Planning Secretary's Environmental Assessment Requirements

Section 5.16 of the Environmental Planning and Assessment Act 1979
Part 8 of the Environmental Planning and Assessment Regulation 2021

Application Number	
Project	
Location	
Proponent	
Date of Issue	
Date of Expiration	[Two years from the Date of Issue]

General SEARs

Desired Performance Outcome	Requirement	Current Guidelines
1. Environmental Impact Assessment Process The process for assessment of the project is transparent, balanced, well-focussed and legal.	1. The Environmental Impact Statement (the EIS) must be prepared in accordance with Part 8 of the *Environmental Planning and Assessment Regulation 2021* (the EP&A Regulation). 2. The EIS must be prepared having regard to the Department's State Significant Infrastructure Guidelines and State Significant Project Technical Guidelines (together, the Guidelines), as relevant. 3. It is the Proponent's responsibility to determine whether the project needs to be referred to the Commonwealth Department of Climate Change, Energy, the Environment and Water (DCCEEW) for an approval under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (the EPBC Act). If DCCEEW determines the project is a Controlled Action and an approval is required under the EPBC Act, supplementary environmental assessment requirements may need to be issued to ensure a streamlined assessment under an Accredited Assessment process. 4. Where the project is a Controlled Action and requires approval under the EPBC Act, and is being assessed under the Bilateral Agreement (pursuant to Amending Agreement No.1), the EIS must include: (a) consideration of any Protected Matters that may be impacted by the project (b) identification and assessment of those Protected Matters that are likely to be significantly impacted (c) details of how significant impacts to Protected Matters have been avoided, mitigated and, if necessary, offset (d) consideration of, and reference to, any relevant conservation advices, recovery plans and threat abatement plans. 5. The onus is on the Proponent to ensure legislative requirements relevant to the project are met.	State Significant Infrastructure Guidelines (DPE) Undertaking Engagement Guidelines for State Significant Projects (DPE) Social Impact Assessment Guideline (DPE) Cumulative Impact Assessment Guidelines for State Significant Projects (DPE) EPBC Act - Environment Assessment Process (DSEWPC)
2. Environmental Impact Statement The project is described in sufficient detail to enable clear understanding that the project has been developed	1. The EIS must include, but not necessarily be limited to, the following: (a) a **summary** of the project as a whole that has regards to the economic, environmental and social impacts of the project and the principles of ecologically sustainable development (b) an **introduction** (c) the **strategic and project context** including but not limited to –	State Significant Infrastructure Guidelines (DPE): SSI Guidelines – Preparing an

through an iterative process of impact identification and assessment and project refinement to avoid, minimise or offset impacts. The description and assessment should demonstrate that the project, on balance, has the least adverse environmental, social and economic impact, including its cumulative impacts.	– relevant Government strategies, policies or plans which provide strategic support for the project – regional and local land use planning context – key features of the project corridor and surrounds that could affect or be affected by the project including land uses, land ownership, and important features of the natural, cultural and built environment – analysis of feasible alternatives to the project and options within the project[1] including – – [project specific alternatives and options] (d) a project description including but not limited to – – project area – physical layout and design, including an overview of the project in a table that captures the main elements of the project and all construction and operational mitigation measures and figures illustrating the construction and operational elements of the project – uses and activities, including a description of any related development or infrastructure that is required for the project or may be developed as a result of the project, but would be subject to a separate approval process – timing and sequencing (e) the **statutory context** of the project (f) the **community and agency engagement** undertaken and to be undertaken for the project (g) the **assessment and mitigation of impacts**, which provides a detailed summary of the results of the assessment of the potential impacts of the project (see section 3) (h) the **justification and evaluation** of the project.	Environmental Impact Statement (Appendix B)
3. Assessment and Mitigation of Key Issues and Impacts Key issues and impacts are assessed objectively and thoroughly to provide confidence that the project will be constructed and operated within acceptable levels of impact or with appropriate management and offsets.	1. The level of assessment of likely impacts must be proportionate to the significance of, or degree of impact on, the issue, within the context of the project location and the surrounding environment. The level of assessment must be commensurate to the degree of impact and sufficient to ensure that the Department and other government agencies are able to understand and assess impacts. 2. For each key issue, the EIS must include a detailed summary of the results of the assessment of the potential impacts of the project undertaken in detailed studies, including: (a) the condition of the existing environment (b) a summary of the key findings of the detailed technical studies in the appendices of the EIS, using suitable cross-referencing to reduce repetition between the two parts of the EIS (c) description of the scale and nature of the predicted impacts, including any cumulative impacts,	State Significant Infrastructure Guidelines (DPE) Undertaking Engagement Guidelines for State Significant Projects (DPE) Social Impact Assessment Guideline (DPE)

[1] Alternatives to a project are different projects which would achieve the same project objective(s) including the consequences of not carrying out the project. For example, alternatives to a road project may be a rail project in the same area and alternate routes for the road. Options within the project are variations of the same project. For example, options within a road project could be design of an intersection, the location or design of a bridge, or locations for a vent stack.

