

APPENDIX A – SEARs Compliance Table

Table 1 SEARs Compliance

Section	SEARs Requirement	Reference
General Requirements		
	The Environmental Impact Statement (EIS) for the development must comply with the requirements in Part 8, Division 5 of the Environmental Planning and Assessment Regulation 2021 (the Regulation) and must have regard to the State Significant Development Guidelines, and any relevant planning circulars. In particular, the EIS must include:	Refer to the Executive Summary within the EIS.
	a stand-alone executive summary;	
	- a full description of the development, including: - details of construction, operation and decommissioning, including any staging of the development; - 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); - the Project Area (as per Table 1 of the SSD guidelines - preparing an environmental impact statement) and Development Footprint (disturbance area including but not limited to areas for infrastructure, road works, access tracks, defensible space, fencing and temporary laydown); - a high quality detailed constraints map identifying the key environmental and other land use constraints that have informed the final design of the development; and - confirmation if the project is designated development in accordance with the Environmental Planning and Assessment Act 1979 (EP&A Act) and the Regulation;	Refer to Chapter 3 within the EIS.
	consistency in information presented in the EIS and all technical reports, including distances, development footprint, project design and infrastructure proposed, construction timeframes and receiver numbers;	Diligent care has been taken to ensure that consistency has been presented in the EIS and associated technical reports.
	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, other proposed or approved energy facilities, major projects,	Refer to Chapter 7 within the EIS.

	rural/residential development, Crown lands within and adjacent to the project site and subdivision potential);	
	• a risk assessment of the potential impacts of the development, identifying the key issues for further assessment;	Refer to Chapter 6 within the EIS.
	• an assessment of the likely impacts of the development on the environment, and any other significant issues identified in the above risk assessment, focusing on the specific issues identified below, including: ○ 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, approved 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 Cumulative Impact Assessment Guideline (DPIE); ○ a description and assessment if staging of the project is proposed including any site mobilisation or pre-construction works; ○ 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 ○ a description of the measures that would be implemented to monitor and report on the environmental performance of the development;	Refer to Chapter 6 within the EIS.
	• a consolidated summary of all the proposed environmental management and monitoring measures, identifying all the commitments in the EIS;	Refer to Appendix E – Mitigation Measures Table.
	• a detailed evaluation of the merits of the project as a whole, having regard to: ○ 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; ○ the suitability of the site with respect to potential land use conflicts with existing and future surrounding land uses; ○ feasible alternatives to the development and its key components, including siting and project design alternatives to avoid areas of biodiversity value, opportunities for shared infrastructure	Refer to Chapter 4 within the EIS.



	with proposed developments in the region, and the consequences of not carrying out the development; and ○ 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.	
Estimated Development Cost and Employment	• Provide the estimated development cost (EDC) of the development prepared in accordance with the relevant planning circular using the Standard Form of EDC Report;	EDC Report
	• 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;	Refer to Appendix R - Economic Impact Assessment.
	• The development application must also be accompanied by: ○ the consent of the owner/s of the land (as required in Section 23(1) of the EP&A Regulation); and ○ a declaration from a Registered Environmental Assessment Practitioner that the EIS includes the information specified in the Department's Registered Environmental Assessment Practitioner Guidelines.	Refer to attached Owner's Consent. Declaration from the REAP is provided prior to Executive Summary.
Key Issues		
Biodiversity	• 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) (BC Act), the Biodiversity Assessment Method (BAM) 2020 and documented in a Biodiversity Development Assessment Report (BDAR). The BDAR must: ○ 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 the impacts associated with all ancillary infrastructure, including the transport route road upgrades; ○ include an assessment for serious and irreversible impacts (SAIL) in accordance with Section 9.1 of the BAM; and ○ include a strategy to offset any residual impacts of the development in accordance with the BC Act; and ○ be finalised by an accredited assessor as BAM-compliant within 14 days of submission;	BDAR Waiver received 18 August 2025, refer to Appendix F.



	unless BCS and DPHI determine the proposed development is not likely to have any significant impacts on biodiversity values; - 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; - 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 obligations.	
Heritage	An Aboriginal Cultural Heritage Assessment Report (ACHAR) prepared 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), identifying, describing, and assessing any impacts to any Aboriginal cultural heritage sites or values associated with the site and adjoining haulage routes (including impacts from any proposed earthworks, construction works, and road works), and including results of archaeological test excavations (where required), undertaken in accordance with the relevant standards and requirements;	Refer to ACHAR at Appendix G.
	evidence of adequate and ongoing consultation with Aboriginal communities in determining and assessing impacts, identifying and selecting options for avoidance of Aboriginal cultural heritage and identifying appropriate mitigation measures (including the final proposed measures), having regard to the Aboriginal Cultural Heritage Consultation Requirements for Proponents (DECCW, 2010) including the consultation process outlined within; and	Refer to Chapter 3 of the ACHAR. Refer to Chapter 6 within the EIS.
	assess the impact to historic heritage having regard to the NSW Heritage Manual.	Refer to Chapter 6 within the EIS.
Land	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, land contamination, permissibility, strategic context and existing site constraints;	Refer to Chapter 7 within the EIS.



