



Appendix 1

SEARs and Controlled Action Determination

Appendix 1 – SEARS and Controlled Action Determination

Requirement	Section of EIS
General Requirements	
The environmental impact statement (EIS) for the development must meet the minimum form and content requirements as prescribed by Part 8 of the Environmental Planning and Assessment Regulation 2021 (the Regulation) and must have regard to the State Significant Development Guidelines and the NSW Wind Energy Framework.	
In particular, the EIS must include:	
<ul style="list-style-type: none"> a stand-alone executive summary; 	Summary
<ul style="list-style-type: none"> a full description of the development, including: <ul style="list-style-type: none"> details of construction, operation and decommissioning, including any proposed staging of the development or refurbishing of turbines over time; 	Section 3.0
<ul style="list-style-type: none"> all infrastructure and facilities, such as substations, transmission lines, battery energy storage system, construction compounds, concrete batching plants, internal access roads, and road upgrades (including any infrastructure that would be required for the development, but the subject of a separate approvals process); 	Section 3.0
<ul style="list-style-type: none"> plans for any buildings; 	Section 3.0
<ul style="list-style-type: none"> high quality site plans and maps at an adequate scale with dimensions showing: <ul style="list-style-type: none"> the location and dimensions of all project components including coordinates in latitude / longitude and maximum AHD heights of the turbines; 	Section 3.0 (GIS files to be provided)
<ul style="list-style-type: none"> existing infrastructure, land use, and environmental features in the vicinity of the development, including nearby residences and approved residential developments or subdivisions within 5 km of a proposed turbine, and any other existing, approved or proposed wind farms in the region; 	Section 2.0

Requirement	Section of EIS
<ul style="list-style-type: none"> the development corridor that has been assessed, including any allowance for micro-siting of turbines and identification of the key environmental constraints that have been considered in the design of the development; 	Section 3.0
<ul style="list-style-type: none"> consolidated list and GIS data of coordinates of wind turbines, project infrastructure and relevant receivers and distances to potentially impacted receivers; and 	Section 3.0 (GIS files to be provided)
<ul style="list-style-type: none"> details of the progressive rehabilitation of the site; 	Section 3.8
<ul style="list-style-type: none"> a list of any approvals that must be obtained before the development may commence; 	Section 4.0 and Appendix 5
<ul style="list-style-type: none"> the terms of any proposed voluntary planning agreement with the relevant local council; 	Section 2.5
<ul style="list-style-type: none"> a risk assessment of the potential environmental impacts of the development, identifying the key issues for further assessment; 	Section 6.0
<ul style="list-style-type: none"> an assessment of the likely impacts of the development on the environment, focusing on the specific issues identified below, including: <ul style="list-style-type: none"> a description of the existing environment likely to be affected by the development using sufficient baseline data; an assessment of the likely impacts of all stages of the development (which is commensurate with the level of impact), including any cumulative impacts of the site and existing or proposed developments in the Riverina Murray region, in accordance with the Cumulative Impact Assessment Guideline (DPIE, 2022), including Sunraysia Solar Farm, Limondale Solar Farm and Project EnergyConnect, taking into consideration any relevant legislation, environmental planning instruments, guidelines, policies, plans and industry codes of practice and including the NSW Wind Energy Guidelines for State Significant Wind Energy Development (2016); a description of the measures that would be implemented to avoid, mitigate and/or offset the impacts of the development, including details of consultation with any affected non-associated landowners in relation to the development of mitigation measures, and any negotiated agreements with these landowners; and a description of the measures that would be implemented to monitor and report on the environmental performance of the development, including adaptive management strategies and contingency measures to address residual impact; 	Section 6.0 Section 6.0 is structured to discuss each major issue in a separate subsection. Within each of these, typically the first subsection describes the existing environment, and subsequent subsections provide an assessment of potential impacts and a description of the mitigation and management measures. There are some exceptions however to the above approach.
<ul style="list-style-type: none"> a consolidated summary of all the proposed environmental management and monitoring measures, identifying all the commitments in the EIS; and 	Appendix 8
<ul style="list-style-type: none"> a detailed evaluation of the merits of the project as a whole having regard to: 	Section 7.0