Key impact issues are nominated by the Proponent in the SSI project application and by the Department in the SEARs. Key issues need to be reviewed throughout the preparation of the EIS to ensure any new key issues that emerge are captured. The key issues identified in this document are not exhaustive but are key issues common to most linear Transport SSI projects.	and whether these impacts will comply with the relevant statutory requirements, standards or performance measures (d) demonstrated ability to avoid, mitigate or offset the impacts of the project having regards to - – mitigation measures incorporated into the design of the project (e.g., changes to the project area, project layout and design, key uses and activities carried out on site, timing) – other mitigation measures that will be implemented – any negotiated agreements or offsets proposed to address residual impacts of the project following mitigation (e) detailed reasons justifying any predicted exceedances of relevant standards or performance measures (f) identification of key uncertainties associated with the assessment and what action will be taken to address these uncertainties (g) highlight any key linkages between the assessment of different matters or likely cumulative impacts of the project.	Cumulative Impact Assessment Guidelines for State Significant Projects (DPE)
4. Key Appendices	1. The EIS must include the following appendices: (a) a SEARs table, identifying the sections and subsections where the SEARs have been addressed in the EIS and in the specialist assessment reports (b) a statutory compliance table, identifying where the relevant statutory requirements have been addressed in the EIS (c) a community engagement table, identifying where the issues raised by the community during engagement have been addressed in the EIS (d) a table of the proposed mitigation measures for the project (excluding any mitigation measures that are built into the physical layout and design of the project and captured in the project description) (e) any supporting information, including any detailed technical reports prepared by specialists.	
5. Capital Investment Value	1. Provide a detailed calculation of the capital investment value (CIV) of project prepared by a AIQS Certified Quantity Surveyor or RICS Chartered Quantity Surveyor in accordance with Planning Circular PS 21- 020: Calculation of Capital Investment Value. The calculation of the estimated CIV is to be accurate at the date of application and include details of all components and assumptions from which it is derived.	Planning Circular PS 21-020

Key Issue SEARs

Key Issue and Desired Performance Outcome	Requirement (Specific assessment requirements in addition to the general requirement above)	Current Guidelines[2]
1. Air Quality The project is designed, constructed and operated in a manner that minimises air quality impacts (including nuisance, dust and odour) to minimise risks to human health and the environment to the greatest extent practicable.	1. Undertake an **air quality impact assessment (AQIA)** for construction and operation of the project in accordance with the current guidelines. 2. The **AQIA** must include the following: (a) demonstrated ability to comply with the relevant regulatory framework, specifically *Protection of the Environment Operations Act 1997* and *Protection of the Environment Operations (Clean Air) Regulation (2022)*; and (b) a cumulative local and regional air quality impact assessment.	Approved Methods for the Modelling and Assessment of Air Pollutants in NSW (EPA) Approved Methods for the Sampling and Analysis of Air Pollutants in NSW (EPA) In Tunnel Air Quality (Nitrogen Dioxide) Policy (ACTAQ) National Environment Protection (Ambient Air Quality) Measure Annual Reporting (NEPC) Advisory Circular AC 139.E-02v1.0 – Plume Rise Assessments (CASA)
2. Biodiversity The project design considers all feasible measures to avoid and minimise impacts on terrestrial and aquatic biodiversity. Offsets and / or supplementary measures are assured which are equivalent to any residual impacts of project construction and operation.	1. Prepare a **Biodiversity Development Assessment Report (BDAR)** that assess biodiversity impacts in accordance with s7.9 of the *Biodiversity Conservation Act 2016* (BC Act) and the Biodiversity Assessment Method 2020 (BAM). 2. The BDAR must document the application of the avoid, minimise and offset framework in accordance with the BAM. 3. The BDAR must include information in the form detailed in s6.12 of the BC Act, cl6.8 of the *Biodiversity Conservation Regulation 2017* and the BAM including details of the measures proposed to address the offset obligation as follows: (a) the total number and classes of biodiversity credits required to be retired for the project (b) the number of classes of like-for-like biodiversity credits proposed to be retired	Biodiversity Assessment Method (DPIE) Guidelines for Developments adjacent to National Parks and other Reserves (DPIE) Policy and Guidelines for Fish Habitat Conservation and Management (DPI) Guidance on Groundwater Dependent Ecosystems (DPE Water) NSW Wetlands Policy (DECCW)

[2] Guidelines listed are the current list of guidelines that may be applicable to a SSI project. It is the Proponents responsibility to identify, and justify, which guidelines have been applied to a specific project.

