

Environmental Assessment Requirements

State Significant Development

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

Application Number	SSD 7955
Proposal	Hillston Sun Farm which includes: <ul style="list-style-type: none">• the construction and operation of a 100 MW solar photovoltaic (PV) plant; and• associated infrastructure, including a substation and grid connection.
Location	Kidman Way, Hillston
Applicant	Overland Sun Farming Company Pty Ltd
Date of Issue	14 October 2016
General Requirements	<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>.</p> <p>In particular, the EIS must include:</p> <ul style="list-style-type: none">• a full description of the development, including:<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;• a strategic justification of the development focusing on site selection and the suitability of the proposed site;• 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">– a description of the existing environment likely to be affected by the development;– 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;– 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; and• the reasons why the development should be approved having regard to the biophysical, economic and social costs and benefits of the development. <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 <i>Environmental Planning and Assessment Regulation 2000</i>, the development application must be accompanied by:</p> <ul style="list-style-type: none">• a signed report from a suitably qualified person that includes an accurate estimate of the capital investment value of the development (as defined in

	<p>Clause 3 of the <i>Environmental Planning and Assessment Regulation 2000</i>); and</p> <ul style="list-style-type: none"> 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>).
Specific Issues	<p>The EIS must address the following specific issues:</p> <ul style="list-style-type: none"> Biodiversity – including an assessment of the likely biodiversity impacts of the development, 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; Heritage – 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; Land – including an assessment of the impact of the development on agricultural land and flood prone land, paying particular attention to compatibility of the development with the existing land uses on the site and adjacent land (e.g. aerial spraying, dust generation, and risk of weed and pest infestation) during operation and after decommissioning, with reference to the zoning provisions applying to the land; Visual – 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 it has been developed in consultation with affected landowners; Noise – including an assessment of the construction 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 draft noise management plan if the assessment shows construction noise is likely to exceed applicable criteria; Transport – including an assessment of the site access route, site access point, rail safety issues and likely transport impacts of the development on the capacity, condition, a 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). Water – including: <ul style="list-style-type: none"> an assessment of the likely impacts of the development on surface water and groundwater resources (including watercourses, wetlands, riparian land and groundwater dependent ecosystems), related infrastructure, adjacent licensed water users, basic landholder rights, and measures proposed to monitor, reduce and mitigate these impacts; 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 & Construction</i> (Landcom 2004); Electromagnetic Interference – an assessment of the proposed transmission line and substation against the International Commission on Non-Ionizing Radiation Protection (ICNIRP) <i>Guidelines for limiting exposure to Time-varying Electric, Magnetic and Electromagnetic Fields</i>.
Consultation	<p>In preparing the EIS for the development, you should consult with relevant local, 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 Carrathool 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>

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)
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)
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)
	Hillston Floodplain Management Plan (DPI Water)
Waste	
	Waste Classification Guidelines (EPA)
Electromagnetic Interference	
	ICNIRP Guidelines for limiting exposure to Time-varying Electric, Magnetic and Electromagnetic Fields
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
	Carrathool Local Environmental Plan 2012