

APPENDIX A

Secretary's Environmental Assessment Requirements (SEARs)



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Client: Burrendong Wind Farm Pty Ltd

The Planning Secretary's Environmental Assessment Requirements (SEARs) were provided for the Burrendong Wind Farm State Significant Development (SSD-8950984) on 30 September 2022. The EIS was prepared in accordance with specific assessment requirements outlined in the table below.

Type	Specific Assessment Requirement	Addressed in EIS
General Requirements	The environmental impact statement (EIS) must meet the minimum form and content requirements as prescribed by Part 8, Division 5 of the <i>Environmental Planning and Assessment Regulation 2021</i> (the EP&A Regulation) and must have regard to the <i>State Significant Development Guidelines</i> and the NSW Wind Energy Framework. In particular, the EIS must include: a stand-alone executive summary;	Executive Summary
	- a full description of the development, including: - details of construction, operation, and decommissioning, including any proposed staging of the development or refurbishing of turbines over time; - all infrastructure and facilities, such as substations, transmission lines, 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); - plans for any buildings;	Chapter 3
	- high quality site plans and maps at an adequate scale with dimensions showing: - the location and dimensions of all project components including coordinates in latitude / longitude and maximum AHD heights of the turbines; - 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; and - 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;	Appendix B
	- consolidated list and GIS data of coordinates of wind turbines, project infrastructure and relevant receivers and distances to potentially impacted receivers; and - details of the progressive rehabilitation of the site;	
	a list of any approvals that must be obtained before the development may commence;	Chapter 4 and Appendix C
	the terms of any proposed voluntary planning agreement with the relevant local council;	Chapter 2.4.3

Type	Specific Assessment Requirement	Addressed in EIS
	- 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 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 <i>Cumulative Impact Assessment Guideline</i> (DPIE, July 2021), taking into consideration any relevant legislation, environmental planning instruments, guidelines, policies, plans and industry codes of practice and including the <i>NSW Wind Energy Guidelines for State Significant Wind Energy Development</i> (2016);	Chapters 2 and 6
	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 draft management plans for specific issues as identified below; and	Chapter 6 and Appendix E
	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;	Chapter 7.5
	a consolidated summary of all the proposed environmental management and monitoring measures, identifying all the commitments in the EIS; and	Appendix E
	- a detailed evaluation of the merits of the project as a whole having regard to: - the requirements in Section 4.15 of the <i>Environmental Planning and Assessment Act 1979</i> (EP&A Act), and how the principles of ecologically sustainable development have been incorporated in the design, construction, and ongoing operations of the development;	Chapter 7.3
	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 <i>Climate Change Policy Framework</i>, NSW's <i>Net Zero Plan Stage 1: 2020 - 2030</i> and the greenhouse gas savings of the development;	Chapter 2
	feasible alternatives to the development (and its key components), including the consequences of not carrying out the development; and	Chapter 2.5
	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), strategic agricultural land, state forests, mineral and coal resources, triangulation stations, tourism facilities,	Chapter 2.4, Chapter 6.10, and Chapter 6.13

Type	Specific Assessment Requirement	Addressed in EIS
	existing or proposed wind farms, and the capacity of the existing electricity transmission network to accommodate the development'	
	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; and	Chapter 2
	a signed statement from the author of the EIS, certifying that the within the document is neither false nor misleading.	REAP Certification
	The development requires approval under the EPBC Act and is being assessed under the Bilateral Agreement. The EIS should address the requirements of Attachment A .	Chapter 6.5 and Appendix H
	The EIS must also be accompanied by:	
	a report from a AIQS Certified Quantity Surveyor or RICS Chartered Quantity Surveyor providing a detailed calculation of the capital investment value (CIV) (as defined in Schedule 7 of the EP&A Regulation) of the proposal, including details of all assumptions and components from which the CIV calculation is derived. The report shall be prepared on company letterhead and indicate applicable GST component of the CIV and include certification that the information provided is accurate at the date of application; and	CIV Report provided separately to the EIS
	an estimate of jobs that will be created during the construction and operational phases of the proposed development	Chapter 6.14
	The development application must be accompanied by the consent of the owner/s of the land (as required in Section 23(1) of the Regulation), including for proposed road works.	Provided separately to the EIS.
Landscape and Visual	The EIS must include: a detailed assessment of the visual impacts of all components of the Project (including turbines, transmission lines, substations, and any other ancillary infrastructure in accordance with the <i>NSW Wind Energy: Visual assessment Bulletin (DPE, 2016)</i>, including detailed consideration of potential visual impacts on local residences (including approved developments, lodged development applications and dwelling entitlements), amenity values of the recreation areas surrounding Lake Burrendong, scenic or significant vistas and road corridors in the public domain, and on the Siding Spring Observatory in accordance with <i>Dark Sky Planning Guideline (2016)</i>.	Chapter 6.3 and Appendix F
Noise and Vibration	The EIS must: - assess wind turbine noise in accordance with the <i>NSW Wind Energy: Noise Assessment Bulletin (EPA/DPE, 2016)</i>; - assess noise generated by ancillary infrastructure in accordance with the NSW Noise Policy for Industry (EPA, 2017); - assess construction noise impacts of the development in accordance with the <i>Interim Construction Noise Guideline (DECC, 2009)</i>, and a draft noise management plan if the assessment shows construction noise is likely to exceed applicable criteria); - assess traffic noise under the NSW Road Noise Policy (DECCW, 2011);	Chapter 6.4 and Appendix G

