

A.1 SEARs compliance table

SEARs Requirement	Where addressed in EIS	Where addressed in technical assessment/Appendix
Department of Planning and Environment		
General requirements		
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.	Chapter 4 Statutory context	-
In particular, the EIS must include:		
a stand-alone executive summary	Executive summary	-
a full description of the development, including:	Chapter 3 Project Description	
 details of construction, operation and decommissioning 	Chapters 3.4.1 – 3.4.3 Construction, Operations, and Decommissioning	-
 a high quality 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) 	Figure 3.1 Project overview	-
 a high quality detailed constraints map identifying the key environmental and other land use constraints that have informed the final design of the development 	Figure 2.5 Project options	-
 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 solar and major projects, Crown lands, rural residential development and subdivision potential) 	Chapter 2 Strategic context and alternatives Subdivision is considered in 4 Statutory context	-
 an assessment of the likely impacts of the development on the environment, focusing on the specific issues identified below, including: 	Chapter 6 Assessment and mitigation of impacts	-
 a description of the existing environment likely to be affected by the development using sufficient baseline data 	Section 2.3 Key features of the site and surrounds	-
 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 and impacts on the site and any road upgrades, taking into consideration any relevant legislation, environmental planning instruments, guidelines, policies, plans and industry codes of practice including the Large-scale Solar Energy Guideline (DPIE 2018) and the Cumulative Impact Assessment Guideline (DPIE, July 2021) 	Chapter 6 Assessment and mitigation of impacts	-

SEARs Requirement	Where addressed in EIS	Where addressed in technical assessment/Appendix
 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) 	Sections 6.2.5, 6.2.6, 6.3.5, 6.4.4, 6.5.5, 6.6.3, 6.7.4, 6.8.4, 6.9.4, 6.10.4, 6.11.4, 6.12.4, 6.13.1(iii), 6.13.2(iii).	Appendix E – Management and Mitigation measures
 a description of the measures that would be implemented to monitor and report on the environmental performance of the development 	Sections 6.2.5, 6.2.6, 6.3.5, 6.4.4, 6.5.5, 6.6.3, 6.7.4, 6.8.4, 6.9.4, 6.10.4, 6.11.4, 6.12.4, 6.13.1(iii), 6.13.2(iii).	Appendix E – Management and Mitigation measures
 a consolidated summary of all the proposed environmental management and monitoring measures, identifying all the commitments in the EIS 	-	Appendix E – Management and Mitigation measures
a detailed evaluation of the merits of project as a whole having regard to:		
 the requirements in Section 4.15 of the Environmental Planning and Assessment Act 1979, and how the principles of ecologically sustainable development have been incorporated in the design, construction and ongoing operations of the development 	Section 7.7 Ecologically sustainable development	Appendix B – Statutory compliance table
 the suitability of the site with respect to potential land use conflicts with existing and future surrounding land uses 	Section 2.2 Site selection and justification Section 2.4 Surrounding development	-
 feasible alternatives to the development (and its key components), including the consequences of not carrying out the development 	Section 2.5 Project options and alternatives considered	-
 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 Strategic context	-
 a signed statement from the author of the EIS, certifying that the information contained within the document is neither false nor misleading. 	Certification page	-
The EIS must also be accompanied by 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 	Provided separately to the EIS	-
 an estimate of jobs that will be created during the construction and operational phases of the proposed infrastructure 	Section 3.4.1(viii) – construction, and Section 3.4.2(iv) – operations	-

