

Appendix A SEARs compliance table and MWRC comments

This EIS has been prepared to address the SEARs (SSD-61460977) issued by DPHI on 28 September 2023. **Table A-1** lists the SEARs and where each SEAR is addressed within this EIS. The Project SEARs also make specific reference to MWRC comments on the SEARs which are also provided in **Table A-2**, with a response to each item.

Table A-1. SEARs

Item	Requirement	Where addressed in the EIS
General requirements	<p>The environmental impact statement (EIS) must meet the minimum form and content requirements as prescribed by Part 8, Division 5 of the Environmental Planning and Assessment Regulation 2021 (EP&A Regulation) and must have regard to the State Significant Development Guidelines.</p> <p>In particular, the EIS must include:</p>	Appendix B
	<ul style="list-style-type: none"> ▪ a stand-alone executive summary; 	Executive summary of the EIS
	<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, including any staging of the development - 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) - a high quality detailed constraints map identifying the key environmental and other land use constraints that have informed the final design of the development; 	Chapter 3, Figure 3-1 and Figure 3-3
	<ul style="list-style-type: none"> ▪ 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, Crown lands within and adjacent to the project site, rural residential development and subdivision potential); 	Chapter 2
	<ul style="list-style-type: none"> ▪ a risk assessment of the potential impacts of the development, identifying the key issues for further assessment; 	Chapter 6
	<ul style="list-style-type: none"> ▪ 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 using sufficient baseline data; - 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, 	Section 2.3 and Chapter 7 Chapter 7

Item	Requirement	Where addressed in the EIS
	plans and industry codes of practices including the Cumulative Impact Assessment Guideline (DPIE, Nov 2021)	
	<ul style="list-style-type: none"> - 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 	Appendix C
	<ul style="list-style-type: none"> - a description of the measures that would be implemented to monitor and report on the environmental performance of the development 	Appendix C
	<ul style="list-style-type: none"> ▪ a consolidated summary of all the proposed environmental management and monitoring measures, identifying all the commitments in the EIS 	Appendix C
	<ul style="list-style-type: none"> ▪ a detailed evaluation of the merits of the project as a whole having regard to: <ul style="list-style-type: none"> - the requirements in Section 4.15 of the <i>Environmental Planning and Assessment Act 1979</i> (EP&A Act), 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; 	Chapter 8
	<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 	Section 2.4, Section 7.4 and Section 8.2
	<ul style="list-style-type: none"> - feasible alternatives to the development and its key components, including siting and project design alternatives to avoid areas of biodiversity value and the consequences of not carrying out the development ▪ 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. 	Section 2.7 Chapter 2
Capital investment value and employment	<ul style="list-style-type: none"> ▪ Provide a detailed calculation of the capital investment value (CIV) of the development, prepared by an AIQS Certified Quantity Surveyor or RICS Chartered Quantity Surveyor in accordance with Planning Circular PS 21- 020: Calculation of Capital Investment Value. The calculation of the estimated CIV is to be accurate at the date of application and include details of all components and assumptions from which it is derived. ▪ Provide an estimate of the retained and new jobs that would be created during the construction and operational phases of the development, including details of the methodology to determine the figures provided. <p>The development application must be accompanied by:</p> <ul style="list-style-type: none"> ▪ the consent of the owner/s of the land (as required in section 23(1) of the EP&A Regulation); and 	<p>A CIV has been prepared and provided to DPHI.</p> <p>Chapter 3.5.3, Section 7.11.2.2 and Section 7.11.4.1</p> <p>Consent of the landowners have been provided to DPHI</p>