Key Issue and Desired Performance Outcome	Requirement (Specific assessment requirements in addition to the general requirement above)	Current Guidelines[2]
	(c) the number and classes of biodiversity credits proposed to be retired in accordance with the variation rules (d) any project to fund a biodiversity conservation action (e) any project to make a payment to the Biodiversity Conservation Fund (f) any staged retirement of credits based on when the development is carried out that would impact on biodiversity values. *Note: If seeking approval to use the variation rules, the BDAR must contain details of the reasonable steps that have been taken to obtain requisite like-for-like biodiversity credits.* 4. The BDAR must be submitted with all digital spatial data associated with the survey and assessment. 5. The BDAR must be prepared by a person accredited under s6.10 of the BC Act. 6. The BDAR must include details of the measures proposed to address offset obligations. 7. Impacts on biodiversity values not covered by the BAM must be assessed. This includes a **threatened aquatic species assessment** (under Part 7A of *Fisheries Management Act 1994* (FM Act)) to address whether there are likely to be any significant impact on listed threatened species, populations or ecological communities listed under the FM Act. 8. Identify whether the project, or any component of the project, would be classified as a **Key Threatening Process (KTP)** in accordance with the listings in the BC Act, FM Act and the Commonwealth's *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act).	
3. Climate Change Risk The project is designed, constructed and	1. The **risk and vulnerability of the project to climate change** in accordance with the current guidelines.	

Key Issue and Desired Performance Outcome	Requirement (Specific assessment requirements in addition to the general requirement above)	Current Guidelines[2]
operated to be resilient to the future impacts of climate change.	2. Climate change risks must be quantified with reference to the NSW Government's climate projections at 10km resolution (or lesser resolution if 10km projections are not available) or equivalent projection tool (such as the Climate Futures Tool from CSIRO and Bureau of Meteorology (attenuated for project region)) and specific adaptation actions incorporated in the design.	
4. Design, Place and Movement The project is well-designed and enhances the environment where it is located, including improved accessibility and connectivity for communities and public spaces. The project helps to support the health and wellbeing of Country by valuing, respecting, and being guided by Aboriginal people. The project contributes to greener places through the enhancement and provision of green infrastructure.	1. A **design led process** that is informed, collaborative and iterative, which: (a) utilises good design processes (such as Design Excellence and Design Review) (b) utilises design experts and multidisciplinary teams (c) is designed with and connected with Country (d) demonstrates how design integrity will be maintained in subsequent stages of the assessment process (e) involves the community, user groups and other stakeholders [specify if required]. 2. Identify **place principles** that are reflective of the design objectives in Better Placed, including a focus on [delete or choose one or more]: (a) fit – contextually, culturally, local and of its place (b) performance – sustainable, adaptable and durable (c) community – inclusive, welcoming, connected, accessible and diverse (d) people – safe, comfortable and liveable and healthy (such as crime prevention through environmental design) (e) working- functional, efficient and fit for purpose (f) value – creating and adding value (g) look and feel – engaging, inviting and attractive.	NSW State Design Review Panel (Government Architect NSW (GANSW)) Better Placed (GANSW) Designing with Country (GANSW) Draft Connecting with Country (GANSW) Greener Places (GANSW) NSW Movement and Place Guidelines for Landscape and Visual Impact Assessment (Third edition)

Key Issue and Desired Performance Outcome	Requirement (Specific assessment requirements in addition to the general requirement above)	Current Guidelines[2]
	3. Include and illustrate **place designs, outcomes and actions** for the project that protect and facilitate improvements to the built environment and place, including in relation to: (a) built form (including key project elements and amenity impacts on the surrounding environment) (b) public space (including public open space, and how that space has been maximised and protected, access to and the quality of the space) (c) residual land [including the reallocation of space, such as main streets where traffic has been reduced as a result of the project] (d) views and vistas (including an assessment of visual impact during construction and operation, and visual representations of the project from key locations to illustrate the project where visual impacts that are deemed greater than medium) (e) other. In particular those associated with: [list key infrastructure, places, public space and residual land that requires significant design and specific studies that may be required, such as recreational needs studies]: (a) xxx infrastructure … This should address maintenance of infrastructure, place, landscaping and residual land. 4. Identify **Movement (accessibility and connectivity) principles, outcomes and actions** for the project that facilitate improvements to movement, including in relation to (a) how the project considers the relationship between movement and place [including any issues and opportunities identified]	

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	(b) how the project contributes to more walking, cycling and public transport use [including journey time comparisons for public and active transport for general traffic journey time improvements made, and the matters set out in the Healthy Urban Development Checklist TC1 and TC2 (NSW Health, 2009) pages 76-78] (c) how any walking, cycling or public transport provided by the project integrates with wider active and public transport networks. access to public space. The EIS must demonstrate changes to: (d) access to public space (e) access to community facilities or areas providing services to the community, such as local centres (f) active and public transport [including local walking and cycling routes maintained or made more direct, safe and comfortable]. 5. Identify **green infrastructure design principles** that are reflective of the principles in Greener Placed and The Sydney Green Grid [for Sydney based projects]. 6. Include and illustrate **green infrastructure designs, actions and outcomes** for the project including in relation to: (a) green infrastructure, including enhancement of open space that supports recreation, biodiversity and waterway health (b) how the project will achieve a net increase in tree numbers and canopy within proximity of the impacted area. (This relates to the number of trees to be cleared by the project (a tree is defined by Australian Standard 4970) that will not be covered by a biodiversity offset strategy).	

