

Assessment Requirements	Reference in EIS
Department of Planning and Environment: Environmental Assessment Requirements <i>Section 78A (8) of the Environmental Planning and Assessment Act 1979</i>	
Must comply with the requirements in Schedule 2 of the <i>Environmental Planning and Assessment Regulation 2000</i>	EIS Chapter 4 Section 4.3.2
DEPARTMENT OF PLANNING AND ENVIRONMENT	
A stand-alone executive summary	EIS Section v
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>	EIS Chapter 3 Section 3.3.2 – 3.3.4  Figure 3-9  Figure 1-4
Strategic justification of the development focusing on site selection and the suitability of the proposed site	EIS Chapter 2 Section 2.4 EIS Chapter 9 Section 9.1
Environment Impact Assessment – General Requirements	
A description of the existing environment likely to be affected by the development	EIS Chapter 3 Section 3.1 – 3.2
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	EIS Chapter 6 Section 6.1 – 6.13
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)	EIS Chapter 6 Section 6.1 – 6.13 EIS Chapter 8 Section 8.1 Appendices C - J
A description of the measures that would be implemented to monitor and report on the environmental performance of the development	EIS Chapter 6 Section 6.1 – 6.13 Appendices C - J
A consolidated summary of all the proposed environmental management and monitoring measures, identifying all the commitments in the EIS	EIS Chapter 8 Section 8.1
Proposal Justification	
Why the development should be approved having regard to: <ul style="list-style-type: none"> <li>• Relevant matters for consideration under the Environmental Planning and Assessment Act 1979, 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>	EIS Chapter 2 EIS Chapter 9 Section 9.1 – 9.3

The suitability of the site with respect to potential land use conflicts with existing and future surrounding land uses	EIS Chapter 2 Section 2.4 EIS Chapter 6 Section 6.6
Feasible alternatives to the development (and its key components), including the consequences of not carrying out the development.	EIS Chapter 2 Section 2.4
In addition to <i>Schedule 1 of the Environmental Planning and Assessment Regulation 2000</i>	
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 Environmental Planning and Assessment Regulation 2000), including details of all the assumptions and components from which the capital investment value calculation is derived	Provided Separately
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> ).	Provided Separately
Specific Issues - Biodiversity	
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)	EIS Chapter 6 Section 6.1 Appendix D
A detailed description of the proposed regime for minimising, managing and reporting on the biodiversity impacts of the project over time	EIS Chapter 6 Section 6.1.3 - 6.1.4 Appendix D
A strategy to offset any residual impacts of the project in accordance with the <i>Biodiversity Conservation Act 2016</i> (NSW)	EIS Chapter 6 Section 6.1.4 Appendix D
Specific Issues – Heritage	
Assessment of the likely Aboriginal and historic heritage (cultural and archaeological) impacts of the development	EIS Chapter 6 Section 6.2.1
Including adequate consultation with the local Aboriginal community	Appendix E EIS Chapter 5 Section 5.5
Specific Issues – Land	
An assessment of the impact of the development on: <ul style="list-style-type: none"> <li>• Agricultural land (including an investigation of the potential for dryland salinity)</li> <li>• Flood prone land</li> <li>• Karst landscape</li> </ul>	EIS Chapter 6 Section 6.6 Appendix J  Not applicable  EIS Chapter 6 Section 6.8
A soil survey to consider the potential for erosion to occur	EIS Chapter 6 Section 6.8.2 Appendix K
Pay particular attention to the compatibility of the development with the existing land uses on the site and adjacent land including: <ul style="list-style-type: none"> <li>• Operating mines</li> <li>• Extractive industries</li> <li>• Mineral or petroleum resources</li> <li>• Exploration activities</li> </ul>	EIS Chapter 6 Section 6.6 EIS Chapter 7

<ul style="list-style-type: none"> <li>• Aerial spraying</li> <li>• Dust generation</li> <li>• Risk of weed and pest infestation during operation and after decommissioning, with reference to the zoning provisions applying to the land.</li> </ul>	
Specific Issues - Visual	
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	EIS Chapter 6 Section 6.3 Appendix C
