

Assessment Requirements	Reference in EIS
Department of Planning and Environment: Environmental Assessment Requirements <i>Section 78A (8) of the Environmental Planning and Assessment Act 1979</i>	
Must comply with the requirements in Schedule 2 of the <i>Environmental Planning and Assessment Regulation 2000</i>	EIS Chapter 4 Section 4.3.2
DEPARTMENT OF PLANNING AND ENVIRONMENT	
A stand-alone executive summary	EIS Section ii
<p>A full description of the development, including:</p> <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>EIS Chapter 3 Section 3.3.2 – 3.3.4</p> <p>Figure 1-3 and Figure 3-8</p> <p>Figure 1.4</p>
Strategic justification of the development focusing on site selection and the suitability of the proposed site	EIS Chapter 2 Section 2.4 EIS Chapter 9 Section 9.1
Environment Impact Assessment – General Requirements	
A description of the existing environment likely to be affected by the development	EIS Chapter 3 Section 3.1 – 3.2 EIS Chapter 6 Section 6.1.3; 6.2.1.3; 6.2.2.3; 6.3.3; 6.4.3; 6.5.4; 6.6.3; 6.7.3; 6.8.3; 6.9.2; 6.10.3; 6.11.2; 6.12.5; 6.13.1.
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	EIS Chapter 4 section 4.1 – 4.6 Chapter 6 Section 6.1 – 6.13
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)	EIS Chapter 6 Section 6.1 – 6.13 EIS Chapter 8 Section 8.1 Appendices D - K
A description of the measures that would be implemented to monitor and report on the environmental performance of the development	EIS Chapter 6 Section 6.1 – 6.13 Appendices D - K
A consolidated summary of all the proposed environmental management and monitoring measures, identifying all the commitments in the EIS	EIS Chapter 8 Section 8.1
Proposal Justification	

<p>Why the development should be approved having regard to:</p> <ul style="list-style-type: none"> • Relevant matters for consideration under 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. 	EIS Chapter 9 Section 9.1 – 9.3
The suitability of the site with respect to potential land use conflicts with existing and future surrounding land uses	EIS Chapter 6 Section 6.3
Feasible alternatives to the development (and its key components), including the consequences of not carrying out the development.	EIS Chapter 2 Section 2.4
In addition to <i>Schedule 1 of the Environmental Planning and Assessment Regulation 2000</i>	
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 Environmental Planning and Assessment Regulation 2000), including details of all the assumptions and components from which the capital investment value calculation is derived	Appendix C
The consent in writing of the owner of the land (as required in clause 49(1)(b) of the <i>Environmental Planning and Assessment Regulation 2000</i>).	Appendix C
Specific Issues - Land	
The impact of the development on agricultural land (particularly land identified as potential Biophysical Strategic Agricultural Land) and flood prone land.	EIS Chapter 6 Section 6.3 EIS Chapter 6 Section 6.7 Appendix K
<p>The assessment on Biophysical Strategic Agricultural Land, BSAL should consider:</p> <ul style="list-style-type: none"> • Compatibility of development. • Justification of the development on and surrounding this high value resource • Specific reference to the potential for land use conflict and sterilisation of surrounding farming on BSAL from routine agricultural practices as a result of the presence of this development 	EIS Chapter 6 Section 6.3.3 EIS Chapter 6 Section 6.3.3 EIS Chapter 6.3 and Table 6-7
The compatibility of the development with the existing land uses on the site and adjacent land (e.g. operating mines, extractive industries, mineral or petroleum resources, exploration activities, aerial spraying, dust generation, and risk of weed and pest infestation) during operation and after decommissioning.	EIS Chapter 6.3
Specific Issues – Water	
Assessment of the likely impacts of the development (including flooding) on surface water and groundwater resources, wetlands, riparian land, groundwater dependent ecosystems, and acid sulfate soils), related infrastructure, adjacent licenced water users and basic landholder rights	EIS Chapter 6 Section 6.7 Appendix K
Measures proposed to monitor, reduce and mitigate these impacts	EIS Chapter 6 Section 6.7.