Key Issue and Desired Performance Outcome	Requirement (Specific assessment requirements in addition to the general requirement above)	Current Guidelines[2]
5. Economic The project minimises impacts to property and business and achieves appropriate integration with adjoining land uses, including maintenance of appropriate access to properties and community facilities, and minimisation of displacement of existing land use activities, dwellings and infrastructure.	1. **Economic impacts** on potentially affected properties, businesses, recreational users and land and water users (for example, recreational and commercial fishers, oyster farmers), including property acquisitions/adjustments, access, amenity and relevant statutory rights.	
6. Flooding The project minimises adverse impacts on existing flooding characteristics. Construction and operation of the project avoids or minimises the risk of, and adverse impacts from, infrastructure flooding, flooding hazards, or dam failure.	1. Changes to **flood behaviour** during construction and operation for a full range of flood events up to the probable maximum flood (taking into account sea level rise and storm intensity due to climate change) must be assessed (and modelled where required) including: (a) any detrimental increases in the potential flood affectation of other properties, assets and infrastructure (b) consistency (or inconsistency) with applicable Council floodplain risk management plans (c) compatibility with the flood hazard of the land (d) compatibility with the hydraulic functions of flow conveyance in flood ways and storage areas of the land (e) downstream velocity and scour potential (f) impacts the development may have upon existing community emergency management arrangements for flooding. These matters must be discussed with the State Emergency Services and Council (g) any impacts the development may have on the social and economic costs to the community as consequence of flooding. 2. **Flood management objectives and outcomes** must be clearly identified and substantiated to address the characteristics of the	Floodplain Development Manual (DIPNR) Flood Risk Management Guideline – Practical Consideration of Climate Change (DECC)

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	environment and relevant legislative, management and guidance requirements.	
7. Health and Safety The project avoids or minimises any adverse health impacts arising from the project. The project avoids, to the greatest extent possible, risk to public safety.	1. The **health impacts** of the project, in accordance with the current guidelines. 2. The assessment must: (a) describe the current known health status of the affected population (b) assess health risks associated with exposure to environmental hazards (c) assess the effect of the project on other relevant determinants of health such as the level of physical activity and access to social infrastructure (d) assess opportunities for health improvement (e) assess the distribution of the health risks and benefits (f) discuss how, in the broader social and economic context of the project, the project will minimise negative health impacts while maximising the health benefits. 3. The likely risks of the project to public safety, paying particular attention to pedestrian safety, subsidence risks, bushfire risks and the handling and use of dangerous goods.	Environmental Health Risk Assessment Australian Dangerous Goods Code State Environmental Planning Policy (Resilience and Hazards) 2021
8. Heritage – Aboriginal The design, construction and operation of the project facilitates, to the greatest extent possible, the long term protection, conservation and management of the heritage significance of items of Aboriginal objects and places. The design, construction and operation of	1. Direct and / or indirect impacts to the **heritage significance** of: (a) Aboriginal places, objects and cultural heritage values, as defined under the *National Parks and Wildlife Act 1974* (NPW Act) and in accordance with the principles and methods of assessment identified in the current guidelines (b) Aboriginal places of heritage significance, as defined in the Standard Instrument – Principal Local Environmental Plan 2. Where archaeological investigations of Aboriginal objects are proposed these must be conducted by a suitably qualified archaeologist, in accordance with section 1.6 of the *Code of*	Guide to investigating, assessing and reporting on Aboriginal Cultural Heritage in NSW (OEH) Aboriginal Cultural Heritage Consultation Requirements for Proponents (DECCW) Code of Practice for Archaeological Investigation of Aboriginal Objects in NSW (DECCW) Skeletal Remains: Guidelines for Management of Human Remains (Heritage Office)

