

# Planning Secretary's Environmental Assessment Requirements

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

<b>Application Number</b>	SSD 11029111
<b>Project Name</b>	Thunderbolt Energy Hub Solar Farm which includes: <ul style="list-style-type: none"> <li>· the construction and operation of a solar photovoltaic (PV) energy generation facility with an estimated capacity of up to 120 MW; and</li> <li>· associated infrastructure, including grid connection and battery storage of approximately 400 MW</li> </ul>
<b>Location</b>	Approximately 60 km north-east of Tamworth in the Uralla local government area
<b>Applicant</b>	Neoen Australia Pty Ltd
<b>Date of Issue</b>	16/12/2020
<b>General Requirements</b>	<p>The environmental impact statement (EIS) for the development must comply with the requirements in Schedule 2 of the <i>Environmental Planning and Assessment Regulation 2000</i> (the Regulation).</p> <p>In particular, the EIS must include:</p> <ul style="list-style-type: none"> <li>· a stand-alone executive summary;</li> <li>· a full description of the development, including: <ul style="list-style-type: none"> <li>- details of construction, operation and decommissioning;</li> <li>- a site plan showing all infrastructure and facilities (including any infrastructure that would be required for the development, but the subject of a separate approvals process);</li> <li>- a detailed constraints map identifying the key environmental and other land use constraints that have informed the final design of the development;</li> </ul> </li> <li>· a strategic justification of the development focusing on site selection and the suitability of the proposed site with respect to potential land use conflicts with existing and future surrounding land uses (including other proposed or approved solar farms, rural residential development and subdivision potential);</li> <li>· an assessment of the likely impacts of the development on the environment, focusing on the specific issues identified below, including: <ul style="list-style-type: none"> <li>- a description of the existing environment likely to be affected by the development;</li> <li>- an assessment of the likely impacts of all stages of the development, (which is commensurate with the level of impact), including any cumulative impacts of the site and existing, approved or proposed developments in the region (including the other components of proposed Thunderbolt Energy Hub, New England Solar Farm, Salisbury Solar Farm, Winterbourne Wind Farm and Middlebrook Solar Farm) and impacts on the site and any road upgrades, taking into consideration any relevant legislation, environmental planning instruments, guidelines, policies, plans and industry codes of practice;</li> <li>- a description of the measures that would be implemented to avoid, mitigate and/or offset the impacts of the development (including draft management plans for specific issues as identified below); and</li> <li>- a description of the measures that would be implemented to monitor and report on the environmental performance of the development;</li> </ul> </li> <li>· a consolidated summary of all the proposed environmental management and monitoring measures, identifying all the commitments in the EIS; and</li> <li>· the reasons why the development should be approved having regard to:</li> </ul>

	<ul style="list-style-type: none"> <li>- relevant matters for consideration under the <i>Environmental Planning and Assessment Act 1979</i>, including the objects of the Act and how the principles of ecologically sustainable development have been incorporated in the design, construction and ongoing operations of the development;</li> <li>- the suitability of the site with respect to potential land use conflicts with existing and future surrounding land uses; and</li> <li>- feasible alternatives to the development (and its key components), including the consequences of not carrying out the development.</li> </ul> <ul style="list-style-type: none"> <li>· a detailed consideration of the capability of the project to contribute to the security and reliability of the electricity system in the National Electricity Market, having regard to local system conditions and the Department's guidance on the matter; and</li> <li>· a detailed evaluation of the merits of the project as a whole.</li> </ul> <p>The EIS must also be accompanied by a report from a suitably qualified person providing:</p> <ul style="list-style-type: none"> <li>· a detailed calculation of the capital investment value (CIV) (as defined in clause 3 of the Regulation) of the proposal, including details of all assumptions and components from which the CIV calculation is derived; and</li> <li>· certification that the information provided is accurate at the date of preparation.</li> </ul> <p>The development application must be accompanied by the consent in writing of the owner/s of the land (as required in clause 49(1)(b) of the Regulation).</p>
<p><b>Key issues</b></p>	<p>The EIS must address the following specific matters:</p> <ul style="list-style-type: none"> <li>· <b>Biodiversity</b> – including: <ul style="list-style-type: none"> <li>- an assessment of the biodiversity values and the likely biodiversity impacts of the project in accordance with Section 7.9 of the <i>Biodiversity Conservation Act 2016</i> (NSW), the Biodiversity Assessment Method (BAM) and documented in a Biodiversity Development Assessment Report (BDAR), unless BCD and DPIE determine the proposed development is not likely to have any significant impacts on biodiversity values;</li> <li>- the BDAR must document the application of the avoid, minimise and offset framework including assessing all direct, indirect and prescribed impacts in accordance with the BAM;</li> <li>- an assessment of the likely impacts on listed aquatic threatened species, populations or ecological communities, scheduled under the <i>Fisheries Management Act 1994</i>, and a description of the measures to minimise and rehabilitate impacts; and</li> <li>- if an offset is required, details of the measures proposed to address the offset obligation.</li> </ul> </li> <li>· <b>Heritage</b> – including an assessment of the likely Aboriginal and historic heritage (cultural and archaeological) impacts of the development and consultation with the local Aboriginal community in accordance with the <i>Aboriginal Cultural Heritage Consultation Requirements for Proponents</i>;</li> <li>· <b>Land</b> – including: <ul style="list-style-type: none"> <li>- an assessment of the potential impacts of the development on existing land uses on the site and adjacent land, including: <ul style="list-style-type: none"> <li>o a consideration of agricultural land, flood prone land, Crown lands, mining, quarries, mineral or petroleum rights;</li> <li>o a soil survey to determine the soil characteristics and consider the potential for erosion to occur; and</li> <li>o a cumulative impact assessment of nearby developments, including the broader impacts of other components of the proposed Thunderbolt Energy Hub;</li> </ul> </li> </ul> </li> </ul>