SEARs Requirement	Where addressed in EIS	Where addressed in technical assessment/Appendix
 certification that the information provided is accurate at the date of preparation 	Certification	-
 The development application must be accompanied by the consent of the owner/s of the land (as required in clause 49(1)(b) of the Regulation) 	Provided separately to the EIS	-
Key issues:		
The EIS must address the following specific matters		
Biodiversity – including:		
 an assessment of the biodiversity values and the likely biodiversity impacts of the project in accordance with Section 7.9 of the <i>Biodiversity</i> <i>Conservation Act 2016</i> (NSW), the Biodiversity Assessment Method (BAM) 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 	Section 6.2 – Biodiversity	Appendix F – BDAR
 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 	Section 6.2.3 and Section 6.2.4	Appendix F – Section 6 Impact assessment Appendix F
 an assessment of the likely impacts on listed aquatic threatened species, populations or ecological communities, scheduled under the <i>Fisheries</i> <i>Management Act 1994</i>, and a description of the measures to minimise and rehabilitate impacts 	Section 6.2.2(ii) and Section 6.2.2(iv)	Appendix F – Section 3.1.2 Rivers, streams, estuaries and wetlands and 7.2 Fisheries Management Act 1994
 if an offset is required, details of the measures proposed to address the offset obligation 	Section 6.2.5	Appendix F – Section 6.6 Impacts requiring offsets, and Section 6.7 Biodiversity offset strategy
Heritage – including:		
 an assessment of the likely Aboriginal and historic heritage (cultural and archaeological) in accordance with the <i>Guide to Investigating, Assessing</i> 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) 	Section 6.5 – Aboriginal heritage and Section 6.12 – Historic heritage	Appendix I and Appendi Q
 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); 	Section 6.5.1	Appendix I – Section 3 Aboriginal community consultation Appendix I
 an assessment of the impact to historic heritage having regard to the NSW Heritage Manual 	Section 6.12	Appendix Q – Section 2.1.2 State legislation
		Appendix I

SEARs Requirement	Where addressed in EIS	Where addressed in technical assessment/Appendix
• Land – including:		
 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 	Section 2.2, Chapter 7	Appendix L – Land use, soils and erosion assessment
 an assessment of the potential impacts of the development on existing and approved land uses on the site and adjacent land, including: 		
 consideration of agricultural land, flood prone land, Crown lands, mining, quarries, mineral or petroleum rights 	Section - 6.8 Land Resources Section - 6.9 Water resources. One EL was identified over the Study Area (EL EL9268), and the tenement holder was contacted; however, it appears this EL has now been surrendered.	Appendix L Section 3.4.5 Land soil capability 4 Agricultural assessment
 a soil survey to determine the soil characteristics and consider the potential for erosion to occur 	Section 6.8 Land resources	Appendix L – Section 3.4.8 Site soil chemistry
 a cumulative impact assessment of nearby developments 	Section 6.14 Cumulative impacts	-
 an assessment of the compatibility of the development with existing land uses, during construction, operation and after decommissioning, including: 		
 consideration of the zoning provisions applying to the land, including subdivision (if required) 	Section 2.3 Key features of the site surrounds	Appendix L – Section 3. Land use
	Section 4.2 Permissibility	
	Subdivision is considered in 4 Statutory context	
 completion of a Land Use Conflict Risk Assessment in accordance with the Department of Industry's Land Use Conflict Risk Assessment Guide 	-	Appendix A.1 in Appendix L
 assessment of impact on agricultural resources and agricultural production on the site and region 	Section 6.8.3(iv)	Appendix L — 5.1.4 Agricultural productivit impacts

SEARs Requirement	Where addressed in EIS	Where addressed in technical assessment/Appendix
• Visual – including:		
 a detailed assessment of the likely visual impacts (including any glare, reflectivity and night lighting) of all components of the project (including arrays, transmission lines, substations and any other ancillary infrastructure) on surrounding residences and key locations, scenic or significant vistas, Central West Cycle Trail, Siding Spring Observatory in accordance with the <i>Dark Sky Planning Guideline</i> (2016), air traffic, road corridors in the public domain 	Section 6.3 Visual	Appendix G – Section 5 Visual assessment Section 6 Mitigation measures
 provide details of measures to mitigate and/or manage potential impacts (including a draft landscaping plan for on-site perimeter planting, with evidence it has been developed in consultation with affected landowners) 	Section - 6.3.5 Visual	Appendix G – Section 6 Mitigation measures
• Noise – including:		
 including an assessment of the construction noise impacts of the development in accordance with the <i>Interim Construction Noise</i> <i>Guideline</i> (ICNG), operational noise impacts in accordance with the <i>NSW</i> <i>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 	Section 6.7 Noise and vibration	Appendix K
• Transport – including:		
 an assessment of the peak and average traffic generation, including over-dimensional vehicles and construction worker transportation 	Section 6.4 Traffic and transport	Appendix H – Section 4.1.4 Traffic generation
 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 6.4 Traffic and transport	Appendix H – Section 5 Impact assessment
 a cumulative impact assessment of traffic from nearby developments 	Section 6.4 Traffic and transport	Appendix H – Section 4.5 Cumulative traffic Section – 5 Impact assessment
 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 and rails authorities (if required) 	Section 6.4.4 - Traffic and transport	Appendix H - Section 6 Mitigation measures