Item	Requirement	Where addressed in the EIS
	<ul style="list-style-type: none"> ▪ a declaration from a Registered Environmental Assessment Practitioner that the EIS includes the information specified in the Department's Registered Environmental Assessment Practitioner Guidelines. 	EIS declaration has been provided at the beginning of this EIS
Key issues	<p>The EIS must address the following specific matters:</p> <ul style="list-style-type: none"> ▪ Biodiversity – including: <ul style="list-style-type: none"> - 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 Biodiversity Assessment Method (BAM) and documented in a Biodiversity Development Assessment Report (BDAR), including a detailed description of the proposed regime for avoiding, minimising, managing and reporting on the biodiversity impacts of the development over time, and a strategy to offset any residual impacts of the development in accordance with the BC Act, unless BCD and DPE determine the proposed development is not likely to have any significant impacts on biodiversity values; - 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; - the BDAR must document the application of the avoid, minimise and offset framework in accordance with the BAM - if an offset is required, details of the measures proposed to address the offset obligation. 	Section 7.1 and Appendix E
	<ul style="list-style-type: none"> ▪ Heritage – including: <ul style="list-style-type: none"> - an assessment of the impact to Aboriginal cultural heritage items (archaeological and cultural) in accordance with the Guide to Investigating, Assessing and Reporting on Aboriginal Cultural Heritage in NSW (OEH, 2011) and the Code of Practice for the Archaeological Investigation of Aboriginal Objects in NSW (DECCW, 2010), including results of archaeological test excavations (if required); 	Section 7.2 and Appendix F
	<ul style="list-style-type: none"> - 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 the Aboriginal Cultural Heritage Consultation Requirements for Proponents (DECCW, 2010) 	Chapter 5 and Appendix F
	<ul style="list-style-type: none"> - an assessment of the impacts to historic heritage having regard to the NSW Heritage Manual. 	Section 7.3 and Appendix F

Item	Requirement	Where addressed in the EIS
	<ul style="list-style-type: none"> ▪ Land – including: <ul style="list-style-type: none"> - a detailed justification of the suitability of the site and that the site can accommodate the proposed development having regard to its potential environmental impacts, land contamination, permissibility, strategic context and existing site constraints; 	Chapter 2 and Section 7.4
	<ul style="list-style-type: none"> - 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"> ▪ agricultural land, flood prone land, Crown lands, mining, quarries, mineral or petroleum rights; and 	Section 7.4 and Section 7.8
	<ul style="list-style-type: none"> ▪ a soil survey to determine the soil characteristics and consider the potential for salinity, acid sulfate soils and erosion to occur 	Section 7.4.2 and Appendix G
	<ul style="list-style-type: none"> ▪ a cumulative impact assessment of nearby developments; 	Section 7.13
	<ul style="list-style-type: none"> - 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"> ▪ consideration of the zoning provisions applying to the land, including subdivision (if required); 	Chapter 4
	<ul style="list-style-type: none"> ▪ completion of a Land Use Conflict Risk Assessment in accordance with the Department of Industry's Land Use Conflict Risk Assessment Guide; and 	Section 7.4.6
	<ul style="list-style-type: none"> ▪ assessment of impact on agricultural resources and agricultural production on the site and region. 	Section 7.4
	<ul style="list-style-type: none"> ▪ Visual – including a detailed assessment of the likely visual impacts 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 and road corridors in the public domain and provide details of measures to mitigate and/or manage potential impacts, (including consideration of Mid-Western Regional Council's (Council) comments on the SEARs); 	Section 7.5 and Appendix H
	<ul style="list-style-type: none"> ▪ 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. 	Section 7.6 and Appendix I (including draft noise management plan)
	<ul style="list-style-type: none"> ▪ Transport – including: <ul style="list-style-type: none"> - an assessment of the peak and average traffic generation, including over-dimensional vehicles, construction worker transportation 	Section 7.7 and Appendix J