Requirement	Section of EIS
<ul style="list-style-type: none"> the requirements in Section 4.15 of the Environmental Planning and Assessment Act 1979 (EP&A Act), and how the principles of ecologically sustainable development have been incorporated in the design, construction and ongoing operations of the development; 	Section 7.0 and Appendix 5
<ul style="list-style-type: none"> the environmental, economic and social costs and benefits of the development, having regard to the predicted electricity demand in NSW and the National Electricity Market, NSW's Climate Change Policy Framework, NSW's Net Zero Plan Stage 1: 2020 - 2030 and the greenhouse gas savings of the development; 	Section 2.0 and Section 7.0
<ul style="list-style-type: none"> feasible alternatives to the development (and its key components), including the consequences of not carrying out the development; 	Section 2.6
<ul style="list-style-type: none"> the suitability of the site with respect to potential land use conflicts with existing and future surrounding land uses, including rural villages, rural dwellings, subdivisions, land of high scenic value, conservation areas (including National Parks, State Parks and Reserves), state forests, mineral and coal resources, triangulation stations, tourism facilities, existing or proposed wind farms, and the capacity of the existing electricity transmission network to accommodate the development; and 	Section 6.10 and Section 7.0
<ul style="list-style-type: none"> a detailed consideration of the capability of the project 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 2.0
<p>Capital Investment Value and Employment</p> <ul style="list-style-type: none"> Provide a detailed calculation of the capital investment value (CIV) of the development, prepared by an AIQS Certified Quantity Surveyor or RICS Chartered Quantity Surveyor in accordance with Planning Circular PS 21-020: Calculation of Capital Investment Value. The calculation of the estimated CIV is to be accurate at the date of application and include details of all components and assumptions from which it is derived. Provide an estimate of the retained and new jobs that would be created during the construction and operational phases of the development, including details of the methodology to determine the figures provided. 	<p>CIV Report provided separately</p> <p>Economic assessment is addressed in Section 6.13 and Appendix 22</p>
<p>The development application must be accompanied by:</p> <ul style="list-style-type: none"> the consent of the owner/s of the land (as required in Section 23(1) of the EP&A Regulation); and 	Noted
<ul style="list-style-type: none"> a declaration from a Registered Environmental Assessment Practitioner that the EIS includes the information specified in the Department's Registered Environmental Assessment Practitioner Guidelines. 	EIS Declaration
Key Issues	
The EIS must address the following specific issues for the wind farm and associated infrastructure:	

Requirement	Section of EIS
<p>Landscape and Visual – including:</p> <ul style="list-style-type: none"> • a detailed assessment of the visual impacts of all components of the project (including turbines, transmission lines, substations, battery energy storage system, and any other ancillary infrastructure and (if required) night lighting) in accordance with the NSW Wind Energy: Visual Assessment Bulletin (DPE, 2016), including detailed consideration of the: <ul style="list-style-type: none"> ○ potential visual impacts on local residences (including approved developments, lodged development applications and dwelling entitlements); ○ cumulative impacts including with other SSD projects; ○ project design to avoid or mitigate visual impacts; and ○ amenity values of Yanga National Park and scenic or significant vistas and road corridors in the public domain. 	<p>Section 6.2 and Appendix 9</p>
<p>Noise and Vibration – including:</p> <ul style="list-style-type: none"> • an assessment of wind turbine noise in accordance with the NSW Wind Energy: Noise Assessment Bulletin (EPA/DPE, 2016); • an assessment of noise generated by ancillary infrastructure in accordance with the NSW Noise Policy for Industry (EPA, 2017); • an assessment of construction noise under the Interim Construction Noise Guideline (DECC, 2009); • an assessment of traffic noise under the NSW Road Noise Policy (DECCW, 2011); • an assessment of vibration under the Assessing Vibration: A Technical Guideline (DECC, 2006); and • an assessment of the cumulative noise impacts (considering other developments in the area). 	<p>Section 6.3 and Appendix 10</p>
<p>Biodiversity – including:</p> <ul style="list-style-type: none"> • an assessment of the biodiversity values and the likely biodiversity impacts of the project in accordance with Section 7.9 of the Biodiversity Conservation Act 2016 (NSW), the Biodiversity Assessment Method (BAM) and documented in a Biodiversity Development Assessment Report (BDAR). The BDAR must: <ul style="list-style-type: none"> ○ be prepared using the approved BDAR template; ○ document the application of the avoid, minimise and offset framework including assessing all direct, indirect and prescribed impacts in accordance with the BAM; ○ assess impacts associated with transport route road upgrade; and ○ assess impacts on Yanga National Park and any nearby conservation areas and nature reserves. 	<p>Section 6.4 and Appendix 11</p>

