

## Appendix A. Project SEARs Compliance

| Requirements   | Where addressed in this EIS   |
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| General requirements   |   |
| The EIS for the development must comply with the requirements in Schedule 2 of the environmental Planning and Assessment Regulation 2000 (the Regulation). In particular, the EIS must include:  | This EIS and <b>Appendix B</b>  |
| <ul style="list-style-type: none"> <li>▪ a stand-alone executive summary;</li> </ul>   | Executive summary   |
| <ul style="list-style-type: none"> <li>▪ a full description of the development, including:               <ul style="list-style-type: none"> <li>- details of construction, operation and decommissioning;</li> <li>- 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);</li> <li>- a detailed constraints map identifying the key environmental and other land use constraints that have informed the final design of the development;</li> </ul> </li> </ul> | Project description is provided in <b>Chapter 3</b>   |
| <ul style="list-style-type: none"> <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 other proposed or approved energy facilities, rural residential development and subdivision potential);</li> </ul>  | Land use compatibility is considered in <b>Section 2.3</b>  |
| <ul style="list-style-type: none"> <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> </ul> </li> </ul>   | Existing environment is outlined in <b>Section 1.2</b> and relevant sections in <b>Chapter 6</b>  |
| <ul style="list-style-type: none"> <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 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> </ul>  | Chapter 6 summarises the findings of impact assessments for the Project including for all stages. Cumulative impacts are assessed specifically in <b>Section 6.13</b> |
| <ul style="list-style-type: none"> <li>- 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</li> <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; and</li> </ul>                            | Proposed management and monitoring measures are provided in <b>Chapter 7</b> and <b>Appendix D</b>  |
| <ul style="list-style-type: none"> <li>▪ the reasons why the development should be approved 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> </ul> </li> </ul>  | Consideration of the EP&A Act is provided in <b>Chapter 8</b>   |

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| <ul style="list-style-type: none"> <li>- the suitability of the site with respect to potential land use conflicts with existing and future surrounding land uses; and</li> <li>- feasible alternatives to the development (and its key components), including the consequences of not carrying out the development.</li> </ul>  | <p>Land use compatibility is considered in <b>Section 2.3</b></p> <p>Alternatives to the Project is considered in <b>Section 2.2</b></p>  |
| <ul style="list-style-type: none"> <li>▪ a detailed consideration of the capability of the project to contribute to the security and reliability of the electricity system in the National Electricity Market, having regard to local system conditions and the Department's guidance on the matter; and</li> </ul>   | <p><b>Section 2.4</b> provides the strategic context and <b>Chapter 3</b> provides description of the Project</p>   |
| <ul style="list-style-type: none"> <li>▪ a detailed evaluation of the merits of the project as a whole.</li> </ul>  | <p>Evaluation of merits for the Project is provided <b>Chapter 8</b></p>  |
| <p>The EIS must also be accompanied by a report from a suitably qualified person providing:</p> <ul style="list-style-type: none"> <li>▪ a detailed calculation of the 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; and</li> <li>▪ certification that the information provided is accurate at the date of preparation.</li> </ul> <p>The development application must be accompanied by the consent in writing of the owner/s of the land (as required in clause 49(1)(b) of the Regulation).</p>   | <p>Capital investment value report has been provided separately.</p>  |
| Key issues - The EIS must address the following specific matters:   |   |
| <ul style="list-style-type: none"> <li>▪ Biodiversity – 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 Biodiversity Conservation Act 2016 (NSW), the BAM 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;</li> <li>- an assessment of the likely impacts on listed aquatic threatened species, populations or ecological communities, scheduled under the Fisheries Management Act 1994, and a description of the measures to minimise and rehabilitate impacts;</li> <li>- if an offset is required, details of the measures proposed to address the offset obligation.</li> </ul> </li> </ul> | <p>Biodiversity impacts are assessed in <b>Section 6.1</b> and <b>Appendix E</b></p>  |
| <ul style="list-style-type: none"> <li>▪ Heritage – including an assessment of the development:             <ul style="list-style-type: none"> <li>- on Aboriginal heritage (cultural and archaeological) impacts of the development and consultation with the local Aboriginal community in accordance with the Aboriginal Cultural Heritage Consultation Requirements for Proponents;</li> <li>- on historic heritage and a Statement of Heritage Impact (SOHI), prepared in accordance with the guidelines in the NSW Heritage Manual;</li> </ul> </li> </ul>  | <p>Aboriginal heritage impacts are assessed in <b>Section 6.2</b> and <b>Appendix F</b></p> <p>Historic heritage impacts are assessed in <b>Section 6.3</b> and <b>Appendix G</b></p> |

