



Planning Secretary's Environmental Assessment Requirements

Section 4.12(8) of the *Environmental Planning and Assessment Act 1979*

Part 8 of the *Environmental Planning and Assessment Regulation 2021*

Application Number	SSD-71855714
Project	Narrabri Solar Farm, which includes: the construction, operation, and decommissioning of a 140 MW solar farm, associated infrastructure, and a battery energy storage system of 100 MW / 800 MWh.
Location	Logans Lane, approximately 4km northwest of Narrabri, within Narrabri Shire local government area.
Proponent	The Trustee for Narrabri Genesis Project Trust
Expiry Date	19 September 2026
General Requirements	The Environmental Impact Statement (EIS) must meet the minimum form and content requirements as prescribed in Part 8 of the <i>Environmental Planning and Assessment Regulation 2021</i> (the Regulation) and must have regard to the <i>State Significant Development Guidelines</i> and the <i>Large-Scale Solar Energy Guideline (2022)</i> (Solar Guideline). In particular, the EIS must include: - a stand-alone executive summary; - a full description of the development, including: - details of construction, operation and decommissioning, including any staging of the development; - a high quality site plan at an adequate scale showing all infrastructure and facilities (including any infrastructure, that would be required for the development, but the subject of a separate approvals process); - a high quality detailed constraints map identifying the key environmental and other land use constraints that have informed the final design of the development; - confirmation if the project is designated development in accordance with the <i>Environmental Planning and Assessment Act 1979</i> (EP&A Act) and the Regulation; - 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, other proposed or approved energy facilities, major projects, rural/residential development, Crown lands within and adjacent to the project site and subdivision potential) having regard to the Solar Guideline; - a risk assessment of the potential impacts of the development, identifying the key issues for further assessment;

- an assessment of the likely impacts of the development on the environment, and any other significant issues identified in the above risk assessment, focusing on the specific issues identified below, including:
 - a description of the existing environment likely to be affected by the development using sufficient baseline data;
 - 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 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 including the Solar Guideline and the *Cumulative Impact Assessment Guideline* (DPIE);
 - a description and assessment if staging of the project is proposed, including any site mobilisation or pre-construction works;
 - 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;
- a consolidated summary of all the proposed environmental management and monitoring measures, identifying all the commitments in the EIS;
- a detailed evaluation of the merits of the project as a whole, having regard to:
 - the requirements in Section 4.15 of the *Environmental Planning and Assessment Act 1979*, 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;
 - feasible alternatives to the development and its key components, including siting and project design alternatives to avoid areas of biodiversity value, opportunities for shared infrastructure with proposed developments in the region, and the consequences of not carrying out the development; and
 - 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.

Estimated Development Cost and Employment

- Provide the estimated development cost (EDC) of the development prepared in accordance with the relevant planning circular using the Standard Form of EDC Report;
- Provide an estimate of the retained and new jobs that would be created during the construction and operational phases of the development, including details of the methodology to determine the figures provided;
- The development application must also be accompanied by:
 - the consent of the owner/s of the land (as required in Section 23(1) of the EP&A Regulation); and
 - a declaration from a Registered Environmental Assessment Practitioner that the EIS includes the information specified in the *Department's Registered Environmental Assessment Practitioner Guidelines*.