Item	Requirement	Where addressed in the EIS
	<ul style="list-style-type: none"> - an assessment of the likely transport impacts to the site access route, site access point(s), any Crown land, particularly in relation to the capacity and condition of the roads, road safety and intersection performance 	Section 7.7 and Appendix J
	<ul style="list-style-type: none"> - a cumulative impact assessment of traffic from nearby developments 	Section 7.13
	<ul style="list-style-type: none"> - 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 (including consideration of Mid-Western Regional Council's (Council) comments on the SEARs); 	Section 7.7.6
	<ul style="list-style-type: none"> ▪ Water – including: <ul style="list-style-type: none"> - a detailed and consolidated site water balance and an assessment of the likely impacts of the development (including flooding) on surrounding watercourses (including their Strahler Stream Order) and groundwater resources and measures proposed to monitor, reduce and mitigate these impacts including water management issues 	Section 7.8, Appendix K and Appendix L
	<ul style="list-style-type: none"> - details of water requirements and supply arrangements for construction and operation (including consideration of Council's comments on the SEARs); 	Section 3.5.6 and Section 7.8
	<ul style="list-style-type: none"> - 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) 	Section 7.4.7 and Section 7.8.6
	<ul style="list-style-type: none"> - assessing the impacts of the development, including any changes to flood risk and overland flows on-site or off-site, and detail design solutions and operational procedures to mitigate flood risk where required 	Section 7.8 and Appendix K
	<ul style="list-style-type: none"> - where the project involves works within 40 metres of any river, lake or wetlands (collectively waterfront land), identify likely impacts to the waterfront land, and how the activities are to be designed and implemented in accordance with the DPI Guidelines for Controlled Activities on Waterfront Land (2018) and (if necessary) Why Do Fish Need to Cross the Road? Fish Passage Requirements for Waterway Crossings (DPI 2003), and Policy & Guidelines for Fish Habitat Conservation & Management (DPE, 2013). 	Section 4.2 and Section 7.8
	<ul style="list-style-type: none"> ▪ Hazards – including: <ul style="list-style-type: none"> - a preliminary risk screening completed in accordance with the State Environmental Planning Policy (Resilience and Hazards) 2021; 	Section 7.9.1 and Appendix M

Item	Requirement	Where addressed in the EIS
	<ul style="list-style-type: none"> - a Preliminary Hazard Analysis (PHA), prepared in accordance with the Hazardous Industry Planning Advisory Paper No. 6, 'Hazard Analysis' and Multi-level Risk Assessment (DoP, 2011). The PHA must consider all recent standards and codes and verify separation distances to on-site and off-site receptors to prevent fire propagation and compliance with Hazardous Industry Advisory Paper No. 4, 'Risk Criteria for Land Use Safety Planning (DoP, 2011); 	Section 7.9.1 and Appendix M
	<ul style="list-style-type: none"> - 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. 	Section 7.9.2, Section 7.9.3, Appendix N and Appendix O
	<ul style="list-style-type: none"> ▪ Social and Economic – including an assessment of the social and economic impacts in accordance with the Social Impact Assessment Guideline (DPE, Feb 2023), any benefits of the project for the region and the State as a whole, including consideration of any increase in demand for community infrastructure services, consideration of construction workforce accommodation, assessment of impact on agricultural resources and agricultural production on the site and region, including consideration of Council's comments on SEARs; and 	Section 7.10, Section 7.11, Appendix P and Appendix Q
	<ul style="list-style-type: none"> ▪ Waste – a waste management plan to 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, including consideration of Council's comments on SEARs. 	Section 7.12 and Appendix R
Plans and documents	The EIS must include all relevant plans, architectural drawings, diagrams and relevant documentation required under Part 3 of the Regulation. Provide these as part of the EIS rather than as separate documents. In addition, the EIS must include high quality files of maps and figures of the subject site, proposal, and proposed road upgrades	Figures are included throughout the EIS.
Legislation, policies and guidelines	<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"> ▪ https://www.planning.nsw.gov.au/Policy-and-Legislation/Planning-reforms/Rapid-Assessment-Framework/Improving-assessment-guidance ▪ https://www.planningportal.nsw.gov.au/major-projects/assessment/policies-and-guidelines ▪ http://www.environment.gov.au/epbc/publications#assessments 	Chapter 4

