and photographs of A. craspedioides. Contractors or project manager to inspect borehole/ test pit locations. If A. craspedioides is observed, relocate boreholes/ test pits to avoid direct impacts on individuals. Advise works of locations where A. craspedioides is known within 136m of proposed borehole (BH12).*
To protect the geologically significant areas of Yass Valley.	Not Applicable. The subject land is not listed as a geographically significant area of Yass Valley.
To maintain the rural character of Yass Valley.	Consistent. The proposed development, whilst characterised as “earthworks”, is considered to be minor development that will not have an impact on the rural character of Yass Valley.
To encourage the use of rural land for agriculture and other forms of development that are associated with rural industry or that require an isolated or rural location.	Consistent. The proposed development is for the approval of geotechnical investigations (characterised as “earthworks”) within the footprint of the proposed BKWF, to inform the feasibility study for the future SSD (BKWF). The proposed development is considered a form of development that will encourage the use of rural land for other forms of development that are associated with requiring an isolated location.
To ensure that the location, type and intensity of development is appropriate, having regard to the characteristics of the land, the rural environment and the need to protect significant natural resources, including prime crop and pasture land.	Consistent. The proposal has taken into consideration the location, type and intensity of development whilst also having regard to the characteristics of the land and the rural environment. The proposed outcome for the approval of geotechnical investigations within the footprint of the proposed BKWF, is expected to lay the foundation for more efficient utilization of the land, and it is expected to contribute in varying degrees to the local economy.

To prevent the subdivision of land on the fringe of urban areas into small lots that may prejudice the proper layout of future urban areas.	Not applicable. The proposed development is for ancillary development for a future SSD (BKWF).

TABLE 5 – RELEVANT PLANNING CONTROLS

The following table demonstrates the proposed development is compliant with the relevant planning considerations within the YVLEP2013.

PLANNING CONTROLS	COMPLIANCE
Clause 2.1 Land Use zones	Complies. The subject site is zoned RU1 Primary Production. The proposed development (Geotechnical Investigation) within this zone is permissible with development consent.
Clause 2.6 Subdivision – consent requirements	Not applicable. The proposed development is for ancillary development for a future SSD (BKWF).
Clause 4.1 Minimum Subdivision Lot Size	Not applicable. The proposed development is for ancillary development for a future SSD (BKWF).
Clause 4.3 Height of buildings	Not applicable. The subject site is not identified on the Height of Buildings Map within the YVLEP2013.
Clause 4.4 Floor space ratio	Not applicable. The subject site is not identified on the Floor Space Ratio Map within the YVLEP2013.
Clause 4.6 Exceptions to development standards	Not applicable. The proposed development does not include a variation to the YVLEP2013 development controls.
Clause 5.10 Heritage conservation	Consistent. The subject land is not identified as a heritage item in the YVLEP2013 to which this land relates. Within the LEP, a review of the heritage items reveals that adjoining allotments are also not classed as items of heritage value. An Aboriginal Heritage Due Diligence advice has been prepared by Past Traces Heritage Consultants dated 17 May 2025 (refer **Appendix E**) to provide supporting evidence to accompany this Development Application. Specifically, the objectives of this report are to: • Identify Aboriginal objects and places known to exist within the Project Area through a search of the Aboriginal Heritage Information Management System (AHIMS) maintained by NSW Heritage. • Assessment of Landscape for landforms that may contained potential for unrecorded sites and to determine level of disturbance of landscape features.

	• Undertake site visit to visually inspect areas identified for testing to verify levels of disturbance and landform potential. • Complete due diligence report containing recommendations to minimise potential impacts to heritage values within the project area. The results of this advice are as follows: *The assessment of impacts and potential for harm to unrecorded or subsurface sites in the testing locations is specific to the amount of disturbance resulting across the landform from the testing works. Due to the small size of and limited nature of the testing works, even when placed in a moderate potential landform, the potential for impacts is considered to be low. Larger infrastructure works if undertaken at later stages of development, within these landforms may require further assessment, including subsurface investigation and this clearance letter does not preclude the findings of a more detailed future assessment.* *The findings from the survey and desktop review are:* ❖ *No heritage sites where identified as present within any of the testing locations.* ❖ *Of the 26 Bore hole sites – only one is located on a low to moderate potential broad crest, with all the remainder in areas of low potential* ❖ *Of the 43 test pit locations – only three test pits are located on a low to moderate potential landform, consisting of lower slopes adjacent to tributary creek lines or drainage lines.* ❖ *No high potential landforms were identified within the landscape as holding testing locations. The area of impact within the low/ moderate landforms is limited and the potential for impacts is considered to be low.* The Due Diligence Code specifies a series of questions to be answered to determine the potential for the project to impact on Aboriginal heritage. Based on this due diligence assessment the following actions are recommended for the project: ***Recommendation 1: Works at testing locations to proceed without further heritage assessment.*** *The proposed testing can proceed in these areas, without further assessment as no Aboriginal objects or places have been identified as occurring within the project area. The potential of impacting unrecorded sites during the proposed works is assessed as low.* ***Recommendation 2: Impacts to areas of creek flats on access tracks should be avoided.*** *The area of level creek flats and creek crossings are considered to hold moderate potential for Aboriginal heritage and sub surface impacts should be avoided. If works are required to upgrade access in these locations, monitoring of works by heritage consultant should be*