Type	Specific Assessment Requirement	Addressed in EIS
	• assess vibration under the Assessing Vibration: A Technical Guideline (DECC, 2006); and • assess the cumulative noise impacts (considering other developments in the area).	
Biodiversity	The EIS must include: • an assessment of the biodiversity values and the likely biodiversity impacts of the project, including impacts associated with transport route road upgrades and indirect impacts on Lake Burrendong State Park in accordance with the <i>Biodiversity Conservation Act 2016</i>, the Biodiversity Assessment Method (BAM) 2020 and documented in a Biodiversity Development Assessment Report (BDAR); • a detailed description of the proposed regime for avoiding, minimising, managing and reporting on the biodiversity impacts (including on grasslands) of the development over time, and a strategy to offset any residual impacts of the development in accordance with the BC Act; • an assessment of the likely impacts on listed aquatic threatened species, populations or ecological communities, scheduled under the <i>Fisheries Management Act 1994</i>, and a description of the measures to minimise and rehabilitate impacts, including impacts to Burrendong Dam, Lake Burrendong, Macquarie River, Cudgegong River, Meroo River and others; • an assessment of the likely impacts on koalas and their habitat; • an assessment of the impact of the project on birds and bats from blade strikes, low air pressure zones at the blade tips (barotrauma), alteration to movement patterns resulting from the turbines, and cumulative impacts of other wind farms in the vicinity and • if an offset is required, details of the measures proposed to address the offset obligation.	Chapter 6.5 and Appendices H
Transport	The EIS must: • assess the construction, operational and decommissioning traffic impacts of the development on the local and State road network; • provide details of the peak and average traffic volumes (including light, heavy and over-mass / over-dimensional vehicles) and transport and haulage routes during construction, operation and decommissioning, including traffic associated with sourcing raw materials (water, sand and gravel); • assess 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; • assess the capacity of the existing road network to accommodate the type and volume of traffic generated by the project (including over-mass / over-dimensional traffic haulage routes from port) during construction, operation and decommissioning; • assess of the likely transport impacts to the site access and haulage routes, site access point, any rail safety issues, any Crown Land, 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; • assess cumulative impacts of traffic from nearby developments; and	Chapter 6.6 and Appendices I and J

Type	Specific Assessment Requirement	Addressed in EIS
	provide 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.	
Hazards and Risks	The EIS must include an assessment of the following: Aviation Safety: - assess the impact of the development under the <i>National Airports Safeguarding Framework Guideline D: Managing Wind Turbine Risk to Aircraft</i>; - 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 considering defined air traffic routes, aircraft operating heights, approach / departure procedures, radar interference, communication systems, navigation aids; - 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; Telecommunications – 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; Health – 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 <i>International Commissioning on Non-Ionizing Radiation Protection</i> (ICNIRP) Guidelines for limiting exposure to Time-varying Electric, Magnetic and Electromagnetic Fields; Bushfire – identify potential hazards and risks associated with bushfires / use of bushfire prone land, including the risks that a wind farm would cause bush fire and any potential impacts on the aerial fighting of bushfires and demonstrate compliance with <i>Planning for Bush Fire Protection 2019</i>; and Blade Throw – assess blade throw risks.	Chapter 6.7 and Appendices K, L, M
Heritage	The EIS must: assess the impact to Aboriginal cultural heritage items (archaeological and cultural) in accordance with the <i>Guide to Investigating, Assessing and Reporting on Aboriginal Cultural Heritage in NSW</i> (OEH, 2011) and the <i>Code of Practice for the Archaeological Investigation of Aboriginal Objects in NSW</i> (DECCW, 2010), including results of archaeological test excavations (if required);	Chapters 6.8 and 6.9 and Appendix N

