

Appendix A – SEARs Summary

SEARs (No. 1291) – Key Issues	Where addressed
General Requirements	
The Environmental Impact Statement (EIS) must meet the minimum form and content requirements in clauses 6 and 7 of Schedule 2 of the <i>Environmental Planning and Assessment Regulation 2000</i> .	Section 5.3.2
Strategic context	
Detailed consideration of <i>State Environmental Planning Policy (State and Regional Development) 2011</i>	Section 5.4
A detailed justification of the proposal and suitability of the site for the development	Sections 3.1, 3.3 & 3.4
A demonstration that the proposal is consistent with all relevant planning strategies, environmental planning instruments, development controls plans (DCPs), or justification for any inconsistencies, including the Hunter Regional Plan 2036	Sections 3.2 and 5.4
A list of any approvals that must be obtained under any other Act or law before the development may lawfully be carried out.	Section 5
Soil and water	
A description of local soils, topography, drainage and landscapes	Sections 7.1.2 & 7.2.2
Details of sediment and erosion controls	Sections 7.2.3 & 7.2.4
The potential occurrence of contaminated soils and acid sulfate soils (either through excavation or groundwater drawdown) and likely impacts from the disturbance of those soils	Sections 7.1.2 & 7.1.3
An assessment of potential impacts on the quality and quantity of the surface and groundwater resources, including downstream impacts on Irrawang Swamp and Hunter River	Section 7.2.3
Details of any ongoing monitoring programs to assess any impacts on water quality, water flow and aquatic and riparian environments within and downstream of all waterways within the vicinity of the site.	Sections 7.1.4 & 7.2.4
Coastal wetlands	
Measures that will be taken to protect, and where possible enhance, the biophysical processes, hydrological processes and ecological integrity of the coastal wetland.	Sections 7.2.4 & 7.3.4

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Flooding	
Constraints to detailed design and impacts on the operation of the infrastructure, potential adverse impacts of the proposal on flood behaviour, and contingency measures in the event of operational impacts due to flooding.	Sections 7.2.2, 7.2.3 & 7.2.4
Biodiversity	
Accurate predictions of any vegetation clearing on site	Section 7.3.3
An assessment of the proposal in accordance with the <i>Biodiversity Assessment Method</i> (BAM) including the potential impacts on any threatened species, populations, endangered ecological communities or their habitats and groundwater dependent ecosystems	Section 7.3
A detailed description of the measures to avoid, minimise, mitigate and offset biodiversity impacts.	Sections 7.3.4 & 7.3.5
Heritage	
An Aboriginal Cultural Heritage Assessment Report prepared in accordance with Office of Environment and Heritage guidelines	Section 7.4
Non-Aboriginal cultural heritage.	Section 7.5
Waste management	
Details of the type, quantity and classification of waste generated during construction of the proposal (including spoil generation)	Section 7.6.3
Details of waste handling including, transport, identification, stockpiling and quality control including off-site reuse and disposal	Sections 7.6.3 & 7.6.4
The measures that would be implemented to ensure that the proposed development is consistent with the aims, objectives and guidelines in the <i>NSW Waste Avoidance and Resource Recovery Strategy 2014-21</i> .	Sections 7.6.3 & 7.6.4
Air quality and odour	
A description of all potential sources of air (including dust) and odour emissions, including from the wastewater pumping station, pipelines and air vents	Section 7.7.3
A description and appraisal of air quality impact mitigation and monitoring measures.	Section 7.7.4
Noise and vibration	

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A description of all potential noise and vibration sources during construction, including road traffic noise	Sections 7.8.1, 7.8.2 & 7.8.3
A description and appraisal of noise and vibration mitigation and monitoring measures.	Section 7.8.4
Traffic and transport	
Details of construction road transport routes and access to the site.	Sections 7.9.2 & 7.9.3
Road traffic predictions for the development during construction	Section 7.9.3
An assessment of impacts to the safety and function of the road network and the details of any road upgrades required for the development.	Sections 7.9.3 & 7.9.4
Waste management	
The EIS must include detail of the type, quantity and classification of waste generated during construction of the proposal (including spoil generation).	Section 18.3
The EIS must include details of waste handling including transport, identification, stockpiling and quality control including off-site reuse and disposal.	Sections 18.3 and 18.4
The EIS must include measures that would be implemented to ensure that the proposed development is consistent with the aims, objectives and guidelines in the <i>NSW Waste Avoidance and Resource Recovery Strategy 2014-21</i> .	Sections 18.2 and 18.4
Bushfire	
Including an assessment of the risk of bushfire, including addressing the requirements of <i>Planning for Bush Fire Protection 2006</i> (RFS). Any proposed Asset Protection Zones must not adversely affect environmental objectives (e.g. buffers).	Sections 7.9.3 and 7.9.4
Environmental Planning Instruments and other policies	
The EIS must assess the proposal against the relevant environmental planning instruments, including but not limited to:	
• State Environmental Planning Policy (Infrastructure) 2007	Section 5.4.2
• State Environmental Planning Policy (Rural Lands) 2008	Section 5.4.3
• State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017	Section 5.4.4
• State Environmental Planning Policy (Coastal Management) 2018	Section 5.4.5
• State Environmental Planning Policy No 33–Hazardous and Offensive Development	Section 5.4.6
• State Environmental Planning Policy No 44–Koala Habitat Protection	Section 5.4.7

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<ul style="list-style-type: none"> State Environmental Planning Policy No 55–Remediation of Land 	Section 5.4.8
<ul style="list-style-type: none"> Port Stephens Local Environmental Plan 2013 	Section 5.5.1
<ul style="list-style-type: none"> Relevant development control plans and section 94 plans. 	Section 5.5.2
Guidelines	
Development Assessment Guidelines which is available on the Department's website at planning.nsw.gov.au under Development Proposals/Register of Development Assessment Guidelines. Whilst not exhaustive, this Register contains some of the guidelines, policies, and plans that must be taken into account in the environmental assessment of the proposed development.	Noted
Consultation	
During the preparation of the EIS, you must consult the relevant local, State and Commonwealth government authorities, service providers and community groups, and address any issues they may raise in the EIS. In particular, you should consult with:	Section 6
<ul style="list-style-type: none"> Hunter Water Corporation 	Section 6.2.2
<ul style="list-style-type: none"> Environmental Protection Authority 	Section 6.2.3
<ul style="list-style-type: none"> Office of Environment and Heritage 	Section 6.2.4
<ul style="list-style-type: none"> Department of Industry – Water 	Section 6.2.5
<ul style="list-style-type: none"> Roads and Maritime Services 	Section 6.2.6
<ul style="list-style-type: none"> Rural Fire Service 	Section 6.2.7
<ul style="list-style-type: none"> Port Stephens Council 	Section 6.2.8
<ul style="list-style-type: none"> The surrounding landowners and occupiers that are likely to be impacted by the proposal. 	Section 6.4
Details of the consultation carried out and issues raised must be included in the EIS.	Section 6