

## APPENDIX A SEARS

# Environmental Assessment Requirements

## State Significant Development

Section 78A(8A) of the *Environmental Planning and Assessment Act 1979*

<b>Application Number</b>	SSD 7680
<b>Proposal</b>	Sunraysia Solar Farm which includes: <ul style="list-style-type: none"><li>• the construction, operation and decommissioning of a solar photovoltaic (PV) plant up to 200 MW; and</li><li>• associated infrastructure, including a grid connection.</li></ul>
<b>Location</b>	Tooleybuc-Balranald Road, Balranald
<b>Applicant</b>	Sunraysia Solar Farm Two Pty Ltd
<b>Date of Issue</b>	17 June 2016
<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> (EP&amp;A Reg).</p> <p>In particular, the EIS must include:</p> <ul style="list-style-type: none"><li>• a full description of the development, including:<ul style="list-style-type: none"><li>– details of construction, operation, upgrading and decommissioning;</li><li>– a site plan showing all infrastructure and facilities (including site access location, site access routes, site compounds, laydown areas, substation, carpark and any other ancillary infrastructure that would be required for the development);</li></ul></li><li>• a strategic justification of the development focusing on site selection and the suitability of the proposed site, including the permissibility of the proposal and the capacity of the existing electricity transmission network with consideration for other potential electricity generation projects;</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), taking into consideration any relevant legislation, environmental planning instruments, guidelines, policies, plans and industry codes of practice;</li><li>– consideration of the cumulative impacts of other developments (where relevant);</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);</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 the biophysical, economic and social costs and benefits of the development.</li></ul> <p>While not exhaustive, Attachment 1 contains a list of some of the environmental planning instruments, guidelines, policies, and plans that may be relevant to the environmental assessment of this development.</p> <p>In addition to the matters set out in Schedule 1 of the EP&amp;A Reg, the development application must be accompanied by:</p> <ul style="list-style-type: none"><li>• a signed report from a suitably qualified person that includes an accurate estimate of the capital investment value of the development (as defined in clause 3 of the <i>Environmental Planning and Assessment Regulation 2000</i>); and</li><li>• the consent in writing of the owner of the land (as required in clause</li></ul>

	49(1)(b) of the <i>Environmental Planning and Assessment Regulation 2000</i> ).
<b>Specific Issues</b>	<p>The EIS must address the following specific issues:</p> <ul style="list-style-type: none"> <li>• <b>Constraints</b> – including a detailed map identifying the key environmental and other land use constraints that have informed the final design of the development, including but not limited to existing electricity transmission lines, the project site boundary, proposed infrastructure, site access, vegetation types, residences within 2 km of the project site, existing waterbodies, proposed perimeter planting and all identified Aboriginal heritage items.</li> <li>• <b>Land</b> – including a baseline assessment of the soil and land capability prior to development; an assessment of the impact of the development on agricultural land, flood prone land, mineral resources and exploration activities in the project site and the travelling stock/timber reserves adjacent to the site; and consideration of the compatibility of the development with the existing agricultural land uses on and adjacent to the site both during operation and after decommissioning, particularly in relation to the zoning provisions applying to the land.</li> <li>• <b>Biodiversity</b> – including an assessment of the likely biodiversity impacts of the development, particularly in regard to all native vegetation present including Endangered Ecological Communities (EECs) and isolated trees, and any steps taken to avoid, mitigate or offset any identified impacts, having regard to the <i>NSW Biodiversity Offsets Policy for Major Projects</i>, and in accordance with the <i>Framework for Biodiversity Assessment</i>, unless otherwise agreed by the Department.</li> <li>• <b>Heritage</b> – including an assessment of the likely Aboriginal and historic heritage (cultural and archaeological) impacts of the development, including adequate consultation with the local Aboriginal community.</li> <li>• <b>Transport</b> – including an assessment of the site access route, the site access point off Yanga Way, the likely traffic volumes and transport impacts of the development on the capacity, condition, safety and efficiency of any local and State road networks including Yanga Way and The Cut Line, and a description of: <ul style="list-style-type: none"> <li>– the measures that would be implemented to mitigate any impacts during construction, upgrading or decommissioning; and</li> <li>– any proposed road or intersection upgrades developed in consultation with the relevant road authorities (if required).</li> </ul> </li> <li>• <b>Visual</b> – including an assessment of the likely visual impacts of the development (including any glare, reflectivity and night lighting) on surrounding residences, scenic or significant vistas, air traffic and road corridors in the public domain, including a draft landscaping plan for on-site perimeter planting, with evidence to demonstrate it has been developed in consultation with affected landowners.</li> <li>• <b>Water</b> – including an assessment of the likely impacts of the construction, operation and decommissioning of the development on groundwater and surface water resources (including any nearby watercourses), annual volumes of surface water and groundwater required, details of water supply arrangements and 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 &amp; Construction</i> (Landcom 2004).</li> <li>• <b>Noise</b> – including an assessment of the construction, upgrading and decommissioning noise impacts of the development in accordance with the <i>Interim Construction Noise Guideline</i> (ICNG) and sub-station noise impacts in accordance with the <i>NSW Industrial Noise Policy</i> (INP), and a description of the measures that would be implemented to mitigate any impacts if the assessment shows construction, upgrading or decommissioning noise is likely to exceed applicable criteria.</li> <li>• <b>Hazards</b> – consideration of any relevant hazards including electrical fire and impacts from electromagnetic interference.</li> </ul>
<b>Consultation</b>	In preparing the EIS for the development, you should consult with relevant local,

