

# **Appendix B**

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## **SEAR CHECKLIST**

**Table 1 – SEARs Checklist**

	<b>Requirement</b>	<b>Section</b>
<b>General Requirements</b>	<p>The EIS must include:</p> <ul style="list-style-type: none"> <li>a full description of the development, including: <ul style="list-style-type: none"> <li>- details of construction, operation and decommissioning;</li> <li>- a site plan showing all infrastructure and facilities (including site access location, site access routes, site compounds, laydown areas, substation, carpark and any other ancillary infrastructure that would be required for the development, but the subject of a separate approvals process);</li> </ul> </li> <li>• a strategic justification of the development focusing on site selection and the suitability of the proposed site, including the permissibility of the proposal and the capacity of the existing electricity transmission network with consideration for other potential electricity generation projects;</li> <li>• 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"> <li>- a description of the existing environment likely to be affected by the development;</li> <li>- 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;</li> <li>- 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);</li> <li>- a description of the measures that would be implemented to monitor and report on the environmental performance of the development;</li> </ul> </li> <li>• a consolidated summary of all the proposed environmental management and monitoring measures, identifying all the commitments in the EIS; and</li> <li>• the reasons why the development should be approved having regard to the biophysical, economic and social costs and benefits of the development.</li> </ul>	<p><b>Section 2.4 – Farm Construction</b>  <b>Section 2.5 – Farm Operation</b>  <b>Section 2.6 – Farm Recommissioning/ Decommissioning</b></p> <p><b>Drawing EV03 – Development Footprint</b></p> <p><b>Section 3 – Statutory Planning</b>  <b>Section 20 – Justification</b></p> <p><b>Section 5 – Environmental Issues</b>  <b>Section 6 – Biodiversity</b>  <b>Section 7 – Heritage</b>  <b>Section 8 – Land</b>  <b>Section 9 – Visual</b>  <b>Section 10 – Noise</b>  <b>Section 11 – Traffic</b>  <b>Section 12 – Water</b>  <b>Section 13 – Bushfire</b>  <b>Section 14 – Air</b>  <b>Section 15 – Socio-Economic</b>  <b>Section 16 – Waste Management</b>  <b>Section 17 – Electromagnetic Interference</b>  <b>Section 18 – Cumulative Impact</b>  <b>Section 19 –Mitigation Measures</b></p> <p><b>Section 19 –Mitigation Measures</b></p> <p><b>Section 20.4 – Reasons for Approval</b></p>
	<p>In addition to the matters set out in Schedule 1 of the EP&amp;A Reg, the development application must be accompanied by:</p> <ul style="list-style-type: none"> <li>• 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</li> </ul>	<p><b>Provided with the Development Application</b></p>