Requirement	Section of EIS
<ul style="list-style-type: none"> an assessment of the likely impacts on listed aquatic threatened species, populations or ecological communities, scheduled under the Fisheries Management Act 1994, and a description of the measures to minimise and rehabilitate impacts, including impacts on Forest Creek, Condoulpe Creek, Lake Condoulpe and Lake Yanga; an assessment of the impacts of the development on birds and bats, including blade strike, low air pressure zones at the blade tips (barotrauma), alteration to movement patterns, and cumulative impacts of other wind farms in the vicinity; a cumulative impact assessment of biodiversity values in the region from nearby developments; and if an offset is required, details of the measures proposed to address the offset obligation. 	
<p>Heritage – including:</p> <ul style="list-style-type: none"> an assessment of the impact to Aboriginal cultural heritage items (archaeological and cultural) in accordance with the Guide to Investigating, Assessing and Reporting on Aboriginal Cultural Heritage in NSW (OEH, 2011) and the Code of Practice for the Archaeological Investigation of Aboriginal Objects in NSW (DECCW, 2010), including results of archaeological tests (if required); 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); and an assessment of the impacts to historic heritage having regard to the NSW Heritage Manual. 	<p>Section 6.5 and Section 6.6 and Appendix 12 and Appendix 13</p>
<p>Transport – including:</p> <ul style="list-style-type: none"> an assessment of the construction, operational and decommissioning traffic impacts of the development on the local and State road network; details of the peak and average traffic volumes (including light, heavy and overmass / over-dimensional vehicles) and transport and haulage routes during construction, operation and decommissioning, including traffic associated with sourcing raw materials (water, sand and gravel); an assessment of the potential traffic impacts of the project on road network function including intersection performance, site access arrangements, site access and haulage routes, and road safety, including school bus routes and school zones; an assessment of the capacity of the existing road network to accommodate the type and volume of traffic generated by the project (including over-mass / overdimensional traffic haulage routes from port) during construction, operation and decommissioning; an assessment of the likely transport impacts to the site access and haulage routes, site access point, any rail safety issues, any Crown Land (including existing Travelling Stock Route network), particularly in relation to the capacity and conditions of the roads and use of rail level crossings (and rail safety assessment if required), and impacts to rail underbridges and overbridges; 	<p>Section 6.7 and Appendix 14</p>

Requirement	Section of EIS
<ul style="list-style-type: none"> • a cumulative impact assessment of traffic from nearby developments including Sunraysia Solar Farm, Limondale Solar Farm and Project EnergyConnect; and • details of measures to mitigate and / or manage potential impacts including a schedule of all required road upgrades (including resulting from over mass / over dimensional traffic haulage routes), road maintenance contributions, and any other traffic control measures, developed in consultation with the relevant road and / or rail authority. 	
<p>Water and Soils – including:</p> <ul style="list-style-type: none"> • an assessment of the likely impacts of the development (including flooding and flood modelling) on surface water and groundwater resources traversing the site and surrounding watercourses (including their Strahler Stream Order), 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; • a site water balance for the development, quantify water demand, identify water sources (surface and groundwater), including any licensing requirements, and determine whether an adequate and secure water supply is available for the development; • where the project involves works within 40 metres of the high bank of any river, lake or wetlands (collectively waterfront land), identify likely impacts to the waterfront land, and how the activities are to be designed and implemented in accordance with the DPI Guidelines for Controlled Activities on Waterfront Land (2018) and (if necessary) Why Do Fish Need to Cross the Road? Fish Passage Requirements for Waterway Crossings (DPI 2003); and Policy & Guidelines for Fish Habitat Conservation & Management (DPI, 2013); • a description of the measures to minimise surface and groundwater impacts, including how works on erodible soil types would be managed and any contingency requirements to address residual impacts in accordance with the Managing Urban Stormwater: Soils and Construction series of guidelines; 	<p>Section 6.8 and Appendix 15 and Appendix 16</p>