	undertaken. ***Recommendation 3: Sites are present in vicinity of access roads – additional assessment in event of upgrade works.*** *As heritage sites are present on access road verges, if upgrades are required which extend or widen the road footprint into the verge, then additional assessment will be required for these works.* ***Recommendation 4: Discovery of Unanticipated Aboriginal cultural material.*** *All Aboriginal places and objects are protected under the NPW Act 1974. This protection extends to Aboriginal material that has not been previously identified but might be unearthed during construction activities. In the event that Aboriginal material is discovered during construction the following steps should be undertaken:* • *Cease Work: Works must cease in the vicinity of the find and a fenced buffer zone of 10m around the find be erected.* • *Management: A qualified heritage consultant should be engaged to assess and record the find in accordance with the legislative requirements and NSW Heritage guidelines.* • *If the find is Aboriginal in nature, the heritage consultation will notify and consult with NSW Heritage in regards to appropriate steps and management. This would usually involve consultation with the Aboriginal community, further assessment and may require application for an Aboriginal Heritage Impact Permit.* *Adherence to these recommendations will result in the low potential for the proposal to negatively impact on Aboriginal heritage values. If you have any questions in regards to the due diligence report, please contact me to resolve them. My contact details are provided below.*
Clause 5.21 Flood planning	Not Applicable. The subject land is not identified on the Flood Planning Map within the Yass Floodplain Risk Management Study and Plan.
Clause 6.1 Earthworks	Complies. The objective of Clause 6.1 is to ensure that earthworks for which development consent is required will not have a detrimental impact on environmental functions and processes, neighbouring uses, cultural of heritage items or features of the surrounding land. Before granting development consent for earthworks, the following issues must be considered: • The likely disruption of, or any detrimental effect on, drainage patterns and soil stability in the locality of the development. • The effect of the development on the likely future use or redevelopment of the land. • The quality of the fill or the soil to be excavated, or both.

	• The effect of the development on any existing and likely amenity of adjoining properties. • The source of any fill material and the destination of any excavated material. • The likelihood of disturbing relics. • The proximity to, and potential for adverse impacts on, any waterway, drinking water catchment or environmentally sensitive area. • Any appropriate measures proposed to avoid, minimise or mitigate the impacts of the development. As part of the delivery of the proposed development, development consent is requested for geotechnical investigations (characterised as "earthworks") within the footprint of the proposed BKWF, to inform the feasibility study for the future SSD (BKWF). It is anticipated that given the purpose, nature and minimal extent of excavation, that conventional methods of ancillary earthworks are able to be employed and that subject to the design of the works there will be minimal adverse impacts to the drainage, flooding or to adjoining properties The proposed works will involve the installation of a number of sediment and erosion control measures to address any potential impacts associated with the development. These measures will be in place for the duration of the construction phase to avoid, minimise and mitigate any impacts that could potentially occur. These measures may include: • A temporary site security/ safety fence to be constructed around the site; • Sediment fencing provided downstream of disturbed areas, including any topsoil stockpiles; • Dust control measures including covering stockpiles, installing fence hessian and watering exposed areas; • Placement of hay bales or mesh and gravel inlet filters around and along proposed catch drains and around stormwater inlet pits. Due to the existing condition of the land and the overall outcome of the proposal, it is expected that the proposed development will not cause any disruption or have any detrimental effect on the drainage patterns or the soil stability of the site.

Clause 6.3 Terrestrial biodiversity	Consistent. An Ecological Due Diligence Assessment has been prepared by Ecological dated 08 May 2025 (refer **Appendix C**) to provide supporting evidence to accompany this Development Application. A summary of this assessment and the recommendations are: *A likelihood of occurrence assessment has been undertaken for recorded and potential MNES within the Development Corridor and proposed drill/ excavation sites (a total of 52 species) (Appendix A).* *An assessment was undertaken in accordance with the EPBC Act significant impact criteria for Ammobium craspedioides (Appendix B).* *Based on the minimal impacts proposed, it has been determined that no impacts are likely to occur to MNES including A. craspedioides (Appendix B).* *It is anticipated that the impacted groundcover vegetation will quickly recover following the works and installation of permanent groundwater wells do not represent a significant impact. Overall, the impacts associated with the proposed works are considered to be negligible.* *The following recommendations are provided to further reduce any potential impacts to MNES and fauna habitat/ vegetation condition in general:* • *Utilise existing access tracks where possible.* • *Avoid disturbance to woody debris and rocky areas.* • *Ensure all machinery and equipment is clean and free from soil and weed propagules prior to entering the site.* • *Avoid work during or after significant rainfall events which may result in sedimentation of the soils.* • *Provide contractors with a description and photographs of A. craspedioides. Contractors or project manager to inspect borehole/ test pit locations. If A. craspedioides is observed, relocate boreholes/ test pits to avoid direct impacts on individuals. Advise works of locations where A. craspedioides is known within 136m of proposed borehole (BH12).* It is noted, no native woody vegetation including trees are proposed to be removed for the boreholes and test pits.
Clause 6.4 Groundwater vulnerability	Complies. As indicated on Councils LEP Groundwater Vulnerability Map, there are portions within the project Site that have been highlighted as having groundwater vulnerability. The proposed key management measures to minimise the potential for any adverse groundwater impacts include the implementation of erosion and sediment control measures and stabilization of all drainage lines.

