Appendix B

Table of Summary SEARs

Appendix B – Cross Reference to SEARs

Assessment Requirements	Reference in EIS
Department of Planning and Environment: Environmental Assessment Requirements *Section 78A (8) of the Environmental Planning and Assessment Act 1979*	
Must comply with the requirements in Schedule 2 of the *Environmental Planning and Assessment Regulation 2000*	EIS Chapter 5 Section 5.4.2
DEPARTMENT OF PLANNING AND ENVIRONMENT	
A stand-alone executive summary	EIS Section ii
A full description of the development, including: • 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	EIS Chapter 3 Section 3.3.2 – 3.3.4 Figure 3-3 Figure 1-5
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 9.2
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 – 6.14 EIS Chapter 8 Section 8.1 Appendices D – M
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 – 6.14 Appendices D – M
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: • 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.	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 6.4 Appendix G
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 *Schedule 1 of the Environmental Planning and Assessment Regulation 2000*	
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	Submitted to DP&E separate to EIS
The consent in writing of the owner of the land (as required in clause 49(1)(b) of the *Environmental Planning and Assessment Regulation 2000*).	Submitted to DP&E separate to EIS
Specific Issues – Land	
An assessment of the impact of the development on agricultural land (including an investigation of the potential for the site to be used for agricultural purposes during operation of the solar farm) and flood prone land.	EIS Chapter 6 Section 6.5
A soil survey to consider the potential for erosion to occur, paying particular attention to the compatibility of the development with the existing land uses on the site and adjacent land including: • Operating mines • Extractive industries • Mineral or petroleum resources • Exploration activities • Aerial spraying • Dust generation • Risk of weed and pest infestation during operation and after decommissioning, with reference to the zoning provisions applying to the land	EIS Chapter 6 Section 6.5 Section 6.8
A decommissioning and rehabilitation plan to return the land to productive agricultural use at closure of the project.	EIS Chapter 6 Section 6.5 Appendix M

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 for construction and operation.	EIS Chapter 6 Section 6.7
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)	EIS Chapter 6 Section 6.7 Section 6.8
Specific Issues - Biodiversity	
An assessment of the biodiversity values and the likely biodiversity impacts of the project in accordance with the *Biodiversity Conservation Act 2016* (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 Appendix D
A strategy to offset any residual impacts of the project in accordance with the *Biodiversity Conservation Act 2016* (NSW)	EIS Chapter 6 Section 6.1 Appendix D
Specific Issues – Heritage	
Assessment of the likely impacts of the development on Aboriginal and historic heritage (cultural and archaeological) (including the Sandy Hollow to Maryvale Railway Line), including adequate consultation with the local Aboriginal community.	EIS Chapter 6 Section 6.3 Section 6.4 Appendix F
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 6.6 Appendix H
Include a draft landscaping plan for on-site perimeter planting, with evidence it has been developed in consultation with affected landowners	EIS Chapter 6 Section 6.6 Appendix H
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 6.10 Appendix K

Include a draft noise management plan **if** the assessment shows construction noise is likely to exceed applicable criteria.	n/a
Specific Issues - Transport	
An assessment of the site access route (Seatonville Road, Maryvale Road 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 6.2 Appendix E
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 6.2 Appendix E
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 6.13
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 4
Undertake detailed consultation with affected landowners surrounding the development and Dubbo Regional Council.	EIS Chapter 4
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 4
OFFICE OF ENVIRONMENT AND HERITAGE	
Biodiversity	
Biodiversity impacts related to the Maryvale Solar Farm are to be assessed in accordance with the Biodiversity Assessment Method and documented in in a Biodiversity Development Assessment Report (BDAR).	EIS Chapter 6 Section 6.1 Appendix D
The BDAR must include information in the form detailed in the Biodiversity Conservation Act 2016 (s 6.12), Biodiversity Conservation Regulation 2017 (s 6.8) and Biodiversity Assessment Method including details of the measures proposed to address the offset obligation as follows: • The total number and classes of biodiversity credits required to be retired for the development/project • The number and classes of like-for-like biodiversity credits proposed to be retired	EIS Chapter 6 Section 6.1 Appendix D

