

Appendix B

**Secretary's environmental assessment
requirements**

Table B.1 summaries the SEARs requirements and what section in the EIS where they have been addressed.

Table B.1 SEARs requirements

SEARs Requirement	Section addressed
General requirements	
The Environmental Impact Statement (EIS) for the development must:	
– comply with these assessment requirements	This report
– meet the form and content requirements in sections 190 and 192 of the Environmental Planning and Assessment Regulation 2021 (the EP&A Regulation)	This report
– have regard to the Department's State Significant Development Guidelines (2021).	This report
In addition, the EIS must include:	
– a clear comprehensive description of the proposal for the site, including details of all activities and processes proposed to be carried out as part of the development	Section 3
– consideration of issues discussed in the public authority responses to request for key issues (see Attachment 2)	Section 6
– a detailed assessment of the key issues specified below, including:	
• a description of the existing environment, using sufficient baseline data	Sections 1.4, 2.3 and 6
• an assessment of the potential impacts of all stages and activities that form part of the development, including any cumulative impacts, taking into consideration relevant guidelines, policies, plans and statutes	Section 6
• a description of the measures that would be implemented to avoid, minimise, mitigate and if necessary, offset the potential impacts of the development, including proposals for adaptive management.	Section 7 and 7.5
The EIS must also be accompanied by:	
– an Estimated Development Cost (EDC) Report prepared in accordance with the relevant planning circular using the Standard Form of EDC Report	Provided to DPHI
– 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	Section 3.4.3 and 3.5.2
– high quality files of maps and figures of the subject site and proposal	Throughout the EIS
– certification that the information provided is accurate at the date of preparation	Declaration before the Executive Summary
– a declaration from a Registered Environmental Assessment Practitioner that your EIS includes the information specified in the Department's Registered Environmental Assessment Practitioner Guidelines.	Declaration before the Executive Summary
Statutory Context	
The EIS must address the following specific matters:	
– Statutory and Strategic Context – including:	Section 2 and 4
• a detailed description of the history of the site, including the relationship between the proposed development and all development consents and approved plans previously and/or currently applicable to the site	Sections 1.4, 1.7 and Table 3.2
• demonstration that the proposal is consistent with all relevant planning strategies, environmental planning instruments, adopted precinct plans, draft district plan(s) and adopted management plans and justification for any inconsistencies. This includes, but is not limited to:	Sections 2 and 4, Appendix C and Appendix D
– State Environmental Planning Policy (Biodiversity and Conservation) 2021	
– State Environmental Planning Policy (Industry and Employment) 2021	
– State Environmental Planning Policy (Planning Systems) 2021	
– State Environmental Planning Policy (Resilience and Hazards) 2021	
– State Environmental Planning Policy (Sustainable Buildings) 2022	

