

Appendix B

SEAR CHECKLIST

Table 1 – SEARs Checklist

	Requirement	Section
General Requirements	The EIS must include: - a full description of the development, including: - details of construction, operation and decommissioning; - a 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); - a detailed constraints map identifying the key environmental and other land use constraints that have informed the final design of the development; • a strategic justification of the development focusing on site selection and the suitability of the proposed site; • an assessment of the likely impacts of the development on the environment, focusing on the specific issues identified below, including: - a description of the existing environment likely to be affected by the development; - an assessment of the likely impacts of all stages of the development (which is commensurate with the level of impact), taking into consideration any relevant legislation, environmental planning instruments, guidelines, policies, plans and industry codes of practice; - 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; • a consolidated summary of all the proposed environmental management and monitoring measures, identifying all the commitments in the EIS; and • the reasons why the development should be approved having regard to the biophysical, economic and social costs and benefits of the development.	Section 2.5 – Farm Construction Section 2.6 – Farm Operation Section 2.7 – Farm Recommissioning/ Decommissioning Drawing EV02 – Development Footprint (1) Drawing EV03 – Development Footprint (2) Drawing EV02 – Development Footprint (1) Section 3 – Statutory Planning Section 20 – Justification Section 5 – Environmental Issues Section 6 – Heritage Section 7 – Access Section 8 – Flooding Section 9 – Economic Opportunity Section 10 – Biodiversity Section 11 – Land Use Section 12 – Visual Impact Section 13 – Noise Section 14 – Water Section 15 – Bushfire Section 16 – Air Section 17 – Waste Management Section 18 – Electromagnetic Interference Section 19 – Mitigation Measures Section 19 – Mitigation Measures Section 20.4 – Reasons for Approval
	In addition to the matters set out in Schedule 1 of the EP&A Reg, the development application must be accompanied by: • a signed report from a suitably qualified person that includes an accurate estimate of the capital investment value of the development (as defined in Clause 3 of the Environmental Planning and Assessment Regulation 2000); and	Provided with the Development Application

Table 1 – SEARs Checklist

	Requirement	Section
	the consent in writing of the owner of the land (as required in clause 49(1)(b) of the Environmental Planning and Assessment Regulation 2000).	Provided with the Development Application
Specific Issues	The EIS must address the following specific issues: - Biodiversity – including an assessment of the likely biodiversity impacts of the development, having regard to the NSW Biodiversity Offsets Policy for Major Projects, and in accordance with the Framework for Biodiversity Assessment, unless otherwise agreed by the Department; - Heritage – including an assessment of the likely Aboriginal and historic heritage (cultural and archaeological) impacts of the development, including adequate consultation with the local Aboriginal community; - Land – including an assessment of the impact of the development on agricultural land and flood prone land, a soil survey to consider the potential for tunnel erosion to occur, and paying particular attention to the compatibility of the development with the existing land uses on the site and adjacent land (e.g. aerial spraying, dust generation, and risk of weed and pest infestation) during operation and after decommissioning, with reference to the zoning provisions applying to the land; - Visual – including an assessment of the likely visual impacts of the development (including any glare, reflectivity and night lighting) on surrounding residences, scenic or significant vistas, air traffic and road corridors in the public domain, including a draft landscaping plan for on-site perimeter planting, with evidence it has been developed in consultation with affected landowners; - Noise – including an assessment of the construction noise impacts of the development in accordance with the Interim Construction Noise Guideline (ICNG) and sub-station noise impacts in accordance with the NSW Industrial Noise Policy (INP), and a draft noise management plan if the assessment shows construction noise is likely to exceed applicable criteria; - Transport – including an assessment of the site access route, site access point, rail safety issues and likely transport impacts of the development on the capacity and condition of roads (including on any Crown land), a description of the measures that would be implemented to mitigate any impacts during construction, and a description of any proposed road upgrades developed in consultation with the relevant road and rail authorities (if required); - Water – including: - an assessment of the likely impacts of the development (including flooding) on surface water and groundwater resources (including watercourses (including Two Mile Warrambool), wetlands, riparian land, 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; - details of water supply arrangements; and	Section 6 – Biodiversity Appendix D – Biodiversity Assessment Section 6.1 – Aboriginal Heritage Section 6.2 – Historic Heritage Appendix C – Aboriginal Cultural Heritage Assessment Section 11 – Land Use Section 12 – Visual Impact Drawing EV02 – Development Footprint (1) Drawings EV05 – EV06 (Aerial View 01-02) Section 13 – Noise Appendix E – Noise Impact Assessment Section 7 – Access Section 4 – Consultation Section 14 – Water Section 8 – Flooding Section 2.5.5 – Materials and Resources