Details of water requirements and supply arrangements	EIS Chapter 6 Section 6.7
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)	EIS Chapter 6 Section 6.7
Specific Issues – Biodiversity	
Assess the likely biodiversity impacts (including but not limited to the impacts on any threatened species, populations or ecological communities), having regard to the NSW Biodiversity Offsets Policy for Major Projects, and in accordance with the Framework for Biodiversity Assessment.	EIS Chapter 6 Section 6.1 Appendix E
Specific Issues - Heritage	
Assessment of the likely Aboriginal and historic heritage (cultural and archaeological) impacts of the development.	EIS Chapter 6 Section 6.2 Appendix F
Including adequate consultation with the local Aboriginal community.	EIS Chapter 6 Section 6.2
Specific Issues - Visual	
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	EIS Chapter 6 Section 6.4 Appendix D
Include a draft landscaping plan for on-site perimeter planting, with evidence it has been developed in consultation with affected landowners	EIS Chapter 5 Table 5-7 and Table 5-8
Specific Issues – Noise	
An assessment of the construction noise impacts of the development in accordance with the Interim Construction Noise Guideline (ICNG) and operational noise impacts in accordance with the NSW Industrial Noise Policy (INP)	EIS Chapter 6 Section 6.5 Appendix I
Include a draft noise management plan <u>if</u> the assessment shows construction noise is likely to exceed applicable criteria.	Note: Not Applicable. Construction noise not likely to exceed applicable criteria.
Specific Issues - Transport	
Assessment of site access route (Orange Grove Road, Blue Vale Road, Old Blue Vale Road and Kelvin Road), site access points, and likely transport impacts (including peak and average traffic generation) of the development on the capacity and condition of roads (including on any Crown land).	EIS Chapter 6 Section 6.6 Appendix J
Description of the measures that would be implemented to mitigate any impacts during construction, and a description of any proposed road upgrades developed in consultation with the relevant road and rail authorities (if required)	EIS Chapter 6 Section 6.6 Appendix J
Specific Issues – Hazards and Electromagnetic Interference	
An assessment of potential hazards and risks associated with bushfires and the proposed transmission line and substation against the International Commission on Non-Ionizing Radiation Protection (ICNIRP) Guidelines for limiting exposure to Time-varying Electric, Magnetic and Electromagnetic Fields.	EIS Chapter 6 Section 6.10
Consultation Requirements	
Consult with relevant local, State or Commonwealth Government authorities, infrastructure and service providers, community groups,	EIS Chapter 5 Section 5.3 – 5.7

affected landowners, exploration licence holders, quarry operators and mineral title holders	Appendix M
Must undertake detailed consultation with affected landowners surrounding the development and Upper Lachlan Shire Council. NB – should be Gunnedah Shire Council	EIS Chapter 5 Section 5.7 and Section 5.4 Appendix M
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.	EIS Chapter 5 Section 5.1 – 5.10 Appendix M
OFFICE OF ENVIRONMENT AND HERITAGE	
The Framework for Biodiversity Assessment (FBA) must be used by proponent to assess all biodiversity values on the development site.	EIS Chapter 6 Section 6.1 EIS Chapter 4 Section 4.3.6
Biodiversity	
The Proponent must assess biodiversity impacts in accordance with the current guidelines including the Framework for Biodiversity Assessment (FBA), by a person accredited in accordance with s142B (1)(c) of the <i>Threatened Species Conservation Act 1995</i>	EIS Chapter 6 Section 6.1 Appendix E
Aboriginal and Cultural Heritage	
The EIS must identify and describe the Aboriginal cultural heritage values that exist across the whole area that will be affected by the development and document these in the EIS. This may include the need for surface survey and test excavation.	EIS Chapter 6 Section 6.2 Appendix F
Where Aboriginal cultural heritage values are identified, consultation with Aboriginal people must be undertaken and documented in accordance with the <i>Aboriginal cultural heritage consultation requirements for proponents 2010 (DECCW)</i>	EIS Chapter 6 Section 6.2.1.3 Appendix F
The significance of cultural heritage values for Aboriginal people who have a cultural association with the land must be documented in the EIS	EIS Chapter 6 Section 6.2 Appendix F
Any impacts on Aboriginal cultural heritage values are to be assessed and documented in the EIS.	EIS Chapter 6 Section 6.2 Appendix F
The EIS must demonstrate attempts to avoid impact upon cultural heritage values and identify any conservation outcomes. Where impacts are unavoidable, the EIS must outline measures propose to mitigate impacts.	EIS Chapter 6 Section 6.2.1.4 Appendix F
Historic Heritage	
Provide a heritage assessment including but not limited to an assessment of impacts to State and local heritage including conservation areas, natural heritage areas, places of Aboriginal heritage value, buildings, works, relics, gardens, landscapes, views, trees should be assessed.	EIS Chapter 6 Section 6.2.2
Where impacts to State or locally significant heritage items are identified, the assessment shall: <ul style="list-style-type: none"> Outline the proposed mitigation and management measures (including measures to avoid significant impacts and an evaluation of the effectiveness of the mitigation measures). 	EIS Chapter 6 Section 6.2.1 EIS Chapter 6 Section 6.2.2.4
Include a statement of heritage impact for all heritage items.	
Consider impacts including, but not limited to, vibration, demolition, archaeological disturbance, altered historical arrangements and access, landscape and vistas, and architectural noise treatment (as relevant)	EIS Chapter 6 Section 6.2.2