Include a draft landscaping plan for on-site perimeter planting, with evidence it has been developed in consultation with affected landowners	Appendix C EIS Chapter 5 Section 5.7
Specific Issues - Noise	
An assessment of the construction noise impacts of the development in accordance with the Interim Construction Noise Guideline (ICNG) and operational noise impacts in accordance with the NSW Industrial Noise Policy (INP)	EIS Chapter 6 Section 6.4 Appendix I
Include a draft noise management plan <u>if</u> the assessment shows construction noise is likely to exceed applicable criteria.	EIS Chapter 6 Section 6.4 Appendix I
Specific Issues - Transport	
An assessment of the site access route (Suntop Road, Renshaw McGirr Way and Mitchell Highway), site access points, and likely transport impacts (including peak and average traffic generation) of the development on the capacity and condition of roads (including on any Crown land).	EIS Chapter 6 Section 6.5 Appendix H
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)	EIS Chapter 6 Section 6.5 EIS Chapter 5 Section 5.3 Appendix H
Specific Issues - Water	
An assessment of the likely impacts of the development (including flooding) on surface water (including the unnamed stream crossing the site) and groundwater resources, wetlands, riparian land, groundwater dependent ecosystems, aquatic ecology, and acid sulfate soils), related infrastructure, adjacent licensed water users and basic landholder rights, and measures proposed to monitor, reduce and mitigate these impacts.	EIS Chapter 6 Section 6.7
Details of water requirements and supply arrangements	EIS Chapter 6 Section 6.7 Table 6-27
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 &amp; Construction</i> (Landcom 2004)	EIS Chapter 6 Section 6.8.4
Specific Issues – Hazards and Electromagnetic Interference	
An assessment of potential hazards and risks associated with bushfires and the proposed transmission line and substation against the International Commission on Non-Ionizing Radiation Protection (ICNIRP) Guidelines for limiting exposure to Time-varying Electric, Magnetic and Electromagnetic Fields.	EIS Chapter 6 Section 6.10 EIS Chapter 6 Section 6.9  Appendix F
Consultation Requirements	

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	EIS Chapter 5 Section 5.1 – 5.7 Appendix G
Must undertake detailed consultation with affected landowners surrounding the development and Dubbo Regional Council.	EIS Chapter 5 Section 5.4 EIS Chapter 5 Section 5.7 Appendix G
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.	EIS Chapter 5 Section 5.1 – 5.11 Appendix G
OFFICE OF ENVIRONMENT AND HERITAGE	
The Biodiversity Assessment Method (BAM) must be used by proponent to assess all biodiversity values on the development site, in accordance with the Biodiversity Conservation Act 2016 (BC Act)	EIS Chapter 6 Section 6.1.1
Biodiversity	
The Proponent must assess biodiversity impacts in accordance with the current guidelines including the Biodiversity Assessment Method (BAM), and documented in a Biodiversity Development Assessment Report (BDAR).	EIS Chapter 6 Section 6.1 Appendix D
The BDAR must include the following: <ul style="list-style-type: none"> <li>• The total number and classes of biodiversity credits required to be retired for the development/project</li> <li>• The number and classes of like-for-like biodiversity credits proposed to be retired</li> <li>• The number and classes of biodiversity credits proposed to be retired in accordance with the variation rules</li> <li>• Any proposal to fund a biodiversity conservation action</li> <li>• Any proposal to conduct ecological rehabilitation (if a mining project)</li> <li>• Any proposal to make a payment to the Biodiversity Conservation Fund (Fund)</li> </ul>	Appendix D
If requesting the application of the variation rules, the BDAR must contain details of what reasonable steps have been taken to attempt to obtain the required like-for-like biodiversity credits	Not Applicable
The BDAR must be prepared by a person accredited in accordance with the Accreditation Scheme for Application of the Biodiversity Assessment Method Order 2017 under S6.10 of the Biodiversity Conservation Act 2016	Appendix D
Aboriginal and Cultural Heritage	
The EIS must identify and describe the Aboriginal cultural heritage values that exist across the whole area that will be affected by the development and document these in the EIS. This may include the need for surface survey and test excavation.	EIS Chapter 6 Section 6.2.1 Appendix E