Key Issue and Desired Performance Outcome	Requirement (Specific assessment requirements in addition to the general requirement above)	Current Guidelines[2]
the project avoids or minimises impacts, to the greatest extent possible, on the heritage significance of Aboriginal objects and places.	*Practice for Archaeological Investigation of Aboriginal Objects in NSW* (DECCW 2010). 3. Where impacts to Aboriginal objects and / or places are proposed, consultation must be undertaken with Aboriginal people in accordance with the current guidelines.	
9. Heritage – Historic The design, construction and operation of the project facilitates, to the greatest extent possible, the long term protection, conservation and management of the heritage significance of environmental heritage. The design, construction and operation of the project avoids or minimises impacts, to the greatest extent possible, on the heritage significance of environmental heritage.	1. Direct and / or indirect impacts to the **heritage significance** of: (a) environmental heritage, as defined under the *Heritage Act 1977* (b) items listed on the State, National and World Heritage lists (c) heritage items and conservation areas identified in environmental planning instruments applicable to the project area. 2. Where impacts to State or locally significant heritage items are identified, the assessment must: (a) include a significance assessment, a statement of heritage impact for all heritage items and a historical archaeological assessment (b) assess the consistency of the project against conservation policies of any relevant conservation management plan (c) consider impacts to the item of significance caused by, but not limited to, vibration, demolition, archaeological disturbance, altered historical arrangements and access, visual amenity, landscape and vistas, curtilage, subsidence and architectural noise treatment, drainage infrastructure, contamination remediation and site compounds (as relevant) (d) outline measures to avoid and minimise those impacts during construction and operation in accordance with the current guidelines (e) be undertaken by a suitably qualified heritage consultant(s) and / or historical archaeologist (note: where archaeological excavations are proposed the relevant consultant must meet the NSW Heritage Council's Excavation Director criteria).	Skeletal Remains: Guidelines for Management of Human Remains (Heritage Office) Australia ICOMOS Charter for the Conservation of Places of Significance, Burra Charter Assessing Significance for Historical Archaeological Sites and 'Relics' (Heritage Branch, Department of Planning) Altering Heritage Assets (Heritage Council)

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10. Noise and Vibration Construction noise and vibration (including airborne noise, ground-borne noise and blasting) are effectively managed to minimise adverse impacts on acoustic amenity, and adverse impacts on the structural integrity of buildings and items including Aboriginal places and environmental heritage. Increases in noise emissions and vibration affecting nearby properties and other sensitive receivers during operation of the project are effectively managed to protect the amenity and well-being of the community. Increases in noise emissions and vibration affecting environmental heritage as defined in the Heritage Act during operation of the project are effectively managed.	1. **Construction and operational noise and vibration** impacts in accordance with relevant NSW noise and vibration guidelines. 2. The assessment of **construction noise and vibration** must address: (a) the nature of construction activities and related noise characteristics using typical and worst-case scenarios, including high noise generating activities (b) the intensity and duration of noise (both air and ground borne) and vibration impacts. This must include consideration of extended construction impacts associated with ancillary facilities (and the like) and construction fatigue (c) the identification and nature of receivers, existing and proposed, during the construction period (d) the structural integrity and heritage significance of items (including Aboriginal places and items of environmental heritage) (e) the nature of the impact and the sensitivity of receivers and level of impact including for out of hours works (f) the need to balance timely conclusion of noise and vibration-generating works with periods of receiver respite, and other factors that may influence the timing and duration of construction activities (such as traffic management) (g) noise impacts of out-of-hours works (including utility works and works associated with the SSI including those undertaken under another assessment pathway), possible locations where out-of-hours works would be undertaken, the activities that would be undertaken, the estimated duration of those activities and justification for these activities in terms of the *Interim Construction Noise Guideline* (DECCW) (h) sleep disturbance (including the number of noise-awakening	Approved Methods for Measurement and Analysis of Environmental Noise (EPA) Interim Construction Noise Guideline (DECC) Noise Policy for Industry (EPA) Rail Infrastructure Noise Guideline (EPA) NSW Road Noise Policy (DECCW) Environmental Noise Management Manual (RMS 2001) Development Near Rail Corridors and Busy Roads – Interim Guideline (Department of Planning) Assessing Vibration: a Technical Guideline (DEC) Technical Basis for Guidelines to Minimise Annoyance due to Blasting Overpressure and Ground Vibration (ANZEC)

Key Issue and Desired Performance Outcome	Requirement (Specific assessment requirements in addition to the general requirement above)	Current Guidelines[2]
	events) (i) a cumulative noise and vibration assessment inclusive of impacts from the project, including concurrent construction activities within the project and the construction of other relevant development in the vicinity of the project (j) details and analysis of the predicted effectiveness of mitigation measures to adequately manage identified impacts, including impacts as identified in (h) (k) any potential residual noise and vibration impacts following application of mitigation measures (l) a description of how receiver feedback received during the preparation of the EIS has been taken into account (and would be taken into account post exhibition of the EIS) in the design of mitigation measures, including any tailored mitigation, management and communication strategies for sensitive receivers. Out-of-hours works must be socialised with the affected community. 3. **Construction traffic and operational traffic noise** must be modelled and include: (a) justification for the predictive model used in accordance with Road Noise Policy Appendix B4 and Appendix B5 (b) consideration of how maximum noise levels on the potential for sleep disturbance has informed the project design and mitigation measures (c) consideration of the effects of road geometry and gradient on acceleration (tyre and engine noise), deceleration (engine braking and compression braking) (d) consideration of meteorological conditions by noting any wind or temperature inversion conditions and discussing their effects on traffic noise (e) impacts arising from traffic control devices	

