



# APPENDIX A

SEARs compliance table



**Table A.1 SEARs compliance table**

SEARs	Relevant EIS section/Appendix
<b>General requirements</b>	
<i>The environmental impact statement (EIS) must be prepared in accordance with, and meet the minimum requirements of clauses 6 and 7 of Schedule 2 of the Environmental Planning and Assessment Regulation 2000 (the Regulation) and must have regard to the State Significant Development Guidelines.</i>	
In particular, the EIS must include:	
<ul style="list-style-type: none"> <li>• a stand-alone executive summary;</li> </ul>	Executive Summary
<ul style="list-style-type: none"> <li>• a full description of the development, including:                             <ul style="list-style-type: none"> <li>– details of construction, operation and decommissioning;</li> </ul> </li> </ul>	3 Project description
<ul style="list-style-type: none"> <li>– 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);</li> </ul>	Figure 3.1 Project overview
<ul style="list-style-type: none"> <li>– a high quality detailed constraints map identifying the key environmental and other land use constraints that have informed the final design of the development;</li> </ul>	Figure 3.2 Environmental constraints
<ul style="list-style-type: none"> <li>• a strategic justification of the development focusing on site selection and the suitability of the proposed site with respect to potential land use conflicts with existing and future surrounding land uses (including existing land use, rural/residential development, Crown lands adjacent to the site and neighbouring developments);</li> </ul>	2 Strategic context 2.6 Site suitability
<ul style="list-style-type: none"> <li>• an assessment of the likely impacts of the development on the environment, focusing on the specific issues identified below, including:                             <ul style="list-style-type: none"> <li>– a description of the existing environment likely to be affected by the development using sufficient baseline data;</li> </ul> </li> </ul>	2.5 Key features of site and surrounds
<ul style="list-style-type: none"> <li>– an assessment of the likely impacts of all stages of the development (which is commensurate with the level of impact), including any cumulative impacts of the site and existing or proposed developments in the region in accordance with the <i>Cumulative Impact Assessment Guideline</i> (DPIE, July 2021), including Wellington Solar Farm, Wellington North Solar Farm and Uungula Wind Farm, taking into consideration any relevant legislation, environmental planning instruments, guidelines, policies, plans and industry codes of practice;</li> </ul>	6 Assessment of impacts
<ul style="list-style-type: none"> <li>– a description of the measures that would be implemented to avoid, mitigate and/or offset the impacts of the development (including draft management plans for specific issues as identified below); and</li> </ul>	6.1.5, 6.2.5, 6.3.6, 6.4.4, 6.5.4, 6.6.4, 6.7.4, 6.8.4, 6.9.4, 6.10.4, 6.11, Appendix D - Management Measures
<ul style="list-style-type: none"> <li>– a description of the measures that would be implemented to monitor and report on the environmental performance of the development;</li> </ul>	6.1.5, 6.2.5, 6.3.6, 6.4.4, 6.5.4, 6.6.4, 6.7.4, 6.8.4, 6.9.4, 6.10.4, 6.11, Appendix D - Management Measures
<ul style="list-style-type: none"> <li>• a consolidated summary of all the proposed environmental management and monitoring measures, identifying all the commitments in the EIS;</li> </ul>	Appendix D Mitigation measures summary
<ul style="list-style-type: none"> <li>• a detailed evaluation of the merits of the project as a whole having regard to:                             <ul style="list-style-type: none"> <li>– the requirements in Section 4.15 of 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> </li> </ul>	7.4 Statutory compliance 7.6.4 Ecologically sustainable development
<ul style="list-style-type: none"> <li>– the suitability of the site with respect to potential land use conflicts with existing and future surrounding land uses; and</li> </ul>	2.6 Site suitability