- an assessment of the compatibility of the development with existing land uses, during construction, operation and after decommissioning, including:
  - o consideration of the zoning provisions applying to the land, including subdivision;
  - o completion of a Land Use Conflict Risk Assessment in accordance with the Department of Industry's *Land Use Conflict Risk Assessment Guide*; and
  - o assessment of impact on agricultural resources and agricultural production on the site and region.
- **Visual** – including a detailed assessment of the likely visual impacts (including any glare, reflectivity and night lighting) of all components of the project (including arrays, transmission lines, substations and any other ancillary infrastructure) on surrounding residences and key locations, scenic or significant vistas, air traffic and road corridors in the public domain and provide details of measures to mitigate and/or manage potential impacts (including a draft landscaping plan for on-site perimeter planting, with evidence it has been developed in consultation with affected landowners);
- **Noise** – including an assessment of the construction noise impacts of the development in accordance with the *Interim Construction Noise Guideline* (ICNG), operational noise impacts in accordance with the *NSW Noise Policy for Industry* (2017), cumulative noise impacts (considering other developments in the area), and a draft noise management plan if the assessment shows construction noise is likely to exceed applicable criteria;
- **Transport** – including:
  - an assessment of the peak and average traffic generation, including over-dimensional vehicles and construction worker transportation;
  - an assessment of the likely transport impacts to the site access route (including, but not limited to, New England Highway, Old Wollun Road and Traceys Road), site access point(s), any Crown land, particularly in relation to the capacity and condition of the roads, road safety and intersection performance;
  - a cumulative impact assessment of traffic from nearby developments including the proposed Thunderbolt Energy Hub more broadly; and
  - provide details of measures to mitigate and / or manage potential impacts including a schedule of all required road upgrades (including resulting from heavy vehicle and over mass / over dimensional traffic haulage routes), road maintenance contributions, and any other traffic control measures, developed in consultation with the relevant road authority;
- **Water** – including:
  - an assessment of the likely impacts of the development (including flooding) on surface water and groundwater resources (including Kentucky Creek traversing the site and surrounding watercourses, drainage channels, wetlands, riparian land, farm dams, groundwater dependent ecosystems and acid sulfate soils), related infrastructure, adjacent licensed water users and basic landholder rights, and measures proposed to monitor, reduce and mitigate these impacts;
  - details of water requirements and supply arrangements for construction and operation; and
  - a description of the erosion and sediment control measures that would be implemented to mitigate any impacts in accordance with *Managing Urban Stormwater: Soils & Construction* (Landcom 2004);
- **Hazards** – including:
  - an assessment of potential hazards and risks including but not limited to bushfires, electromagnetic fields or the proposed grid connection

	<p>infrastructure against the <i>International Commission on Non-Ionizing Radiation Protection (ICNIRP) Guidelines</i> for limiting exposure to Time-varying Electric, Magnetic and Electromagnetic Fields; and</p> <ul style="list-style-type: none"> <li>- a Preliminary Hazard Analysis prepared in accordance with <i>Hazardous Industry Planning Advisory Paper No. 6 – Guideline for Hazard Analysis</i> (DoP, 2011) and <i>Multi-Level Risk Assessment</i> (DoP, 2011)</li> <li>· <b>Socio-Economic</b> – including an assessment of the likely impacts on the local community, any demands on Council infrastructure and a consideration of the construction workforce accommodation; and</li> <li>· <b>Waste</b> – identify, quantify and classify the likely waste stream to be generated during construction and operation, and describe the measures to be implemented to manage, reuse, recycle and safely dispose of this waste.</li> </ul>
<b>Consultation</b>	<p>During the preparation of the EIS, you should consult with relevant local, State or Commonwealth Government authorities, infrastructure and service providers, community groups, affected landowners and any exploration licence and/or mineral title holders.</p> <p>In particular, you must undertake detailed consultation with affected landowners surrounding the development and Uralla Shire Council. Consultation should also occur with Tamworth Regional Council and Walcha Council noting the proximity of the solar project to these local government areas and the extent of the broader Energy Hub proposal.</p> <p>The EIS must describe the consultation process and the issues raised and identify where the design of the development has been amended in response to these issues. Where amendments have not been made to address an issue, a short explanation should be provided.</p>
<b>Further consultation after 2 years</b>	<p>If you do not lodge a Development Application and EIS for the development within 2 years of the issue date of these SEARs, you must consult further with the Planning Secretary in relation to the preparation of the EIS.</p>
<b>References</b>	<p>The assessment of the key issues listed above must take into account relevant guidelines, policies, and plans as identified. A list of some of the legislation, policies and guidelines that may be relevant to the assessment of the project can be found at:</p> <ul style="list-style-type: none"> <li>· <a href="https://www.planningportal.nsw.gov.au/major-projects/assessment/policies-and-guidelines">https://www.planningportal.nsw.gov.au/major-projects/assessment/policies-and-guidelines</a>; and</li> <li>· <a href="http://www.environment.gov.au/epbc/publications#assessments">http://www.environment.gov.au/epbc/publications#assessments</a></li> </ul>