Type	Specific Assessment Requirement	Addressed in EIS
	- provide 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 <i>Aboriginal Cultural Heritage Consultation Requirements for Proponents</i> (DECCW, 2010); and - assess the impact to historic heritage having regard to the NSW Heritage Manual.	
Water and Soils	The EIS must: - 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; - assess the likely impacts of the development (including flooding) on surface water and groundwater resources traversing the site and surrounding watercourses, 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; - 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 <i>DPI Guidelines for Controlled Activities on Waterfront Land</i> (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> (DPI, 2013); - describe of the measures to minimise surface and groundwater impacts, including how works on steep gradient land or erodible soil types would be managed and any contingency requirements to address residual impacts in accordance with the <i>Managing Urban Stormwater: Soils and Construction</i> series of guidelines; - assess risks of dust generation and propose mitigation measures designed in accordance with the <i>Approved Methods and Guidelines for the Modelling and Assessment of Air Pollutants in New South Wales</i> (DECC, 2005); and	Chapter 6.11 and Appendices O, Q, and R
	This EIS must: - 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; - assess the potential impacts of the development on existing land uses on the site and adjacent land, including: - direct and/or indirect impacts to WaterNSW lands and infrastructure - consideration of agricultural land, biosecurity, any Travelling Stock Routes, flood prone land, Crown lands, public recreation, mining, quarries, mineral or petroleum rights; - a soil survey to determine the soil characteristics and consider the potential for erosion and sedimentation to occur, and consideration of salinity in this area; and - a cumulative impact assessment of nearby developments	Chapters 6.10 and Appendix P

Type	Specific Assessment Requirement	Addressed in EIS
	- assess 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 (if required); - completion of a Land Use Conflict Risk Assessment in accordance with the Department of Industry's <i>Land Use Conflict Risk Assessment Guide</i>; and - assessment of impact on agricultural resources and agricultural production on the site and region.	
Waste	The EIS must: 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.	Chapter 6.12
Social and Economic	The EIS must include: - an assessment of the social and economic impacts in accordance with Social Impact Assessment Guideline (DPIE, July 2021) and consideration of construction workforce accommodation - an assessment 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.	Chapters 6.13 and 6.14 and Appendices S and T
Plans and Documents	The EIS must include all relevant plans, diagrams and relevant documentation required under Schedule 1 of the 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.	EIS Document and Appendix B
Consultation	During the preparation of the EIS, you must: - 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; - establish and operate a Community Consultative Committee (CCC) for the project in accordance with the <i>Community Consultative Committee Guidelines for State Significant Projects</i>, and consult with the committee during the preparation of the EIS, and - carry out detailed consultation with the following: - Dubbo Regional Council - Mid-Western Regional Council - NSW Aboriginal Land Council - DPIE's Biodiversity, Conservation and Science Directorate - NSW National Parks and Wildlife Service	Chapter 5 and Appendix D

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	○ WaterNSW ○ Heritage NSW ○ Central West Local Land Services ○ DPIE's Water Group ○ Environment Protection Authority ○ Crown Lands and NSW Crown Holiday Parks Land Manager ○ Regional NSW – Mining, Exploration & Geoscience (MEG) ○ Department of Primary Industries – Agriculture and Fisheries divisions ○ Transport for New South Wales ○ TransGrid ○ Energy Corporation of NSW ○ Department of Customer Service – Telco Authority ○ Fire & Rescue NSW ○ NSW Rural Fire Service ○ Commonwealth Department of Defence ○ Civil Aviation Safety Authority ○ Airservices Australia ○ Bureau of Meteorology The EIS must describe the consultation process and the issues raised (including by the CCC) 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, a short explanation should be provided.	
	The EIS must detail engagement undertaken and demonstrate how it was consistent with the <i>Undertaking Engagement Guidelines for State Significant Projects</i> (DPIE, 2021)	Chapter 5 and 6
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.	N/A
Legislation, Policies and Guidelines	The assessment of the key issues listed above must take into account relevant guidelines, policies, and plans as identified. 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/assessments/policies-and-guidelines • http://www.environment.gov.au/epbc/publications#assessments	EIS Document