

# Planning Secretary's Environmental Assessment Requirements

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

<b>Application Number</b>	SSI-27741480
<b>Project Name</b>	Central West Orana REZ Transmission – Wollar Substation Upgrade, which includes: <ul style="list-style-type: none"> <li>· upgrade/expansion of the existing Wollar Substation; and</li> <li>· ancillary works, including structure strengthening works, access tracks, easements and laydown areas.</li> </ul>
<b>Location</b>	Barigan Rd, approximately 5.5 km south of Wollar, in the Mid-Western Regional local government area
<b>Applicant</b>	TransGrid
<b>Date of Issue</b>	01/10/2021
<b>General Requirements</b>	<p>The environmental impact statement (EIS) must be prepared in accordance with, and meet the minimum requirements of clauses 6 and 7 of Schedule 2 of the <i>Environmental Planning and Assessment Regulation 2000</i> (the 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 full description of the development, including: <ul style="list-style-type: none"> <li>- details of construction, operation and decommissioning;</li> <li>- 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);</li> <li>- a high quality detailed constraints map identifying the key environmental and other land use constraints that have informed the final design of the development;</li> </ul> </li> <li>· 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 any other existing, approved or proposed development in the region);</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), including any cumulative impacts of the site and existing, approved or proposed developments in the region (including the Wollar Solar Farm) in accordance with the <i>Cumulative Impact Assessment Guideline</i> (DPIE, July 2021), 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;</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</li> </ul> </li> </ul>

	<p>plans for specific issues as identified below); and</p> <ul style="list-style-type: none"> <li>- a description of the measures that would be implemented to monitor and report on the environmental performance of the development;</li> <li>· a consolidated summary of all the proposed environmental management and monitoring measures, identifying all the commitments in the EIS;</li> <li>· a detailed evaluation of the merits of the project as a whole having regard to:       <ul style="list-style-type: none"> <li>- 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;</li> <li>- the strategic need and justification for the project having regard to the security and reliability of the electricity system in the National Electricity Market; and</li> <li>- feasible alternatives to the development (and its key components), including the consequences of not carrying out the development;</li> </ul> </li> <li>· a signed statement from the author of the EIS, certifying that the information contained within the document is neither false nor misleading.</li> </ul> <p>The EIS must also be accompanied by:</p> <ul style="list-style-type: none"> <li>· a report from a suitably qualified person providing a detailed calculation of the capital investment value (CIV) (as defined in clause 3 of the Regulation) of the proposal, including details of all assumptions and components from which the CIV calculation is derived;</li> <li>· an estimate of jobs that will be created during the construction and operational phases of the proposed infrastructure; and</li> <li>· certification that the information provided is accurate at the date of preparation.</li> </ul>
<p><b>Key issues</b></p>	<p>The EIS must address the following specific matters:</p> <ul style="list-style-type: none"> <li>· <b>Biodiversity</b> – including:       <ul style="list-style-type: none"> <li>- 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) 2020 and documented in a Biodiversity Development Assessment Report (BDAR), unless BCD and DPIE determine the proposed development is not likely to have any significant impacts on biodiversity values;</li> <li>- 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; and</li> <li>- if an offset is required, details of the measures proposed to address the offset obligation.</li> </ul> </li> <li>· <b>Heritage</b> – including:       <ul style="list-style-type: none"> <li>- an assessment of the likely Aboriginal cultural heritage items (cultural and archaeological) in accordance with the <i>Guide to Investigating, Assessing and Reporting on Aboriginal Cultural Heritage in NSW</i> (OEH, 2011) and the <i>Code of Practice for the Archaeological Investigation of Aboriginal Objects in NSW</i> (DECCW, 2010);</li> <li>- provide evidence of consultation with Aboriginal communities in determining and assessing impacts, developing options and selecting options and mitigation measures (including the final proposed measures), having regard to impacts of the development and consultation with the local Aboriginal community in accordance with the <i>Aboriginal Cultural Heritage Consultation Requirements for Proponents</i> (DECCW, 2010); and</li> </ul> </li> </ul>

- assess the impact to historic heritage having regard to the *NSW Heritage Manual*.

- **Land** – including:

- an assessment of the potential impacts of the development on existing land uses on the site and adjacent land, including:
  - o a consideration of flood prone land, Crown lands, mining, quarries, mineral or petroleum rights;
  - o a site contamination assessment in accordance with the *Managing Land Contamination Planning Guidelines: SEPP 55 – Remediation of Land* (DUAP, 1998);
  - o a cumulative impact assessment of nearby developments; and
- an assessment of the compatibility of the development with existing land uses, during construction, operation and after decommissioning.

- **Visual** – including an assessment of the likely visual impacts of all components of the development on surrounding residences, scenic or significant vistas, night lighting and road corridors in the public domain;

- **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 details of measures to mitigate and / or manage potential impacts if noise is likely to exceed applicable criteria.

- **Transport** – including:

- an assessment of the peak and average traffic generation, including over-dimensional vehicles and construction worker transportation;
- an assessment of the likely transport impacts of the project on the capacity, condition, safety and efficiency of the local and State road network; and
- 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), 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 traversing the site and surrounding watercourses, 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);

- **Hazards** – including:

- an assessment of potential hazards and risks associated with electric and magnetic fields (EMF) having regard to the latest advice of the Australian Radiation Protection and Nuclear Safety Agency (ARPANSA); and
- an assessment of the risks to public safety, paying particular attention to bushfire risks, aviation hazards, emergency egress and evacuation, and the handling and use of any dangerous goods.

- **Socio-Economic** – including an assessment of the likely impacts on the local

	<p>community in accordance with <i>Social Impact Assessment Guideline</i> (DPIE, July 2021), any demands on Council infrastructure; and</p> <ul style="list-style-type: none"> <li>• <b>Waste</b> – 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.</li> </ul>
<b>Plans and Documents</b>	<p>The EIS must include all relevant plans, architectural drawings, diagrams and relevant documentation required under Schedule 1 of the Regulation. Provide these as part of the EIS rather than as separate documents.</p> <p>In addition, the EIS must include high quality files of maps and figures of the subject site and proposal.</p>
<b>Legislation, Policies &amp; Guidelines</b>	<p>The assessment of the key issues listed above must take into account relevant guidelines, policies, and plans as identified.</p> <p>A list of some of the legislation, policies and guidelines that may be relevant to the assessment of the project can be found at:</p> <ul style="list-style-type: none"> <li>• <a href="https://www.planning.nsw.gov.au/Policy-and-Legislation/Planning-reforms/Rapid-Assessment-Framework/Improving-assessment-guidance">https://www.planning.nsw.gov.au/Policy-and-Legislation/Planning-reforms/Rapid-Assessment-Framework/Improving-assessment-guidance</a>;</li> <li>• <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>; and</li> <li>• <a href="http://www.environment.gov.au/epbc/publications#assessments">http://www.environment.gov.au/epbc/publications#assessments</a></li> </ul>
<b>Consultation</b>	<p>During the preparation of the EIS, you must 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.</p> <p>The EIS must describe the consultation process and the issues raised, and identify where the design of the infrastructure 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>
<b>Expiry Date</b>	<p>If you do not lodge an EIS for the infrastructure within 2 years of the issue date of these SEARs, your SEARs will expire. If an extension to these SEARs will be required, please consult with the Planning Secretary 3 months prior to the expiry date.</p>