

# Request for DGRs for State Significant Development

## Introduction & Notes

This form should be used to request Secretary's Environmental Assessment Requirements (SEARs) for State significant development in accordance with Part 4 of the *Environmental Planning & Assessment Act 1979*.

State significant development (SSD) is identified in Schedules 1 and 2 of *State Environmental Planning Policy (State and Regional Development) 2011* (SRD SEPP). The Minister may also declare (or 'call in') specified development on specified land to be SSD. For further information on the procedures for calling in development as State significant development please click here: [Ministerial 'call in'](#).

**If your development does not meet the criteria in the SRD SEPP, and has not been called in by the Minister, it is not SSD and you should not request SEARs for SSD.**

The Minister cannot grant consent to SSD that is wholly prohibited by an environmental planning instrument. Wholly prohibited development must be subject to a concurrent rezoning process. Partly prohibited development may also be subject to a concurrent rezoning process. If your development is partly or wholly prohibited, contact the Department before lodging a request for SEARs for SSD.

You must submit a supporting document with this request. The supporting document should include the following information:

1. Site details: Provide high-quality aerial photographs, maps or figures that clearly depict the following:
  - the local and regional context of the proposal,
  - surrounding development and any potentially affected properties,
  - the location of key infrastructure and environmental features
2. Development description: Provide a clear and concise summary of the proposal that describes the types of activities that will be undertaken during each stage of the development.
3. Permissibility and Strategic Planning: Identify the strategic planning documents, environmental planning instruments and key development standards applying to the development, including any development standards not being met
4. Impact identification and assessment: Identify and prioritise the expected environmental impacts (positive and negative) associated with the development, based on a preliminary risk assessment. Briefly outline any strategies to address the impacts identified.
5. Justification: Explain why the site was chosen for the proposal and briefly discuss the alternatives considered. Outline the strategic context for the proposal, including the benefits it would bring to the wider region and/or State.
6. Consultation: Outline any consultation (with the community, local councils, other Government agencies) already undertaken and proposed to be carried out for the proposal
7. Capital investment value: Provide an accurate estimate of the cost of carrying out the proposal. If your proposal is identified as State significant development by a capital investment value threshold in Schedule 1 of SRD SEPP, a quantity surveyor's report confirming the capital investment value of the development is required.

The supporting document can be attached to the Request for SEARs in Step 6 of this form. N.B. the file(s) comprising your supporting documents must be in "pdf" format, non-secured and no more than 10Mb.

**If the supporting documents do not contain sufficient information, the Department may request that is revised prior to issuing SEARs.**

If your request is not accepted, you will be advised within 14 days of lodgement. If your request is accepted, you will receive Secretary's Environmental Assessment Requirements (SEARs) within 28 days of lodgement, unless otherwise agreed with the Secretary. Once you have lodged your request, you will be sent an email acknowledging your request and providing a reference number to use when discussing the request with the Department. The Department may request additional information from you at any time and may also amend the SEARs at any time.

Australian phone numbers and addresses are required when completing this form.

## Applicant Details

Title: Mr

Firstname: Virgil

Surname: Robinson

Day Phone: 02 8456 7409

Fax:

Mobile: 0466525217

Email: V.Robinson@epuron.com.au

Company: Epuron Island GP Management Pty Ltd

ABN: 72 609 747 051

Physical Address: Level 11, 75 Miller Street North Sydney, NSW 2060

Postal Address: Level 11, 75 Miller Street North Sydney, NSW 2060

### Site details

Site Title: Ingar

Site Location: Mitchell Highway Nevertire, 2826

Site Government Area: Warren Shire Council

Lot/DP: 26/755292, 37/755292, 38/755292, 100/1179330, 7305/1157748, 165/704130, 7001/96306, 7002/1025140, 7003/1025140, 1/824112

### Project Details

#### State & Regional Development SEPP - Schedule 1 - State Significant Development

- Clause 1: Intensive livestock agriculture
- Clause 2: Aquaculture
- Clause 3: Agricultural produce industries and food and beverage processing
- Clause 4: Timber milling, timber processing, paper and pulp processing
- Clause 5: Mining
- Clause 6: Petroleum (oil, gas)
- Clause 7: Extractive Industries
- Clause 8: Geosequestration
- Clause 9: Metal, mineral and extractive material processing
- Clause 10: Chemical, manufacturing and related industries
- Clause 11: Other manufacturing industries
- Clause 12: Warehouses or distribution centres
- Clause 13: Cultural, recreation and tourist facilities
- Clause 14: Hospitals, medical centres and health research facilities
- Clause 15: Educational establishments
- Clause 16: Correctional centres

- Clause 17: Air transport facilities
- Clause 18: Port facilities and wharf or boating facilities
- Clause 19: Rail and related transport facilities
- Clause 20: Electricity generating works and heat or co-generation
- Clause 21: Water storage or water treatment facilities
- Clause 22: Sewerage systems
- Clause 23: Waste and resource management facilities
- Clause 24: Remediation of contaminated land