	<p>State or Commonwealth Government authorities, infrastructure and service providers, community groups and affected landowners.</p> <p>In particular, you must undertake detailed consultation with affected landowners surrounding the development, and Balranald Shire Council.</p> <p>The EIS must describe the consultation that was carried out, identify the issues raised during this consultation, and explain how these issues have been addressed in the EIS.</p>
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## ATTACHMENT 1

### Environmental Planning Instruments, Policies, Guidelines & Plans

#### Biodiversity

Framework for Biodiversity Assessment (OEH)  
NSW Biodiversity Offsets Policy for Major Projects (OEH)  
Threatened Species Assessment Guidelines - Assessment of Significance (OEH)

#### Electromagnetic interference

Guidelines for limiting exposure to Time-varying Electric, Magnetic and Electromagnetic Fields (ICNIRP)

#### Heritage

Aboriginal Cultural Heritage Consultation Requirements for Proponents (OEH)  
Code of Practice for Archaeological Investigations of Objects in NSW (OEH)  
Guide to investigating, assessing and reporting on aboriginal cultural heritage in NSW (OEH).  
NSW Heritage Manual (OEH)

#### Land

Primefact 1063: Infrastructure proposals on rural land (DPI)  
Establishing the social licence to operate large scale solar facilities in Australia: insights from social research for industry (ARENA)

#### Noise

NSW Industrial Noise Policy (EPA)  
Interim Construction Noise Guideline (EPA)  
NSW Road Noise Policy (EPA)

#### Transport

Guide to Traffic Generating Development (RTA)  
Road Design Guide (RMS) & relevant Austroads Standards

#### Water

Managing Urban Stormwater: Soils & Construction (Landcom)  
Floodplain Development Manual (OEH)  
Guidelines for Controlled Activities on Waterfront Land (DPI Water)  
Water Sharing Plans (DPI Water)  
Floodplain Management Plans (DPI Water)  
NSW Aquifer Interference Policy 2012 (DPI Water)

#### Waste

Waste Classification Guidelines (EPA)

#### Environmental Planning Instruments

State Environmental Planning Policy (State and Regional Development) 2011  
State Environmental Planning Policy (Infrastructure) 2007  
State Environmental Planning Policy (Rural Lands) 2008  
State Environmental Planning Policy No. 44 – Koala Habitat Protection  
State Environmental Planning Policy No. 55 – Remediation of Land  
Balranald Local Environmental Plan 2010