	It is anticipated, that this development, with the correct controls in place, will not have any detrimental effects to the Groundwater
Clause 6.5 Riparian land and watercourses	Complies. There are parts of the project Site that have been highlighted on the Riparian Land and Watercourses map within the YVLEP2013. The proposed development does not involve any earthworks within the vicinity of watercourses or their environs. The proposed earthworks (boreholes and test pits) have been sited and will be managed to avoid any potential significant adverse environmental impacts. It is noted the development will not have any adverse impact on the following: • Water quality and flows within the watercourse; • Aquatic and riparian species, habitats and ecosystems of the watercourse; • The stability of the bed and banks of the watercourse; • The free passage of fish and other aquatic organisms within or along the watercourse • Any future rehabilitation of the watercourse and riparian areas. It is anticipated, that this development, with the correct controls in place, will not have any detrimental effects to the Riparian Land and Watercourse.
Clause 6.6 Salinity	Complies. As indicated on Councils LEP Salinity Map, there are portions within the project Site that have been highlighted as having Dryland Salinity. It is anticipated the proposed development will not have an adverse impact on the salinity processes on the land. All appropriate measures and mitigations will be in place for the duration of the proposed subdivision works, avoiding any environmental impacts. All works associated with the “earthworks” will be carried out by the relevant and qualified contractors, who are aware of the sensitivities of the subject site. All care will be taken to avoid any significant environmental impact. Soil quality on the subject lot and surrounding land will not be affected by this development as the relevant and required controls will be in place prior to any works commencing.
Clause 6.7 Highly erodible soils	Complies. As indicated on Councils LEP Salinity Map, there are portions within the project Site that have been highlighted as having High Soil Erodibility.

	It is anticipated the proposed development will not have an adverse impact on the soil quality on the subject lot. All appropriate measures and mitigations will be in place for the duration of the proposed subdivision works, avoiding any environmental impacts. Soil quality on the subject lot and surrounding land will not be affected by this development as the relevant and required controls will be in place prior to any works commencing.
Clause 6.8 Essential services	Not applicable. The proposed development is an ancillary development for a future SSD (**BKWF**).
Clause 6.9 Development within a designated buffer area	Not applicable. The subject is not identified on the Water, Waste and Sewage Buffer Map within the YVLEP2013.
Clause 6.10 Development on land intended to be acquired for Barton Highway Duplication	Not applicable. The subject site is not identified on the Barton Highway Duplication Map within the YVLEP2013.

2.3 POTENTIAL NATIVE VEGETATION IMPACT PURSUANT TO THE BIODIVERSITY CONSERVATION ACT 2016 AND THE BIODIVERSITY CONSERVATION REGULATION 2017

The NSW *Biodiversity Conservation Act 2016* (BC Act) commenced on 25 August 2017, the purpose of which is *'to maintain a healthy, productive and resilient environment for the greatest well-being of the community, now and into the future, consistent with the principles of ecologically sustainable development'.*

The BC Act outlines the NSW framework for addressing impacts on biodiversity from development and clearing. Supported by the NSW *Biodiversity Conservation Regulation 2017* (BC Regulation), the BC Act establishes a framework to avoid, minimize and offset impacts on biodiversity from development through the Biodiversity Offsets Scheme (BOS).

Under the BC Act, the BOS is triggered, and a Biodiversity Development Assessment Report (BDAR) required if a proposed development:

1. Will involve clearance of native vegetation (including trees, understory plants, groundcover plants, and wetland plants) or a prescribed impact (as set out in Clause 6.1 of the BC Regulation on land identified on the Biodiversity Values Map; and'/ or
2. Will exceed the native vegetation clearance threshold for the smallest minimum lot size associated with the development area; and/or
3. May significantly impact one or more BC Act listed entities (i.e threatened species or ecological communities)

An Ecological Due Diligence Assessment has been prepared by Ecological dated 08 May 2025. This report confirms:

Ammobium craspedioides (Yass Daisy) was recorded within the Development Corridor during preliminary field surveys for the BDAR (Figure 2). Potential habitat in the form of PCTs 3376, 3540, 3541 and 3730 was present within the Development Corridor. The proposed work may impact up to 36.16m2 (0.0036ha) of p[tential A. craspedioides habitat across the 3,621.18ha Development Corridor through the drilling of bore holes and excavation of test pits.

Considering that this species occurs in the Development Corridor, and may occur in DNG habitat affected by the proposed work, the significant impact criteria was applied with respect to the A. craspedioides and concluded that the proposed work is unlikely to result in a significant impact to this species.

It is noted, no native woody vegetation including trees are proposed to be removed for the boreholes and test pits.

2.4 DEVELOPMENT CONTROL PLAN

The following section discusses the relevant non-statutory planning controls pursuant to the YVDCP2024.

Yass Valley Development Control Plan 2024 (YVDCP2024)

The DCP provides the non-statutory planning, design and environmental objectives and controls to ensure orderly, efficient and sensitive development within the LGA is achieved. The relevant sections of the DCP considered to apply to the proposed development include:

- Part B - Principles for all Development
- Part D – Residential Development Controls
- Part I – Carparking and Access

TABLE 6 – COMPLIANCE WITH THE YVDCP2024

PART B – PRINCIPLES FOR ALL DEVELOPMENT	
CONTROLS	**COMPLIANCE**
B1 Sustainability a. *Increase tree retention and provision at development stage to increase ad enhance tree cover, for visual, social, environmental, economic and ecological values.* b. *Discourage the use of heat producing surfaces in preference of natural materials, surfaces and finishes.* c. *Encourage the use of sustainable building materials.* d. *Avoid excessive resource consumption and minimise waste.*	Consistent the proposed development has been prepared in accordance with the relevant legislation and has consciously been prepared to promote ecological sustainable development, as indicated earlier in this Statement. The proposed development is actively utilising the principles behind ESD as it is a development that meets the needs of the present generation whilst not compromising the ability of future generations to also meet their needs. The proposed development will result in the orderly and economic use and development of land as the site is of an appropriate size, location and land use zoning to enable the proposed development.