Key Issues	The EIS must address the following specific matters: Biodiversity – including: • an assessment of the biodiversity values and the likely biodiversity impacts of the project in accordance with Section 7.9 of the Biodiversity Conservation Act 2016 (NSW) (BC Act) having regard to, the Biodiversity Assessment Method (BAM) 2020 and documented in a Biodiversity Development Assessment Report (BDAR). • The BDAR must: - be prepared using the approved BDAR template; - document the application of the avoid, minimise and offset framework including assessing all direct, indirect and prescribed impacts in accordance with the BAM; - assess the impacts associated with all ancillary infrastructure, including the transport route road upgrades; - include an assessment for serious and irreversible impacts (SAIL) in accordance with Section 9.1 of the BAM; 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>, and a description of the measures to minimise and rehabilitate impacts; • a cumulative impact assessment of biodiversity values in the region from nearby developments; and • if an offset is required, details of the measures proposed to address the offset obligations. Heritage – including: • an Aboriginal Cultural Heritage Assessment Report (ACHAR) prepared in accordance with the Guide to Investigating, Assessing and Reporting on Aboriginal Cultural Heritage in NSW (OEH, 2011) and the Code of Practice for the Archaeological Investigation of Aboriginal Objects in NSW (DECCW, 2010), identifying, describing and assessing any impacts to any Aboriginal cultural heritage sites or values associated with the site (including impacts from proposed road upgrades), including results of archaeological test excavations (where required), undertaken in accordance with the relevant standards and requirements; • evidence of adequate and ongoing consultation with Aboriginal communities in determining and assessing impacts, identifying and selecting options for avoidance of Aboriginal cultural heritage and identifying appropriate mitigation measures (including the final proposed measures), having regard to the Aboriginal Cultural Heritage Consultation Requirements for Proponents (DECCW, 2010), including the consultation process outlined within; and • assess the impact to historic heritage having regard to the NSW Heritage Manual. Land – including: • a detailed justification of the suitability of the site and that the site can accommodate the proposed development having regard to its potential environmental impacts, land contamination, permissibility, strategic context and existing site constraints, having regard to the Solar Guideline; • an assessment of the potential impacts of the development on existing land uses on the site and adjacent land, including: - consideration of agricultural land (including Biophysical Strategic Agricultural Lands), flood prone land, nearby drinking water
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	catchments, heritage items, Crown lands, mining, quarries, mineral or petroleum rights (if relevant); - a soil survey to determine the soil characteristics and consider the potential for salinity, acid sulfate soils, and erosion to occur; and - a cumulative impact assessment of nearby developments; • an assessment of the compatibility of the development, including any proposed accommodation camps, with existing land uses, during construction, operation and after decommissioning, including: - consideration of the zoning provisions applying to the land, including subdivision (if required); - completion of a Land Use Conflict Risk Assessment in accordance with the Department of Industries <i>Land Use Conflict Risk Assessment Guide</i>; and - an assessment of agricultural impacts in accordance with the Solar Guideline. Landscape and Visual – including: • a landscape and visual impact assessment, prepared in accordance with the <i>Solar Guideline and the Technical Supplement – Landscape and Visual Impact Assessment</i>; • a detailed assessment of the likely visual impacts (including night lighting) of all components of the project (including transmission lines, substations and any other ancillary infrastructure) on surrounding residences (including approved developments, lodged development applications and dwelling entitlements), and key locations, scenic or significant vistas 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); • detailed consideration on the Siding Spring Observatory in accordance with the <i>Dark Sky Planning Guideline</i> (2023). Glint and Glare – provide a glint and glare assessment, which includes consideration of potential aviation impacts, and is prepared in accordance with the Solar Guideline. Noise – including an assessment of the construction noise impacts (including impacts from proposed road upgrades) of the development in accordance with the Interim Construction Noise Guideline (ICNG), operational noise impacts in accordance with the <i>NSW Noise Policy for Industry</i> (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 light vehicles, shuttle buses, heavy vehicles and high risk heavy vehicles requiring escort, and construction worker transportation; • an assessment of the likely transport impacts to the site access route(s), including the above listed vehicles, 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 mining operations); and • provide details of measures to mitigate and / or manage potential impacts (developed in consultation with the relevant road authorities) including: - a schedule of all required road upgrades (including resulting from