	- an assessment of the potential impacts of the development on existing land uses on the site and adjacent land, including: - consideration of agricultural land, flood prone land, nearby drinking water catchments, Crown lands, mining, quarries, mineral or petroleum rights (if relevant); - a soil survey to determine the soil characteristics and consider the potential for salinity, acid sulfate soils, and erosion to occur; and - a cumulative impact assessment of nearby developments;	Refer to Appendix P - Land Resource Assessment, Appendix V – Preliminary Site Investigation and Chapter 6 within the EIS.
	- 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 in consultation with Council (if proposed); - completion of a Land Use Conflict Risk Assessment in accordance with the Department of Industries Land Use Conflict Risk Assessment Guide; and	Refer to Appendix U – LUCRA Refer to Chapter 6 within the EIS.
	an assessment of impact on agricultural resources and agricultural production on the site and region.	Refer to Appendix P - Land Resource Assessment Refer to Chapter 6 within the EIS.
Visual	a detailed assessment of the likely visual impacts (including night lighting) of all components of the project (including transmission lines, substations and any other ancillary infrastructure) on surrounding residences (including approved developments, lodged development applications and dwelling entitlements) and key locations, scenic or significant vistas and road corridors in the public domain and provide details of measures to mitigate and/or manage potential impacts;	Refer to LVIA at Appendix M.
	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); and	Refer to Chapter 11 of the LVIA at Appendix M. No mitigation planting is required.
	detailed consideration of the Siding Spring Observatory in accordance with the Dark Sky Planning Guideline (2023).	Refer to Chapter 9 of the LVIA at Appendix M.
Noise	including an assessment of the construction noise impacts (including impacts from proposed road upgrades) of the development in accordance with the Interim Construction Noise Guideline (ICNG),	Refer to NIA at Appendix N.



	operational noise impacts in accordance with the NSW Noise Policy for Industry (2017) and cumulative noise impacts (considering other developments in the area), including (where appropriate):	
	identification of impacts associated with construction, site emission and traffic generation at noise affected sensitive receivers, including the provision of operational noise contours;	Refer to Section 5 and Figure 5 of the NIA
	details of noise monitoring survey, background noise levels and amenity noise levels at the most-affected residential receivers;	Refer to Section 4 of the NIA
	details of the likely charging/discharging load profile, manufacturer specifications for plant and equipment and noise source inventory (including intensity, quantity, location, directivity and frequency information);	Refer to Appendix B of the NIA.
	- an assessment of 'worst case' noise emission scenarios during periods of discharging and charging; - consideration of annoying characteristics of noise and prevailing meteorological conditions in the study area; and	Refer to Section 4.3.2 of the NIA
	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 impacts following application of these mitigation measures and details of any proposed compliance monitoring programs.	Refer to Section 4 and 5 of the NIA.
Traffic and Transport	an assessment of the peak and average traffic generation, light vehicles, shuttle buses, heavy vehicles and high risk heavy vehicles requiring escort and construction worker transportation;	Refer to Section 5.1 of the TIA
	an assessment of the likely transport impacts to the site access route(s), including the above listed vehicles, site access point(s), any Crown land, particularly in relation to the capacity and condition of the roads, road safety and intersection performance;	Refer to Section 5 of the TIA
	a cumulative impact assessment of traffic from nearby developments (including mining operations); and	Refer to Section 5.4 of the TIA
	- provide details of measures to mitigate and / or manage potential impacts (developed in consultation with the relevant road authorities), including: - a schedule of all required road upgrades (including resulting from heavy vehicle and heavy vehicle requiring escort traffic haulage routes); - clear figures of proposed road upgrades (including the site access point(s); and - road maintenance contributions, and any other traffic control measures.	Refer to Section 6 of the TIA



