



Appendix A
SEARs COMPLIANCE TABLE

A.1 SEARs compliance table

Compliance against the August 2020 SEARs is outlined in Table A.1

Compliance against the October 2022 supplementary SEARs is outlined in Table A.2

Table A.1 SEARs compliance table (August 2020 SEARs)

SEARs requirement	Where addressed in the EIS
General requirements	
The Environmental Impact Statement (EIS) for the development must comply with the requirements in Clauses 6 and 7 of Schedule 2 of the <i>Environmental Planning and Assessment Regulation 2000</i> .	This document
In particular, the EIS must include:	
• a stand-alone executive summary;	Executive summary
• a full description of the development, including:	Chapter 3
– details of construction, operation and decommissioning;	Chapter 3
– 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); and	Figure 3.1
– a detailed constraints map identifying the key environmental and other land use constraints that have informed the final design of the development;	Figure 2.1
• a strategic justification of the development focusing on site selection and the suitability of the proposed site with respect to potential land use conflicts with existing and future surrounding land uses (including other proposed or approved solar farms, rural residential development and subdivision potential);	Chapter 2 Chapter 7

Table A.1 SEARs compliance table (August 2020 SEARs)

SEARs requirement	Where addressed in the EIS
<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; – 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, 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; 	Chapter 6
<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; 	Appendix N
<ul style="list-style-type: none"> • the reasons why the development should be approved having regard to: <ul style="list-style-type: none"> – relevant matters for consideration under the <i>Environmental Planning and Assessment Act 1979</i>, 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; and – feasible alternatives to the development (and its key components), including the consequences of not carrying out the development; 	Chapter 7 Section 6.4.3 (land use conflicts) Section 2.11 (alternatives)
<ul style="list-style-type: none"> • 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; and 	Chapter 2 Chapter 7
<ul style="list-style-type: none"> • a detailed evaluation of the merits of the project as a whole. 	Chapter 7
<p>The EIS must also be accompanied by a report from a suitably qualified person providing:</p>	Submitted separately to EIS
<ul style="list-style-type: none"> • a detailed calculation of the capital investment value (CIV) (as defined in clause 3 of the Regulation) of the proposal, including details of all assumptions and components from which the CIV calculation is derived; and • certification that the information provided is accurate at the date of preparation. 	
<p>The development application must be accompanied by the consent in writing of the owner/s of the land (as required in clause 49(1)(b) of the Regulation).</p>	Submitted separately to EIS

Table A.1 SEARs compliance table (August 2020 SEARs)

SEARs requirement	Where addressed in the EIS
Specific issues	
The EIS must address the following specific issues:	
<p>Land – including:</p> <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; <ul style="list-style-type: none"> – a consideration of agricultural land (including Biophysical Strategic Agricultural Land), flood prone land and an investigation of the potential for the site to be used for agricultural purposes during operation of the solar farm; – a consideration of agricultural land with other renewable energy projects; – in the region, including White Rock Wind and Solar Farm, Sapphire Wind and Solar Farm and Glen Innes Wind Farm; – a detailed soil survey to consider the potential for erosion and impacts; – associated with sodic soils, paying particular attention to the compatibility of the development with the existing land uses on the site and adjacent land (eg operating mines, extractive industries including Frazier’s Quarry, mineral or petroleum resources, exploration activities, 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; and – a decommissioning and rehabilitation plan to return the land to productive agricultural use at closure of the project. 	Section 6.4
<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 <i>Biodiversity Conservation Act 2016</i> (NSW), the Biodiversity Assessment Method (BAM) and documented in a Biodiversity Development Assessment Report (BDAR), unless BCD and DPIE determine the proposed development is not likely to have any significant impacts on biodiversity values; • the BDAR must document the application of the avoid, minimise and offset framework including assessing all direct, indirect and prescribed impacts in accordance with the BAM; and • if an offset is required, details of the measures proposed to address the offset obligation. 	Section 6.1
<p>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.</p>	Section 6.2 Section 6.3
<p>Visual – including a detailed assessment of the likely visual impacts and cumulative 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.</p>	Section 6.5