Item	Requirement	Where addressed in the EIS
Consultation	<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, relevant government agencies and Mid-Western Regional Council (including consultation with Mid-Western Regional Council regarding its comments on the SEARs).</p> <p>The EIS must:</p> <ul style="list-style-type: none"> ▪ detail how engagement undertaken was consistent with the Undertaking Engagement Guide: Guidance for State Significant Projects (DPIE, Nov 2021) ▪ describe the consultation process and the issues raised and identify where the design of the development has been amended in response to these issues. Where amendments have not been made to address an issue, an explanation should be provided. 	Chapter 5 and Appendix D
Expiry date	<p>If you do not lodge a Development Application and EIS for the development 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>	N/A

Table A-2. MWRC comment on SEARs

Topic	Agency advice	Where addressed in the EIS
Workforce and accommodation	It is noted in the Scoping Report that there will be an estimated 40 full-time workers at the peak of construction, with the construction period of approximately 12 months from the commencement of site establishment works. Council requests the Proponent to provide sufficient details regarding accommodation for the workforce, travel arrangements to/from the work site, parking arrangements for the construction workforce, vehicle movements, and hours of construction to be included in the EIS. In particular, socio-economic impacts on the surrounding towns, especially Gulgong, should be addressed.	Section 7.7, Section 7.10, Section 7.11, Appendix P and Appendix Q
	Due to the current low unemployment rate of 1.7% in the Mid-Western Region, Council requests the SEARs require the Proponent to include information on where the workforce is being sourced.	As above
	The Workforce Accommodation Plan should consider that Council does not support the use of tourist and visitor accommodation for any construction workforce. A comprehensive Workforce and Accommodation Plan should be provided as part of the EIS.	Appendix Q
	Mid-Western Regional Council does not support "park and ride" type purposes on public land due to insufficient car parking available in the region, and no public car parks or public road infrastructure are to be used for park and ride.	Section 7.7.3.6
VPA	Council requests the Proponent to engage with Mid-Western Regional Council to discuss a formal Voluntary Planning Agreement.	The VPA is being progressed with MWRC separately to the EIS
	It is also requested that the Proponent consider the status and timing of all other state significant developments within the Mid-Western Region to minimise any adverse cumulative impacts.	Section 7.13
Water	The SEARs should require the Proponent to identify suitable water sources for construction and operation, particularly in drought periods. Water usage estimates should also provide adequate provision for drinking and sanitation purposes during the project and contingencies, such as additional dust suppression requirements during extended dry periods.	Section 3.5.6, Section 7.8 and Appendix L
	Proponents should not be relying on Council as a source of construction or potable water supply. The proponent is required to be self-sufficient in this regard.	Noted
Waste	A significant amount of waste is expected to be generated during project construction. Council requests the Proponent provide specific details regarding the expected waste to be generated during each phase, including construction waste and workforce sewage, as well as how it will be managed as part of the EIS. Furthermore, a waste management plan should be developed in consultation with the Council before consent.	Section 7.12 and Appendix R

Topic	Agency advice	Where addressed in the EIS
	<p>In this regard, Council wishes to advise that none of its waste facilities are appropriate or capable of handling the disposal of landfill waste generated by the project. The Mudgee Waste Facility has limited capacity to accommodate commercial quantities of landfill material likely to be generated by the project, as the existing Waste Cell is almost exhausted. Any other materials requiring disposal should be discussed with Council.</p> <p>All of Council's other waste facilities are waste transfer stations accepting residential waste, which is then transported to Mudgee waste facility. They will not be suitable for waste from this project.</p>	
Community engagement	Council requests a summary of community engagement, including attendance/participant numbers and issues raised/addressed.	Chapter 5 and Appendix D
Community participation during construction and once operational	Council requests the Proponent provide details on its proposed communications plan and identify mechanisms by which the community can provide feedback during construction and once operational. This should also include the Proponent's approach to dealing with complaints or compliance issues.	<p>Chapter 5</p> <p>The CSEP for the Project can be provided to Council separately</p>
Biodiversity	Council requests the Proponent provide the BDAR (Biodiversity Development Assessment Report) to Council for review and comment once completed.	The BDAR for the Project is included in Appendix E
Visual amenity	Council requests specific details be provided to adequately assess any visual amenity impacts that may be experienced by residents within local proximity of the project. It is anticipated that amenity will be key areas of concern for adjoining neighbours and residents. Where impacts are expected, it is requested that the Proponent provide a thorough analysis of these impacts and details on the proposed mitigation measures and management practices that will be implemented.	Section 7.5 and Appendix H
	Council requests a comprehensive native vegetation and landscaping plan be established to ensure that the value of the natural environment, together with flexibility in land use or development, is maximised.	A native vegetation and landscape plan is included in Appendix H
	Consultation with Council's Environment department would be welcome to discuss suitable native vegetation endemic to the region.	A list of suitable endemic native vegetation was provided by MWRC on 1 February 2024.

