

Environmental Assessment Requirements

State Significant Development

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

Application Number	SSD 8911
Proposal	Sundown Solar Farm, which includes: <ul style="list-style-type: none">• the construction and operation of a photovoltaic (PV) generation facility with an estimated capacity of 600 megawatts (MW);• battery storage; and• associated infrastructure.
Location	Sturmans Road, Spring Mountain
Applicant	CWP Renewables Pty Ltd
Date of Issue	15 December 2017
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 stand-alone executive summary;• 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 with respect to potential land use conflicts with existing and future surrounding land uses (including other proposed or approved solar farms);• 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), including any cumulative impacts, 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:<ul style="list-style-type: none">– 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

	<p>incorporated in the design, construction and ongoing operations of the development;</p> <ul style="list-style-type: none"> – the suitability of the site with respect to potential land use conflicts with existing and future surrounding land uses; and – feasible alternatives to the development (and its key components), including the consequences of not carrying out 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 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>Environmental Planning and Assessment Regulation 2000</i>).</p>
<p>Specific Issues</p>	<p>The EIS must address the following specific issues:</p> <ul style="list-style-type: none"> – Land – including: <ul style="list-style-type: none"> – an assessment of the impact of the development on agricultural land (including Biophysical Strategic Agricultural Land) and flood prone land and an investigation of the potential for the site to be used for agricultural purposes during operation of the solar farm; – an assessment of the cumulative impacts of the development on agricultural land with other renewable energy projects in the region, including White Rock Wind and Solar Farm, Sapphire Wind and Solar Farm and Glen Innes Wind Farm; – a detailed soil survey to consider the potential for erosion and impacts associated with sodic soils, paying particular attention to the compatibility of the development with the existing land uses on the site and adjacent land (e.g. operating mines, extractive industries including Frazier’s Quarry, mineral or petroleum resources, exploration activities, 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; and – a decommissioning and rehabilitation plan to return the land to productive agricultural use at closure of the project. – Biodiversity – including an assessment of the biodiversity values and the likely biodiversity impacts of the project in accordance with the <i>Biodiversity Conservation Act 2016</i> (NSW), a detailed description of the proposed regime for minimising, managing and reporting on the biodiversity impacts of the project over time, and a strategy to offset any residual impacts of the project in accordance with the <i>Biodiversity Conservation Act 2016</i> (NSW); – 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; – Visual – including an assessment of the likely visual impacts and cumulative 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 and cumulative noise impacts of the development in accordance with the *Interim Construction Noise Guideline (ICNG)* and operational noise impacts in accordance with the *NSW Noise Policy for Industry (NPI)* 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 (including Gwydir Highway and Spring Mountain Road), site access point and likely transport impacts and cumulative transport impacts (including peak and average traffic generation) of the development on the capacity and condition of roads (including on any Crown land), 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), and a demonstration of consultation about potential cost sharing with the White Rock Wind and Solar Farm project;
- **Water** – including:
 - an assessment of the likely impacts of the development (including flooding) on surface water and groundwater resources (including wetlands, riparian land, 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 and Electromagnetic Interference** – including:
 - a preliminary risk screening in accordance with *State Environmental Planning Policy No. 33 – Hazardous and Offensive Development and Applying SEPP 33* (DoP, 2011), and if the preliminary risk screening indicates the development is “potentially hazardous”, a Preliminary Hazard Analysis (PHA) must be prepared in accordance with *Hazard Industry Planning Advisory Paper No. 6 – Guidelines for Hazard Analysis* (DoP, 2011) and *Multi-Level Risk Assessment* (DoP, 2011); and
 - an assessment of all potential hazards and risks including but not limited to bushfires, spontaneous ignition, electromagnetic fields or the proposed grid connection infrastructure;
- **Socio-Economic** – including an assessment of the likely impacts on the local community and a consideration of the construction workforce accommodation including assessment of cumulative impacts with other renewable energy projects in the area.

<p>Consultation</p>	<p>During the preparation of the EIS, you should consult with relevant local, State or Commonwealth Government authorities, infrastructure and service providers, community groups, affected landowners, exploration licence holders, quarry operators and mineral title holders.</p> <p>In particular, you must undertake detailed consultation with White Rock Wind and Solar Farm, affected landowners surrounding the development, and Inverell 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>
<p>Further consultation after 2 years</p>	<p>If you do not lodge a development application and EIS for the development within 2 years of the issue date of these EARs, you must consult further with the Secretary in relation to the preparation of the EIS.</p>

ATTACHMENT 1

Environmental Planning Instruments, Policies, Guidelines & Plans

Biodiversity

Biodiversity Assessment Method (OEH)
Threatened Species Assessment Guidelines - Assessment of Significance (OEH)
Biosecurity Act 2015
Why Do Fish Need to Cross the Road? Fish Passage Requirements for Waterway Crossings (DPI)
Policy and Guidelines for Fish Habitat Conservation and Management (DPI)

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)
Establishing the social licence to operate large scale solar facilities in Australia: insights from social research for industry (ARENA)
Local Land Services Act 2013
Australian Soil and Land Survey Handbook (CSIRO)
Guidelines for Surveying Soil and Land Resources (CSIRO)
The land and soil capability assessment scheme: second approximation (OEH)

Noise

NSW Noise Policy for Industry (EPA)
Interim Construction Noise Guideline (EPA)
NSW Road Noise Policy (EPA)

Transport

Guide to Traffic Generating Developments (RTA)
Road Design Guide (RMS) & relevant Austroads Standards
Austroads Guide to Traffic Management Part 12: Traffic Impacts of Development

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)
Floodplain Management Plan (DPI Water)
Guidelines for Watercourse Crossings on Waterfront Land (DPI Water)

Waste

Waste Classification Guidelines (EPA)

Electromagnetic Interference

ICNIRP Guidelines for limiting exposure to Time-varying Electric, Magnetic and Electromagnetic Fields

Hazards and Risks

Hazardous Industry Planning Advisory Paper No. 6 – Guidelines for Hazard Analysis
Multi-Level Risk Assessment (DPE)

Guidelines for limiting exposure to Time-varying Electric, Magnetic and Electromagnetic Fields (ICNIRP)

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

Inverell Shire Local Environmental Plan 2012