<p>Where potential archaeological impacts have been identified develop an appropriate archaeological assessment methodology, including research design, to guide physical archaeological test excavations (terrestrial and maritime as relevant) and include the results of these test excavations.</p>	<p>EIS Chapter 6 Section 6.2.2</p>
<p>Water and Soils</p>	
<p>a) The EIS must describe and map the existing hydrological regime for any surface and groundwater resources including:</p> <ul style="list-style-type: none"> a. Rivers, streams, wetlands. b. Acid sulfate soils c. Groundwater and groundwater dependent ecosystems. d. Proposed intake and discharge locations 	<p>EIS Chapter 6 Section 6.7 EIS Chapter 6 Section 6.8 EIS Chapter 6 Section 6.7 EIS Chapter 6 Section 6.7 Appendix K</p>
<p>The EIS must describe background conditions for any water resource likely to be affected by the development, including:</p> <ul style="list-style-type: none"> • Existing surface and groundwater • Hydrology including volume, frequency and quality of discharges at proposed intake & discharge locations • Water Quality Objectives (as endorsed by the NSW Government http://www.environment.nsw.gov.au/ieo/index.htm) including groundwater as appropriate that represent the community's uses and values for the receiving waters. • Water quality indicators and trigger values/criteria for the environmental values identified at (c) in accordance with the <i>ANZECC (2000) Guidelines for Fresh and Marine Water Quality</i> 	<p>EIS Chapter 6 Section 6.7 EIS Chapter 6 Section 6.7 EIS Chapter 6 Section 6.7 EIS Chapter 6 Section 6.7</p>
<p>The EIS must assess the impacts of the development on water quality, including:</p> <ul style="list-style-type: none"> • The nature and degree of impact on receiving waters for both surface and groundwater, demonstrating how the development protects the Water Quality Objectives where they are currently being achieved, and contributes towards achievement of the Water Quality Objectives over time where they are currently not being achieved. This should include an assessment of the mitigating effects of proposed stormwater and wastewater management during and after construction 	<p>EIS Chapter 6 Section 6.7 Appendix K</p>
<p>Identification of proposed monitoring of water quality</p>	<p>EIS Chapter 6 Section 6.7</p>
<p>The EIS must assess the impact of the development on hydrology, including:</p> <ul style="list-style-type: none"> • Water balance (quantity, quality and source) • Effects to downstream rivers, wetlands and floodplain areas • Effects to downstream water-dependent fauna and flora including groundwater dependent ecosystems • Impacts to natural process and functions within rivers, wetlands, and floodplains that affect river system and landscape health such as nutrient flow aquatic connectivity and access to habitat for spawning and refuge. • Changes to environmental water availability, both regulated/licensed and unregulated/rules-based sources of such water. 	<p>EIS Chapter 6 Section 6.7 Appendix K</p>

