

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*

Application Number	SSD-11437498
Project Name	Broken Hill Battery Energy Storage System which includes: <ul style="list-style-type: none">· the construction and operation of a battery energy storage system (BESS) with a capacity of approximately 50 MW / 100 MWh;· and associated infrastructure.
Location	Pinnacles Place, Broken Hill within the Broken Hill City local government area
Applicant	AGL Energy Limited
Date of Issue	23/12/2020
General Requirements	<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">· a stand-alone executive summary;· a full description of the development, including:<ul style="list-style-type: none">- details of construction, operation and decommissioning;- 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);- a detailed constraints map identifying the key environmental and other land use constraints that have informed the final design of the development;· 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 existing land use, residential development, Crown lands adjacent to the site and neighbouring industrial developments);· 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">- a description of the existing environment likely to be affected by the development;- an assessment of the likely impacts of all stages of the development (which is commensurate with the level of impact), including any cumulative impacts of the site and existing or proposed developments in the region, taking into consideration any relevant legislation, environmental planning instruments, guidelines, policies,

	<p>plans and industry codes of practice;</p> <ul style="list-style-type: none"> - 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 - a description of the measures that would be implemented to monitor and report on the environmental performance of the development; <ul style="list-style-type: none"> · a consolidated summary of all the proposed environmental management and monitoring measures, identifying all the commitments in the EIS; and · the reasons why the development should be approved having regard to: <ul style="list-style-type: none"> - 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; - the suitability of the site with respect to potential land use conflicts with existing and future surrounding land uses; and - feasible alternatives to the development (and its key components), including the consequences of not carrying out the development. · 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 · a detailed evaluation of the merits of the project as a whole. <p>The EIS must also be accompanied by a report from a suitably qualified person providing:</p> <ul style="list-style-type: none"> - 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 - certification that the information provided is accurate at the date of preparation. <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>Key issues</p>	<p>The EIS must address the following specific issues:</p> <ul style="list-style-type: none"> · Biodiversity – including: <ul style="list-style-type: none"> - 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 that the proposed development is not likely to have any significant impacts on biodiversity values; - 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;

- **Heritage** – including an assessment of the likely Aboriginal and historic heritage (cultural and archaeological) impacts of the development, including consultation with the local Aboriginal community in accordance with the *Aboriginal Cultural Heritage Consultation Requirements for Proponents*;
- **Land** – including:
 - an assessment of the potential impacts of the development on existing land uses on the site and adjacent land;
 - an assessment of the compatibility of the development with existing land uses, during construction, operation and after decommissioning
- **Visual** – including an assessment of the likely visual impacts of the development (including any night lighting) on surrounding residences, scenic or significant vistas;
- **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, construction worker transportation and transport of materials by rail;
 - an assessment of the likely transport impacts to the site access route (including Pinnacles Road, Pinnacles Place and any temporary access proposed from the adjacent Crown land) and site access point, particularly in relation to the capacity and condition of the roads;
 - a cumulative impact assessment of traffic from nearby developments;
 - a description of any proposed road upgrades (including temporary roads) developed in consultation with the relevant road and rail authorities (if required); and
 - a description of the measures that would be implemented to mitigate any transport impacts during construction;
- **Water** – including:
 - an assessment of the likely impacts of the development (including flooding) on surface water and groundwater resources 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 and Risks** – including:
 - a Preliminary Hazard Analysis (PHA) must be prepared in accordance with *State*

	<p><i>Environmental Planning Policy No. 33 – Hazardous and Offensive Development</i> the Department's <i>Hazardous Industry Planning Advisory Paper No. 6, 'Hazard Analysis' and Multi-level Risk Assessment.</i></p> <ul style="list-style-type: none"> - an assessment of potential hazards and risks including but not limited to bushfires, land contamination, spontaneous ignition, electromagnetic fields or the proposed grid connection infrastructure against the International Commission on Non-Ionizing Radiation Protection (ICNIRP) <i>Guidelines for limiting exposure to Time-varying Electric, Magnetic and Electromagnetic Fields.</i> · Socio-Economic – including an assessment of the likely impacts on the local community, demands on Council infrastructure and a consideration of the construction workforce accommodation; and · Waste – 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.
<p>Legislation, Policies & Guidelines</p>	<p>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"> · https://www.planningportal.nsw.gov.au/major-projects/assessments/policies-and-guidelines; and · http://www.environment.gov.au/epbc/publications#assessments
<p>Consultation</p>	<p>During the preparation of the EIS, you should consult with relevant local, State or Commonwealth Government authorities, infrastructure and service providers, community groups, affected landowners, exploration licence holders and mineral title holders.</p> <p>In particular, you must undertake detailed consultation with affected landowners surrounding the development, Broken Hill City Council, Crown lands and NSW Aboriginal Land Council.</p> <p>The EIS must describe the consultation process and the issues raised, and identify where the design of the development has been amended in response to these issues. Where amendments have not been made to address an issue, a short explanation should be provided.</p>
<p>Further consultation after 2 years</p>	<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>