SEARs Requirement	Section addressed
<ul style="list-style-type: none"> – State Environmental Planning Policy (Transport and Infrastructure) 2021 – Future Transport Strategy 2056. 	
Suitability of the site	
a detailed justification for the proposal and that the site can accommodate the proposed development having regard to its potential environmental impacts, permissibility, strategic context and existing site constraints.	Section 1.5 and 2
Community and stakeholder engagement	
a community and stakeholder engagement strategy consistent with the Department's Undertaking Engagement Guidelines for State Significant Projects for all stages of the development, including (but not limited to):	Section 5
<ul style="list-style-type: none"> – details of how issues raised, and feedback provided during engagement activities have been considered and responded to in the development 	Section 5.2 and 5.3
<ul style="list-style-type: none"> – details of the proposed approach to future community and stakeholder engagement based on the results of consultation. 	Section 5.4, 5.5 and 5.6
Fire and incident management	
identification of the aggregate quantities of combustible waste products to be stockpiled at any one time	Section 6.4.4 and Appendix I
technical information on the environmental protection equipment to be installed on the premises such as air, water and noise controls, spill clean-up equipment and fire (including location of fire hydrants and water flow rates at the hydrant) management and containment measures	Sections 3.5.4, 6.5.2 and 6.5.3
details regarding the fire hydrant system and its minimum water supply capabilities appropriate to the site's largest stockpile fire load	Sections 6.5.2 and 6.5.3
details of size and volume of stockpiles and their management and separation to minimise fire spread and facilitate emergency vehicle access	Sections 3.3.2, 6.5 and Appendix I
consideration of consistency with NSW Fire & Rescue Fire Safety Guideline – Fire Safety in Waste Facilities (February 2020)	Sections 6.5.2 and 6.5.3
detailed information relating to the proposed structures addressing relevant levels of compliance with Volume One of the National Construction Code (NCC).	Section 6.5 and Appendix I
Hazards and risks	
a preliminary risk screening completed in accordance with Chapter 3 of State Environmental Planning Policy (Resilience and Hazards) 2021 and Applying SEPP 33 (DoP, 2011), that includes:	Section 6.4.4 and Appendix I
<ul style="list-style-type: none"> – a clear indication of class, storage and handling quantities and location of all dangerous goods and hazardous materials associated with the development 	Section 6.4.4
<ul style="list-style-type: none"> – a hazards identification of the proposed process including but not limited to the hazards that may lead to generation of flammable or toxic materials during discharge of Li-ion batteries, batteries that are insufficiently discharged and require subsequent procedures, and incorrect concentration of saline solution 	Section 6.4.4
<ul style="list-style-type: none"> – demonstration that adequate controls are available to safeguard consequences from the identified hazards 	Section 6.4.5 and Appendix I
<ul style="list-style-type: none"> – demonstration that the development would comply the risk criteria as set out in Hazardous Industry Advisory Paper No 4 – Risk Criteria for Land Use safety Planning. 	Section 6.4.4 and Appendix I
Air quality and odour	
a quantitative assessment of the potential air quality, dust and odour impacts of the development (construction and operation) on surrounding landowners, businesses and sensitive receptors, in accordance with relevant Environment Protection Authority guidelines, including:	Section 6.1 and Appendix G
<ul style="list-style-type: none"> – details of buildings and air handling systems and strong justification for any material handling, processing or stockpiling external to buildings 	Section 6.1.4

SEARs Requirement	Section addressed
– details of proposed mitigation, management and monitoring measures.	Section 6.1.5
Waste Management	
a description of each of the waste streams that would be accepted at the site including maximum daily, weekly and annual throughputs and the maximum size for stockpiles	Sections 3.3.2, 3.4.6, 6.6.3.3 and 6.6.3.5
details of the source of the waste streams to justify the need for the proposed processing capacity	Section 2.1
a description of waste processing operations (including flow diagrams for each waste stream), including a description of the technology to be installed, resource outputs and the quality control measures that would be implemented	Sections 3.3, 3.3.2, 3.3.3 and 6.6.3.4
details of how waste would be stored (including the maximum daily storage capacity of the site) and handled on site, and transported to and from the site including details of how the receipt of non-conforming waste would be dealt with	Sections 3.3, 3.3.2 and 6.6.3.5
detail the development's waste tracking system for incoming and outgoing waste	Sections 6.6.3.1
detail the quality of waste produced and final dispatch locations	Sections 6.6.2 and 6.6.3.5
details of the waste management strategy for construction and ongoing operational waste generated	Sections 6.6.2 and 6.6.3
Traffic and transport	
a quantitative traffic impact assessment (TIA) prepared in accordance with relevant Roads and Maritime Services and Austroads guidelines, that includes:	Section 6.3
– the development to be addressed in two (2) distinct stages as follows; <ul style="list-style-type: none"> • Establishment phase – the transport of materials and equipment/components for the establishment of the facility and ancillary infrastructure, the movement and parking of construction related vehicles, including personal vehicles, during the construction period • Operational phase – the traffic generation due to the operation, maintenance and servicing of the various elements of the project 	Section 6.3.4
– details of all daily and peak traffic volumes likely to be generated during all key stages of establishment and operation, including a description of key access / haul routes, vehicle types and potential queuing impacts	Section 6.3.4
– an assessment of the predicted impacts of this traffic on road safety and the capacity of the local and regional road and rail networks, including consideration of cumulative traffic impacts on existing performance levels of nearby intersections (including the intersections of Tasman Road / Bakers Lane with the Sturt Highway), using a calibrated SIDRA (or similar) traffic model plans demonstrating how all vehicles likely to be generated during establishment and operation and awaiting loading, unloading or servicing can be accommodated on the site to avoid queuing in the street network	Sections 6.3.3 and 6.3.4 and Appendix F
– plans demonstrating how all vehicles likely to be generated during establishment and operation and awaiting loading, unloading or servicing can be accommodated on the site to avoid queuing in the street network	Section 6.3.4 and Appendix A - A-1 and A-2
– details and plans of the proposed internal road network, loading docks, pedestrian and cycling facilities and on-site parking in accordance with the relevant Australian Standards	Section 6.3.4 and Appendix A - A-1 and A-2
– details of the largest vehicle anticipated to access and move within the site, including swept path diagrams depicting vehicles entering, exiting and manoeuvring throughout the site and at key intersections	Sections 6.3.3, 6.3.4, 3.5.3 and Appendix A - A-1 and A-2
– a Construction Transport Management Plan and Driver Code of Conduct to outline measures to manage traffic related issues generated by the development	Section 6.3.5
– details of road upgrades, infrastructure works or new roads or access points required for the development if necessary.	Sections 6.3, 6.3.3 and 6.3.4