## State & Regional Development SEPP - Schedule 2 - State Significant Development

- Clause 1: Sydney Opera House
- Clause 2: Specified sites
- Clause 3: Development at Barangaroo
- Clause 4: Development at Royal Randwick Racecourse
- Clause 5: Development in the Western Parklands
- Clause 6: Development in The Rocks
- Clause 7: Development at Fox Studios, Moore Park Showgrounds and Sydney Sports Stadiums Site
- Clause 8: Development at Penrith Lakes Site
- Clause 9: Development at Warnervale Town Centre Site
- Clause 10: Development at NSW Land and Housing Corporation Sites
- Clause 11: Development at North Penrith Site
- Clause 12: Development at North Ryde Station Precinct Site

## Ministerial Call In

- The development was called in by the Minister for Planning & Environment

## Online information provided by the applicant

**Title:** Nevertire Solar Farm

**State Significance:** Clause 20: Electricity generating works and heat or co-generation

**Description:** Installation of a solar plant with a capacity up to 120MW. Proposes to develop 200ha of the 275ha site. The project would include: • PV modules in a fixed or tracking arrangement. • A site office and maintenance building. • An access track off the Mitchell Highway. • Internal inverter stations • Underground electrical conduits and cabling • Internal access tracks • Perimeter security fencing. • Onsite substation • Grid connection to the existing substation approximately 1.5km east of the site via an overhead line, overhead colocation line or underground line (32kv) • Native vegetation screening.

**Capital Investment Value:** \$30,000,000.00

**Construction "jobs":** 300

**Operational "jobs":** 5

**Landowner's Consent  
Provided?**

## Permissibility

Is the development permissible with consent, partly prohibited, or wholly prohibited (select one)?

- Permissible with consent

- Partly prohibited
- Wholly prohibited

## Online information provided by the applicant

Permissibility: Permissible with consent

### Approvals

Would the development otherwise, but for section 89J of the EP&A Act, require any of the following (select all that apply)?

- the concurrence under Part 3 of the *Coastal Protection Act 1979* of the Minister administering that Part of that Act
- a permit under section 201, 205 or 219 of the *Fisheries Management Act 1994*
- an approval under Part 4, or an excavation permit under section 139, of the *Heritage Act 1977*
- an Aboriginal heritage impact permit under section 90 of the *National Parks and Wildlife Act 1974*
- an authorisation referred to in section 12 of the *Native Vegetation Act 2003* (or under any Act repealed by that Act) to clear native vegetation or State protected land
- a bush fire safety authority under section 100B of the *Rural Fires Act 1997*
- a water use approval under section 89, a water management work approval under section 90 or an activity approval under section 91 of the *Water Management Act 2000*

Do you require any of the following approvals in order to carry out the development (select all that apply)?

- an aquaculture permit under section 144 of the *Fisheries Management Act 1994*
- an approval under section 15 of the *Mine Subsidence Compensation Act 1961*
- a mining lease under the *Mining Act 1992*
- a petroleum production lease under the *Petroleum (Onshore) Act 1991*
- an environment protection licence under Chapter 3 of the *Protection of the Environment Operations Act 1997* (for any of the purposes referred to in section 43 of that Act)
- a consent under section 138 of the *Roads Act 1993*
- a licence under the *Pipelines Act 1967*
- an aquifer interference approval under section 91 of the *Water Management Act 2000*

## Online information provided by the applicant

- a consent under section 138 of the *Roads Act 1993*
- a permit under section 201, 205 or 219 of the *Fisheries Management Act 1994*
- an Aboriginal heritage impact permit under section 90 of the *National Parks and Wildlife Act 1974*
- a bush fire safety authority under section 100B of the *Rural Fires Act 1997*
- a water use approval under section 89, a water management work approval under section 90 or an activity approval under section 91 of the *Water Management Act 2000*

### Consultation and concurrence

Would the development, but for Section 79B (2A) of the EP&A Act have required a concurrence under Section 79B of the Act, including a concurrence under the *Threatened Species Conservation Act 1995*?

## Online information provided by the applicant

- no

### Supporting Documents

You must submit a supporting document with this request. The supporting document should include the following information:

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- surrounding development and any potentially affected properties,
  - the location of key infrastructure and environmental features
2. Development description: Provide a clear and concise summary of the proposal that describes the types of activities that will be undertaken during each stage of the development.
  3. Permissibility and Strategic Planning: Identify the strategic planning documents, environmental planning instruments and key development standards applying to the development, including any development standards not being met
  4. Preliminary environmental assessment: Identify and prioritise the expected environmental impacts (positive and negative) associated with the development, based on a preliminary risk assessment. Briefly outline any strategies to address the impacts identified.
  5. Justification: Explain why the site was chosen for the proposal and briefly discuss the alternatives considered. Outline the strategic context for the proposal, including the benefits it would bring to the wider region and/or State.
  6. Consultation: Outline any consultation (with the community, local councils, other Government agencies) already undertaken and proposed to be carried out for the proposal
  7. Capital investment value: Provide an accurate estimate of the cost of carrying out the proposal. If your proposal is identified as State significant development by a capital investment value threshold in Schedule 1 of SRD SEPP, a quantity surveyor's report confirming the capital investment value of the development is required.

### Submitted files:

- Scoping Report Final\_v1.pdf

### Prior discussion with Department

Has the project been the  
subject of prior  
discussion with the  
Department?

yes

Name of person spoken  
to at the department:

Iwan Davies

### Submitter details

Name: Jane Blomfield

Capacity: Consultant

Submitted: 2016-11-11 15:39:1478839144