Requirement	Section of EIS
<p>Air Quality – including an assessment of risks of dust generation and propose mitigation measures designed in accordance with the Approved Methods and Guidelines for the Modelling and Assessment of Air Pollutants in New South Wales (EPA 2022).</p>	<p>Section 6.9</p>
<p>Land – including:</p> <ul style="list-style-type: none"> • a detailed justification of the suitability of the site and that the site can accommodate the proposed development having regard to its potential environmental impacts, permissibility, strategic context and existing site constraints; <ul style="list-style-type: none"> ○ an assessment of the potential impacts of the development on existing land uses on the site and adjacent land, including: ○ the impact of the development on Yanga National Park in accordance with the guidelines for Developments adjacent to National Parks and Wildlife Service lands (DPIE, 2020); ○ consideration of agricultural land, travelling stock routes, flood prone land, Crown lands, mining, quarries, mineral or petroleum rights; ○ a soil survey to determine the soil characteristics and consider the potential for erosion to occur; and ○ a cumulative impact assessment of nearby developments; • an assessment of the compatibility of the development with existing land uses, during construction, operation and after decommissioning, including: 	<p>Section 6.10, Section 7.0, and Appendix 17</p>

Requirement	Section of EIS
<ul style="list-style-type: none"> ○ consideration of the zoning provisions applying to the land, including subdivision (if required); ○ completion of a Land Use Conflict Risk Assessment in accordance with the Department of Industry's Land Use Conflict Risk Assessment Guide; and ○ an assessment of impact on agricultural resources and agricultural production on the site and region. 	
Hazards and Risks – including:	
<p><i>Aviation Safety:</i></p> <ul style="list-style-type: none"> • assess the impact of the development under the National Airports Safeguarding Framework Guideline D: Managing Wind Turbine Risk to Aircraft; • provide associated height and co-ordinates for each turbine assessed; • assess potential impacts on aviation safety, including cumulative effects of wind farms in the vicinity, potential wake / turbulence issues, the need for aviation hazard lighting and marking, including of wind monitoring masts, considering, defined air traffic routes, aircraft operating heights, approach / departure procedures, radar interference, communication systems, navigation aids, use of emergency helicopter access, and aerial baiting and culling in the National Park; • identify aerodromes within 30 km of the turbines and consider the impact to nearby aerodromes and aircraft landing areas; • address impacts on obstacle limitation surfaces; and • assess the impact of the turbines on the safe and efficient aerial application of agricultural fertilisers and pesticides in the vicinity of the turbines and transmission line; 	Section 6.11.1 and Appendix 18
<p><i>Telecommunications</i> – identify possible effects on telecommunications systems, assess impacts and mitigation measures including undertaking a detailed assessment to examine the potential impacts as well as analysis and agreement on the implementation of suitable options to avoid potential disruptions to radio communication services, which may include the installation and maintenance of alternative sites;</p>	Section 6.11.2 and Appendix 19
<p><i>Health</i> – consider and document any health issues having regard to the latest advice of the National Health and Medical Research Council, and identify potential hazards and risks associated with electric and magnetic fields (EMF) and demonstrate the application of the principles of prudent avoidance including an assessment against the International Commission on Non-Ionizing Radiation Protection (ICNIRP) Guidelines for limiting exposure to Time-varying Electric, Magnetic and Electromagnetic Fields;</p>	Section 6.11.4
<p><i>Bushfire:</i></p>	Section 6.11.3