Where Aboriginal cultural heritage values are identified, consultation with Aboriginal people must be undertaken and documented in accordance with the <i>Aboriginal cultural heritage consultation requirements for proponents 2010 (DECCW)</i>	EIS Chapter 5 Section 5.5 Appendix E
The significance of cultural heritage values for Aboriginal people who have a cultural association with the land must be documented in the EIS	EIS Chapter 6 Section 6.2.1 Appendix E
Any impacts on Aboriginal cultural heritage values are to be assessed and documented in the EIS.	EIS Chapter 6 Section 6.2.1 Appendix E

The EIS must demonstrate attempts to avoid impact upon cultural heritage values and identify any conservation outcomes. Where impacts are unavoidable, the EIS must outline measures propose to mitigate impacts.	EIS Chapter 6 Section 6.2.1.4 Appendix E
Any objects recorded as part of the assessment must be documented and notified to OEH	EIS Chapter 6 Section 6.2.1 Appendix E
Historic Heritage	
Provide a heritage assessment including but not limited to an assessment of impacts to State and local heritage including conservation areas, natural heritage areas, places of Aboriginal heritage value, buildings, works, relics, gardens, landscapes, views, trees should be assessed.	EIS Chapter 6 Section 6.2.1 EIS Chapter 6 Section 6.2.2 Appendix E
Where impacts to State or locally significant heritage items are identified, the assessment shall: <ul style="list-style-type: none"> <li>Outline the proposed mitigation and management measures (including measures to avoid significant impacts and an evaluation of the effectiveness of the mitigation measures).</li> <li>Be undertaken by a suitably qualified heritage consultant</li> </ul>	EIS Chapter 6 Section 6.2.1 EIS Chapter 6 Section 6.2.2
Include a statement of heritage impact for all heritage items.	EIS Chapter 6 Section 6.2.2.3
Consider impacts including, but not limited to, vibration, demolition, archaeological disturbance, altered historical arrangements and access, landscape and vistas, and architectural noise treatment (as relevant)	EIS Chapter 6 Section 6.2.2 Appendix E
Where potential archaeological impacts have been identified develop an appropriate archaeological assessment methodology, including research design, to guide physical archaeological test excavations (terrestrial and maritime as relevant) and include the results of these test excavations.	EIS Chapter 6 Section 6.2.2
Water and Soils	
The EIS must describe and map the existing hydrological regime for any surface and groundwater resources including: <ol style="list-style-type: none"> <li>Rivers, streams, wetlands, estuaries</li> <li>Acid sulfate soils</li> <li>Groundwater and groundwater dependent ecosystems</li> <li>Proposed intake and discharge locations</li> </ol>	EIS Chapter 1 Section 1.3 EIS Chapter 6 Section 6.7 EIS Chapter 6 Section 6.8  Figure 6-30
The EIS must describe background conditions for any water resource likely to be affected by the development, including: <ul style="list-style-type: none"> <li>Existing surface and groundwater</li> <li>Hydrology including volume, frequency and quality of discharges at proposed intake &amp; discharge locations</li> <li>Water Quality Objectives (as endorsed by the NSW Government <a href="http://www.environment.nsw.gov.au/ieo/index.htm">http://www.environment.nsw.gov.au/ieo/index.htm</a>) including groundwater as appropriate that represent the community's uses and values for the receiving waters</li> <li>Water quality indicators and trigger values/criteria for the environmental values identified at (c) in accordance with the <i>ANZECC (2000) Guidelines for Fresh and Marine Water Quality</i></li> </ul>	EIS Chapter 6 Section 6.7

<p>The EIS must assess the impacts of the development on water quality, including:</p> <ul style="list-style-type: none"> <li>• The nature and degree of impact on receiving waters for both surface and groundwater, demonstrating how the development protects the Water Quality Objectives where they are currently being achieved, and contributes towards achievement of the Water Quality Objectives over time where they are currently not being achieved. This should include an assessment of the mitigating effects of proposed stormwater and wastewater management during and after construction</li> </ul>	<p>EIS Chapter 6 Section 6.7</p>
