

# Planning Secretary's Environmental Assessment Requirements

## Section 5.16 of the *Environmental Planning and Assessment Act 1979*

<b>Application Number</b>	SSI 10034
<b>Project</b>	The Snowy 2.0 Segment Factory, which includes the development of a factory and ancillary infrastructure to make concrete tunnel segments and other precast concrete products for the Snowy 2.0 Pumped Hydro Project.
<b>Location</b>	9 Polo Flat Road and 33 Carlaminda Road, Polo Flat NSW
<b>Proponent</b>	Snowy Hydro Ltd
<b>Date of Issue</b>	31 July 2019
<b>General Requirements</b>	<p>The Environmental Impact Statement (EIS) for the project must comply with the requirements in Schedule 2 of the <i>Environmental Planning and Assessment Regulation 2000</i> (EP&amp;A Regulation).</p> <p>In particular, the EIS must include:</p> <ul style="list-style-type: none"> <li>• a stand-alone executive summary;</li> <li>• a summary of the background to the project, including the alternatives that were considered to the project;</li> <li>• a full description of the project accompanied by suitable maps and plans, including the: <ul style="list-style-type: none"> <li>- disturbance area;</li> <li>- physical layout of the project over time, including sections of key components;</li> <li>- key uses and activities to be carried out on site;</li> <li>- likely timing of the project including any stages, the key phases within each stage (site preparation, construction, commissioning, operation, decommissioning and rehabilitation) and the sequencing of these stages and phases;</li> </ul> </li> <li>• the relevant strategic context for the project having regard to: <ul style="list-style-type: none"> <li>- State and Commonwealth legislation, policies and guidelines (see below);</li> <li>- key features of the environment that could affect or be affected by the project;</li> <li>- any other existing, approved or proposed projects that could result in cumulative impacts with the project;</li> </ul> </li> <li>• the relevant statutory context for the project, including: <ul style="list-style-type: none"> <li>- the assessment pathway for the project under the <i>Environmental Planning and Assessment Act 1979</i>;</li> <li>- the approvals required before the project may be carried out, including any approvals under the Commonwealth <i>Environment Protection &amp; Biodiversity Conservation Act 1999</i>;</li> <li>- any relevant matters for consideration;</li> </ul> </li> <li>• a description of the engagement that was carried out during the preparation of the EIS, the key issues raised during this engagement and the proposed engagement strategy for the project if it is approved;</li> <li>• an assessment of the likely economic, social and environmental impacts of the project having regard to the requirements in any relevant Government legislation, policies and guidelines (see below), including: <ul style="list-style-type: none"> <li>- the state of the existing environment;</li> <li>- community views;</li> </ul> </li> </ul>

	<ul style="list-style-type: none"> <li>- the measures that would be implemented to avoid or minimise impacts, including a consolidated summary of the proposed mitigation measures for the project;</li> <li>- the predicted impacts of the project, including any cumulative impacts;</li> <li>- actions proposed to deal with any uncertainties associated with the assessment;</li> </ul> <ul style="list-style-type: none"> <li>• a detailed evaluation of the merits of the project as a whole.</li> </ul> <p>In addition to the matters set out in Schedule 1 of the <i>EP&amp;A Regulation</i>, the EIS must be accompanied by 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>EP&amp;A Regulation</i>).</p>
<p><b>Key Matters</b></p>	<p>The level of assessment of key matters must be proportionate to the likely significance of the impacts on the matter.</p> <p>In particular, the EIS must include the following:</p> <ul style="list-style-type: none"> <li>• <b>Transport:</b> <ul style="list-style-type: none"> <li>- an assessment of the impacts of the project on the capacity, condition, safety and efficiency of the local, National Park and State road network, including a road safety audit of the proposed haulage route;</li> <li>- a strategy to ensure vehicles transporting products from the site to the Kosciuszko National Park comply with strict vehicle hygiene protocols and minimise the risk of spreading weeds from the site;</li> </ul> </li> <li>• <b>Amenity:</b> an assessment of the: <ul style="list-style-type: none"> <li>- construction, operational, decommissioning and road noise impacts of the project;</li> <li>- vibration impacts of the project;</li> <li>- visual impacts of the project, including lighting impacts and potential impacts on views from sensitive receivers and key vantage points in the public domain;</li> </ul> </li> <li>• <b>Air:</b> an assessment of the particulate matter and greenhouse gas emissions of the project;</li> <li>• <b>Biodiversity:</b> <ul style="list-style-type: none"> <li>- an assessment of the impacts of the project on terrestrial ecosystems, including listed State threatened species or communities;</li> <li>- a strategy to offset the residual impacts of the project on these ecosystems;</li> </ul> </li> <li>• <b>Land:</b> <ul style="list-style-type: none"> <li>- an assessment of impacts of the project on the soils and land capability of the site, including potential impacts associated with the use of hydrocarbons and chemicals and dealing with any contaminated soil on site;</li> <li>- a strategy to manage the progressive rehabilitation of the land disturbed by the project;</li> </ul> </li> <li>• <b>Water:</b> <ul style="list-style-type: none"> <li>- a detailed site water balance for the project, including the water take from each surface and ground water source;</li> <li>- an assessment of the impacts of the project on: <ul style="list-style-type: none"> <li>○ the quantity and quality of the area's surface and ground water resources;</li> <li>○ hydrological flows, including any potential flooding impacts;</li> <li>○ key water features on site, including potential impacts on riparian land;</li> <li>○ water-related infrastructure and water users;</li> </ul> </li> </ul> </li> <li>• <b>Heritage:</b> an assessment of the Aboriginal and historic heritage (cultural and archaeological) impacts of the project;</li> <li>• <b>Hazards:</b> an assessment of any potential hazardous impacts or public safety risks of the project;</li> </ul>

	<ul style="list-style-type: none"> <li>• <b>Social:</b> an assessment of the social impacts of the project on the locality, including the demand for any infrastructure or services in Cooma;</li> <li>• <b>Economic:</b> an assessment of the economic impacts of the project on the locality.</li> </ul>
<b>Legislation, Policies &amp; Guidelines</b>	A list of some of the legislation, policies and guidelines that may be relevant to the assessment of the project can be found at: <a href="https://www.planningportal.nsw.gov.au/major-projects/assessment/policies-and-guidelines">https://www.planningportal.nsw.gov.au/major-projects/assessment/policies-and-guidelines</a> .
<b>Consultation</b>	During the preparation of the EIS, you should consult with the relevant local, State or Commonwealth Government authorities, service providers, community groups and affected landowners.
<b>Revised Requirements</b>	If you do not lodge the EIS for the project within 2 years of the date of these requirements, you must seek revised requirements for the EIS for the project.