B1 Site Suitability *All development applications are assessed on their individual merits and take account of, amongst other things, the suitability of the site for the proposed development.*	Complies. The proposed development represents a coordinated approach to the initial preliminary studies for a future State Significant project.
B2 Site Analysis Plan *All applications must be accompanied by a site analysis plan.*	Complies. The proposed Location Plans demonstrates the location of the proposed Boreholes and Test Pits noting it has taken into consideration any site constraints as mentioned in B1 above (refer **Appendix B**). The scale of the development has been derived from planning controls and desires a high degree of amenity for future residents.
B3 Crime Prevention and Safety *Good design optimises safety in development which can lead to a reduction in crime and improve overall safety and liveability. The principles of crime prevention through design seek to minimise preventable crime by considering crime opportunities in the development design phase. Design that encourages effective surveillance, controls access and maintains a high standard in the public realm has positive cumulative effect in crime prevention and reduction.*	Not applicable. The proposed development is an ancillary development for a future SSD (**BKWF**).
B4 Neighbourhood Character *Each neighbourhood is unique and its characteristics assist people in finding their way and contributes to a sense of community and belonging. It is important that development is respectful of, and responsive to, the individual character of each neighbourhood.*	Not applicable. The proposed development is an ancillary development for a future SSD (**BKWF**).

PART H – DEVELOPMENT IN HAZARD AFFECTED AREAS	
CONTROLS	**COMPLIANCE**
H1 Flooding *To ensure that development is appropriately located and constructed having account of the risk of flood impact.*	Not applicable. The subject site is not identified as Flood Prone Land (**FPL**).
H2 Bushfire Prone *The objectives are:* *a) Prevent the loss of life and property by providing development that is compatible with the identified bushfire hazard.* *b) Ensure that the risks associated with bushfire are appropriately and effectively managed.* *c) Ensure that bushfire risk is managed in conjunction with the ecological values of the site and neighbouring lands.*	This DA is not considered to trigger any potential for 'Integrated Development' pursuant to Section 4.46 of the EP&A Act (as amended). It is noted the proposed development is situated on land mapped as bushfire prone land (**BFPL**). However, as the development is classified as a '*the carrying out of earthworks*', it is determined pursuant to Clause 46 (l) of the *Rural Fire Regulations 2022* that a bushfire assessment report and subsequent referral to the NSW Rural Fire Services (**RFS**) is not required. Specifically, Clause 46 reads: *Development excluded from requirements for bush fire safety authority – the Rural Fire Act 1997 s 100B is:* *(1) For the purposes of the Act, section 100B(5)(a1), the following development is excluded from the operation of the Act, section 100B* *(a) Development for the purposes of licensed premises that do not provide overnight accommodation, other than for the owner or manager of the premises and the owner's or managers family,* *(b) Strata subdivision of a building, but only if development consent for the erection of the building was granted in accordance with the Environmental Planning and Assessment Act 1979, section 4.14,* *(c) Strata subdivision of a class 2 building erected before 1 August 2002, but only if the building complies with the requirements of Level 1 construction under AS3959-1999, Construction of buildings in bushfire-prone areas,* *(d) Subdivision of land for the purpose of converting an existing dwelling to a dual occupancy, but only if development consent for the dwelling was granted in accordance with the Environmental Planning and Assessment Act 1979, section 4.14,* *(e) Subdivision of, or a boundary adjustment in relation to, land that is leased under a Western lands lease, within the*

	meaning of the Crown Land Management Act 2016, Schedule 3, *(f) Subdivision for the purposes of consolidation od lots or boundary adjustment on land where the number of lots is reduced, but only if an existing dwelling on the land complies with the requirements of Planning for Bush Fire Protection,* *(g) Development for the purposes of bed and breakfast accommodation using an existing building, but only if the building is more than 30 metres from land that is not managed land within the meaning of Planning for Bush Fire Protection,* *(h) Subdivision of land used or proposed to be used for industrial purposes on which the erection of a dwelling related to the industrial use of the land, for example, a managers residence, is permitted.* *(i) Subdivision of land for residential purpose in a Western New South Wales district, but only if –* *iv. Each lot created by the subdivision is greater than 10 hectares, and* *v. The bush fire pone land that is Category 1 or vegetation is less than 10% of the lot, and* *vi. Each lot has direct access to an existing public road,* *(j) Construction or installation of a flagpole, aerial, antenna or satellite dish,* *(k) Construction or installation of a driveway, pathway or other paved area,* *(l)* ***The carrying out of earthworks or drainage works,*** *(m) Construction of a class 10a building that is at least 6 metres from a dwelling,* *(n) Minor external non-structural building alterations carried out in accordance with Planning for Bush Fire Protection,* *(o) Development of a minor nature that relates to an existing building that is for a special fire protection purpose* It is noted *Planning for Bushfire Protection 2019* lists Wind and Solar Farms as development that requires special consideration and should be provided with adequate clearances to combustible vegetation as well as firefighting access and water. It is of the expectation the future SSD will provide the relevant Bushfire Assessment Report and a Bushfire Emergency and Management and Operations Plan.
H3 Contaminated Land *To ensure that potentially contaminated land is suitable for the proposed development.*	Complies. The consent authority must consider the contamination potential of the land, and if the land is contaminated, it is satisfied that the land is suitable for the development in its contaminated state, or that appropriate arrangements have been made to remediate the site prior to the development being carried out.