SEARs Requirement	Section addressed
Soils	
an assessment of potential impacts on soil resources and riparian land on and near the site, including:	Section 6.8.1 and Appendix F
– impacts on soil erosion, salinity and acid sulfate soils	Section 6.8.1.2 and Appendix F
– details of earthworks, including cut and fill volumes	Section 6.8.1.2 and Appendix F
– description of the proposed erosion and sediment controls during construction.	Sections 6.8.1.2 and 6.8.1.3 and Appendix F
Water management	
an integrated water management strategy, including:	Sections 6.8.2.1 and 6.8.2.2 and Appendix F
– a surface and groundwater discharge assessment in accordance with relevant guidelines, including an assessment of potential impacts on watercourses, riparian areas, key fish habitat and recreational fishing, groundwater, and groundwater-dependent communities nearby	Sections 6.8.2.1 and 6.8.2.2 and Appendix F
– a detailed site water balance including a description of the water demands and breakdown of water supplies, and any water licensing requirements	Sections 6.8.2.1 and 6.8.2.2 and Appendix F
– details or any augmentation to existing on-site stormwater/wastewater management design including the capacity of onsite detention system(s), onsite sewage management and measures to treat, reuse or dispose of water	Sections 6.8.2.1 and 6.8.2.2 and Appendix F
– description of the measures to minimise water use	Sections 6.8.2.1 and 6.8.2.2 and Appendix F
– characterisation of water quality at the point of discharge to surface and/or groundwater against the relevant water quality criteria using a MUSIC water quality model (including details of the contaminants of concern that may leach from the waste into the wastewater and proposed mitigation measures to manage any impacts to receiving waters and monitoring activities and methodologies)	Sections 6.8.2.1 and 6.8.2.2 and Appendix F
– details of any surface or groundwater mitigation, management and monitoring activities and methodologies.	Section 6.8.2.3 and Appendix F
Flooding	
a flood impact risk assessment, that:	Sections 6.8.2.1 and 6.8.2.2 and Appendix F
– identifies any flood risk on site having regard to adopted flood studies. The land is subject to flooding from both the Murrumbidgee River and Major Overland Flow as defined in the Wagga Wagga Revised Murrumbidgee Floodplain Risk Management Study and Plan (2018) and the Wagga Wagga Major Overland Flow Floodplain Risk Management Study and Plan (2021), respectively.	Sections 6.8.2.1 and 6.8.2.2 and Appendix F
– a Flood Impact and Risk Assessment (FRIA) should be part of any EIS. The FRIA should be consistent with the NSW Flood Risk Management Manual (2023) and the FIRA Guideline (LU01) that considered both the Riverine and Overland Flow flooding mechanisms	Sections 6.8.2.1 and 6.8.2.2 and Appendix F
– the potential effects of climate change and any relevant provisions of the NSW Flood risk management manual (2023)	Sections 6.8.2.1 and 6.8.2.2 and Appendix F
– where the development could alter flood behaviour, affect flood risk to the existing community or expose its users to flood risk, provide a flood impact and risk assessment (FIRA) prepared in accordance with the Flood Impact and Risk Assessment – Flood Risk Management Guide LU01	Sections 6.8.2.1 and 6.8.2.2 and Appendix F
– details design solutions and operational procedures to mitigate flood risk, where required.	Section 6.8.2.3 and Appendix F
Contamination	
a site contamination assessment in accordance with the Managing Land Contamination Planning Guidelines: SEPP 55 – Remediation of Land (DUAP, 1998), including:	Sections 6.8.1 and 6.8.1.2 and Appendix F