Key Issue and Desired Performance Outcome	Requirement (Specific assessment requirements in addition to the general requirement above)	Current Guidelines[2]
	(f) impacts arising from specific road design features such as but not limited to interchange, ramps, horizontal and vertical alignment of the road (g) the frequency dependent effectiveness of noise mitigation. 4. If **blasting** is required, demonstration that blast impacts can comply with current guidelines. 5. The process for community engagement should be included or referenced in the noise and vibration assessment as part of the mitigation strategy and assessment.	
11. Protected and Sensitive Lands The project is designed, constructed and operated to avoid or minimise impacts on protected and sensitive lands. The project is designed, constructed and operated to avoid or minimise future exposure to coastal hazards and processes.	1. Impacts of the project on **environmentally sensitive land and processes** (and the impact of processes on the project) including, but not limited to: (a) land defined as a "coastal environment area" under the State Environmental Planning Policy (Resilience and Hazards) 2021[3] (b) coastal hazards identified in studies completed by local councils or state agencies (including risk mitigation strategies that reduce coastal hazards exposure and funding of such strategies) (c) coastal processes (including disruptions to wave direction, dune stability, sediment movement etc.) associated with adopted risk mitigation actions (d) safe public access to coastal areas, beaches, headlands and foreshores (e) protected areas (including land and water) managed by the former OEH and / or DPI Fisheries under the NPW Act and the *Marine Estate Management Act 2014* (f) Key Fish Habitat as mapped and defined in accordance with the *Fisheries Management Act 1994* (g) waterfront land as defined in the *Water Management Act 2000* (h) land or waters identified as Critical Habitat under the FM Act or EPBC Act or areas of outstanding biodiversity value under the	Guidelines for Controlled Activities on Waterfront Land (DPE Water)

[3] Reference to State Environmental Planning Policies is not a requirement for compliance with the policies; they are used here to define sensitive land only.

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	BC Act (i) biodiversity stewardship sites, private conservation lands and other lands identified as offsets.	
12. Social The project is designed to provide socially sustainable outcomes. The project will maximise the social and economic welfare of the community. The project will deliver better development outcomes by minimising negative social impacts and enhancing positive social impacts on affected communities.	1. Potential **social impacts** of the project from the points of view of the affected community and other relevant stakeholders (i.e., how they expect to experience the project). 2. How project activities, and **environmental changes and impacts** arising from the construction and operation of the project may affect: (a) way of life (b) community (c) accessibility (d) culture (e) health and well being (f) surroundings (g) livelihoods (h) decision making systems.	Social Impact Assessment Guideline (DPE) Undertaking Engagement Guidelines for State Significant Projects (DPE) Cumulative Impact Assessment Guidelines for State Significant Projects (DPE)
13. Soils and Contamination The environmental values of land, including soils, subsoils and landforms, are protected. Risks arising from the disturbance and excavation of land and disposal of soil are minimised, including disturbance to acid sulfate soils and site contamination.	1. Verify the risk of **acid sulfate soils** (Class 1, 2, 3 or 4 on the Acid Sulfate Soil Risk Map) within, and in the area likely to be impacted by, the project. 2. The impact of the project on **acid sulfate soils** (including impacts of acidic runoff offsite) in accordance with the current guidelines. 3. The likelihood of **land contamination** and identify if remediation of the land is required, having regard to the ecological and human health risks posed by the contamination in the context of past, existing and future land uses. Where assessment and / or remediation is required, the EIS must document how the assessment and / or remediation would be undertaken in accordance with current guidelines. 4. Identify whether **soil salinity** is likely to be an issue and if so, determine the presence, extent and severity of soil salinity within the	Acid Sulfate Soil Manual Guidelines on the Duty to Report Contamination (EPA) National Environment Protection (Assessment of Site Contamination) Measure Managing Urban Stormwater: Soils and Construction (Landcom)