SEARs Requirement	Where addressed in EIS	Where addressed in technical assessment/Appendix
• Water – including:		
 an assessment of the likely impacts of the development (including flooding) on surface water and groundwater resources traversing the site and surrounding watercourses, drainage channels, wetlands, riparian land, farm dams, groundwater dependent ecosystems and acid sulfate soils, related infrastructure, adjacent licensed water users and basic landholder rights, and measures proposed to monitor, reduce and mitigate these impacts 	Section 6.9 Water resources	Appendix N – Section 2 Constraints mapping
 details of water requirements and supply arrangements for construction and operation 	Section 3.3.1(i)	-
 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 6.8 Land resources and Section 6.9 Water resources	Appendix N – Section 5.1 Qualitative risk and mitigation
Hazards and Risks – including:		
 a preliminary risk screening completed in accordance with State Environmental Planning Policy No. 33 – Hazardous and Offensive Development and Applying SEPP 33 (DoP, 2011) 	Section 6.6 Hazard and risk	Appendix J
 a Preliminary Hazard Analysis (PHA) must be prepared in accordance with 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 6.6 Hazard and risk	Appendix J
 an assessment of potential hazards and risks including but not limited to bushfires, spontaneous ignition, electromagnetic fields or the proposed 	Section 6.6 Hazard and risk, and Section 6.11	Appendix J – Section 9 Risk assessment
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	Bushfire	Appendix P – Bushfire Assessment
• Socio-Economic – including:		
 the EIS must include an assessment of the social and economic impacts in accordance with <i>Social Impact Assessment Guideline</i> (DPIE, July 2021) and 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 production 	in accordance with Social Impact Assessment Guideline (DPIE, July 2021)impact assessment,and benefits of the project for the region and the State as a whole,Section 7 - Projectincluding consideration of any increase in demand for communityjustification	Appendix O Social Impact Assessment, Sections 6 Community and stakeholder engagement
on the site and region		7 Social impact assessment
		8 Mitigation and management
• Waste – including:		
 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 	Section 6.13.2 Waste	-

SEARs Requirement	Where addressed in EIS	Where addressed in technical assessment/Appendix
Plans and Documents		
 The EIS must include all relevant plans, diagrams and relevant documentation required under Schedule 1 of the Regulation. Provide these as part of the EIS rather than as separate documents 	Figures throughout the EIS	Appendix C – Site access road upgrade corridor concept design.
 In addition, the EIS must include high quality files of maps and figures of the subject site, proposal and proposed road upgrades. 	Figures throughout the EIS	Appendix C – Site access road upgrade corridor concept design.
Consultation		
 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, exploration licence holders and mineral title holders. In particular, you must undertake detailed consultation with affected landowners surrounding the development, Mid-Western Regional Council, 	Section 5 Engagement	Appendix D
Crown lands and NSW Aboriginal Land Council.		
 The EIS must: detail how engagement undertaken was consistent with the Undertaking Engagement Guide: Guidance for State Significant Projects (DPIE, July 2021) 	Section 5 Engagement	Appendix D and Appendix O
 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, a short explanation should be provided 	Section 5 Engagement	Appendix O
TfNSW		
 Tallawang Solar Farm and Barneys Reef Wind Farm occurring within the vicinity and likely using similar transport routes. Consideration of the cumulative traffic generation and timing of projects. 	Section 6.4 Traffic	Appendix H – Section 4.5 Cumulative impact
 Consideration should be given to projects that are occurring within the road network along the OSOM/heavy vehicle haulage routes from the scoping report it is likely that the following projects may be occurring along the preliminary OSOM/heavy vehicle haulage route. It is important to liaise with TfNSW as the TIA and the EIS progress. Golden Highway – Mudies Creek and Whittingham project. TfNSW New England Highway – Belford to Golden Highway. 	Section 6.4 Traffic	Consultation with TfNSW regarding OSOM vehicle movements will be undertaken before construction by the actual OSOM vehicle operators. Where the project traffic accessibility is affected by major road works in progress on the Golden Highway and other state highways, TfNSW will be consulted regarding changes to the project traffic accessibility along the route.