Water	an assessment of the likely impacts of the development (including flooding and flood modelling) on surrounding watercourses (including their Strahler Stream Order), groundwater resources and surface water movements, and measures proposed to monitor, reduce and mitigate these impacts including water management issues;	Refer to Section 7 of the FRIAR at Appendix J.
	a site water balance for the development;	Refer to Surface and Groundwater Impact Assessment at Appendix K.
	details of water requirements and supply arrangements for construction and operation (including consultation with suppliers);	Refer to Section 2 and 3 of the Water source Assessment at Appendix L
	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 & Construction</i> (Landcom, 2004) and <i>Managing Urban Stormwater: Soils and construction - Volume 2A manual</i> (Landcom, 2008);	Refer to Section 7 of the Surface and Groundwater Impact Assessment at Appendix K
	assessing the impacts of the development, including any changes to flood risk and overland flows on-site or off-site, and detail design solutions and operational procedures to mitigate flood risk where required;	Refer to Section 9 of the FRIAR at Appendix J.
	where the project involves works within 40 metres 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) <i>Why Do Fish Need to Cross the Road? Fish Passage Requirements for Waterway Crossings</i> (DPI, 2003), and <i>Policy & Guidelines for Fish Habitat Conservation & Management</i> (DPE, 2013); and	Works are not proposed within 40 metre of waterfront land or in close proximity to key fish habitat.
	- identification of any flood risk on site having regard to adopted flood studies, the potential effects of climate change and any relevant provisions of the NSW Flood Risk Management Manual; - 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 <i>Flood Impact and Risk Assessment – Flood Risk Management Guide LU01</i>; and - detailed design solutions and operational procedures to mitigate flood risk where required.	Refer to Section 7 of the FRIAR at Appendix J.
Hazards	<i>Dangerous Goods</i> – a preliminary risk screening completed in accordance with the State Environmental Planning Policy (Resilience and Hazards)	Refer to Hazard and Risk Assessment at Appendix Q.



	<i>Battery Energy Storage System</i> - a Preliminary Hazard Analysis (PHA) prepared in accordance with Hazardous Industry Planning Advisory Paper No. 6 – Guideline for Hazard Analysis (DoP, 2011) 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 the Department’s Hazardous Industry Advisory Paper No. 4, ‘Risk Criteria for Land Use Safety Planning’ (DoP, 2011).	
	<i>Health</i> – an assessment of potential hazards and risks including but not limited to fires, spontaneous ignition, electromagnetic fields or the proposed 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; and	Refer to Hazard and Risk Assessment at Appendix Q.
	<i>Bushfire</i> - identify potential hazards and risks associated with bushfires / use of bushfire prone land including the risks that a BESS would cause a bush fire and demonstrate compliance with the RFS Planning for Bush Fire Protection 2019.	Refer to Bushfire Risk Assessment Report at Appendix T.
Social	including an assessment of the social impacts or benefits of the project for the region and the State as a whole in accordance with the Social Impact Assessment Guideline (DPE, 2023), including consideration of any increase in demand for community infrastructure services, consideration of construction workforce accommodation, and consideration of potential opportunities for nearby settlements.	Refer to Social Impact Assessment at Appendix H.
Economic	including an assessment of the economic impacts or benefits of the project for the region and the State as a whole and provide details of any proposed voluntary benefit sharing programs.	Refer to Economic Impact Assessment at Appendix R.
Waste	including: - identify, quantify and classify the likely waste stream to be generated during construction, operation, and decommissioning, and describe the measures to be implemented to manage, reuse, recycle and safely dispose of this waste (in consultation with waste facilities, including Council); and - provide a waste management plan (as appropriate).	Refer to Waste Management Plan at Appendix S.
Plans and Documents	The EIS must include all relevant plans, 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.	Refer to Appendix B.
	In addition, the EIS must include high quality files of maps and figures of the subject site and proposal.	
Legislation, Policies and Guidelines	The assessment of the key issues listed above must take into account relevant guidelines, policies, and plans as identified.	Refer to Chapter 4 of the EIS.



	A list of some of the legislation, policies and guidelines that may be relevant to the assessment of the project can be found at: • https://www.planning.nsw.gov.au/Policy-and-Legislation/Planning-reforms/Rapid-Assessment-Framework/Improving-assessment-guidance; • https://www.planningportal.nsw.gov.au/major-projects/assessment/policies-and-guidelines; and • http://www.environment.gov.au/epbc/publications#assessments.	
Consultation	During the preparation of the EIS, you should consult with the relevant local, State or Commonwealth Government authorities, infrastructure and service providers, community groups, affected landowners and any exploration licence and/or mineral title holders.	Refer to the Social Impact Assessment at Appendix H and the Consultation Report at Appendix I.
	In particular, you must undertake detailed consultation with affected landowners surrounding the development, the owners of all exploration licences across the proposed development site, and all relevant government agencies, including the relevant local Council.	
	The EIS must: • detail how engagement undertaken was consistent with the Undertaking Engagement Guidelines for State Significant Projects (DPIE); 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.	Refer to Chapter 5 of the EIS and Consultation Report at Appendix I.
Expiry Date	If you do not lodge a Development Application and EIS for the development within 2 years of the issue date of these SEARs, 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.	This application has been submitted within 2 years of the date of the SEARs.