<p>Identification of proposed monitoring of water quality</p>	<p>EIS Chapter 6 Section 6.7</p>
<p>The EIS must assess the impact of the development on hydrology, including:</p> <ul style="list-style-type: none"> <li>• Water balance (quantity, quality and source)</li> <li>• Effects to downstream rivers, wetlands, estuaries, marine waters and floodplain areas</li> <li>• Effects to downstream water-dependent fauna and flora including groundwater dependent ecosystems</li> <li>• Impacts to natural process and functions within rivers, wetlands, estuaries and floodplains that affect river system and landscape health such as nutrient flow aquatic connectivity and access to habitat for spawning and refuge.</li> <li>• Changes to environmental water availability, both regulated/licensed and unregulated/rules-based sources of such water.</li> </ul>	<p>EIS Chapter 6 Section 6.7</p>
<ul style="list-style-type: none"> <li>• Mitigating effects of proposed stormwater and wastewater management during and after construction on hydrological attributes such as volumes, flow rates, management methods and re-use options.</li> <li>• Identification of proposed monitoring of hydrological attributes.</li> </ul>	<p>EIS Chapter 6 Section 6.7</p>
<p><b>Flooding and Coastal Erosion</b></p>	
<p>The EIS must <b>map</b> the following features:</p> <ul style="list-style-type: none"> <li>• Flood prone land.</li> <li>• Flood planning area, the area below the flood planning level.</li> <li>• Hydraulic categorisation (floodways and flood storage areas).</li> </ul>	<p><b>Not Applicable</b> – Correspondence with OEH provided in: EIS Chapter 5 Section 5.3 Appendix G</p>
<p>The EIS must describe flood assessment and modelling undertaken flood levels for events, including a minimum of the 1 in 10 year, probable maximum flood, or an equivalent extreme event.</p>	<p><b>Not Applicable</b> – Correspondence with OEH provided in: EIS Chapter 5 Section 5.3 Appendix G</p>
<p>The EIS must model the effect of the proposed development (including fill) on the flood behaviour under the following scenarios:</p> <ul style="list-style-type: none"> <li>• Current flood behaviour for a range of design events including the 1 in 200 and 1 in 500 year flood events as proxies for assessing sensitivity to an increase in rainfall intensity of flood producing rainfall events due to <b>climate change</b>.</li> </ul>	<p><b>Not Applicable</b> – Correspondence with OEH provided in: EIS Chapter 5 Section 5.3 Appendix G</p>
<p>Modelling in the EIS must consider and document:</p>	<p><b>Not Applicable</b> – Correspondence with OEH provided in:</p>

<ul style="list-style-type: none"> <li>• The impact on existing flood behaviour for a full range of flood events including up to the probable maximum flood.</li> <li>• Impacts of the development on flood behaviour resulting in detrimental changes in potential flood affection of other developments or land. This may include redirection of flow, flow velocities, flood levels, hazards and hydraulic categories</li> <li>• Relevant provisions of the NSW Floodplain Development Manual 2005</li> </ul>	EIS Chapter 5 Section 5.3 Appendix G
<p>The EIS must assess the impacts on the proposed development on flood behaviour, including:</p> <ul style="list-style-type: none"> <li>• Whether there will be detrimental increases in the potential flood affection of other properties, assets and infrastructure.</li> <li>• Consistency with Council floodplain risk management plans.</li> <li>• Compatibility with the flood hazard of the land.</li> <li>• Compatibility with the hydraulic functions of flow conveyance in floodways and storage in flood storage areas of the land.</li> <li>• Whether there will be adverse effect to beneficial inundation of the floodplain environment, on, adjacent to or downstream of the site.</li> <li>• Whether there will be direct or indirect increase in erosion, siltation, destruction of riparian vegetation or a reduction in the stability of river banks or watercourses.</li> </ul>	<b>Not Applicable</b> – Correspondence with OEH provided in: EIS Chapter 5 Section 5.3 Appendix G
Any impacts the development may have upon existing community emergency management arrangements for flooding. These matters are to be discussed with the SES and Council.	<b>Not Applicable</b> – Correspondence with OEH provided in: EIS Chapter 5 Section 5.3 Appendix G