Requirement	Section of EIS
<ul style="list-style-type: none"> • assess potential hazards and risks associated with bushfires / use of bushfire prone land, including the risk of the project causing bush/grass fires; • identify measures to prevent a fire occurring within the site from developing into a bushfire; • consider any potential impacts of the project on the aerial fighting of bushfires; and • demonstrate compliance with Planning for Bush Fire Protection 2019; 	
<p><i>Battery Energy Storage System</i></p> <ul style="list-style-type: none"> • a Preliminary Hazard Analysis (PHA), prepared in accordance with the Hazardous Industry Planning Advisory Paper No. 6, 'Hazard Analysis' and Multi-level Risk Assessment (DoP, 2011). The PHA must consider all recent standards and codes and verify separation distances to onsite 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). Include the key design parameters identified in the PHA within the project description. 	Section 6.11.5 and Appendix 20
<p><i>Dangerous Goods</i> – a preliminary risk screening completed in accordance with the State Environmental Planning Policy (Resilience and Hazards) 2021;</p>	Section 6.11.5 and Appendix 20
<p><i>Blade Throw</i> – assess blade throw risks, including consideration of associated dwellings, non-associated dwellings and of battery energy storage facilities.</p>	Section 6.11.6 and Appendix 21
<p>Social Impact – including an assessment of the social impacts in accordance with Social Impact Assessment Guideline (DPE, 2023) and SIA Guideline – Technical Supplement (DPE, 2023) and consideration of construction workforce accommodation.</p>	Section 6.12 and Appendix 6
<p>Economic – including any benefits of the economic impacts or benefits of the project for the region and the State as a whole, including consideration of any increase in demand for community infrastructure services, and details of how the construction workforce will be managed to minimise local impacts, including a consideration of the construction workforce accommodation.</p>	Section 6.13 and Appendix 22
<p>Waste – identify, quantify and classify the likely waste streams to be generated during construction and operation, and describe the measures to be implemented to manage, reuse, recycle and safely dispose of this waste.</p>	Section 6.14
Plans and Documents	
<p>The EIS must include all relevant plans, architectural drawings, diagrams and relevant documentation required under Part 3 of the EP&A Regulation. Provide these as part of the EIS rather than as separate documents. In addition, the EIS must include high quality files of maps and figures of the subject site, proposal, and proposed road upgrades.</p>	Section 1.0, Section 2.0, Section 3.0 and Section 6.0

Requirement	Section of EIS
Legislation, Policies and Guidelines	
<p>The assessment of the key issues listed above must take into account relevant guidelines, policies, and plans as identified. While not exhaustive, a list of some of the legislation, policies and guidelines that may be relevant to the environmental assessment of this proposal can be found at:</p> <ul style="list-style-type: none"> • https://www.planning.nsw.gov.au/Policy-and-Legislation/Planningreforms/Rapid-Assessment-Framework/Improving-assessment-guidance • https://www.planningportal.nsw.gov.au/major-projects/assessment/policies-andguidelines; and • https://www.dcceew.gov.au/environment/epbc/publications#assessments 	<p>Section 2.0, Section 4.0 and Appendix 5</p>
Engagement	
<p>During the preparation of the EIS, you must consult with the relevant local, State or Commonwealth Government authorities, service providers, community groups and affected landowners.</p> <p>The EIS must:</p> <ul style="list-style-type: none"> • detail how engagement undertaken was consistent with the Undertaking Engagement Guide: Guidance for State Significant Projects (DPIE, 2022); and • 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. <p>In particular you must consult with:</p> <ul style="list-style-type: none"> • the relevant local, State or Commonwealth Government authorities, service providers, community groups, affected landowners, exploration licence holders, quarry operators and mineral title holders and irrigation channel owners; and • carry out detailed consultation with the following: <ul style="list-style-type: none"> ○ Murray River Council ○ Balranald Shire Council ○ NSW Aboriginal Land Council ○ DPE's Biodiversity, Conservation and Science Directorate ○ NSW National Parks and Wildlife Service ○ Heritage NSW 	<p>Section 5.0, Section 6.12, Appendix 6 and Appendix 7</p>

Requirement	Section of EIS
<ul style="list-style-type: none"> ○ Murray Local Land Services ○ DPE Water Group ○ WaterNSW ○ Environment Protection Authority ○ Crown Lands ○ Regional NSW ○ Mining, Exploration & Geoscience ○ Department of Primary Industries – Agriculture and Fisheries divisions ○ Transport for New South Wales ○ Transgrid ○ Department of Customer Service – Telco Authority ○ Fire & Rescue NSW ○ NSW Rural Fire Service ○ Commonwealth Department of Defence ○ Civil Aviation Safety Authority ○ Airservices Australia. 	
Expiry Date	
<p>If you do not lodge a Development Application and EIS for the development by 21/06/2024, your SEARs will expire. If an extension to these SEARs will be required, please consult with the Planning Secretary 3 months prior to the expiry date.</p>	Noted

