

Appendix A Secretary's Environmental Assessment Requirements

Issue summary	Addressed in this EIS
<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). In particular, the EIS must include:</p>	
<ul style="list-style-type: none"> • A stand-alone executive summary; 	<p>An executive summary is provided at the beginning of this EIS.</p>
<ul style="list-style-type: none"> • 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; 	<p>The Project is fully described in Section 4 including details of construction, operation and decommissioning.</p> <p>A site plan is included as Figure 1-6. No infrastructure within this plan is part of a separate approvals process.</p> <p>A detailed constraints map updated throughout the assessment process and used to inform the design is provided as Figure 1-7.</p>
<ul style="list-style-type: none"> • 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, wind farms, rural residential development and subdivision potential); 	<p>A strategic justification for the Project is outlined in Section 2 including site selection and suitability of the Development site.</p> <p>Section 9.2 addresses the Development sites potential land use conflicts with existing and future surrounding land uses.</p>
<ul style="list-style-type: none"> • 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, approved or proposed developments in the region (including the Capital Solar Farm (MP10_0121) (as modified), the Capital Wind Farm (MP05_0179) (as modified) and the Capital Wind Farm – Stage 2 (MP10_0135)) and impacts on the site and 	<p>Detailed information regarding environmental legislation relevant to the Project is included in Section 5.</p> <p>Commensurate with the level of risk, detailed assessment, existing environment, mitigation and monitoring are included in Section 8 and section 9.</p>

Issue summary	Addressed in this EIS
<p>any road upgrades, taking into consideration any relevant legislation, environmental planning instruments, guidelines, policies, 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 	<p>A consolidated set of mitigation measures is included in Section 10.2. These commitments form part of the Project.</p>
<ul style="list-style-type: none"> ● 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. 	<p>Key matters under the EP&A Act and ESD principles are addressed in Section 5.5.</p> <p>A summary of feasible alternatives and why the Project should be approved is included in Section 3.</p> <p>A summary of suitability of the Project with respect the potential land use conflicts and surrounding land use is included in Section 3 and Compatibility with existing land uses Section 9.2.</p>
<ul style="list-style-type: none"> ● 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 	<p>Consideration of the Project's capability to contribute to the National Electricity Market is addressed in Section 2.2.4.</p>
<ul style="list-style-type: none"> ● a detailed evaluation of the merits of the project as a whole. 	<p>The merits of the Project are outlined in section 2.</p>

The EIS must also be accompanied by a report from a suitably qualified person providing:

<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 Project, including details of all assumptions and components from which the CIV calculation is derived; and 	<p>The Capital Investment Report has been provided separately to DPE. Refer to Section 4.6 for the estimated value.</p>
<ul style="list-style-type: none"> ● certification that the information provided is accurate at the date of preparation. 	<p>Certification by the authors precedes the Executive</p>

Issue summary	Addressed in this EIS
	Summary, following the cover page.
<ul style="list-style-type: none"> 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). 	Landowners consent has been provided separately to DPE.
The EIS must address the following specific matters:	
<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 BCS and DPIE determine 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; if an offset is required, details of the measures proposed to address the offset obligation; and an assessment of the likely impacts on listed aquatic threatened species, populations or ecological communities, scheduled under the <i>Fisheries Management Act 1994</i>, potential impacts to fish passage and a description of the measures to minimise and rehabilitate impacts. 	A Biodiversity Development Assessment Report (BDAR) has been completed and is summarised in Section 8.3. The BDAR is provided in full in Appendix G. The credit calculations will be submitted concurrent with the acceptance of the EIS for public exhibition.
<ul style="list-style-type: none"> Heritage – 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 Aboriginal Cultural Heritage Consultation Requirements for Proponents; 	<p>An Aboriginal Cultural Heritage report (ACHA) has been completed and is summarised in Section 8.4. The ACHA is provided in full in Appendix H.</p> <p>Consultation undertaken as part of the ACHA is included in Section 6.2.</p> <p>A statement of Historic Impact (SoHI) has been completed and is summarised in section 9.5. The SoHI is provided in full in Appendix L.</p>
<ul style="list-style-type: none"> Land – including: <ul style="list-style-type: none"> 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"> a consideration of agricultural land, flood prone land, Crown lands, (including Crown Roads) mining, quarries, mineral or petroleum rights; 	<p>An assessment of agricultural land impacts is included in Section 9.2.</p> <p>An assessment on the impact of flood prone land is included in Section 8.5.</p> <p>An assessment of the impacts on</p>