Topic	Agency advice	Where addressed in the EIS
Traffic, transport and accessibility	<ul style="list-style-type: none"> The project will be located at 5 Holleys Lane Gulgong (lot 297 DP755434). Site access to the Project area would be via Castlereagh Highway, then Beryl Road or Holleys Lane, but Beryl Road would provide the primary site access for the Project. 	Site access no longer proposed on Holleys Lane.
	<ul style="list-style-type: none"> Beryl Road exists with 9m formation and 7m bitumen seal width. The Applicant will be required to provide to Council traffic counts for current conditions on Beryl Road. 	Section 7.7 and Appendix J
	<ul style="list-style-type: none"> Holleys Lane exists as unsealed with 5m formation. The Applicant will be required to provide to Council traffic counts for current conditions on Holleys Lane and upgrade this road to being bitumen sealed. 	Site access no longer proposed on Holleys Lane.
	<ul style="list-style-type: none"> The road reserve for Beryl Road from Castlereagh Hwy to Holleys Lane is mapped as high conservation value. Beryl Road from Holleys Lane to potential site access point is mapped as medium conservation value. Holleys Lane is mapped as low conservation value. A detailed REF assessment will be required for these areas. 	Consideration of biodiversity is detailed in Section 7.1 . Site access is covered as part of the Project and this EIS.
	<ul style="list-style-type: none"> An Oversize Overmass (OSOM) vehicle will be required to transport a transformer from the Port of Newcastle to the Project area. Details will need to be provided for the OSOM vehicle as well as other heavy vehicle transport for BESS infrastructure would use semi-trailers. 	Section 7.7 and Appendix J
	<ul style="list-style-type: none"> Construction traffic would be required to avoid local bus routes near the Project area during school bus hours, including along Beryl Road. 	Section 7.7 and Appendix J
	<ul style="list-style-type: none"> The Project may require temporary road work on Beryl Road between the Project area and Beryl Substation for the proposed 132 kV connection. This will require approval under s138 of the Roads Act. 	Section 7.7 and Appendix J
	<ul style="list-style-type: none"> Road work may be required on the intersection of Castlereagh Hwy and Beryl Road to facilitate heavy vehicle movement and safe site entry to the Project area. This will require Transport for NSW concurrence or Works Authorisation Deed. 	Section 7.7 and Appendix J
	<ul style="list-style-type: none"> Road work on Beryl Road intersection with Castlereagh Hwy and Beryl Road to facilitate heavy vehicle movement and safe site entry to the Project area. This will require approval under s138 of the Roads Act. 	Section 7.7 and Appendix J
<ul style="list-style-type: none"> The Applicant will be required to enter into agreement with Council for Council to perform all road upgrade construction works. 	Section 7.7 and Appendix J	