SEARs Requirement	Where addressed in EIS	Where addressed in technical assessment/Appendix
3. The volume of OSOMs associated with the development of the Central West REZ and the other projects occurring across the state is likely to reduce the capacity of the as a result of the to the frequency and volume of OSOM movements. The TIA will need to identify overlapping projects utilising the same OSOM routes and consider scheduling outside of peak periods and key project traffic control periods.	Section 6.4 Traffic	Appendix H – Section 4.4 Nearby development traffic
4. It is noted that there are a significant number of renewable energy projects occurring within the locality. The TIA should assess the implications in relation to the construction related traffic on the road network due to the coinciding timeframes for the construction of these projects.	Section 2.4 Surrounding development	Appendix H
 An assessment of the need for improvements to the road network, in particular at the intersection of Barneys Reef Road/Castlereagh Highway and Birriwa Bus Route South/Castlereagh Highway. 	Section 6.4 Traffic and Transport	Appendix H – Section 5 Impact Assessment
6. TfNSW requests that the Environmental Impact Statement be supported by a Traffic Impact Assessment (TIA) prepared by a suitably qualified person in accordance with the Austroads Guide to Traffic Management Part 12, the Roads and Maritime Supplements to Austroads and the RTA Guide to Traffic Generating Developments. The TIA is to address the following.	Section 6.4 Traffic and Transport	Appendix H
 Project schedule: Hours and days of work, number of shifts and start and end times, and Phases and stages of the project, including 	Section 6.4 Traffic and Transport	Appendix H – Section 4.1.1 Duration and hours
 Traffic volumes: Existing background traffic, Project-related traffic for each phase or stage of the project, and Projected cumulative traffic at commencement of operation, and a 10- year horizon post commencement. 	Section 6.4 Traffic and Transport	Appendix H – Section 3.3 Existing traffic volumes Section 4.1.4 Traffic generation
 Traffic characteristics: Number and ratio of heavy vehicles to light vehicles, Peak times for existing traffic, Peak times for project-related traffic including commuter periods, Proposed hours for transportation and haulage, and Interactions between existing and project-related traffic. 	Section 6.4 Traffic and Transport	Appendix H Section 3.3 Existing traffic volumes Section 4 Assessment method and assumptions
• A description of all over size and over mass vehicles and the materials to be transported	Section 6.4 Traffic and Transport	Appendix H Section 4.1 Construction
 The origins, destinations and routes for: Commuter (employee and contractor) light vehicles and pool vehicles, Heavy (haulage) vehicles, and 	Section 6.4 Traffic and Transport	Appendix H Section 4.3 Traffic distribution