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	heavy vehicle and over mass / over dimensional traffic haulage routes), - clear figures of proposed road upgrades (including the site access point), and - road maintenance contributions, and any other traffic control measures. Water – including: • an assessment of the likely impacts of the development (including flooding and flood modelling) on surrounding watercourses (including their Strahler Stream Order), groundwater resources and surface water movements, and measures proposed to monitor, reduce and mitigate these impacts including water management issues having regard to the Solar Guideline; • a site water balance for the development; • details of water requirements and supply arrangements for construction and operation (including consultation with suppliers); • a description of the erosion and sediment control measures that would be implemented to mitigate any impacts in accordance with <i>Managing Urban Stormwater: Soils & Construction</i> (Landcom, 2004) and <i>Managing Urban Stormwater: Soils and construction – Volume 2A manual</i> (Landcom, 2008); • assessing the impacts of the development, including any changes to flood risk, flood risk and overland flows on-site or off-site, and detail design solutions and operational procedures to mitigate flood risk where required; and • where the project involves works within 40 metres of any river, lake or wetlands (collectively waterfront land), identify likely impacts to the waterfront land, and how the activities are to be designed and implemented in accordance with the DPI <i>Guidelines for Controlled Activities on Waterfront Land</i> (2018) and (if necessary) <i>Why Do Fish Need to Cross the Road? Fish Passage Requirements for Waterway Crossings</i> (DPI 2003), and <i>Policy & Guidelines for Fish Habitat Conservation & Management</i> (DPE, 2013); • identification of any flood risk on site having regard to adopted flood studies, the potential effects of climate change and any relevant provisions of the <i>NSW Flood Risk Management Manual</i>; - where the development could alter flood behaviour, affect flood risk to the existing community or expose its users to flood risk, provide a flood impact and risk assessment (FIRA) prepared in accordance with the <i>Flood Impact and Risk Assessment – Flood Risk Management Guide LU01</i>; and - detailed design solutions and operational procedures to mitigate flood risk where required. Hazards – including: • <i>Health</i> - an assessment of potential hazards and risks including but not limited to fires, spontaneous ignition, electromagnetic fields or the proposed grid connection infrastructure against the <i>International Commission on Non-Ionizing Radiation Protection (ICNIRP) Guidelines for limiting exposure to Time-varying Electric, Magnetic and Electromagnetic Fields</i>; • <i>Bushfire</i> – a bush fire hazard assessment completed by a suitably qualified consultant and identifies the potential hazards and risks associated with bushfires / use of bushfire prone land including the risks that a solar farm would cause bush fire and demonstrate compliance
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	with <i>Planning for Bush Fire Protection 2019</i>; and • <i>Dangerous Goods</i> - a preliminary risk screening completed in accordance with the State Environmental Planning Policy (Resilience and Hazards). • <i>Battery Energy Storage System</i> - a Preliminary Hazard Analysis (PHA) 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). The PHA must consider all recent standards and codes and verify separation distances to on-site and off-site receptors to prevent fire propagation and compliance with <i>Hazardous Industry Advisory Paper No. 4, Risk Criteria for Land Use Safety Planning</i> (DoP, 2011). The PHA must consider the effect of bushfires on batteries or other components of the BESS. Social – including an assessment of the social impacts or benefits of the project for the region and the State as a whole in accordance with the <i>Social Impact Assessment Guideline</i> (DPE, 2023), including consideration of any increase in demand for community infrastructure services, and consideration of construction workforce accommodation (noting Council's comments regarding this matter). Economic – including an assessment of the economic impacts or benefits of the project for the region and the State as a whole and provide details of any proposed voluntary benefit sharing programs in accordance with the Solar Guideline. Waste – including: • identify, quantify and classify the likely waste stream to be generated during construction, operation, and decommissioning, and describe the measures to be implemented to manage, reuse, recycle and safely dispose of this waste (in consultation with waste facilities, including Council); and • provide a waste management plan prepared in accordance with the Solar Guideline.
Plans and Documents	The EIS must include all relevant plans, diagrams and relevant documentation required under Part 3 of the EP&A Regulation. Provide these as part of the EIS rather than as separate documents. In addition, the EIS must include high quality files of maps and figures of the subject site and proposal.
Legislation, Policies & Guidelines	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: • https://www.planning.nsw.gov.au/Policy-and-Legislation/Planning-reforms/Rapid-Assessment-Framework/Improving-assessment-guidance; • https://www.planningportal.nsw.gov.au/major-projects/assessment/policies-and-guidelines; and • http://www.environment.gov.au/epbc/publications#assessments.

Consultation	During the preparation of the EIS, you should consult with the relevant local, State or Commonwealth Government authorities, infrastructure and service providers, community groups, affected landowners and any exploration licence and/or mineral title holders. In particular, you must undertake detailed consultation with affected landowners surrounding the development, relevant government agencies, including the relevant local Council. The EIS must: • detail how engagement undertaken was consistent with the <i>Undertaking Engagement Guidelines for State Significant Projects</i> (DPHI, 2024); and • 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, an explanation should be provided.
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