Whether the proposal incorporates specific measures to manage risk to life from flood. These matters are to be discussed with the SES and Council.	<b>Not Applicable</b> – Correspondence with OEH provided in: EIS Chapter 5 Section 5.3 Appendix G
Emergency management, evacuation and access, and contingency measures for the development considering the full range or flood risk (based upon the probable maximum flood or an equivalent extreme flood event). These matters are to be discussed with and have the support of Council and the SES.	<b>Not Applicable</b> – Correspondence with OEH provided in: EIS Chapter 5 Section 5.3 Appendix G
Any impacts the development may have on the social and economic costs to the community as consequence of flooding.	<b>Not Applicable</b> – Correspondence with OEH provided in: EIS Chapter 5 Section 5.3 Appendix G
NSW RURAL FIRE SERVICE	
A 10-metre trafficable defendable space shall surround the solar farm infrastructure	EIS Chapter 6 Section 6.9 Appendix F
NSW ROADS & MARITIME SERVICES	
A Traffic impact study prepared in accordance with the methodology set out in Section 2 of the RTA's <i>Guide to Traffic Generating Developments 2002</i> and including:	EIS Chapter 3 Section 3.3 EIS Chapter 6 Section 6.5 Appendix H

<ul style="list-style-type: none"> <li>• Hours and days of construction.</li> <li>• Schedule for phasing/staging of the project.</li> <li>• Traffic volumes</li> <li>• Existing background traffic.</li> <li>• Project-related for each stage of the project including construction, operation and decommissioning.</li> <li>• Projected cumulative traffic volumes.</li> </ul>	
<p>Traffic volumes are to also include a description of:</p> <ul style="list-style-type: none"> <li>• Ratio of light vehicles to heavy vehicles.</li> <li>• Peak times for existing traffic.</li> <li>• Peak times for project-related traffic.</li> <li>• Transportation hours.</li> </ul> <p>Project related traffic interaction with existing and projected background traffic</p>	EIS Chapter 3 Section 3.3 EIS Chapter 6 Section 6.5 Appendix H
<p>The origin, destination and routes for:</p> <ul style="list-style-type: none"> <li>• Employee and contractor light traffic.</li> <li>• Heavy traffic.</li> </ul> <p>Over size and over mass traffic.</p>	EIS Chapter 6 Section 6.5 Appendix H
<p>A description of all oversize and over mass vehicles and the materials to be transported.</p>	EIS Chapter 3 Section 3.3 EIS Chapter 6 Section 6.5 Appendix H
<p>The impact of traffic generation on the public road network and measures employed to ensure traffic efficiency and road safety during construction, operation and decommissioning of the project.</p>	EIS Chapter 6 Section 6.5 Appendix H
<p>The need for improvements to the road network, and the improvements proposed such as road widening and intersection treatments, to cater for and to mitigate the impact of project-related traffic.</p>	EIS Chapter 6 Section 6.5 Appendix H
<p>Local climate conditions that may affect road safety for vehicles used during construction, operation and decommissioning of the project (e.g. fog, wet and dry weather)</p>	EIS Chapter 1 Section 1.3
<p>Proposed road facilities, access and intersection treatments are to be identified and be in accordance with <i>Austrroads Guide to Road Design 2010</i> including Safe Intersection Sight Distance (SISD). In particular, SISD needs to be provided at the intersection of Suntop Road and Renshaw McGirr Way (MR233).</p>	EIS Chapter 6 Section 6.5 Appendix H
<p>The layout of the internal road network, parking facilities and infrastructure within the project boundary.</p>	EIS Chapter 6 Section 6.5 Appendix H
<p>A Traffic Management Plan (TMP) developed in consultation with Dubbo Regional Council and Roads and Maritime Services. The TMP is to identify and provide management strategies to manage the impacts of projected related traffic including:</p> <ul style="list-style-type: none"> <li>• Haulage of materials to site.</li> </ul> <p>Transportation of construction workers from accommodation facilities to site and return.</p>	EIS Chapter 6 Section 6.5 Appendix H
<p>DIVISION OF RESOURCES &amp; GEOSCIENCE</p>	
<p>Identify on a locality or constraints map, the current Exploration Licence 8463 (Act 1992) (EL 8463) held by Lachlan Resources Pty Ltd (Lachlan</p>	EIS Chapter 6 Section 6.9 Figure 5-1



Resources). The title must be shown in relation to the proposed solar farm project boundary, electricity transmission infrastructure and any biodiversity offset areas.	