Table A.1 SEARs compliance table (August 2020 SEARs)

SEARs requirement	Where addressed in the EIS
<p>Noise – including an assessment of the construction noise impacts and cumulative noise impacts of the development in accordance with the Interim Construction Noise Guideline (ICNG) and operational noise impacts in accordance with the NSW Noise Policy for Industry (NPI) and a draft noise management plan if the assessment shows construction noise is likely to exceed applicable criteria.</p>	Section 6.6
<p>Transport – including:</p> <ul style="list-style-type: none"> • an assessment of the construction, operational and decommissioning traffic impacts of the development; • an assessment of the peak and average traffic generation, including • over-dimensional vehicles and construction worker transportation; • an assessment of the likely transport impacts to the site access route (including Gwydir Highway and Spring Mountain Road), site access point, any Crown land, particularly in relation to the capacity and condition of the roads, road safety and intersection performance; • a cumulative impact assessment of traffic from nearby developments; and • provide details of measures to mitigate and / or manage potential impacts including a schedule of all required road upgrades (including resulting from heavy vehicle and over mass/over dimensional traffic haulage routes), road maintenance contributions, any other traffic control measures, developed in consultation with the relevant road authority; and a demonstration of consultation about potential cost sharing with the White Rock Wind and Solar Farm project (if required). 	Section 6.7
<p>Water – including:</p> <ul style="list-style-type: none"> • an assessment of the likely impacts of the development (including flooding) on surface water and groundwater resources (including 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 requirements and supply arrangements for construction and operation; and • 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). 	Section 6.8
<p>Hazards and Electromagnetic Interference – including:</p> <ul style="list-style-type: none"> • a preliminary risk screening in accordance with State Environmental Planning Policy No. 33 – Hazardous and Offensive Development and Applying SEPP 33 (DoP, 2011), and if the preliminary risk screening indicates the development is “potentially hazardous”, a Preliminary Hazard Analysis (PHA) must be prepared in accordance with Hazard Industry Planning Advisory Paper No. 6 – Guidelines for Hazard Analysis (DoP, 2011) and Multi-Level Risk Assessment (DoP, 2011); and • an assessment of all potential hazards and risks including but not limited to bushfire risks of the development against the RFS Planning for Bushfire Protection 2019, spontaneous ignition, electromagnetic fields or the proposed grid connection infrastructure against the International Commission on Non-Ionizing Radiation Protection (ICNIRP) <i>Guidelines for limiting exposure to Time-varying Electric, Magnetic and Electromagnetic Fields</i>. 	Section 6.9 Section 6.10

Table A.1 SEARs compliance table (August 2020 SEARs)

SEARs requirement	Where addressed in the EIS
Socio-Economic – including an assessment of the likely impacts on the local community and consideration of the construction workforce accommodation including assessment of cumulative impacts with other renewable energy projects in the area.	Section 6.11
Waste – identify, quantify and classify the likely waste stream to be generated during construction and operation, and describe the measures to be implemented to manage, reuse, recycle and safely dispose of this waste.	Section 6.12
Legislation, policies and guidelines	
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.planningportal.nsw.gov.au/major-projects/assessment/policies-and-guidelines ; and http://www.environment.gov.au/epbc/publications#assessments	Section 4
Consultation	
During the preparation of the EIS, you should consult with relevant local, State or Commonwealth Government authorities, infrastructure and service providers, community groups, affected landowners, exploration licence holders, quarry operators and mineral title holders. In particular, you must undertake detailed consultation with White Rock Wind and Solar Farm, affected landowners surrounding the development, and Inverell 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 5
Further consultation after 2 years	
If you do not lodge a development application and EIS for the development within 2 years of the issue date of these EARS, you must consult further with the Secretary in relation to the preparation of the EIS.	Section 5