	It is noted the proposed development is not located on 'Contaminated Land'. 'Contaminated Land' means land in, on or under which any substance is present at a concentration above the concentration at which the substance is normally present in, on or under (respectively) land in the same locality, being a presence that presents a risk of harm to human health or any other aspect of the environment. Taking into consideration the historic use of the site Council can be satisfied that the land is not contaminated and is not land specified in subsection (4) of clause 4.6 of the SEPP (such that there is no requirement for a preliminary site investigation report).

PART I – CARPARKING AND ACCESS	
CONTROLS	**COMPLIANCE**
I1 Carpark Design *To ensure that carpark design facilitates the safe and efficient movement of pedestrian and vehicles.*	Not applicable. The proposed development is an ancillary development for a future SSD (**BKWF**)
I2 Loading Docks *To ensure that loading docks are located and designed in a manner that facilitates ease of truck usage and does not increase crime opportunities.*	Not applicable. The proposed development is an ancillary development for a future SSD (**BKWF**)
I3 Carpark Construction *To ensure that carpark construction is suitable for the type and number of vehicles likely to visit the site.*	Not applicable. The proposed development is an ancillary development for a future SSD (**BKWF**)
I4 Carparking Credits and Contributions *Developments involving a change of use or additions/ alterations may attract parking credits. Parking credits will be determined by length of street frontage, type of existing parking (parallel or angled), the existing use and the number of existing carparking spaces on site and the demand for on site parking from the proposed development*	Not applicable. The proposed development is an ancillary development for a future SSD (**BKWF**)
I5 Carparking Ratios *Carparking ratios by Development Type.* *Car Parking requirements should be rounded up to the nearest number where necessary.*	Not applicable. The proposed development is an ancillary development for a future SSD (**BKWF**).

I6 Residential Carparking *To ensure that adequate carparking facilities are provided for residential development.*	Not applicable. The proposed development is an ancillary development for a future SSD (**BKWF**).
I7 Property Access Crossings *To ensure that access to site is provided in a location and manner that facilitates safety, efficient traffic movement and minimise negative environmental impact.*	Complies. The Project Site has existing legal and physical access off Council Public Road Network. The main road accessing the site is Childowla Road.  **Figure 2.1: Childowla Road** (Source: Google Maps Street View, May 2025) It is noted Childowla Road is a well-formed Council maintained sealed no through road (refer **Figure 2.1**).

PART K – NATURAL RESOURCES	
CONTROLS	**COMPLIANCE**
K1 Vulnerable Land ***K1.1 Salinity*** *To ensure that any development does not exacerbate salinity on site or offsite or negatively impact upon buildings.*	Complies. As indicated on Councils LEP Salinity Map, there are portions within the project Site that have been highlighted as having Dryland Salinity. It is anticipated the proposed development will not have an adverse impact on the salinity processes on the land. All appropriate measures and mitigations will be in place for the duration of the proposed subdivision works, avoiding any environmental impacts. All works associated with the "earthworks" will be carried out by the relevant and qualified contractors, who are aware of the sensitivities of the subject site. All care will be taken to avoid any significant environmental impact. Soil quality on the subject lot and surrounding land will not be affected by this development as the relevant and required controls will be in place prior to any works commencing.
K1.2 Erodible Soils *To ensure that any development does not exacerbate erosion on site or sedimentation offsite.*	Complies. As indicated on Councils LEP Salinity Map, there are portions within the project Site that have been highlighted as having High Soil Erodibility. It is anticipated the proposed development will not have an adverse impact on the soil quality on the subject lot. All appropriate measures and mitigations will be in place for the duration of the proposed subdivision works, avoiding any environmental impacts. Soil quality on the subject lot and surrounding land will not be affected by this development as the relevant and required controls will be in place prior to any works commencing.
K2 Terrestrial Biodiversity *To ensure that any development does not negatively impact upon the biodiversity of the site or the region overall.*	Consistent. An Ecological Due Diligence Assessment has been prepared by Ecological dated 08 May 2025 (refer **Appendix C**) to provide supporting evidence to accompany this Development Application. A summary of this assessment and the recommendations are: *A likelihood of occurrence assessment has been undertaken for recorded and potential MNES within the Development Corridor and proposed drill/ excavation sites (a total of 52 species) (Appendix A).* *An assessment was undertaken in accordance with the EPBC Act*