SEARs Requirement	Where addressed in EIS	Where addressed in technical assessment/Appendix
 Over size and over mass vehicles. 	Section 6.4 Traffic and Transport	Appendix H Section 4.1 Construction Section 4.3 Traffic distribution
 Road safety assessment of key haulage route/s. 	Section 6.4 Traffic and Transport	Appendix H Section 3.4 Crash analysis Section 5.5 Warrants for basic, auxiliary and channelised turn treatments
• 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,	Section 6.4 Traffic and Transport	Appendix H Section 5.4 Road safety assessment for Castlereagh Highway and Barneys Reef Road
• The need for improvements to the road network, and the improvements proposed such as road widening and intersection treatments, to cater for and mitigate the impact of project related traffic.	Section 6.4 Traffic and Transport	Appendix H Section 5.5 Warrants for basic, auxiliary and channelised turn treatments Section 5.6 Road corridor upgrade
 Proposed road facilities, access and intersection treatments are to be identified and be in accordance with Austroads Guide to Road Design including provision of Safe Intersection Sight Distance (SISD). 	Section 6.4 Traffic and Transport	Appendix H Section 5.4 Road safety assessment for Castlereagh Highway and Barneys Reef Road
 Local climate conditions that may affect road safety during the life of the project (eg, fog, wet and dry weather, icy road conditions). 	Section 6.4 Traffic and Transport	Appendix H Section 6.1 Construction phase
 The layout of the internal road network, parking facilities and infrastructure. 	Figure 3.1 Project layout	Appendix H Section Figure 2.1
 Impact on rail corridors and level crossings detailing any proposed interface treatments. 	Section 6.4 Traffic and Transport	Appendix H – Section 5.8 Impact on rail corridor and rail crossings

SEARs Requirement	Where addressed in EIS	Where addressed in technical assessment/Appendix
 Impact on public transport (public and school bus routes) and consideration for alternative transport modes such as walking and cycling. 	Section 6.4 Traffic and Transport	Appendix H – Section 5.9 Impact on public transport, cyclists and pedestrians
 Identification and assessment of potential impacts of the project, such as blasting, lighting, visual, noise, dust and drainage on the function and integrity of all affected public roads. 	Section 6.4 Traffic and Transport	Appendix G (visual), Appendix K (noise)
 Controls for transport and use of any dangerous goods in accordance with State Environmental Planning Policy No. 33 – Hazardous and Offensive Development, the Australian Dangerous Goods Code and Australian Standard 4452 Storage and Handling of Toxic Substances. 	Section 6.6 Hazards and risks	Appendix J Preliminary Hazards Analysis
Heritage NSW requirements		
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 an Aboriginal Cultural Heritage Assessment Report (ACHAR). This may include the need for surface survey and test excavation. The identification of cultural heritage values must be conducted in accordance with the Code of Practice for Archaeological Investigation in NSW (DECCW 2010), and be guided by the Guide to Investigating, Assessing and Reporting on Aboriginal Cultural Heritage in New South Wales (OEH 2011).	Section 6.5 Aboriginal heritage	Appendix l
Consultation with Aboriginal people must be undertaken and documented in accordance with the Aboriginal Cultural Heritage Consultation Requirements for Proponents (DECCW 2010). The significance of cultural heritage values for Aboriginal people who have a cultural association with the land must be documented in the ACHAR.	Section 6.5.1	Appendix I Section 3 Aboriginal Community Consultation
	Section 6.5.5	Appendix I
Impacts on Aboriginal cultural heritage values are to be assessed and documented in the ACHAR. The ACHAR must demonstrate attempts to avoid		Section 8.1 Avoiding and minimising harm
impact upon cultural heritage values and identify any conservation outcomes. Where impacts are unavoidable, the EIS must outline measures proposed to mitigate impacts. Any objects recorded as part of the assessment must be documented and notified to Heritage NSW.		Section 9 Management of aboriginal cultural heritage sites
The assessment of Aboriginal cultural heritage values must include a surface	Section 6.5.3(v)	Appendix I
survey undertaken by a qualified archaeologist. The result of the surface survey is to inform the need for targeted test excavation to better assess the integrity, extent, distribution, nature and overall significance of the archaeological record. The results of surface surveys and test excavations are to be documented in the ACHAR.		Section 6 Results of Aboriginal Archaeological Assessment
The ACHAR must outline procedures to be followed if Aboriginal objects are found at any stage of the life of the project to formulate appropriate measures to manage unforeseen impacts.	Section 6.5.6	Appendix I Section 9.3 Unanticipated finds protocol

SEARs Requirement	Where addressed in EIS	Where addressed in technical assessment/Appendix
The ACHAR must outline procedures to be followed in the event Aboriginal	Section 6.5.6	Appendix I
burials or skeletal material is uncovered during construction to formulate appropriate measures to manage the impacts to this material.		Section 9.4 Unanticipated skeletal remains protocol