Key Issue and Desired Performance Outcome	Requirement (Specific assessment requirements in addition to the general requirement above)	Current Guidelines[2]
	project area, and assess the impacts of the project on soil salinity and how it may affect groundwater resources and hydrology. 5. The impacts on **soil and land resources** (including erosion risk or hazard). Particular attention must be given to soil erosion and sediment transport consistent with the practices and principles in the current guidelines.	
14. Sustainability The project reduces the NSW Government's operating costs and ensures the effective and efficient use of resources. Conservation of natural resources is maximised.	1. The **sustainability of the project** in accordance with the Infrastructure Sustainability Council (ISC) *Infrastructure Sustainability Rating Tool* and recommend an appropriate target rating for the project. 2. Consider and assess the project against current guidelines including targets and strategies to improve Government efficiency in use of water, energy and transport.	
15. Transport and Traffic Network connectivity, safety and efficiency of the transport system in the vicinity of the project are managed to minimise impacts. The safety of transport system customers is maintained. Impacts on network capacity and the level of service are effectively managed. Works are compatible with existing infrastructure and future transport corridors.	1. **Construction transport and traffic (vehicle, pedestrian and cyclists) impacts**, including, but not necessarily limited to: (a) a considered approach to route identification and scheduling of construction vehicle movements (b) the indicative number, frequency and size of construction related vehicles (passenger, commercial and heavy vehicles, including spoil management movements) (c) construction worker parking (d) the nature of existing traffic (types and number of movements) on construction access routes (including consideration of peak traffic times and sensitive road users and parking arrangements) (e) access constraints and impacts on public transport (infrastructure and services), pedestrians and cyclists (f) the need to close, divert or otherwise reconfigure elements of the road, pedestrian and cycle network associated with construction of the project and the duration of these changes (g) impacts to on-street parking, including to residents and	Movement and Place Framework relevant guidance including the 'Walking Space Guide: Towards Pedestrian Comfort and Safety' and the 'Cycleway Design Toolbox: Designing for Cycling and Micromobility'.

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	businesses. 2. **Operational transport impacts** of the project, including: (a) forecast travel demand and traffic volumes for the project and the surrounding road, cycle and public transport network (b) travel time and capacity analysis (including for road, cycle and public transport networks) (c) performance of key interchanges and intersections by undertaking a level of service analysis at key locations (including for road, cycle and public transport networks) (d) wider transport interactions (local and regional roads, cycling, public and freight transport) (e) induced traffic and operational implications for public transport (particularly with respect to strategic bus corridors and bus routes) and consideration of opportunities to improve public transport (f) property and business access and on-street parking (g) an explanation of the scope of the modelled area, including justification of the nominated boundaries.	
16. Waste All wastes generated during the construction and operation of the project are effectively stored, handled, treated, reused, recycled and/or disposed of lawfully and in a manner that protects environmental values	1. Predicted **waste generated** from the project during construction and operation, including: (a) classification of the waste in accordance with the current guidelines (b) estimates / details of the quantity of each classification of waste to be generated during the construction of the project, including bulk earthworks and spoil balance (c) handling of waste including measures to facilitate segregation and prevent cross contamination (d) management of waste including estimated location and volume of stockpiles (e) waste minimisation and reuse	Waste Classification Guidelines (EPA)

Key Issue and Desired Performance Outcome	Requirement (Specific assessment requirements in addition to the general requirement above)	Current Guidelines[2]
	(f) lawful disposal or recycling locations for each type of waste (g) contingencies for the above, including managing unexpected waste volumes. 2. Potential environmental impacts from the excavation, handling, storage on site and transport of the waste particularly with relation to sediment/leachate control, noise and dust.	
17. Water - Hydrology Long term impacts on surface water and groundwater hydrology (including drawdown, flow rates and volumes) are minimised. The environmental values of nearby, connected and affected water sources, groundwater and dependent ecological systems including estuarine and marine water (if applicable) are maintained (where values are achieved) or improved and maintained (where values are not achieved). Sustainable use of water resources.	1. Describe (and map) the **existing hydrological regime** for any surface and groundwater resource (including reliance by users and for ecological purposes) likely to be impacted by the project, including stream orders, as per the FBA. This must include a description of groundwater levels across the site under a range of wet and dry conditions. 2. A description of works / activities that may intercept, interfere, extract, use divert or receive surface water and groundwater on a temporary or permanent basis during construction and operation. Identify any relevant Water Sharing Plans that may potentially be impacted by the project. 3. Provide a **detailed water balance** for ground and surface water including the proposed intake and discharge locations, volume, frequency and duration. 4. **Surface and groundwater hydrology impacts** (both quality and quantity) of the construction and operation of the project and any ancillary facilities (both built elements and discharges) in accordance with the current guidelines, including: (a) natural processes within rivers, wetlands, estuaries, marine waters and floodplains that affect the health of the fluvial, riparian, estuarine or marine system and landscape health (such as modified discharge volumes, durations and velocities), aquatic connectivity and access to habitat for spawning and refuge (b) impacts from permanent and temporary interception or	NSW Aquifer Interference Policy (DPI) NSW Water Strategy (DPE Water) Groundwater Toolkit and Guidelines (DPE Water) Guidelines for the Assessment and Management of Groundwater Contamination (DEC)