• The number and classes of biodiversity credits proposed to be retired in accordance with the variation rules • Any proposal to fund a biodiversity conservation action • Any proposal to conduct ecological rehabilitation (if a mining project) • Any proposal to make a payment to the Biodiversity Conservation Fund (Fund)	
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	N/A
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	EIS Chapter 6 Section 6.1 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 6.4 Appendix F
Where Aboriginal cultural heritage values are identified, consultation with Aboriginal people must be undertaken and documented in accordance with the *Aboriginal cultural heritage consultation requirements for proponents 2010 (DECCW)*	EIS Chapter 6 Section 6.4 Appendix F
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 6.4 Appendix F
Any impacts on Aboriginal cultural heritage values are to be assessed and documented in the EIS.	EIS Chapter 6 Section 6.4 Appendix F
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 6.4 Appendix F
Any objects recorded as part of the assessment must be documented and notified to OEH	EIS Chapter 6 Section 6.4 Appendix F
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 6.3 Section 6.4 Appendix F
Where impacts to State or locally significant heritage items are identified, the assessment shall:	n/a

• Outline the proposed mitigation and management measures (including measures to avoid significant impacts and an evaluation of the effectiveness of the mitigation measures). • Be undertaken by a suitably qualified heritage consultant • Include a statement of heritage impact for all heritage items. • 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) • 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.	
Water and Soils	
The EIS must map the following features relevant to water and soils including: • Acid sulfate soils (Class 1, 2 ,3 or 4 on the Acid Sulfate Soil Planning Map) • Rivers, streams, wetlands, estuaries (as described in s4.1 of the BAM) • Wetlands (as described in s4.1 of the BAM) • Groundwater • Groundwater dependent ecosystems • Proposed intake and discharge locations	EIS Chapter 6 Section 6.1 Section 6.7 Section 6.8
The EIS must describe background conditions for any water resource likely to be affected by the development, including: • Existing surface and groundwater • Hydrology including volume, frequency and quality of discharges at proposed intake & discharge locations • Water Quality Objectives (as endorsed by the NSW Government http://www.environment.nsw.gov.au/ieo/index.htm) including groundwater as appropriate that represent the community's uses and values for the receiving waters • Water quality indicators and trigger values/criteria for the environmental values identified at (c) in accordance with the *ANZECC (2000) Guidelines for Fresh and Marine Water Quality*	EIS Chapter 6 Section 6.7
The EIS must assess the impacts of the development on water quality, including: • 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	EIS Chapter 6 Section 6.7

Identification of proposed monitoring of water quality	EIS Chapter 6 Section 6.7
The EIS must assess the impact of the development on hydrology, including: • Water balance (quantity, quality and source) • Effects to downstream rivers, wetlands, estuaries, marine waters and floodplain areas • Effects to downstream water-dependent fauna and flora including groundwater dependent ecosystems • 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. • Changes to environmental water availability, both regulated/licensed and unregulated/rules-based sources of such water. • 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. • Identification of proposed monitoring of hydrological attributes.	EIS Chapter 6 Section 6.7
Flooding and Coastal Erosion	
The EIS must map the following features: • Flood prone land. • Flood planning area, the area below the flood planning level. • Hydraulic categorisation (floodways and flood storage areas).	Not Applicable – Section 4.3
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.	Not Applicable – Section 4.3
The EIS must model the effect of the proposed development (including fill) on the flood behaviour under the following scenarios: • 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 climate change.	Not Applicable – Section 4.3
Modelling in the EIS must consider and document: • The impact on existing flood behaviour for a full range of flood events including up to the probable maximum flood. • 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 • Relevant provisions of the NSW Floodplain Development Manual 2005	Not Applicable – Section 4.3