Table A.2 **Supplementary SEARs compliance table (October 2022 SEARs)**

SEARs requirement	Where addressed in the EIS
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.	This document Chapter 4 Appendix C
Project Description	
6. The title of the action, background to the action and current status.	Chapter 3
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 6.1
8. How the action relates to any other actions that have been or are being taken in the region affected by the action.	Section 2.9
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 6.1
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 6.1
ii. a statement whether any relevant impacts are likely to be unknown, unpredictable or irreversible;	Section 6.1
iii. analysis of the significance of the relevant impacts; and	Section 6.1
iv. any technical data and other information used or needed to make a detailed assessment of the relevant impacts.	Section 6.1

Table A.2 Supplementary SEARs compliance table (October 2022 SEARs)

SEARs requirement	Where addressed in the EIS
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 6.1
i. a description, and an assessment of the expected or predicted effectiveness of the mitigation measures,	Section 6.1
ii. any statutory policy basis for the mitigation measures;	Section 6.1
iii. the cost of the mitigation measures;	Section 6.1
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;	Section 6.1
v. the name of the agency responsible for endorsing or approving each mitigation measure or monitoring program.	Section 6.1
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 6.1
13. For each 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 6.1
i. conservation advice or recovery plan for the species or community;	Section 6.1
ii. relevant threat abatement plan for the species or community;	Section 6.1
iii. wildlife conservation plan for the species; and	Section 6.1
iv. any strategic assessment.	Section 6.1
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 15–18.	Section 6.1

Table A.2 Supplementary SEARs compliance table (October 2022 SEARs)

SEARs requirement	Where addressed in the EIS
Key issues – Biodiversity (threatened species and communities)	
Assessment requirements	
15. The EIS must identify each EPBC Act listed threatened species and community 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 6.1
16. Further analysis of the impacts of the 2019–2020 bushfires on EPBC Act listed threatened species and communities should be undertaken during the assessment. Further assessment will determine whether the remaining habitat within the proposed action area is of substantially greater importance to the survival of the listed threatened species following the fires and/or whether the population of the species in the area is considered an important population. This information, once obtained, can be considered when determining avoidance, mitigation and offset measures for these species.	Section 6.1
17. For each of the EPBC Act listed threatened species and communities likely to be impacted by the action the EIS must provide a separate:	Section 6.1
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;	Section 6.1
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;	Section 6.1
iii. description of the relevant impacts of the action having regard to the full national extent of the species or community’s range;	Section 6.1
iv. description of the specific proposed avoidance and mitigation measures to deal with relevant impacts of the action;	Section 6.1
v. identification of significant residual adverse impacts likely to occur after the proposed activities to avoid and mitigate all impacts are taken into account;	Section 6.1
vi. a description of any offsets proposed to address residual adverse significant impacts and how these offsets will be established;	Section 6.1
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	Section 6.1
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.	Section 6.1

Table A.2 Supplementary SEARs compliance table (October 2022 SEARs)

SEARs requirement	Where addressed in the EIS
18. 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 6.1
Other approvals and conditions	
19. 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 6.1
Environmental record of person proposing to take the action	
20. 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.	Table 1.1
Information sources	
21. 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.	Appendix C

Australia

SYDNEY

Ground floor 20 Chandos Street
St Leonards NSW 2065
T 02 9493 9500

NEWCASTLE

Level 3 175 Scott Street
Newcastle NSW 2300
T 02 4907 4800

BRISBANE

Level 1 87 Wickham Terrace
Spring Hill QLD 4000
T 07 3648 1200

CANBERRA

Level 2 Suite 2.04
15 London Circuit
Canberra City ACT 2601

ADELAIDE

Level 4 74 Pirie Street
Adelaide SA 5000
T 08 8232 2253

MELBOURNE

Suite 8.03 Level 8 454 Collins
Street
Melbourne VIC 3000
T 03 9993 1900

PERTH

Suite 9.02 Level 9 109 St
Georges Terrace
Perth WA 6000

Canada

TORONTO

2345 Young Street Suite 300
Toronto ON M4P 2E5

VANCOUVER

60 W 6th Ave Suite 200
Vancouver BC V5Y 1K1



[linkedin.com/company/emm-consulting-pty-limited](https://www.linkedin.com/company/emm-consulting-pty-limited)



emmconsulting.com.au