<ul style="list-style-type: none"> • Mitigating effects of proposed stormwater and wastewater management during and after construction on hydrological attributes such as volumes, flow rates, management methods and re-use options. • Identification of proposed monitoring of hydrological attributes. 	<p>EIS Chapter 6 Section 6.7</p> <p>Appendix K</p>
<p>Flooding and Coastal Erosion</p>	
<p>The EIS must map the following features:</p> <ul style="list-style-type: none"> • Flood prone land. • Flood planning area, the area below the flood planning level. • Hydraulic categorisation (floodways and flood storage areas). 	<p>EIS Appendix K – Appendix A (Model results)</p>
<p>The EIS must describe flood assessment and modelling undertaken flood levels for events, including a minimum of the 1 in 10 year, probable maximum flood, or an equivalent extreme event.</p>	<p>EIS Chapter 6 Section 6.7</p> <p>EIS Appendix K – Appendix A</p>
<p>The EIS must model the effect of the proposed development (including fill) on the flood behaviour under the following scenarios:</p> <ul style="list-style-type: none"> • Current flood behaviour for a range of design events including the 1 in 200 and 1 in 500 year flood events as proxies for assessing sensitivity to an increase in rainfall intensity of flood producing rainfall events due to climate change. 	<p>EIS Appendix K – Section 6</p>
<p>Modelling in the EIS must consider and document:</p> <ul style="list-style-type: none"> • The impact on existing flood behaviour for a full range of flood events including up to the probable maximum flood. • Impacts of the development on flood behaviour resulting in detrimental changes in potential flood affection of other developments or land. This may include redirection of flow, flow velocities, flood levels, hazards and hydraulic categories • Relevant provisions of the NSW Floodplain Development Manual 2005 	<p>EIS Appendix K – Section 4,5, and 6.</p> <p>EIS Appendix K – Appendix A and Section 5.8</p> <p>EIS Appendix K</p>
<p>The EIS must assess the impacts on the proposed development on flood behaviour, including:</p> <ul style="list-style-type: none"> • Whether there will be detrimental increases in the potential flood affection of other properties, assets and infrastructure. • Consistency with Council floodplain risk management plans. • Compatibility with the flood hazard of the land. • Compatibility with the hydraulic functions of flow conveyance in floodways and storage in flood storage areas of the land. • Whether there will be adverse effect to beneficial inundation of the floodplain environment, on, adjacent to or downstream of the site. • Whether there will be direct or indirect increase in erosion, siltation, destruction of riparian vegetation or a reduction in the stability of river banks or watercourses. 	<p>EIS Chapter 6 Section 6.7</p> <p>Appendix K</p>
<ul style="list-style-type: none"> • Any impacts the development may have upon existing community emergency management arrangements for flooding. These matters are to be discussed with the SES and Council. 	<p>EIS Chapter 5 Section 5.2</p> <p>EIS Chapter 6 Section 6.7</p> <p>Appendix K</p>

<ul style="list-style-type: none"> Whether the proposal incorporates specific measures to manage risk to life from flood. These matters are to be discussed with the SES and Council. 	EIS Chapter 5 Section 5.1 EIS Chapter 6 Section 6.7 Appendix K
<ul style="list-style-type: none"> Emergency management, evacuation and access, and contingency measures for the development considering the full range of flood risk (based upon the probable maximum flood or an equivalent extreme flood event). These matters are to be discussed with and have the support of Council and the SES. 	EIS Chapter 5 Section 5.1 EIS Chapter 6 Section 6.7 Appendix K
<ul style="list-style-type: none"> Any impacts the development may have on the social and economic costs to the community as consequence of flooding. 	EIS Chapter 6 Section 6.12
NSW RURAL FIRE SERVICE	
<p>The EIS shall specifically address grass/cropping fire impacting on and structural fire emanating from, their proposed solar farm including:</p> <ul style="list-style-type: none"> Potential bush/grass/cropping fire threats to the facility. Potential hazards to fire fighters. Firefighting water supplies. Vehicle access and defendable space around the solar array. Land and Vegetation management opportunities. Proposed emergency management procedures. 	EIS Chapter 6 Section 6.9 Appendix G
Develop a Fire Management Plan (FMP), in consultation with the local NSW RFS District Fire Control Centre	EIS Chapter 5 Table 5-1 Appendix G
NSW ROADS & MARITIME SERVICES	
<p>EIS should be supported by a Traffic Impact Assessment (TIA) which addressed the following:</p> <ul style="list-style-type: none"> The total impact of existing and proposed development on the road network with consideration for a 10-year horizon. The volume and distribution of traffic generated by the proposed development. Intersection sight distances at key intersections along the primary haul route. Existing and proposed site access arrangements. 	EIS Chapter 6 Section 6.6 Appendix J
<ul style="list-style-type: none"> Details of proposed improvements to affected intersections along the nominated access route. Details of servicing and parking arrangements. 	EIS Chapter 6 Section 6.6 EIS Appendix J Section 2.3
<ul style="list-style-type: none"> Impact on public transport (public and school bus routes) and consideration for alternative transport modes such as walking and cycling. Impacts of road traffic noise and dust generated along the primary haul route/s. 	EIS Chapter 6 Section 6.7 EIS Appendix J EIS Chapter 6 Section 6.6 and 6.11 Appendix I
<ul style="list-style-type: none"> Consideration of potential glare/reflectivity generated from on-site infrastructure towards public roads. 	EIS Chapter 6 Section 6.4 Appendix D