Table 1 – SEARs Checklist

	Requirement	Section
	- 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); • Hazards and Electromagnetic Interference – including an assessment of potential hazards and risks associated with bushfires and the proposed transmission line and substation against the International Commission on Non-Ionizing Radiation Protection (ICNIRP) Guidelines for limiting exposure to Time-varying Electric, Magnetic and Electromagnetic Fields. • Socio-Economic – including an assessment of the likely impacts on the local community and a consideration of the construction workforce accommodation.	Section 15 – Bushfire Section 18 – Electromagnetic Interference Section 9 – Economic Opportunity Section 2.5.4 – Temporary On-Site Accommodation
Consultation	In preparing the EIS for the development, you should consult with relevant local, State or Commonwealth Government authorities, infrastructure and service providers, community groups and affected landowners. In particular, you must undertake detailed consultation with affected landowners surrounding the development and Walgett Shire Council. The EIS must describe the consultation that was carried out, identify the issues raised during this consultation, and explain how these issues have been addressed in the EIS.	Section 4 – Consultation
NSW Department of Primary Industries	• Specific Issues (Biodiversity) should include an aquatic ecological environmental assessment that specifically addresses the impacts on Two Mile Warrambool. The assessment should include the following information: - A recent aerial photograph (preferably colour) of the locality (or reproduction of such a photograph). - Identification of waterways within the area of development. - Description and maps of aquatic and riparian vegetation. - The extent of aquatic habitat removal or modification which may result from the proposed development. - Details of the location of all waterways crossings, including any access tracks, or road upgrades, timetable for construction of the proposal with details of various phases of construction. - Aspects of the management of the proposal, both during construction and after completion, which relate to impact minimisation e.g. Environment Management Plans. • Specific Issues (Land) should include a requirement to conduct a detailed soil survey and land capability assessment of the proposed disturbance footprint to assess land condition and potential impacts by activities for future rehabilitation processes. This includes the determination of erosion potential and mitigation of sodic soils. The EIS should also address the following: • A Rehabilitation and Decommissioning/Closure Management Plan that outlines rehabilitation objectives and strategies. This includes, but is not limited to: - describing the design criteria of the final landuse and landform; - indicators to be used to guide the return of the land back to agricultural production; and - expected timeline for the rehabilitation program.	Section 6 – Biodiversity Appendix D – Biodiversity Assessment Section 19 – Mitigation Measures (covers environmental management and road upgrades / culverts proposed) Section 2.5.1 – Development Program Section 11 – Land Use Section 19.2 – Environmental Management Strategy Section 19.4 – Construction Environment Management Plan Section 19.5 – Operations Environment Management Plan