Issue summary	Addressed in this EIS
<ul style="list-style-type: none"> <ul style="list-style-type: none"> ▪ a soil survey to determine the soil characteristics and consider the potential for erosion to occur; and ▪ a cumulative impact assessment of nearby developments, ○ an assessment of the compatibility of the development with existing land uses, during construction, operation and after decommissioning, including: <ul style="list-style-type: none"> ▪ consideration of the zoning provisions applying to the land including subdivision; ▪ completion of a Land Use Conflict Risk Assessment in accordance with the Department of Industry's Land Use Conflict Risk Assessment Guide; and ▪ assessment of impact on agricultural resources and agricultural production on the site and region. 	<p>Crown Lands has been included in Section 9.2.</p> <p>An assessment of the potential for erosion to occur is included in Section 9.3 and a soil survey is committed to prior to construction to inform remediation of impacts from construction, operation and decommissioning.</p> <p>Cumulative impacts are considered in Section 9.12.</p> <p>Consideration of the zoning provisions is included in section 5.3, and the consideration of subdivision is provided in Section 4.2.</p> <p>A Land Use Conflict Risk Assessment is included in Section 9.2.</p> <p>Land remediation following decommissioning is addressed in Section 9.3.</p>
<ul style="list-style-type: none"> ● Visual – including a detailed assessment of the likely visual impacts (including any glare and 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); 	<p>A visual Impact Assessment was undertaken and is included in full in Appendix E and summarised in Section 8.1.</p>
<ul style="list-style-type: none"> ● 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; 	<p>A Construction and Operational Noise and Vibration Assessment has been completed and is included in full in Appendix J and summarised in section 8.6.</p>
<ul style="list-style-type: none"> ● Transport – including: <ul style="list-style-type: none"> ○ 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, Tarago Road, Currandooley Road, Bungendore Road, Braidwood Road, Kings Highway, Hume Highway and Federal Highway), site access point(s), any Crown land, 	<p>A Traffic Impact Assessment (TIA) has been undertaken and is included in Appendix K and summarised in section 9.1</p>

Issue summary

Addressed in this EIS

- 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; 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 Blind Creek, Butmaroo Creek, Wright Creek, Lake George) and other watercourses traversing or surrounding the site, 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);

An assessment of hydrology and flooding has been undertaken and is included in full in Appendix I and summarised in section 8.5.

Water requirements for the Project are detailed in section 9.4.

Erosion and sediment controls proposed are detailed in section 9.2 and section 9.3.

- Hazards – including:

- an assessment of potential hazards and risks including but not limited to bushfires, electromagnetic fields for the proposed grid connection infrastructure against the *International Commission on Non-Ionizing Radiation Protection (ICNIRP) Guidelines for limiting exposure to Time-varying Electric, Magnetic and Electromagnetic Fields*; and
 - a Preliminary Hazard Analysis prepared in accordance with *Hazardous Industry Planning Advisory Paper No. 6 – Guideline for Hazard Analysis* (DoP, 2011) and *Multi-Level Risk Assessment* (DoP, 2011);

A preliminary hazard assessment and assessment of potential hazards is provided in Section 9.8 and Appendix N.

An assessment of bush fire risks is included in Section 9.7.

An assessment of electric and magnetic fields is included in Section 9.9.

- Socio-Economic – 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

An assessment on potential socio-economic impacts of the proposal is included in Section 9.6.

- 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.

An assessment on potential waste impacts of the proposal is included in Section 9.11.

The EIS consultation process includes:

Issue summary	Addressed in this EIS
<ul style="list-style-type: none"> 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>Consultation is summarised in Section 6, with consultation records included in Appendix D.</p>
<ul style="list-style-type: none"> In particular, you must undertake detailed consultation with affected landowners surrounding the development and Queanbeyan-Palerang Regional Council. 	<p>Community consultation, including that undertaken with Council is included in section 6.1 and 6.3</p>
<ul style="list-style-type: none"> 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>The consultation process is summarised in section 6, with the Community and Stakeholder Engagement Strategy attached in Appendix D.</p>
<ul style="list-style-type: none"> 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>N/A</p>