Consult with Lachlan Resources to establish if the proposal is likely to have a significant impact on current or future mineral exploration, including by limiting access to, or impeding assessment of, those resources, and any way the proposed development may be incompatible with any obligations of the titleholder under the <i>Mining Act 1992</i> and associated regulations.	EIS Chapter 5 Section 5.6
Should biodiversity offsets be considered for the project, the Division requires consultation with the Geological Survey of NSW to ensure there are no potential sterilisation impacts to resources	Not applicable
NSW DEPARTMENT OF PRIMARY INDUSTRIES	
Land	
The agricultural value of the land should be confirmed through a soil survey which will also provide a basis for this and to be continued to be used for: <ul style="list-style-type: none"> <li>An agricultural purpose during the operation of the solar farm</li> <li>The ability to be returned back to agricultural production at final rehabilitation on closure of this operation</li> <li>Management if impacting on the karst environment.</li> </ul>	EIS Chapter 6 Section 6.6 Appendix K Appendix J
Develop a Rehabilitation and Decommissioning/Closure Management Plans that outlines the rehabilitation objectives and strategies. This includes, but is not limited to: <ul style="list-style-type: none"> <li>Describing the design criteria of the final land use and landform</li> <li>Indicators to guide the return of the land back to agricultural production</li> <li>Monitoring and mitigation measures to be adopted for rehabilitation remedial actions</li> <li>Commitment to burying cables and pipes to a depth &gt;500mm on any land with a cropping history or land with a capability for cropping to allow greater opportunity for agricultural activities to continue above the cables. This is a particular issue for the cables/pipes which will be left in situ once restoration is complete.</li> </ul>	EIS Chapter 6 Section 6.6 Appendix J
The current agricultural value of the site is quantified, and the anticipated use of the site during the operation of the solar farm is also assessed.	EIS Chapter 6 Section 6.6
DUBBO REGIONAL COUNCIL	
The Department's email and the Environmental Assessment Requirements (EAR) state that the proposal has an estimated capacity of 220MW, when the PEA states 260MW.	Not Applicable
The EAR has the address of the property as 909 Suntop Toad, obviously a typing error. A legal description perhaps should refer to the various lots and deposited plans.	Not Applicable
The EAR refers to consultation with Upper Lachlan Shire Council. This shall be corrected to read - Dubbo Regional Council.	Corrected
Attachment 1 – Environmental Planning Instruments, doesn't reference the Environmental Planning and Assessment (EP&A) Act, 1979, the	Not Applicable

Environmental Planning and Assessment (EP&A) Regulation, 2000 or Wellington Local Environmental Plan (WLEP) 2012.	
The PEA and the Department's email continually refers to the site being 20 km from Wellington. This is true via road, but really about 10km straight line.	Corrected EIS Chapter 1 Section 1.3
The PEA refers to Wellington LGA (2.1). This shall be corrected to read - Dubbo Regional Council LGA.	Corrected EIS Chapter 1 Section 1.3
The PEA (Figure 2-2) shows a watercourse through the site and section 2.2 identifies that development "... will avoid the existing surface water bodies on the site where possible including a buffer of 40m between infrastructure and any waterway." As such, the proposal may be designated as per S91 Integrated Development, EP&A Act, 1979. The NSW Office of Water should be contacted to provide advice accordingly.	Not Applicable
<p>The PEA makes constant reference to a layout plan (Appendix A), but no layout plan of the proposed/likely/indicative footprint of the proposed panels has been provided. Consequently, it is not known what proportion of the site will be taken-up with the proposed 787,892 PV panels, their set-backs from creek lines and existing overhead powerlines and easements.</p> <p>The absence of a layout/site plan also means that the provisions of access perimeter roads are not identified to permit servicing of the on-site infrastructure and security fencing.</p> <p>The Department may need to consider the legality of seeking stakeholder input into the preparation of the SEARs, without providing this crucial information, which may bring any approval into question and expose the Department and the applicant to subsequent appeals.</p>	Not Applicable
The PEA in section 2.4.1 makes reference to the solar farm's construction in "... 1ha stages – with up to 10 stages ...". Given recent issues regarding 'staged development' and S83 of the EP&A Act, this terminology needs to be clarified.	Removed
The PEA in Table 2-2 Key Components of Proposal, refers to 2 x 40' shipping containers for storage and maintenance equipment. Council is not generally supportive of shipping containers, but further details regarding location, screening, footings, etc., may resolve such concerns.	Figure 3 – 9 2 maintenance containers will be located at the construction compound