	significant impact criteria for Ammobium craspedioides (Appendix B). *Based on the minimal impacts proposed, it has been determined that no impacts are likely to occur to MNES including A. craspedioides (Appendix B).* *It is anticipated that the impacted groundcover vegetation will quickly recover following the works and installation of permanent groundwater wells do not represent a significant impact. Overall, the impacts associated with the proposed works are considered to be negligible.* *The following recommendations are provided to further reduce any potential impacts to MNES and fauna habitat/ vegetation condition in general:* • *Utilise existing access tracks where possible.* • *Avoid disturbance to woody debris and rocky areas.* • *Ensure all machinery and equipment is clean and free from soil and weed propagules prior to entering the site.* • *Avoid work during or after significant rainfall events which may result in sedimentation of the soils.* • *Provide contractors with a description and photographs of A. craspedioides. Contractors or project manager to inspect borehole/ test pit locations. If A. craspedioides is observed, relocate boreholes/ test pits to avoid direct impacts on individuals. Advise works of locations where A. craspedioides is known within 136m of proposed borehole (BH12).*
K3 Groundwater Vulnerability, Riparian Lands and Watercourses ***K3.1 Groundwater*** *To ensure that any development does not negatively impact upon groundwater quality, quantity, or ecosystem dependent species.*	Complies. As indicated on Councils LEP Groundwater Vulnerability Map (refer **Figure 2.4**), the subject land is mapped as having groundwater vulnerability. However, the proposed development being for an ancillary development for a future SSD (Bookham Wind Farm) all key management measures to minimise the potential for any adverse groundwater impacts including the implementation of erosion and sediment control measures and stabilisation of all drainage lines will be in place for the duration of the construction works.
K3.2 Riparian Land and Waterways *To ensure that any development does not exacerbate streambank erosion, water pollution or ecosystem function.*	Complies. There are parts of the project Site that have been highlighted on the Riparian Land and Watercourses map within the YVLEP2013. The proposed development does not involve any earthworks within the vicinity of watercourses or their environs. The proposed earthworks (boreholes and test pits) have been sited and will be managed to avoid any potential significant adverse environmental impacts.

	It is noted the development will not have any adverse impact on the following: • Water quality and flows within the watercourse; • Aquatic and riparian species, habitats and ecosystems of the watercourse; • The stability of the bed and banks of the watercourse; • The free passage of fish and other aquatic organisms within or along the watercourse • Any future rehabilitation of the watercourse and riparian areas. It is anticipated, that this development, with the correct controls in place, will not have any detrimental effects to the Riparian Land and Watercourse.

PART L – MISCELLANEOUS LAND USES	
CONTROLS	**COMPLIANCE**
L1 Shipping Containers *To provide guidance on the placement and use of shipping containers.*	Not applicable. The proposed development is an ancillary development for a future SSD (**BKWF**).
L2 Second-hand Dwellings *To provide guidance on the placement and use of second-hand dwellings.*	Not applicable. The proposed development is an ancillary development for a future SSD (**BKWF**).
L3 Junk Yards *To provide guidance on the placement and operation of sites with accumulated materials to minimise landuse conflict, protect public and environmental health.*	Not applicable. The proposed development is an ancillary development for a future SSD (**BKWF**).
L4 Security Lighting *To ensure that security lighting does not result in negative offsite impacts.*	Not applicable. The proposed development is an ancillary development for a future SSD (**BKWF**).
L5 Public Art *To support local artists in the provision of public art that is designed, constructed and placed in a manner that enhances the experience of the place in which it is located.*	Not applicable. The proposed development is an ancillary development for a future SSD (**BKWF**).
L 6 Renewable Energy Development Projects *To provide guidance to developers of renewable energy projects on the local matters to be taken into consideration in addition to those in any state or national guidelines.*	Complies. Whilst the proposed Met Mast is ancillary to a future renewable energy development, the purpose of these “earthworks" is to undertake boreholes and test pits to assist with the Geotechnical Investigation that will accompany a future SSD application for the future BKWF

	However, the proposed “earthworks” have taken into consideration any site constraints, site amenity to adjoining dwellings and it is determined the works will not have a negative impact on the surrounding and overall character of the immediate area. It is expected these ancillary works and future works for the BKWF will contribute in varying degrees to the local economy and Yass Valley more generally.

2.3 INTEGRATED DEVELOPMENT

Sections 4.46 and 4.47 of the EP&A Act requires a review of whether the proposed development on the subject site would trigger an approval under other environmental or related legislation. Such development is categorised as 'Integrated Development'.

The following provides brief commentary on whether any aspect of the development triggers a need for the consent authority to obtain General Terms of Approval from the relevant approval bodies.

TABLE 7 – INTEGRATED DEVELOPMENT

ACT	COMMENT
Coal Mine Subsidence Compensation Act 2017	The site is not located within a mine subsidence district.
Fisheries Management Act 1994	The site does not contain any permanent water bodies, nor is it located within Key Fish Habitat. It is considered the proposed development will not harm marine vegetation, nor will it require dredging of the bed and land reclamation of a Key Fish Habitat Creek.
Heritage Act 1977	No works are proposed that are referred to pursuant to section 57(1) of *Heritage Act 1977.*
Mining Act 1992	No mining lease is being sought as part of this DA, noting this DA is an ancillary development for a future SSD (**BKWF**).
National Parks and Wildlife Act 1974	The subject site has not been identified as containing any archaeological sites and is primarily of 'low' archaeological potential.
Petroleum (Onshore Act) 1991	No production lease is being sought as a part of this DA, noting this DA is an ancillary development for a future SSD (**BKWF**).
Protection of the Environment Operations Act 1997	The implementation of appropriate environmental protection works will ensure that no licence will be required.
Roads Act 1993	Section 138 of the Roads Act 1993 requires an approval from the Roads Authority (either Council or TfNSW) for certain works in, on or over a public road, or to connect to a classified road.

	No works are required on or to connect the project Site to a classified road. No works are proposed within the local public road network where Council are the managing authority for this road. Section 4.46(3) of the EP&A Act operates to the effect that proposed development seeks consent and subsequent approval to the *Roads Act 1993* from Council. Under this legislation, the proposed development, therefore does not trigger the application as requiring integrated approval.
Rural Fires Act 1997	This DA is not considered to trigger any potential for 'Integrated Development' pursuant to Section 4.46 of the EP&A Act (as amended). It is noted the proposed development is situated on land mapped as bushfire prone land (**BFPL**). However, as the development is classified as a '*the carrying out of earthworks*', it is determined pursuant to Clause 46 (l) of the *Rural Fire Regulations 2022* that a bushfire assessment report and subsequent referral to the NSW Rural Fire Services (**RFS**) is not required.
Water Management Act 2000	There are no watercourses that traverse the site or nearby. As such the development does not warrant approval pursuant to section 91(2) of the *Water Management Act 2000* for a controlled activity.