<p>Details of a Transport Management Plan (TMP) to identify and manage impacts of construction and operational traffic on the safety and efficiency of the affected road network. The TMP may include temporary measures such as Traffic Control Plans to address construction related traffic at specific locations. The TMP should include a Driver Code of Conduct, which may include, but not be limited to the following;</p> <ul style="list-style-type: none"> • A map of the primary access routes highlighting critical locations. • Safety initiatives for transport through residential areas and/or school zones. • Consideration for coordination of construction traffic with seasonal agricultural haulage. • An induction process for vehicle operators & regular toolbox meetings. • A complaint resolution and disciplinary procedure. • Any community consultation measures for the peak construction period. 	Appendix J
DEPARTMENT OF PRIMARY INDUSTRIES	
The compatibility and justification of this development on and surrounded by this high valued resource (BSAL) should be assessed with specific reference to the potential for land use conflict and sterilisation of surrounding farming on BSAL from routine agricultural practices as a result of the presence of this development.	EIS Chapter 6 Section 6.3
A Land-use Conflict Risk Assessment (LUCRA) to identify potential land-use conflict issues and mitigation measures to be implemented by this encroaching development.	EIS Chapter 6 Section 6.3 Table 6-7
DIVISION OF RESOURCES & GEOSCIENCE	
Identify any current and in force mining leases and exploration licences on a map, in relation to the proposed solar farm project boundary	EIS Chapter 6 Section 6.3.2 Figure 6 - 4
Make contact with Mining title holders to determine their level of interest. This should include a letter of notification of the proposal to the title holder including a map indicating the solar farm proposal area (including associated electricity transmission infrastructure) in relation to the exploration title boundaries, and a letter of response from the title holder to the proponent.	EIS Chapter 5 Section 5.6
Check for new mineral and energy titles that may be granted in the vicinity of the subject site during all decision-making stages of the project.	Minview has checked on 14 March 18. No new titles in the area.
NSW ENVIRONMENT PROTECTION AUTHORITY	
Waste Management	
The EIS should incorporate options and strategies for waste minimisation, reuse and recycling.	EIS Chapter 6 Section 6.13
Examples of wastes that have caused issues include large quantities of packing materials such as wooden pallets, metals and plastics.	EIS Chapter 6 Section 6.13

Dust	
The EIS should consider impacts from dust generated during the construction phase and appropriate mitigation measures should be defined and implemented.	EIS Chapter 6 Section 6.11 EIS Chapter 6 Section 6.6 Appendix J
Storage of chemicals and fuels	
Ensure that adequate control measures are implemented to ensure the risk of spills to the environment are minimised	EIS Chapter 6 Section 6.10
GUNNEDAH SHIRE COUNCIL	
Traffic Impact Assessment	
Council requests that a Road Safety Audit be conducted on all proposed routes to identify all safety concerns, both during construction, operation and decommissioning of the Site.	EIS Chapter 6 Section 6.6 Appendix M
Flooding	
Alternative products (other than Chainwire fence) be considered to enable the flow of flood waters.	EIS Chapter 6 Section 6.7 Appendix K
Other Impacts	
<p>The development should also address:</p> <ul style="list-style-type: none"> • Population and housing – including availability and impact on accommodation. • Workforce and training – including training programs, workforce supply. • Noise and dust during construction. 	EIS Chapter 6 Section 6.12 EIS Chapter 7 EIS Chapter 6 Section 6.12 EIS Chapter 6 Section 6.5 and 6.11 Appendix I