The PEA in section 2.4.7 relates to decommissioning of the site. While Council endorses the intention to decommission the site, the question arises as to how is this achieved, how is this enforced? Council may be unaware that a site is closing down and the site could be left in poor condition, especially for agricultural pursuits.	EIS Chapter 3 Section 3.3.4 EIS Chapter 6 Section 6.6  Appendix J
The PEA in section 3.2 relates to alternative locations, but no details are provided.	EIS Chapter 2 Section 2.4

<p>The PEA in section 5.1.4 WLEP 2012, states that the proposal “... <i>can be considered a sustainable primary industry that extracts renewal energy (a natural resource)</i>”. A solar farm is not a ‘primary industry’.</p>	<p>Corrected</p>
<p>The PEA in section 5.1.4 states that “<i>electricity generation is not listed among developments which are permitted with consent for the zone ...</i>”. It should be noted that WLEP 2012 doesn’t list <i>electricity generating works</i> in the land use zones, as directed by a Department of Planning circular to all local councils, some years ago.</p> <p>The PEA fails to note that the site is deemed to be high-moderately high with regard to groundwater, as per WLEP 2012 clause 6.4 Groundwater vulnerability.</p>	<p>Noted</p> <p>EIS Chapter 6 Section 6.7</p>
<p>The PEA in section 5.1.5 refers to the Threatened Species Conservation Act 1995 and the Native Vegetation Act 2003, both of which were recently repealed. Council is also unsure why SEPP 33 Hazardous and Offensive Development is listed.</p>	<p>EIS Chapter 4 Section 4.3</p>
<p>Whilst the subject property may not be mapped as being Bush Fire Prone Land, the land will still be at risk of bushfires by virtue of its existing grassland vegetation. As is evident in the NSW version of the Building Code of Australia and commentary in Planning for Bush Fire Protection 2006, bushfire hazard exposure is not reliant upon the mapping by the NSWRFSC Commissioner.</p> <p>Consequently, bushfire exposure needs to be addressed. In this regard it is expected that a minimum 10m fire break would be provided around the perimeter of the development and appropriate water storage provided on-site for use by the NSW Rural Fire Service.</p> <p>It is expected that the setback requirements specified under clause 45 of the Infrastructure SEPP will be addressed and that the fire radiant heat exposure and explosion setbacks imposed by the NSW electrical utility operators will be addressed for the facility’s substations</p>	<p>EIS Chapter 6 Section 6.9 Appendix F</p>
<p>The Dark Skies Guidelines have not been addressed or mentioned in the submission despite the site being located within the Siding Spring Observatory’s Dark Sky Region (ie. within 200 km of the observatory). This Dark Sky Region applies to State Significant Development and invokes clause 92 of the Environmental Planning and Assessment Regulation, 2000.</p>	<p>Table 4-1</p>
<p>The PEA makes no mention of State Environmental Planning Policy (Rural Lands) 2008. Whilst this proposal does not involve the subdivision of land or the erection of a dwelling on the subject RU1 land, it will remove prime agricultural land from production. Consequently, it would seem appropriate that any assessment should consider the proposed development in terms of the Aims and Planning Principles outlined under such SEPP, at least for the purposes of Section 79C of the Act.</p>	<p>EIS Chapter 4 Section 4.5.3</p>
<p>With regard to road infrastructure, Council would expect the Environmental Impact Statement (EIS) to address: A breakdown of vehicles by type, specifying gross vehicle mass, vehicle length and expected daily volumes travelling to the site; and</p>	<p>EIS Chapter 6 Section 6.5 Appendix H</p>

<p>the capacity of the construction phase to accommodate curfew periods of travel on Suntop Road by 'restricted access vehicles' to ensure traffic safety of school buses and the like.</p>	
<p>Given the proposal foreshadows up to 40 x B-Double movements per day during construction, a Dilapidation Report on Suntop Road shall be provided.</p>	<p>B-Doubles no longer proposed EIS Chapter 6 Section 6.5 Appendix H</p>
<p>The intersection of Suntop Road and Renshaw McGirr Way is very marginal for B-Double access. Given the numbers of movements proposed, this could trigger upgrading of the intersection.</p>	<p>EIS Chapter 6 Section 6.5 Appendix H</p>
<p>Travelling of these vehicles through the Curra Creek Gorge on Renshaw McGirr Way will require some traffic safety related Safe Work Method Statement by Restricted Access Vehicle operators.</p>	<p>EIS Chapter 6 Section 6.5 Appendix H</p>
<p>A cursory inspection of the site revealed a ridge line about 500 metres south of Suntop Road. Ideally, the solar farm could be located on the southern side of the ridge line, which would effectively screen the entire enterprise from any passing traffic along Suntop Road. However, given no layout plan was provided, this remains unknown.</p>	<p>EIS Chapter 5 Section 5.4 Figure 3-6</p>