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	<b>Requirement</b>	<b>Section</b>
	<ul style="list-style-type: none"> <li>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).</li> </ul>	<b>Provided with the Development Application</b>
<b>Specific Issues</b>	<p>The EIS must address the following specific issues:</p> <ul style="list-style-type: none"> <li>Constraints – including a detailed map identifying the key environmental and other land use constraints that have informed the final design of the development, including but not limited to existing electricity transmission lines, the project site boundary, proposed infrastructure, site access, vegetation types, residences within 2 km of the project site, existing waterbodies, proposed perimeter planting and all identified Aboriginal heritage items.</li> <li>Biodiversity – including an assessment of the likely biodiversity impacts of the development, particularly in regards to the Inland Grey Box Woodland Endangered Ecological Community (EEC), and any steps taken to avoid, mitigate or offset any identified impacts, 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;</li> <li>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;</li> <li>Land – including an assessment of the impact of the development on agricultural land, flood prone land, any Crown roads and the Travelling Stock Reserve on Lot 7002 DP 94814, paying particular attention to the compatibility of the development with the existing agricultural land uses on and adjacent to the site both during operation and after decommissioning and consistency with the zoning provisions applying to the land;</li> <li>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 to demonstrate it has been developed in consultation with affected landowners, particularly in regards to the landowner located at Lot 2 DP 807412;</li> <li>Noise – including an assessment of the construction noise impacts of the development in accordance with the <i>Interim Construction Noise Guideline</i> (ICNG) and sub-station noise impacts in accordance with the <i>NSW Industrial Noise Policy</i> (INP), and a description of the measures that would be implemented to mitigate any impacts if the assessment shows construction noise is likely to exceed applicable criteria;</li> <li>Transport – including an assessment of the site access route, site access point off of Pat Meredith Drive and likely transport impacts of the development on the capacity, condition, safety and efficiency of the local and State road networks, a description of the measures that would be implemented to mitigate any impacts during construction, a description of any proposed road upgrades developed in consultation with the relevant road authorities (if required), and a demonstration of consultation about potential cost sharing with the proposed Parkes Solar Farm project;</li> </ul>	<p><b>Drawing EV01 – Development Locality</b>  <b>Drawing EV02 – Development Site</b>  <b>Drawing EV03 – Development Footprint</b></p> <p><b>Section 6 – Biodiversity</b>  <b>Appendix C – Biodiversity Assessment</b></p> <p><b>Section 7 – Heritage</b>  <b>Appendix D – Aboriginal Cultural Heritage Assessment</b></p> <p><b>Section 8 – Land</b></p> <p><b>Section 9 – Visual</b>  <b>Drawing EV03 – Development Footprint</b>  <b>Drawings EV04 – EV08 (photomontages)</b></p> <p><b>Section 10 – Noise</b>  <b>Appendix E – Noise Impact Assessment</b></p> <p><b>Section 11 – Traffic</b></p>

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Requirement	Section
<ul style="list-style-type: none"> <li>Water – including an assessment of the likely impacts of the construction, operation and decommissioning of the development on groundwater and surface water resources (including any nearby watercourses), annual volumes of surface water and groundwater required, details of water supply arrangements 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 &amp; Construction</i> (Landcom 2004);</li> <li>Electromagnetic Interference – an assessment of the proposed transmission line and substation against the International Commission on Non-Ionizing Radiation Protection (ICNIRP) <i>Guidelines for limiting exposure to Time-varying Electric, Magnetic and Electromagnetic Fields</i>; and</li> <li>Cumulative Impacts – an assessment of the cumulative impacts with the proposed adjacent Parkes Solar Farm, including visual amenity, compatibility of land use, capacity of the electricity transmission network, traffic and construction noise impacts.</li> </ul>	<p><b>Section 12 – Water</b></p> <p><b>Section 17 – Electromagnetic Interference</b></p> <p><b>Section 18 – Cumulative Impact</b></p>
<p><b>Consultation</b></p> <p>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 Parkes 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.</p>	<p><b>Section 4 – Consultation</b></p>
<p><b>NSW Department of Primary Industries</b></p> <p>Consideration of the NSW Aquifer Interference Policy (2012)</p> <p>Proponent should apply to close the Crown road or provide mitigation measures to minimise impacts</p> <p>The proponent should consult with Local Land Services regarding any potential impacts of the proposal on the Travelling Stock Reserve</p> <p>Development of a Land Management Plan addressing operational issues, annual monitoring and mitigation measures.</p> <p>Description of adjacent land uses and possible mitigation measures.</p> <p>Decommissioning Management Plan to be developed at the initial project development stage including a baseline study of the site, and rehabilitation objectives and strategies for returning the site to agricultural land use.</p> <p>Identify risk to solar panels from aerial spraying and dust creation from adjacent farm land.</p> <p>Annual volumes of surface water and groundwater to be taken by the activity.</p> <p>Assessment of volumetric water licensing requirements.</p>	<p><b>Section 3.4.5 – Water Management Act 2000</b>  <b>Section 12.2.1 – Groundwater</b></p> <p><b>Section 3.4.8 – Crown Lands Act 1989</b>  <b>Section 4.4.4 – Crown Land</b>  <b>Section 8.6 – Crown Road</b></p> <p><b>Section 4.4.2 – Local Land Service</b></p> <p><b>Section 19.5 – Operations Environment Management Plan</b></p> <p><b>Section 8 – Land</b></p> <p><b>Section 8.9.3 – Decommissioning Management Plan</b></p> <p><b>Section 8.8 – Potential Impacts (Land)</b></p> <p><b>Section 12 – Water</b></p> <p><b>Section 12 – Water</b></p>