2.4 STATE ENVIRONMENTAL PLANNING POLICIES

State Environmental Planning Policies (SEPPs) are environmental planning instruments that deal with matters of State or Regional environmental planning significance.

The following provides a brief commentary on whether the key SEPPs are relevant to this proposal.

TABLE 8 – SEPPS

SEPP	COMMENT
SEPP (Biodiversity and Conservation) 2021	This SEPP contains planning rules and controls for preserving, conserving, and managing NSW's natural environment and heritage. An Ecological Due Diligence Assessment has been prepared by Ecological dated 08 May 2025. This report confirms: *Ammobium craspedioides (Yass Daisy) was recorded within the Development Corridor during preliminary field surveys for the BDAR (Figure 2). Potential habitat in the form of PCTs 3376, 3540, 3541 and 3730 was present within the Development Corridor. The proposed work may impact up to 36.16m2 (0.0036ha) of p[tential A. craspedioides habitat across the 3,621.18ha Development Corridor through the drilling of bore holes and excavation of test pits.* *Considering that this species occurs in the Development Corridor, and may occur in DNG habitat affected by the proposed work, the significant impact criteria was applied with respect to the A. craspedioides and concluded that the proposed work is unlikely to result in a significant impact to this species.* No native woody vegetation including trees are proposed to be removed for the boreholes and test pits. Therefore, the preparation and submission of a BDAR or referral to the Commonwealth is not required
SEPP (Transport and Infrastructure) 2021	There are provisions contained within the SEPP which are triggers for the referral of the DA to certain authorities prior to Council being able to grant consent. The potential triggers for referral are summarised as follows: <u>Development Likely to affect an electricity transmission or distribution network</u>

	Clause 2.48 of the SEPP requires Council to give written notice to the electricity supply authority (and consider any response received within 21 days) when a DA involves development that comprises or involves: • The penetration of ground within 2m of an underground electricity power line or an electricity distribution pole or within 10m of any part of electricity tower. • Development carried out within or immediately adjacent to an easement for electricity purposes or substation, or within 5 metres of an exposed overhead electricity power line. • Development involving the installation of a swimming pool within 30m of a structure supporting an overhead transmission line, or within 5m of an overhead electricity power line. • Development involving or requiring the placement of power lines underground. Based on a review of the plans and documents submitted with the DA, the proposed DA is unlikely to trigger referral to the electrical supply authority, as the nearest overhead pole location is further than 5 metres of any anticipated future construction site. <u>Development in or adjacent to road corridors and road reservations</u> Clause 2.122 of the SEPP requires Council to give written notice to Transport for NSW (and consider any response received within 21 days) when a DA involves traffic generating development of a kind specified in Column 1 of Schedule 3 of the SEPP. The nature and scale of the proposed development does not trigger referral of the application to TfNSW.
SEPP (Primary Production)2021	This SEPP contains planning provisions to protect and support agricultural lands and opportunities for Primary Production. The proposed development for “earthworks” (to assist with Geotechnical studies for the future BKWF), does not relate to any of the items listed above and as such this SEPP is not applicable to this development application.
SEPP (Resilience and Hazards) 2021	This SEPP requires that a consent authority must consider the contamination potential of the land, and if the land is contaminated, it is satisfied that the land is suitable for the development in its contaminated state, or that appropriate arrangements have been made to remediate the site prior to the development being carried out.

	It is noted the proposed development is not located on 'Contaminated Land'. 'Contaminated Land' means land in, on or under which any substance is present at a concentration above the concentration at which the substance is normally present in, on or under (respectively) land in the same locality, being a presence that presents a risk of harm to human health or any other aspect of the environment. Taking into consideration the historic use of the site Council can be satisfied that the land is not contaminated and is not land specified in subsection (4) of clause 4.6 of the SEPP (such that there is no requirement for a preliminary site investigation report).
SEPP (Building Sustainability Index: BASIX) 2004	The proposed development inculuding "earthworks" (to assist with Geotechnical studies for the future BKWF) which does not require a BASIX Certificate. As such this SEPP is not applicable to the assessment of this application.
SEPP (Exempt and Complying Codes) 2008	The proposed "earthworks" development (to assist with Geotechnical studies for the future BKWF) does not qualify to be assessed against this code. As such this SEPP is not applicable to the assessment of this application.
SEPP (Planning Systems) 2021	This SEPP contains planning rules that allow for a strategic and inclusive planning system for the community and the environment for State Significant Development. The proposed development is not classified as State Significant Development and therefore this SEPP is not applicable to this development application.
SEPP (Resources and Energy) 2021	This SEPP contains planning rules that promote the sustainable use of NSW's resources and transitioning to renewable energy. Specifically for the assessment and development of mining, petroleum production and extractive material resource proposals. The proposed development does not relate to the developments listed above and as such this SEPP is not applicable to this development application.