The EIS must assess the impacts on the proposed development on flood behaviour, including: • Whether there will be detrimental increases in the potential flood affectation of other properties, assets and infrastructure. • Consistency with Council floodplain risk management plans. • Compatibility with the flood hazard of the land. • Compatibility with the hydraulic functions of flow conveyance in flood-ways and storage in flood storage areas of the land. • Whether there will be adverse effect to beneficial inundation of the floodplain environment, on, adjacent to or downstream of the site. • 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.	Not Applicable – Section 4.3
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.	S Not Applicable – Section 4.3
Whether the proposal incorporates specific measures to manage risk to life from flood. These matters are to be discussed with the SES and Council.	Not Applicable – Section 4.3
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.	Not Applicable – Section 4.3
Any impacts the development may have on the social and economic costs to the community as consequence of flooding.	Not Applicable – Section 4.3
NSW RURAL FIRE SERVICE	
A 10-metre trafficable defendable space shall surround the solar farm infrastructure	EIS Chapter 6 Section 6.9
NSW ROADS & MARITIME SERVICES	
A Traffic impact study prepared in accordance with the methodology set out in Section 2 of the RTA's *Guide to Traffic Generating Developments 2002* and including: • Hours and days of construction. • Schedule for phasing/staging of the project. • Traffic volumes • Existing background traffic. • Project-related for each stage of the project including construction, operation and decommissioning. • Projected cumulative traffic volumes.	EIS Chapter 6 Section 6.2 Appendix E

Traffic volumes are to also include a description of: • Ratio of light vehicles to heavy vehicles. • Peak times for existing traffic. • Peak times for project-related traffic. • Transportation hours. • Project related traffic interaction with existing and projected background traffic	EIS Chapter 6 Section 6.2 Appendix E
The origin, destination and routes for: • Employee and contractor light traffic. • Heavy traffic. • Over size and over mass traffic.	EIS Chapter 6 Section 6.2 Appendix E
A description of all oversize and over mass vehicles and the materials to be transported.	EIS Chapter 6 Section 6.2 Appendix E
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.	EIS Chapter 6 Section 6.2 Appendix E
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.	EIS Chapter 6 Section 6.2 Appendix E
A safety assessment of the existing rail crossing of Maryvale Road and measures required to be employed to provide a high level of safety of the increase in traffic volumes that will use this crossing during the construction, operation and decommissioning phases.	EIS Chapter 6 Section 6.2 Appendix E
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)	EIS Chapter 6 Section 6.2 Appendix E
Proposed road facilities, access and intersection treatments are to be identified and be in accordance with *Austroads Guide to Road Design 2010* including Safe Intersection Sight Distance (SISD).	EIS Chapter 6 Section 6.2 Appendix E
The layout of the internal road network, parking facilities and infrastructure within the project boundary.	EIS Chapter 6 Section 6.2 Appendix E
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: • Haulage of materials to site. • Safe transportation of construction workers from accommodation facilities to site and return.	EIS Chapter 6 Section 6.2 Appendix E