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Requirement	Section
<p>Identification of an adequate and secure water supply for the life of the project.</p> <p>A detailed and consolidated site water balance.</p> <p>Detail of proposed management of existing dams and works proposed within waterfront land.</p> <p>Assessment of impacts on surface and ground water sources and identify measures proposed to reduce and mitigate these impacts.</p> <p>Assessment of potential flooding impacts from Ridgely Creek and any other watercourses due to the development both within the project site and off-site.</p> <p>Full technical details and data of all surface water modelling.</p> <p>Proposed surface water and groundwater monitoring activities and methodologies.</p> <p>A statement of where each element of the SEARs is addressed in the EIS</p>	<p><b>Section 12 – Water</b></p> <p>n/a</p> <p><b>Section 12 – Water</b></p> <p><b>Section 12 – Water</b></p> <p><b>Section 12 – Water</b></p> <p>n/a</p> <p><b>Section 12 – Water</b></p> <p><b>Provided by this table</b></p>
<p><b>NSW Office of Environment and Heritage</b></p> <p>The EIS needs to appropriate address the following:</p> <ul style="list-style-type: none"> <li>• Biodiversity and offsetting</li> <li>• Aboriginal cultural heritage</li> <li>• Historic heritage</li> <li>• Water and soils</li> <li>• Flooding</li> </ul>	<p><b>Section 6 – Biodiversity</b></p> <p><b>Section 7.1 – Aboriginal Heritage</b></p> <p><b>Section 7.2 – Historic Heritage</b></p> <p><b>Section 12 – Water</b></p> <p><b>Section 8 – Land</b></p> <p><b>Section 12 – Water</b></p>
<p><b>Roads and Maritime Services</b></p> <p>Roads and Maritime Services recommends the following be addressed in the EIS:</p> <ul style="list-style-type: none"> <li>• Traffic Impact Study including: <ul style="list-style-type: none"> <li>- Hours, days and periods of construction</li> <li>- Schedule for phasing/staging of the project</li> <li>- Traffic volumes (existing, project related, projected future traffic)</li> <li>- Description of light to heavy vehicle ratios, peak times for existing and project-related traffic, transportation hours, project related traffic interaction with existing and projected background traffic.</li> <li>- Origin and destination routes for employee and contractor light traffic, heavy traffic, oversize and over mass traffic.</li> </ul> </li> <li>• Description of oversize and over mass vehicles and materials to be transported</li> <li>• Details of access requirements to Henry Parkes Way and analysis of affected intersections.</li> </ul>	<p><b>Section 11 – Traffic</b></p> <p><b>Section 11 – Traffic</b></p> <p><b>Section 11 – Traffic</b></p>

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Requirement	Section
<ul style="list-style-type: none"> <li>• Shortest and least trafficked route to be given priority for the movement of materials and machinery.</li> <li>• Impact of generated traffic and measures employed to ensure efficiency and safety on the public road during all stages of the project including decommissioning.</li> <li>• The need for improvements to the road network and details of improvements proposed.</li> <li>• Proposed road facilities, access and intersection treatments, including safe sight intersection sight distance.</li> <li>• Local climate conditions that may affect road safety during all stages of the project.</li> <li>• Layout of the internal road network, parking facilities and infrastructure within the project boundary.</li> <li>• Traffic Management Plan to be developed in consultation with Parkes Shire Council and Roads and Maritime prior to commencement of haulage and/or construction operations.</li> </ul>	<p><b>Section 11</b> – Traffic</p> <p><b>Section 11</b> – Traffic</p> <p><b>Section 11</b> – Traffic</p> <p><b>Section 11</b> – Traffic</p> <p><b>Section 2.3</b> – Farm Layout <b>Drawing EV03</b> – Development Footprint</p> <p><b>Section 11.6.6</b> – Traffic Sub-Plan</p>