Key Issue and Desired Performance Outcome	Requirement (Specific assessment requirements in addition to the general requirement above)	Current Guidelines[2]
	interference of groundwater flow, including the extent of drawdown, barriers to flows, implications for groundwater dependent surface flows, ecosystems and species, groundwater users and the potential for geotechnical settlement associated with surface water bodies (c) changes to environmental water availability and flows, both regulated/licensed and unregulated/rules-based sources (d) direct or indirect increases in erosion, siltation, destruction of riparian vegetation or a reduction in the stability of riverbanks or watercourses (e) impact on landholder rights and licensed water users (f) minimising the effects of proposed stormwater and wastewater management during construction and operation on natural hydrological attributes (such as volumes, flow rates, management methods and re-use options) and on the conveyance capacity of existing stormwater systems where discharges are proposed through such systems (g) water take (direct or indirect) from all surface and groundwater sources with estimates of annual volumes during construction and operation (h) details of the proposed surface and groundwater monitoring to identify construction and operational hydrological impacts, including changes to groundwater levels. *For rail tunnel projects* 5. Identify **requirements for baseline monitoring** of hydrological attributes and the undertaking of these requirements, including through the use of groundwater pump testing and other hydrogeological testing to assess regional impacts on aquifers, including open hole monitoring bores along and perpendicular to the tunnel alignment to assess the existing regional hydrogeology and potential groundwater extraction impact area. The results of the baseline monitoring must be included in the EIS.	

Key Issue and Desired Performance Outcome	Requirement (Specific assessment requirements in addition to the general requirement above)	Current Guidelines[2]
	6. A series of detailed geological cross sections and long sections of the underground tunnel, including: (a) schematic sections reflecting the detailed geology as recorded in the geological drillhole logs, relative position of the investigation drill holes, groundwater intersections, groundwater dependent ecosystems elevations plus the proposed tunnel, and (b) emphasis on those locations where the tunnel rises to the surface, has connections to immersed tunnel sections, or intersects zones of high concentration of discontinuities (c) perpendicular sections at a regular spacing, developed on the basis of the geology (d) details on the locations of faults and geological changes and mapped on the sections (e) conceptual three-dimensional block model for the tunnel(s) demonstrating the relationship of the tunnel(s) to existing landforms (including surrounding cliffs, valleys, waterways), groundwater levels and groundwater dependent ecosystems. 7. A schematic of the hydrogeological conceptual model must include geology units, known geological structures, proposed tunnel alignment, relevant monitoring bores and their relative depths, with groundwater levels and groundwater dependent ecosystems. The model should be able to be provided to DPE Water. 8. Assessment of groundwater impacts must be undertaken using a numerical model (steady state / transient). The model should be available to DPE Water to access along with the data used for model construction and predictions. 9. Details of the proposed groundwater monitoring to identify construction and operational impacts including changes to groundwater levels, impacts on groundwater dependent ecosystems and volume of groundwater discharges.	
18. Water - Quality	1. **Water Quality** (surface and groundwater) impacts, including: (a) stating the ambient NSW Water Quality Objectives (NSW WQO)	NSW Water Quality and River Flow Objectives

Key Issue and Desired Performance Outcome	Requirement (Specific assessment requirements in addition to the general requirement above)	Current Guidelines[2]
The project is designed, constructed and operated to protect the NSW Water Quality Objectives where they are currently being achieved, and contribute towards achievement of the Water Quality Objectives over time where they are currently not being achieved, including downstream of the project to the extent of the project impact including estuarine and marine waters (if applicable).	and environmental values for the receiving waters relevant to the project, including the indicators and associated trigger values or criteria for the identified environmental values (b) identifying and estimating the quality and quantity of pollutants that may be introduced into the water cycle by source and discharge point and describe the nature and degree of impact that any discharge(s) may have on the receiving environment, including consideration of all pollutants that pose a risk of non-trivial harm to human health and the environment (c) identifying the rainfall event that the water quality protection measures will be designed to cope with (d) the significance of any identified impacts including consideration of the relevant ambient water quality outcomes (e) demonstrating how construction and operation of the project will, to the extent that the project can influence, ensure that: – where the NSW WQOs for receiving waters are currently being met they will continue to be protected – where the NSW WQOs are not currently being met activities will work toward their achievement over time; (f) justifying, if required, why the WQOs cannot be maintained or achieved over time (g) demonstrating that all practical measures to avoid or minimise water pollution and protect human health and the environment from harm are investigated and implemented (h) identifying sensitive receiving environments (which may include estuarine and marine waters downstream) and develop a strategy to avoid or minimise impacts on these environments (i) identifying proposed monitoring locations, monitoring frequency and indicators of surface and groundwater quality.	Australian and New Zealand Guidelines for Fresh and Marine Water Quality (ANZECC / ARMCANZ) Australian and New Zealand Guidelines for Fresh and Marine Water Quality (ANZG) Using the ANZECC Guidelines and Water Quality Objectives in NSW (DEC) Guidelines for Controlled Activities on Waterfront Land (DPE Water) Neutral or Beneficial Effect on Water Quality Assessment Guideline (WaterNSW) Managing Urban Stormwater: Soils and Construction (Landcom)