Topic	Agency advice	Where addressed in the EIS
	<p>Prior to the commencement of any construction, the Applicant must:</p> <p>(a) seek concurrence from Transport for NSW for any works to the intersection at Castlereagh Hwy;</p> <p>(b) Consult with the relevant owner and provider of services that are likely to be affected by the development to make suitable arrangements for access to, diversion, protection, and support of the affected infrastructure;</p> <p>(c) Prepare a dilapidation report identifying the condition of all public infrastructure in the vicinity of the site (including roads, drainage); and</p> <p>(d) Submit a copy of the dilapidation report to the Planning Secretary, Certifier and Council.</p>	<p>Section 7.7 and Appendix J</p>
	<p>Protection of public infrastructure - Unless the Applicant and the applicable authority agree otherwise, the Applicant must:</p> <p>(a) Repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the development, including excessive wear and tear to roads;</p> <p>and</p> <p>(b) Relocate, or pay the full costs associated with relocating any infrastructure that needs to be relocated because of the development.</p>	<p>Noted</p>
	<p>Protection of property - unless the Applicant and the applicable owner agree otherwise, the Applicant must repair, or pay the full costs associated with repairing any property that is damaged by carrying out the development.</p>	<p>Noted</p>
	<p>Council has a draft policy titled 'Major Projects Road Upgrade Policy' to ensure developers are aware of Council's intent to undertake road upgrades on local roads within the Council area. Works will be at the cost of the Proponent.</p>	<p>Noted</p>
<p>Decommissioning and rehabilitation</p>	<p>Council requests a planned removal and site restoration plan, so that the impacts of the development are accurately assessed. Council, as well as residents, should have confidence that the land could be returned to agricultural use. It is appropriate for such a plan to be prepared and conditioned to include the following, at a minimum:</p> <ul style="list-style-type: none"> ▪ The anticipated present value cost of decommissioning works, along with an explanation of the calculation of that cost (including a buffer for changes in market values/inflation). ▪ The physical plan for decommissioning, prepared or certified by an engineer confirming that full remediation/recovery of the site to its former primary production use/class land capability is possible. 	<p>A Decommissioning and Rehabilitation Plan will be prepared in consultation with the Associated Landowner prior to the cessation of operations (Appendix C).</p>

Topic	Agency advice	Where addressed in the EIS
Cumulative impacts	<p>In addition to the above, Council wishes to ensure significant consideration of the cumulative impacts of this proposal in conjunction with other approved and upcoming major projects in the region. The assessment should include, but not be limited to, the following cumulative impacts:</p> <p>Environmental impacts of the project, including but not limited to cumulative flora, fauna, and habitat loss, particularly impacts on threatened species, increased risk of grass fire escape and spread with loss of woodland communities, greater potential for bio-security impacts such as weed dispersal and new incursions on the site and surrounding agricultural areas, increased risk of feral animal incursion and impacts to stock, wildlife and human safety, groundwater impacts, contamination effects, waste disposal impacts, and cultural heritage impacts including Aboriginal and European heritage</p>	Section 7.12 and Section 7.13
	<p>Visual impacts of multiple renewable projects on private properties, important local features, and the public domain. This should encompass all State Significant Developments, not just wind projects.</p>	Section 7.13.3
	<p>Land use conflicts resulting from multiple renewable projects in the area, which may impact primary production and rural-residential land uses.</p>	Section 7.4 and Section 7.13.6
	<p>Transport and traffic impacts arising from multiple renewable projects on State, Regional, and local roads. This includes the significant increase in maintenance and resources required by the Council for project-related roads during both the construction and operation phases.</p>	Section 7.13.5
	<p>Tourism impacts that affect local accommodation availability and the unique character of the Gulgong area. The area's appeal to tourists relies on its strong connection to heritage significance, scenic rural landscapes, and agriculture</p>	Section 7.13.6
	<p>Economic impacts, including effects on agricultural land availability, property devaluation, and reduction in the supply chain of local services and materials needed for other local construction projects.</p>	Section 7.11 and Section 7.13.7
	<p>Acoustic impacts resulting from multiple renewable projects close to residents, as well as increased traffic movements.</p>	Section 7.13.4
	<p>Social and amenity impacts the community with a large workforce, including unskilled workers temporarily located in the region to support the projects.</p>	Section 7.13.6
	<p>Consideration of medical, educational, and other social service impacts should be considered.</p>	Section 7.10 and Section 7.13.6