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| <ul style="list-style-type: none"> <li>▪ Land – including:               <ul style="list-style-type: none"> <li>- an assessment of the potential impacts of the development on existing land uses on the site and adjacent land, including:                   <ul style="list-style-type: none"> <li>▪ a consideration of the project's location in a mine subsidence district, flood prone land, Crown lands, mining, quarries, mineral or petroleum rights; and</li> <li>▪ a soil survey to determine the soil characteristics and consider the potential for erosion to occur; and</li> <li>▪ a site contamination assessment in accordance with the Managing Land Contamination Planning Guidelines: SEPP 55 – Remediation of Land (DUAP, 1998);</li> <li>▪ a cumulative impact assessment of nearby developments,</li> </ul> </li> <li>- an assessment of the compatibility of the development with existing land uses, during construction, operation and after decommissioning, including:                   <ul style="list-style-type: none"> <li>▪ consideration of the zoning provisions applying to the land, including subdivision (if required);</li> <li>▪ completion of a Land Use Conflict Risk Assessment in accordance with the Department of Industry's Land Use Conflict Risk Assessment Guide.</li> </ul> </li> </ul> </li> </ul> | <p>Land use and contamination impacts are assessed in <b>Section 6.4</b> and <b>Appendix H</b></p>   |
| <ul style="list-style-type: none"> <li>▪ Visual – including a detailed assessment of the likely visual impacts (including any glare, reflectivity and night lighting) of all components of the project (including transmission lines, substations and any other ancillary infrastructure) on surrounding residences and key locations, scenic or significant vistas, air traffic and road corridors in the public domain and provide details of measures to mitigate and/or manage potential impacts (including a draft landscaping plan for on-site perimeter planting, with evidence it has been developed in consultation with affected landowners);</li> </ul>  | <p>Visual impacts are assessed in <b>Section 6.5</b> and <b>Appendix I</b></p>   |
| <ul style="list-style-type: none"> <li>▪ 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 a draft noise management plan if the assessment shows construction noise is likely to exceed applicable criteria;</li> </ul>  | <p>Noise impacts are assessed in <b>Section 6.6</b> and <b>Appendix J</b></p> <p>Cumulative impacts are assessed in <b>Section 6.12</b></p>                |
| <ul style="list-style-type: none"> <li>▪ Transport – including:               <ul style="list-style-type: none"> <li>- an assessment of the peak and average traffic generation, including over-dimensional vehicles and construction worker transportation;</li> <li>- an assessment of the likely transport impacts to the site access route (including, but not limited to the M1 Pacific Motorway, A43 New England Highway, Wangi Road and Rocky Point Road), site access point(s), any Crown land, particularly in relation to the capacity and condition of the roads, road safety and intersection performance;</li> <li>- a cumulative impact assessment of traffic from nearby developments; and</li> </ul> </li> </ul>  | <p>Transport and access impacts are assessed in <b>Section 6.7</b> and <b>Appendix K</b></p> <p>Cumulative impacts are assessed in <b>Section 6.12</b></p> |

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| <ul style="list-style-type: none"> <li>- 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), road maintenance contributions, and any other traffic control measures, developed in consultation with the relevant road authority;</li> </ul>  |  |
| <ul style="list-style-type: none"> <li>▪ Water – including:               <ul style="list-style-type: none"> <li>- an assessment of the likely impacts of the development (including flooding) on surface water and groundwater resources (including watercourses traversing and surrounding the site, 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;</li> <li>- details of water requirements and supply arrangements for construction and operation; and</li> <li>- a description of the erosion and sediment control measures that would be implemented to mitigate any impacts in accordance with Managing Urban Stormwater: Soils &amp; Construction (Landcom, 2004);</li> </ul> </li> </ul> | Water impacts are assessed in <b>Section 6.8</b> and <b>Appendix L</b>     |
| <ul style="list-style-type: none"> <li>▪ Hazards – including:               <ul style="list-style-type: none"> <li>- an assessment of potential hazards and risks including but not limited to assessment of bushfire risk against the RFS Planning for Bushfire Protection 2019, electromagnetic fields or the proposed grid connection infrastructure against the International Commission on Non-Ionizing Radiation Protection (ICNIRP) Guidelines for limiting exposure to Time-varying Electric, Magnetic and Electromagnetic Fields; and</li> <li>- a Preliminary Hazard Analysis prepared in accordance with Hazardous Industry Planning Advisory Paper No. 6 – Guideline for Hazard Analysis (DoP, 2011) and Multi-Level Risk Assessment (DoP, 2011);</li> </ul> </li> </ul>  | Hazards and risks are assessed in <b>Section 6.9</b> and <b>Appendix M</b> |
| <ul style="list-style-type: none"> <li>▪ Socio-Economic – including an assessment of the likely impacts on the local community, any demands on Council infrastructure and a consideration of the construction workforce accommodation; and</li> </ul>   | Socio-economic impacts are assessed in <b>Section 6.10</b>                 |
| <ul style="list-style-type: none"> <li>▪ Waste – 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>  | Waste impacts are assessed in <b>Section 6.11</b>                          |
| <b>Consultation</b>   |  |
| <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 and any exploration licence and/or mineral title holders.</p> <p>In particular, you must undertake detailed consultation with affected landowners surrounding the development and Lake Macquarie City Council. The EIS must describe the consultation process and the issues raised and identify where the design of the development has been amended in</p>  | Consultation carried out for the project is outlined in <b>Chapter 5</b>   |

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| response to these issues. Where amendments have not been made to address an issue, a short explanation should be provided.   |   |
| Further consultation after 2 years   |   |
| If you do not lodge a Development Application and EIS for the development within 2 years of the issue date of these SEARs, you must consult further with the Planning Secretary in relation to the preparation of the EIS.   | Noted                                       |
| References   |   |
| <p>The assessment of the key issues listed above must take into account relevant guidelines, policies, and plans as identified. 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.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> | References are provided in <b>Chapter 9</b> |