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<ul style="list-style-type: none"> <li>– feasible alternatives to the development (and its key components), including the consequences of not carrying out the development;</li> </ul>	2.8 Feasible alternatives to the project
<ul style="list-style-type: none"> <li>• a detailed consideration of the capability of the project to contribute to the security and reliability of the electricity system in the National Electricity Market, having regard to local system conditions and the Department’s guidance on the matter; and</li> </ul>	2 Strategic context
<ul style="list-style-type: none"> <li>• a signed statement from the author of the EIS, certifying that the information contained within the document is neither false nor misleading.</li> </ul>	Certification
The EIS must also be accompanied by:	
<ul style="list-style-type: none"> <li>• a report from a suitably qualified person providing a detailed calculation of the capital investment value (CIV) (as defined in clause 3 of the Regulation) of the proposal, including details of all assumptions and components from which the CIV calculation is derived;</li> </ul>	To be provided separate to the EIS
<ul style="list-style-type: none"> <li>• an estimate of the jobs that will be created during the construction and operational phases of the proposed project; and</li> </ul>	3.3.4 Construction workforce 3.4 Operations
<ul style="list-style-type: none"> <li>• certification that the information provided is accurate at the date of preparation.</li> </ul>	Certification page
The development application must be accompanied by the consent in writing of the owner/s of the land (as required in clause 49(1)(b) of the Regulation).	To be provided separate to the EIS
<b>Key issues</b>	
The EIS must address the following specific matters:	
<ul style="list-style-type: none"> <li>• Biodiversity – including: <ul style="list-style-type: none"> <li>– an assessment of the biodiversity values and the likely biodiversity impacts of the project in accordance with Section 7.9 of the <i>Biodiversity Conservation Act 2016</i> (NSW), the Biodiversity Assessment Method (BAM) 2020 and documented in a Biodiversity Development Assessment Report (BDAR), unless BCS and DPIE determine the proposed development is not likely to have any significant impacts on biodiversity values;</li> <li>– the BDAR must document the application of the avoid, minimise and offset framework including assessing all direct, indirect and prescribed impacts in accordance with the BAM; and</li> <li>– if an offset is required, details of the measures proposed to address the offset obligations.</li> </ul> </li> </ul>	6.1 Biodiversity Appendix E Biodiversity Development Assessment Report
<ul style="list-style-type: none"> <li>• Heritage – including: <ul style="list-style-type: none"> <li>– an assessment of the impact to Aboriginal cultural heritage items (cultural and archaeological) in accordance with the Guide to <i>Investigating, Assessing and Reporting on Aboriginal Cultural Heritage in NSW</i> (OEH, 2011) and the Code of Practice for the <i>Archaeological Investigation of Aboriginal Objects in NSW</i> (DECCW, 2010);</li> <li>– provide 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 <i>Aboriginal Cultural Heritage Consultation Requirements for Proponents</i> (DECCW, 2010); and</li> <li>– assess the impact to historic heritage having regard to the <i>NSW Heritage Manual</i>.</li> </ul> </li> </ul>	6.2.1 Aboriginal heritage Appendix F  6.2.1 Aboriginal heritage Appendix F  6.2.2 Historic heritage Appendix G

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SEARs	Relevant EIS section/Appendix
<ul style="list-style-type: none"> <li>• Land – including:               <ul style="list-style-type: none"> <li>– 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, permissibility, strategic context and existing site constraints;</li> </ul> </li> </ul>	2 Strategic context 2.6 Site suitability 2.8.2 Siting and layout
<ul style="list-style-type: none"> <li>– an assessment of the potential impacts of the development on existing land uses on the site and adjacent land, including:               <ul style="list-style-type: none"> <li>▪ agricultural land, flood prone land, Crown lands, mining, quarries, mineral or petroleum rights;</li> </ul> </li> </ul>	6.6 Land resources 6.10 Surface water and flooding
<ul style="list-style-type: none"> <li>▪ a soil survey to determine the soil characteristics and consider the potential for erosion to occur; and</li> </ul>	6.6 Land resources Appendix H
<ul style="list-style-type: none"> <li>▪ a cumulative impact assessment of nearby developments;</li> </ul>	6.12 Cumulative impacts
<ul style="list-style-type: none"> <li>– an assessment of the compatibility of the development with existing land uses, during construction, operation and after decommissioning, including:               <ul style="list-style-type: none"> <li>▪ consideration of the zoning provisions applying to the land, including subdivision;</li> </ul> </li> </ul>	2.4 Strategic planning framework 4.3 Permissibility
<ul style="list-style-type: none"> <li>▪ completion of a Land Use Conflict Risk Assessment in accordance with the Department of Industry’s <i>Land Use Conflict Risk Assessment Guide</i>; and</li> </ul>	Appendix I
<ul style="list-style-type: none"> <li>▪ assessment of impact on agricultural resources and agricultural production on the site and region.</li> </ul>	6.6.3
<ul style="list-style-type: none"> <li>• Visual – including a detailed assessment of the likely visual impacts (including night lighting) of all components of the project (including transmission lines and any other ancillary infrastructure) on surrounding residences, scenic or significant vistas and road corridors in the public domain.</li> </ul>	6.9 Visual Appendix J
<ul style="list-style-type: none"> <li>• Noise – including an assessment of the construction noise impacts of the development in accordance with the <i>Interim Construction Noise Guideline</i> (ICNG), operational noise impacts in accordance with the <i>NSW Noise Policy for Industry</i> (2017), cumulative noise impacts (considering other developments in the area), and a draft noise management plan if the assessment shows construction noise is likely to exceed applicable criteria.</li> </ul>	6.3 Noise and vibration Appendix K
<ul style="list-style-type: none"> <li>• Transport – including:               <ul style="list-style-type: none"> <li>– an assessment of the peak and average traffic generation, including over-dimensional vehicles, construction worker transportation and transport of materials by rail;</li> </ul> </li> </ul>	6.8.3
<ul style="list-style-type: none"> <li>– an assessment of the likely transport impacts to the site access route (including, but not limited to, Goolma Road, Twelve Mile Road and Mitchell Highway) and site access point(s), particularly in relation to the capacity and condition of the roads;</li> </ul>	6.8.3
<ul style="list-style-type: none"> <li>– a cumulative impact assessment of traffic from nearby developments; and</li> </ul>	6.8.2 6.8.3
<ul style="list-style-type: none"> <li>– provide details of measures to mitigate and / or manage potential impacts including a schedule of all required road upgrades (including resulting from heavy vehicle and over mass/over dimensional traffic haulage routes), road maintenance contributions, and any other traffic control measures, developed in consultation with the relevant road authority.</li> </ul>	6.8.4