Table 1.1 Summary of Assessment Requirements (Supplementary SEARs)

Requirement	Cross-Reference to EIS or BDAR
3. The proponent must undertake an assessment of all protected matters that may be impacted by the development under the controlling provision identified in paragraph 1. The DCCEEW considers that the proposed action is likely to have a significant impact on threatened species and communities and migratory species listed in Appendix A (listed below).	
Listed Threatened Species, Communities and Migratory Species	
All matters of national environmental significance (MNES) protected under the triggered controlling provisions are potentially relevant, however the Department of Climate Change, Energy, the Environment and Water considers that there is likely to be a significant impact on the following:	Section 6.4 and Appendix 11
Major Mitchell's Cockatoo (<i>Lophochroa leadbeateri leadbeateri</i>) – Endangered	
Regent Parrot (<i>Polytelis anthopeplus monarchoides</i>) – Vulnerable	
Sharp-tailed Sandpiper (<i>Calidris acuminata</i>)– Migratory	
Plains-wanderer (<i>Pedionomus torquatus</i>) – Critically Endangered	
Australian Painted Snipe (<i>Rostratula australis</i>) – Endangered	
South-eastern Hooded Robin (<i>Melanodryas cucullata cucullata</i>) – Endangered	
Grey Snake (<i>Hemiaspis damelii</i>) – Endangered	
Australasian Bittern (<i>Botaurus poiciloptilus</i>) – Endangered	
Grey Falcon (<i>Falco hypoleucos</i>) – Vulnerable	
Blue-winged Parrot (<i>Neophema chrysostoma</i>) – Vulnerable	
Painted Honeyeater (<i>Grantiella picta</i>) – Vulnerable	
Malleefowl (<i>Leipoa ocellata</i>) – Vulnerable	
Common Greenshank (<i>Tringa nebularia</i>) – Migratory.	

Requirement	Cross-Reference to EIS or BDAR
4. The proponent must consider each of the protected matters under the triggered controlling provisions that may be impacted by the action. Note that this may not be a complete list and it is the responsibility of the proponent to undertake an analysis of the relevant impacts and ensure all protected matters that are likely to be impacted are assessed for the Commonwealth Minister's consideration.	
General Requirements	
Relevant Regulations	
5. The Environmental Impact Statement (EIS) must address all matters outlined in Schedule 4 of the EPBC Regulations and all matters outlined below in relation to the controlling provisions.	Section 6.4 and Appendix 11
Project Description	
6. The title of the action, background to the action and current status.	Section 1.0
7. The precise location and description of all works to be undertaken (including associated offsite works and infrastructure), structures to be built or elements of the action that may have impacts on Matters of National Environmental Significance (MNES).	Section 3.0
8. How the action relates to any other actions that have been, or are being taken in the region affected by the action.	Section 6.15
9. How the works are to be undertaken and design parameters for those aspects of the structures or elements of the action that may have relevant impacts on MNES.	Section 3.0
Impacts	
10. The EIS must include an assessment of the relevant impacts of the action on the matters protected by the controlling provisions, including:	
i. a description and detailed assessment of the nature and extent of the likely direct, indirect and consequential impacts, including short term and long term relevant impacts;	Section 6.4 and Appendix 11
ii. a statement whether any relevant impacts are likely to be unknown, unpredictable or irreversible;	Section 6.4 and Appendix 11
iii. analysis of the significance of the relevant impacts; and	Section 6.4 and Appendix 11
iv. any technical data and other information used or needed to make a detailed assessment of the relevant impacts.	Section 6.4 and Appendix 11