SEARs Requirement	Section addressed
– characterisation of the nature and extent of any contamination on the site and surrounding area	Section 6.8.1.2 and Appendix F
Noise and vibration	
a quantitative noise and vibration impact assessment undertaken by a suitably qualified acoustic consultant in accordance with the relevant Environment Protection Authority guidelines and Australian Standards which includes:	Section 6.2 and Appendix H
– the identification of impacts associated with construction, operation and traffic generation at noise affected sensitive receivers, including the provision of operational noise contours and a detailed sleep disturbance assessment	Sections 6.2.3 and 6.2.4
– details of noise monitoring survey, background noise levels, noise source inventory and 'worst case' noise emission scenarios - consideration of annoying characteristics of noise and prevailing meteorological conditions in the study area	Sections 6.2.3 and 6.2.4
– a cumulative impact assessment inclusive of impacts from other developments	Section 6.2.4
– details and analysis of the effectiveness of proposed management and mitigation measures to adequately manage identified impacts, including a clear identification of residual noise and vibration following application of these measures and details of any proposed compliance monitoring programs.	Section 6.2.5
Visual	
an assessment of the potential visual impacts of the project on the amenity of the surrounding area.	Sections 6.8.5.1 and 6.8.5.2, and Appendix F
detailed plans showing suitable landscaping which incorporates endemic species as well as how it maximises opportunities for green infrastructure, consistent with Greener Places (Government Architect NSW, 2020).	Appendix A - A-1 and A-2 and Appendix F
Infrastructure requirements	
an infrastructure delivery, management and staging plan that includes:	Section 6.8.8 and Appendix F
– an assessment of impacts of the development on existing utility infrastructure and service provider assets surrounding the site	Section 6.8.8 and Appendix F
– a detailed written and/or graphical description of infrastructure required on the site, including any electrical substation/s and on-site switch yard/s	Section 6.8.8 and Appendix F
– details of the existing capacity of the site to service the proposed development and any extension or augmentation, property tenure or staging requirements for the provision of utilities, including arrangements for electrical network requirements, drinking water, wastewater and recycled water	Section 6.8.8 and Appendix F
– a description of how any upgrades will be co-ordinated, funded and delivered on time and be maintained to facilitate the development	Section 6.8.8 and Appendix F
– identification of any existing infrastructure or easements on or off the site which may be impacted by construction or operation of the development and details of measures to be implemented to address any impacts.	Table 6.94, Appendix A - A-1, A-2 and Appendix F
Bushfire	
a bush fire hazard assessment report prepared by a suitably qualified person. The assessment shall include site-specific recommendations for:	Sections 6.5, 3.5.4 and 6.8.7 and Appendix F
– Asset protection zones (APZ)	Sections 6.5, 3.5.4 and 6.8.7 and Appendix F
– measures to prevent a fire occurring within the site from developing into a bush/grass fire risk to the surrounding area	Sections 6.5, 3.5.4 and 6.8.7 and Appendix F
– water supply for fire fighting purposes	Sections 6.5, 3.5.4 and 6.8.7 and Appendix F
– vegetation management	Sections 6.5, 3.5.4 and 6.8.7 and Appendix F