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<ul style="list-style-type: none"> <li>Water – including:                             <ul style="list-style-type: none"> <li>an assessment of the likely impacts of the development (including flooding) on surface water and groundwater resources and measures proposed to monitor, reduce and mitigate these impacts;</li> <li>details of water requirements and supply arrangements for construction and operation; and</li> <li>a description of the erosion and sediment control measures that would be implemented to mitigate any impacts in accordance with <i>Managing Urban Stormwater: Soils &amp; Construction</i> (Landcom 2004).</li> </ul> </li> </ul>	<p>6.10 Appendix M</p> <p>6.10.3</p> <p>6.6.4</p>
<ul style="list-style-type: none"> <li>Hazards – including:                             <ul style="list-style-type: none"> <li>a preliminary risk screening completed in accordance with <i>State Environmental Planning Policy No. 33 – Hazardous and Offensive Development and Applying SEPP 33</i> (DoP, 2011);</li> <li>a Preliminary Hazard Analysis (PHA) must be prepared in accordance with the <i>Hazardous Industry Planning Advisory Paper No. 6, ‘Hazard Analysis’ and Multi-Level Risk Assessment</i> (DoP, 2011); and</li> <li>an assessment of potential hazards and risks including but not limited to bushfires, spontaneous ignition, electromagnetic fields or the proposed grid connection infrastructure against the International Commission on Non-Ionizing Radiation Protection (ICNIRP) <i>Guidelines for limiting exposure to Time-varying Electric, Magnetic and Electromagnetic Fields</i>.</li> </ul> </li> </ul>	<p>6.5 Appendix N</p> <p>6.5 Appendix N</p> <p>6.5 Appendix N</p>
<ul style="list-style-type: none"> <li>Socio-Economic – including an assessment of the social and economic impacts in accordance with Social Impact Assessment Guideline (DPIE, July 2021), 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, assessment of impact on agricultural resources and agricultural production on the site and region.</li> </ul>	<p>6.7 Appendix O</p>
<ul style="list-style-type: none"> <li>Waste – identify, quantify and classify the likely waste stream to be generated during construction and operation, and describe the measures to be implemented to manage, reuse, recycle and safely dispose of this waste.</li> </ul>	<p>6.11.3</p>
<b>Consultation</b>	
<p>During the preparation of the EIS, you should consult with relevant local, State or Commonwealth Government authorities, infrastructure and service providers, community groups, affected landowners and any exploration licence and/or mineral title holders.</p>	<p>5 Engagement</p>
<p>In particular, you must undertake detailed consultation with affected landowners surrounding the development, Dubbo Regional Council, Crown land and NSW Aboriginal Land Council.</p>	<p>5 Engagement</p>
<p>The EIS must:</p>	
<ul style="list-style-type: none"> <li>detail how engagement undertaken was consistent with the <i>Undertaking Engagement Guide: Guidance for State Significant Projects</i> (DPIE, July 2021); and</li> </ul>	<p>5 Engagement</p>
<ul style="list-style-type: none"> <li>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.</li> </ul>	<p>5 Engagement</p>