

**From:** [Nicole Brewer](#)  
**To:** [Kendall Clydsdale](#); [Tahlia Hutchinson](#)  
**Subject:** FW: Spicers Creek Wind Farm - Condition amendment  
**Date:** Wednesday, 23 October 2024 8:53:29 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)

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Dear Kendall,

### **Proposed new condition B21**

The Department's suggests the following edits in [blue](#) to the Commission's proposed new condition B21:

**B21. Prior to commencing construction, the Applicant must prepare [and implement](#) a Soil and Water Management Plan for the development in consultation with the Water Group. This plan must:**

- a. **be prepared by suitably qualified and experienced persons;**
- b. **include a soil erosion monitoring program to monitor erosion impacts on the site [for the life of the development](#), with results to be made available on the Applicant's website in accordance with Condition C16;**
- c. **include a description of the measures that would be implemented to [ensure achieve](#) the objectives of condition B20(a) – (e) [above are achieved](#);**
- d. **include a program to monitor and report on the effectiveness of these measures; and**
- e. **include details of who would be responsible for monitoring, reviewing and implementing the plan, and timeframes for completion of actions.**

**[The Applicant must implement the Soil and Water Management Plan.](#)**

The Department provides the following comments on the suggested edits:

- add 'and implement' at the start of the condition, rather than the end; and
- the condition being required 'for the development' already requires the Soil and Water Management Plan to be prepared and implemented for the life of the development. Suggestion to exclude repetition of this in B21. b.

## Other

In addition, the Department also requests edits to the following conditions as shown in blue:

### **B33. The Applicant must, in consultation with the relevant Council:**

**(a) undertake an independent dilapidation survey, prior to construction, upgrading or decommissioning works, to assess the existing condition of:**

- (i) Gollan Road, Saxa Road, Sweeneys Lane, Ben Hoden Road, Tallawonga Road along the access route within the Dubbo Regional LGA and within the Project Site boundary as defined in the EIS, and**
- (ii) all crossing points identified in condition B31.**

**(b) undertake an independent dilapidation survey one month following completion of construction, upgrading or decommissioning works, to assess the condition of the roads listed in condition B32(a) and describe the necessary repairs to return the route to a condition that is equivalent to, or better than, the existing condition identified in B32(a); and**

**(c) repair and/or make good any development-related damage identified during:**

**(i) the carrying out of the relevant construction and/or decommissioning works if it could endanger road safety, as soon as possible after the damage is identified but within 7 days at the latest; and**

**(ii) any dilapidation survey carried in accordance with condition B33(b) within 2 months of the completion of the survey, unless the relevant road authority agrees otherwise; in consultation with the relevant roads authority, to the satisfaction of the Planning Secretary.**

**If there is a dispute between the Applicant and the relevant council about the repair of the above listed roads, then either party may refer the matter to the Planning Secretary for resolution.**

The Department also requests edits to the following conditions as shown in blue, based on a recent request from EnergyCo to be consulted on the preparation of relevant management plans for projects within or near REZs:

**DEFINITIONS:** Insert a new row in the Definitions table and add **“EnergyCo”** with the definition **“The Energy Corporation of NSW”**

**B35. Prior to commencing road upgrades identified in condition B32, the Applicant must prepare a Traffic Management Plan for the development in consultation with TfNSW, EnergyCo and Councils, and to the satisfaction of the**

**Planning Secretary. This plan must include: ...**

-  
**B49. Prior to commencing construction, the Applicant must prepare and implement an Accommodation and Employment Strategy for the development in consultation with EnergyCo and Councils, and to the satisfaction of the Planning Secretary. This strategy must: ...**

Regards

Nicole

**Nicole Brewer**  
**Director, Energy Assessments**  
Planning and Assessment  
Department of Planning, Housing and Infrastructure  
4 Parramatta Square, 12 Darcy Street Parramatta NSW 2150  
Locked Bag 5022, Parramatta NSW 2124  
T 02 9274 6374 E [nicole.brewer@planning.nsw.gov.au](mailto:nicole.brewer@planning.nsw.gov.au)



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**From:** Kendall Clydsdale <[kendall.clydsdale@ipcn.nsw.gov.au](mailto:kendall.clydsdale@ipcn.nsw.gov.au)>  
**Sent:** Wednesday, October 2, 2024 9:49 AM  
**To:** Natasha Homsey <[Natasha.Homsey@planning.nsw.gov.au](mailto:Natasha.Homsey@planning.nsw.gov.au)>  
**Cc:** Nicole Brewer <[nicole.brewer@planning.nsw.gov.au](mailto:nicole.brewer@planning.nsw.gov.au)>; Ellena Tsanidis <[Ellena.Tsanidis@planning.nsw.gov.au](mailto:Ellena.Tsanidis@planning.nsw.gov.au)>; Tahlia Hutchinson <[tahlia.hutchinson@ipcn.nsw.gov.au](mailto:tahlia.hutchinson@ipcn.nsw.gov.au)>  
**Subject:** Spicers Creek Wind Farm - Condition amendment

Good morning Natasha,

The Commission's Panel for Spicers Creek Wind Farm has considered the Department's condition comments dated 27 September 2024.  
With regard to the Panel's previously proposed amendment to condition B21 (inserting new sub-clause (f) regarding water catchment monitoring), the Commission is requesting the Department's comments on the proposed condition amendment below.

The Panel now proposes for Condition B20 to remain as recommended by the Department, then insert **new condition B21** to capture the Panel's intent for operational on-site soil management and reporting:

**B21. Prior to commencing construction, the Applicant must prepare a Soil and Water Management Plan for the development in consultation with the Water Group. This plan must:**

- a. **be prepared by suitably qualified and experienced persons;**
- b. **include a soil erosion monitoring program to monitor erosion impacts on the site for the life of the development, with results to be made available on the Applicant's website in accordance with Condition C16;**
- c. **include a description of the measures that would be implemented to ensure the objectives of condition B20(a) – (e) above are achieved;**
- d. **include a program to monitor and report on the effectiveness of these measures; and**
- e. **include details of who would be responsible for monitoring, reviewing and implementing the plan, and timeframes for completion of actions.**

**The Applicant must implement the Soil and Water Management Plan.**

The Commission is seeking the Department's comments on this proposed condition by Friday 4 October 2024.

Any queries, please do not hesitate to contact me.

Kind regards,

**Kendall Clydsdale | Principal Case Manager**

Office of the Independent Planning Commission NSW  
Suite 15.02 Level 15 135 King Street Sydney NSW 2000

e: [REDACTED] | p: [REDACTED] | [www.ipcn.nsw.gov.au](http://www.ipcn.nsw.gov.au)



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