Requirement	Section
	Section 19.6 – Decommissioning / Recommissioning Section 11.4 – Land Use (covers cable depth)
NSW Office of Environment and Heritage	The EIS needs to appropriately address the following: • Biodiversity and offsetting • Aboriginal cultural heritage • Historic heritage • Water and soils • Flooding Section 6 – Biodiversity Appendix D – Biodiversity Assessment Section 6.1 – Aboriginal Heritage Appendix C – Aboriginal Cultural Heritage Assessment Section 6.2 – Historic Heritage Section 14 – Water Section 11 – Land Use Section 8 – Flooding
Roads and Maritime Services	Roads and Maritime Services recommends the following be addressed in the EIS: A traffic impact study prepared in accordance with the methodology set out in Section 2 of the RTA's Guide to Traffic Generating Developments 2002 and including: • Hours, days and periods of construction. • Schedule for phasing/staging of the project. • Traffic volumes: - Existing background traffic. - Project-related for each stage including construction, operation and decommissioning. Traffic volumes are to also include a description of: • Ratio of light vehicles to heavy vehicles. • Peak times for existing traffic. • Peak times for project-related traffic. • Transportation hours. • Project related traffic interaction with existing and projected background traffic. • The origin, destination and routes for: - Employee and contractor light traffic. - Heavy traffic. - Oversize and over mass traffic. • A description of all oversize and over mass vehicles and the materials to be transported. Section 7 – Access Section 2.5.6 – Hours of Work Section 2.5.1 – Development Program Section 7 – Access

Table 1 – SEARs Checklist

Requirement	Section
- The shortest and least trafficked route is to be given priority for the movement of materials and machinery to minimise the risk and impact to other motorists, so far as is reasonably practicable. - The impact of generated traffic and measures employed to ensure efficiency and safety on the public road network during construction, operation and decommissioning of the project. This includes controlling traffic volumes and access paths to the site. - The need for improvements to the road network, and details of improvements proposed such as road widening and intersection treatments, to cater for and to mitigate the impact of project-related traffic. Proposed road facilities, access and intersection treatments are to be identified and be in accordance with Austroads Guide to Road Design and Roads and Maritime Supplements, including safe intersection sight distance. - Local climate conditions that may affect road safety for vehicles used during construction, operation and decommissioning of the project (eg fog, wet weather, etc) - The layout of the internal road network, parking facilities and infrastructure within the project boundary. - A Traffic Management Plan is to be developed in consultation with the Walgett Shire Council and Roads and Maritime prior to the commencement of haulage and/or construction operations.	Section 7 – Access Section 7 – Access Section 7 – Access No climate conditions would affect road safety Subject to detailed design Section 19.4.2.2 – Traffic Management Plan
NSW Rural Fire Service - The SEARs shall require the proponent to address how they will manage grass fire impacting on and structural fire emanating from, their proposed solar farm. - The EA shall identify: - Potential bush fire threats to the facility; - Potential hazards to fire fighters; - Fire fighting water supplies; - Vehicle access and defensible space around the solar array; - Land and vegetation management opportunities; and - Proposed emergency management procedures. - Ultimately, as part of any consent issued, the NSW RFS will require the proponent to develop a Bush Fire Management Plan, in consultation with the local NSW RFS District Fire Control Centre.	Section 15 – Bushfire Section 15 – Bushfire Section 15 – Bushfire
NSW Environment Protection Authority The EPA recommends that the assessment for the proposal should consider the following general matters: - Water Quality Impacts – identification of appropriate pollution control systems to protect surface and groundwater resources such as sediment and erosion controls during construction and operational stages and inclusion of permanent sediment and erosion and stormwater controls where required. - Noise – identify potential impacts and mitigation strategies to be incorporated during the construction phase to minimise noise and comply with NSW policies and legislation on noise control, with reference to the <i>Interim Construction Noise Guidelines</i>.	Section 19 – Mitigation Measures Section 19 – Mitigation Measures

Table 1 – SEARs Checklist

Requirement		Section
	Dust – identify impacts from dust during the construction phase and identify mitigation measures.	Section 19 – Mitigation Measures
	Storage of chemicals/fuels – ensure adequate control measures are in place for storages to reduce risk of spills contaminating waterways and land.	Section 19 – Mitigation Measures
	Waste management – options and strategies for waste minimisation, reuse and recycling should be assessed as appropriate.	Section 17 – Waste Management Section 19 – Mitigation Measures
North West Local Land Services	The North West Local Land Services has no comments on the draft, furthermore we have no objections to the proposal	N/A
NSW Department of Industry	The Division has no specific recommendations or requirements for the draft SEARs.	N/A