SEPP (Housing) 2021	This SEPP facilitates development of affordable and diverse housing including boarding houses, build-to-rent housing, seniors housing, caravan parks/ manufactured home estates, group home, secondary dwellings, social and affordable housing and short-term rental accommodation. The proposed development does not relate to the delivery of development listed above. As such this SEPP is not applicable to this development application.
SEPP (Industry and Employment) 2021	This SEPP contains planning rules that applies to employment land in western Sydney and for advertising and signage in NSW. The proposed development does not relate to any of the items listed above and as such this SEPP is not applicable to this development application.

2.5 ENVIRONMENTAL PLANNING AND ASSESSMENT ACT

In determining a development application, a consent authority is to take into consideration the following matters that are of relevance to the subject application as per Clause 4.15 of the EP&A Act

The following table summarises the key findings in the context of Section 4.15 of the Act under which the application must be assessed by the Consent Authority.

TABLE 9 – SECTION 4.15 OF THE EP&A ACT

OBJECT	COMMENT
(a) the provisions of— *(i) any environmental planning instrument, and* *(ii) any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Planning Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and* *(iii) any development control plan, and* *(iiia) any planning agreement that has been entered into under section 7.4, or any draft planning agreement that a developer has offered to enter into under section 7.4, and* *(iv) the regulations (to the extent that they prescribe matters for the purposes of this paragraph),* *(v) (Repealed)* *that apply to the land to which the development application relates,*	The proposed development has been prepared taking into consideration any potential socioeconomic and environmental concerns. It has been determined the proposed development will not raise any matters of significance to inhibit the approval of the development application. The proposal has been assessed against the relevant provision of the Environmental Planning and Assessment Act 1979, the relevant Local Environmental Plan specifically the YVLEP2013 and the Yass Valley Development Control Plan 2024 (YVDCP2024). The proposal is permissible with Councils consent within the zone and meets the relevant objectives of the RU1 Primary Production zone confirming the proposed development meets the relevant objectives. Careful consideration has been given to the design of the proposed development to ensure that a high-quality outcome is achieved whilst also attaining an environmentally sustainable development that is compatible with and sympathetic to surrounding and neighbouring properties.
(b) the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,	The proposed development has been prepared to facilitate an ecologically sustainable development that represents rational, orderly, economic and sustainable use of the land. The proposed development has been sited to take into consideration the specific site characteristics, the existing accesses, access ways and fencing. No major change in the aesthetics of the land is proposed to occur as part of this

	development. The proposed development has been prepared by integrating the relevant economic, environmental and social considerations to result in an achievable planning outcome. It has been determined that any minor impacts of the development will have little to no effect on the surrounding environment. The proposed development of the subject lot is expected to lay the foundation for more efficient utilization of the land, and it is expected to contribute in varying degrees to the local economy.
(c) the suitability of the site for the development,	Complies. The proposed development represents a coordinated approach to the initial preliminary studies for a future State Significant project. The proposed development has been designed to have regard for the existing land uses and will not adversely affect the amenity of the surrounding area, environment, or adjoining neighbours, maintaining the opportunity for sustainable residential development. Therefore, the site is considered suitable for the proposed development.
(d) any submissions made in accordance with this Act or the regulations,	Council is required to take into consideration any submission made in accordance with Council's notification policy and the notification provisions of the EP&A Act.
(e) the public interest.	This development application seeks approval for "earthworks" (boreholes and test pits). The proposal is considered in the public interest for the following reasons: • Facilitates ecologically sustainable development of rural land. This is explained in more detail earlier in this Statement. • Squadron Energy is leading the transition to Australia's clean energy future, owning and operating renewable energy assets across Australia. They are 100% Australian owned and have 1.1GW of renewable energy in operation and 900MW under construction. Their focus with all projects is to develop lasting relationships, working alongside local communities from the early stages of planning and assessment through to construction and operation. The preliminary Layout of the Proposed BKWF is included in the Community Newsletter dated October 2024 (refer **Figure 1.3** and **Appendix X**).

	• At a glance, the overall Wind Farm project will be providing: ❖ 321k Expected Homes Powered ❖ 322k Expected Tonnes of Emissions Avoided ❖ 594MW Expected Capacity • It is expected, any construction works associated with the proposed and future development will contribute in varying degrees to the local economy and Yass Valley more generally.

3. CONCLUSION

This application seeks approval for “earthworks” (boreholes and test pits) to assist with the Geotechnical Investigation for the SSD for the future BKWF. It is concluded, the approval of the Development Application on the Project Site (refer **Table 3**), is an appropriate, orderly and compatible form of development when assessed against Section 4.15 of the *Environmental Planning and Assessment Act 1979 (EP&A Act)*.

This SEE has undertaken an environmental assessment of the proposed development and has concluded that the proposal provides a development that will have minimal environmental impacts that meets the relevant objectives of the RU1 Primary Production zone.

Careful consideration has been given to the design of the proposed development to ensure that a high-quality outcome is achieved whilst also achieving an environmentally sustainable development that is compatible with and sympathetic to surrounding properties.

In summary, the proposal is considered to:

- be an appropriate response to the context, setting, planning instruments and development guidelines and other considerations outlined in Section 4.15(1) of the *Environmental Planning & Assessment Act 1979,*
- provide a development that is consistent with and appropriate to the existing and desired future character of the site.
- have no adverse impacts upon nearby residential development and public recreational space, and
- have no adverse impacts on the environment, traffic, parking, drainage or other external features or services.

It has been considered that the proposal will not have a detrimental effect to the environment, and the proposal represents rational, orderly, economic and sustainable use of the land. It complies with all relevant legislation, will result in a good planning outcome, and it is recommended that conditional development consent for the proposed development on the Parcels of Land listed in Table 3 of this SoEE be granted by Council.