SEARs Requirement	Section addressed
– emergency management procedures, including the development of a Fire Management plan in consultation with the local NSW RFS District Fire Control Centre	Sections 6.5, 3.5.4 and 6.8.7 and Appendix F
– emergency and evacuation arrangements for occupants/visitors	Sections 6.5, 3.5.4 and 6.8.7 and Appendix F
– an outline of the Bush Fire Emergency Management and Evacuation Plan prepared in accordance with relevant RFS guidance.	Section 6.8.7.3
Aboriginal Cultural Heritage	
an Aboriginal Cultural Heritage Assessment Report (ACHAR) prepared in accordance with relevant policy and guidelines, identifying, describing and assessing any impacts to Aboriginal cultural heritage sites or values associated with the project. The ACHAR must:	Section 6.8.3.1 and Appendix F
– be prepared in accordance with the Guide to Investigating, Assessing and reporting on Aboriginal Cultural Heritage in NSW (OEH, 2011) and the Codes of Practice for the Archaeological Investigation of Aboriginal Objects in NSW (DECCW, 2010), including results of thorough archaeological survey and test excavations (where required);	Section 6.8.3.1 and Appendix F
– include evidence of adequate and continuous consultation with Aboriginal stakeholders in determining and assessing impacts, developing and selecting options for avoidance of Aboriginal cultural heritage and mitigation measures (including the final proposed measures), having regard to the Aboriginal Cultural Heritage Consultation Requirements for Proponents (DECCW, 2010).	Sections 5.3.1, 6.8.3.2 and 6.8.3.3 and Appendix F
Biodiversity	
an assessment of the proposal's biodiversity impacts in accordance with the Biodiversity Conservation Act 2016, including the preparation of a Biodiversity Development Assessment Report (BDAR) where required under the Act, except where a waiver for preparation of a BDAR has been granted.	Section 6.8.6 and Appendix F and Appendix K
Social	
including a social impact assessment in accordance with the Department's Social Impact Assessment Guideline.	Section 6.7 and Appendix J
Ecologically Sustainable Development	
identification of how ESD principles (as defined in section 193 of the EP&A Regulation) are incorporated in the design and ongoing operation of the development	Section 6.8.9.2 and Appendix F
– demonstration of how the development will meet or exceed the relevant industry recognised building sustainability and environmental performance standards	Section 6.8.9.2 and Appendix F
– demonstration of how the development minimises greenhouse gas emissions (reflecting the Government's goal of net zero emissions by 2050) and consumption of energy, water (including water sensitive urban design) and material resources	Section 6.8.9.2 and Appendix F
– if Chapter 3 of State Environmental Planning Policy (Sustainable Buildings) 2022 applies:	Section 6.8.9.2 and Appendix F
• demonstrate how the development has been designed to address the provisions set out in in Chapter 3.2(1)	Section 6.8.9.2 and Appendix F
• provide a NABERS Embodied Emissions Material Form to disclose the amount of embodied emissions attributable to the development in accordance with section 35BA of the EP&A Regulation.	Section 6.8.9.2 and Appendix F
Planning Agreement/ Development Contributions	
including consideration of any applicable State and local development contributions and/or details of any Voluntary Planning Agreement required should a contributions plan not be in place.	Section 6.8.10
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. In particular you must consult with:	Section 5
– Wagga Wagga City Council	
– Department of Climate Change, Energy, the Environment and Water, specifically the:	

SEARs Requirement	Section addressed
<ul style="list-style-type: none"> • Environment and Heritage Group • Water Group • Environment Protection Authority – Heritage NSW – Transport for NSW – Fire & Rescue NSW – NSW Rural Fire Service – SafeWork NSW – WaterNSW – surrounding local landowners, businesses and stakeholders – local and regional community and environmental groups – any other public transport, utilities or community service providers. 	