Requirement	Cross-Reference to EIS or BDAR
Avoidance, mitigation and offsetting	
11. For each of the relevant matters protected that are likely to be significantly impacted by the action, the EIS must provide information on proposed avoidance and mitigation measures to manage the relevant impacts of the action including:	Section 6.4 and Appendix 11
i. a description, and an assessment of the expected or predicted effectiveness of the mitigation measures,	
ii. any statutory policy basis for the mitigation measures;	
iii. the cost of the mitigation measures;	
iv. an outline of an environmental management plan that sets out the framework for continuing management, mitigation and monitoring programs for the relevant impacts of the action, including any provisions for independent environmental auditing;	
v. the name of the agency responsible for endorsing or approving each mitigation measure or monitoring program.	
12. Where a significant residual adverse impact to a relevant protected matter is considered likely, the EIS must provide information on the proposed offset strategy, including discussion of the conservation benefit associated with the proposed offset strategy.	Section 6.4 and Appendix 11
13. For <u>each</u> of the relevant matters likely to be impacted by the action the EIS must provide reference to, and consideration of, relevant Commonwealth guidelines and policy statements including any:	Section 6.4 and Appendix 11
i. conservation advice or recovery plan for the species or community;	
ii. relevant threat abatement plan for the species or community;	
iii. wildlife conservation plan for the species; and	
iv. any strategic assessment.	
14. In addition to the general requirements described above, specific information is required with respect to each of the determined controlling provisions. These requirements are outlined in paragraphs 15-17.	
Key Issues	
Biodiversity (threatened species and communities and migratory species)	

Requirement	Cross-Reference to EIS or BDAR
Assessment Requirements	
15. The EIS must identify each EPBC Act listed threatened species, ecological communities and migratory species likely to be impacted by the action. For any species and communities that are likely to be impacted, the proponent must provide a description of the nature, quantum and consequences of the impacts. For species and communities potentially located in the project area or in the vicinity that are not likely to be impacted, provide evidence why they are not likely to be impacted.	Section 6.4 and Appendix 11
16. For each of the EPBC Act listed threatened species, ecological communities and migratory species likely to be impacted by the action the EIS must provide a separate:	Section 6.4 and Appendix 11
i. description of the habitat (including identification and mapping of suitable breeding habitat, suitable foraging habitat, important populations and habitat critical for survival), with consideration of, and reference to, any relevant Commonwealth guidelines and policy statements including listing advice, conservation advice and recovery plans;	
ii. details of the scope, timing and methodology for studies or surveys used and how they are consistent with (or justification for divergence from) published Australian Government guidelines and policy statements;	
iii. description of the relevant impacts of the action having regard to the full national extent of the species or community's range;	
iv. description of the specific proposed avoidance and mitigation measures to deal with relevant impacts of the action;	
v. identification of significant residual adverse impacts likely to occur after the proposed activities to avoid and mitigate all impacts are taken into account;	
vi. a description of any offsets proposed to address residual adverse significant impacts and how these offsets will be established;	
vii. details of how the current published NSW Biodiversity Assessment Method (BAM) has been applied in accordance with the objects of the EPBC Act to offset significant residual adverse impacts; and	
viii. details of the offset package to compensate for significant residual impacts including details of the credit profiles required to offset the action in accordance with the BAM and/or mapping and descriptions of the extent and condition of the relevant habitat and/or threatened communities occurring on proposed offset sites.	
17. Any significant residual impacts not addressed by the BAM may need to be addressed in accordance with the EPBC Act 1999 Environmental Offset Policy. https://www.dcceew.gov.au/environment/epbc/publications/epbc-act-environmental-offsets-policy .	Section 6.4 and Appendix 11
Other approvals and conditions	

Requirement	Cross-Reference to EIS or BDAR
18. Information in relation to any other approvals or conditions required must include the information prescribed in Schedule 4 Clause 5 (a) (b) (c) and (d) of the EPBC Regulations.	Section 6.4 and Appendix 11
Environmental Record of person proposing to take the action	
19. Information in relation to the environmental record of a person proposing to take the action must include details as prescribed in Schedule 4 Clause 6 of the EPBC Regulations.	Submitted as part of the Referral for the Project under the EPBC Act
Information Sources	
20. For information given in an EIS, the EIS must state the source of the information, how recent the information is, how the reliability of the information was tested; and what uncertainties (if any) are in the information.	Section 6.4 and Appendix 11