DEPARTMENT OF PRIMARY INDUSTRIES	
Confirmation of the agricultural value of the land, including baseline data, through the soil survey	EIS Chapter 6 Section 6.5
Maintaining the agricultural productive capacity of the land post development due to the erosion potential and the need for mitigation measures to address that issue.	EIS Chapter 6 Section 6.5
Development of a rehabilitation and decommissioning plan to return the land to productive agricultural use at closure of the project	EIS Chapter 6 Section 6.5
DIVISION OF RESOURCES & GEOSCIENCE	
Identify the authorities EL 8357 and EL 6178 on a land use/constraints map, in relation to the proposed solar farm project boundary, electricity transmission infrastructure and any biodiversity offset areas.	EIS Chapter 6 Section 6.5
Consult with titleholders to establish if the Project is likely to be incompatible with current or future mineral exploration. Including by limiting access to, or impeding assessment of, geologically prospective land.	EIS Chapter 4 Section 4.6
Evidence of consultation must include a letter of notification of the Project to the title holder, and a letter of response from the title holder to the Proponent, addressing the above considerations.	EIS Chapter 4 Section 4.6 Appendix C
DUBBO REGIONAL COUNCIL	
Attachment 1 – Environmental Planning Instruments, doesn't reference the Environmental Planning and Assessment (EP&A) Act, 1979, the Environmental Planning and Assessment (EP&A) Regulation, 2000 or Wellington Local Environmental Plan (WLEP) 2012.	Not Applicable
With regard to Wellington Council's Section 94A Developer Contribution Plan 2012, it is noted that is applies to the entire former Wellington Local Government Area and levies are payable at the rate of 1% of the proposed development cost. Given the proposal is values at $150,000,000 the applicable levy would be $1,500,000.	Noted
The PEA (2.2 and 2.3) discusses variation watercourse through the site. The PEA discusses surface water and hydrology (6.2.5) however without a layout plan, those impacts are difficult to define. 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.	EIS Chapter 4 Section 4.3
The PEA does not contain a 'layout plan' or a proposed/likely/indicative footprint of the proposed panels. This limits the response that Council is able to provide and may impact upon the quality of the Environmental Impact Statement. Consequently, it is not known what proportion of the site will be taken-up with the proposed 394,000 PV panels, their set-backs from watercourses and existing overhead powerlines and easements.	Figure 3-5

The absence of a layout/site plan also means that the access perimeter roads are not identified to permit servicing of the on-site infrastructure and security fencing.	
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 3-5 2 maintenance containers will be located at the construction compound
The PEA in section 2.4.6 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 a condition not suitable for agricultural pursuits in accordance with the zoning of the land.	Appendix H Appendix M
The PEA in section 3.2 relates to alternative locations, but no details are provided.	EIS Chapter 2 Section 2.5
The PEA in section 5.1.4 WLEP 2012, states that the proposal *"… can be considered a sustainable primary industry that extracts renewal energy (a natural resource)".* A solar farm is not a 'primary industry' nor is it defined as such under WLEP 2012 or the State Environmental Planning Policy (SEPP) Infrastructure 2007.	Noted
The PEA in section 5.1.5 refers to SEPP 33 Hazardous and Offensive Development. Council is unsure why this legislation would be listed.	Noted
Whilst only a portion of the subject property may is mapped as being Bush Fire Prone Land, the land will still be at risk of bushfires by virtue of its existing grassland vegetation. Although the consultant's statement in the Table to clause 6.2 (PEA) that their search " did not identify the land as fire prone", it appears that each allotment subject to the this development and within the holding has not been check correctly	EIS Chapter 6 Section 6.9
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 NSWRFS Commissioner. 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. 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	EIS Chapter 6 Section 6.9

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.	Table 5-1
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.	EIS Chapter 5 Section 5.5.3
With regard to road infrastructure, Council would expect the Environmental Impact Statement (EIS) to address: • The fact that Seatonville Road and Maryvale Road (site access) do not have the necessary geometric or structural capacity to handle the heavy vehicle traffic that is expected to be generated; • a breakdown of vehicles by type, specifying gross vehicle mass, vehicle length and expected daily volumes travelling to the site; • the proposed B-Double route, given that the proposal is foreshadowing up to 90 heavy vehicle movements per day during the construction phase • the possible upgrading of existing road pavements to accommodate the expected heavy traffic • the possible upgrading of the Maryvale Road intersections to accommodate B-Double truck movements shall also be identified • Seatonville Road may need to be gravelled and bitumen sealed to make it all weather accessible and reduce dust generation; and • Access to and from the Mitchell Highway may be an issue if trucks delivering materials to the site travel in convoy, given the short stacking distance at the Maryvale Road railway level crossing	EIS Chapter 6 Section 6.2 Appendix E