

Planning Secretary's Environmental Assessment Requirements

Section 4.12(8) of the Environmental Planning and Assessment Act 1979
Part 8 of the Environmental Planning and Assessment Regulation 2021

Application Number	SSD-99450231
Project	Kempsey Sewerage Network
Location	Various locations within Kempsey Shire local government area.
Applicant	Kempsey Shire Council
Date of Issue	22 December 2025
Date of Expiration	22 December 2027

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 <i>Environmental Planning and Assessment Regulation 2021</i> (the EP&A Regulation). 2. The EIS must be prepared having regard to the Department's State Significant Development Guidelines and State Significant Project Technical Guidelines (together, the Guidelines), as relevant. 3. It is the Applicant's responsibility to determine whether the project needs to be referred to the Australian Government Department of Climate Change, Energy, the Environment and Water (AG DCCEEW) for an approval under the Commonwealth <i>Environment Protection and Biodiversity Conservation Act 1999</i> (the EPBC Act). If AG 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 Applicant to ensure legislative requirements relevant to the project are met.	State Significant Development Guidelines (DPE) Undertaking Engagement Guidelines for State Significant Projects (DPHI) Social Impact Assessment Guideline (DPHI) 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	State Significant Development Guidelines (DPE): SSD Guidelines – Preparing an Environmental Impact Statement (Appendix B)

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.	(c) the strategic and project context including but not limited to – – 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 project¹ (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 – outline the decommissioning process for the existing Frederickton Sewerage Treatment Plant (STP), South Kempsey STP, and West Kempsey STP – 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, including for the avoidance of doubt: - EPA for noise and vibration, water quality, soil and contamination, air quality, and waste - CPHR of NSW DCCEEW for biodiversity, National Parks and Wildlife Service estate, acid sulfate soils, flooding, and coastal processes and associated hazards - Heritage NSW for heritage (both Aboriginal and environmental) - DPIRD – Fisheries for impacts to Key Fish Habitat (KFH), aquatic ecosystems, and downstream aquaculture operations.	
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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.

	(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.	
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. Key impact issues are nominated by the Applicant in the SSD 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.	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, 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.	State Significant Development Guidelines (DPE) Undertaking Engagement Guidelines for State Significant Projects (DPHI) Social Impact Assessment Guideline (DPHI) Cumulative Impact Assessment Guidelines for State Significant Projects (DPE) SIA Practice Note - Engaging with Aboriginal Communities (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. Estimated Development Cost	1. Provide the estimated development cost (EDC) of the development prepared in accordance with the relevant planning circular using the Standard Form of EDC Report.	PS 24-002 – Changes to how development costs are calculated for planning purposes

Key Issue SEARs

Key Issue and Desired Performance Outcome	Requirement (Specific assessment requirements in addition to the general requirement above)	Current Guidelines ²
1. Agriculture Impacts on agricultural land resources and production are assessed, avoided where possible and mitigated through design and construction measures.	1. Prepare a Land Use Conflict Risk Assessment (LUCRA) to assess impacts on agricultural resources and agricultural productivity (both actual and potential productivity), including; (a) fragmentation impacts on the agricultural utility of affected lots, including vehicular access, acquisition of easements, restrictions on the use of land in easements, and access and movements of cattle across affected lots (b) losses to agricultural productivity (c) land use conflicts that may arise between the project and agricultural land uses 2. Consideration of biosecurity risks on agricultural land uses and agricultural productivity during construction and operation, and strategies to eliminate or minimise biosecurity risks. 3. Provide details of proposed treated effluent and/or biosolids reuse options, including impacts to agricultural land, and water sources used for agricultural production.	Biosecurity Risk Management in Land Use Planning and Development Guide (DPI, 2020) Land Use Conflict Risk Assessment (LUCRA) Guide (DPI)
2. 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	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 <i>Protection of the Environment Operations Act 1997</i> and <i>Protection of the Environment Operations (Clean Air) Regulation (2022)</i>	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) National Environment Protection (Ambient Air Quality) Measure Annual Reporting (NEPC)

² Guidelines listed are the current list of guidelines that may be applicable to a SSD project. It is the Applicant's 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
extent practicable.	(b) a cumulative local and regional air quality impact assessment (c) consideration of operational odour impacts generated by the project.	Advisory Circular AC 139.E-02v1.0 – Plume Rise Assessments (CASA)
3. 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 <i>Biodiversity Conservation Act 2016</i> (BC Act) and the Biodiversity Assessment Method 2020 (BAM). 2. The BDAR must document the application of the avoid, minimise and offset framework including assessing all direct, indirect and prescribed impacts in accordance with the BAM. 3. The BDAR must include information in the form detailed in s6.12 of the BC Act, cl6.8 of the <i>Biodiversity Conservation Regulation 2017</i> 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 (c) any proposal to fund a biodiversity conservation action (d) any proposal to make a payment to the Biodiversity Conservation Fund (e) any staged retirement of credits based on when the development is carried out that would impact on biodiversity values. 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 in accordance with the Accreditation Scheme for the Application of Biodiversity Assessment Method Order 2017 under s6.10 of the BC Act.	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)

Key Issue and Desired Performance Outcome	Requirement (Specific assessment requirements in addition to the general requirement above)	Current Guidelines ²
	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) a threatened aquatic species assessment (under Part 7A of <i>Fisheries Management Act 1994</i> (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, including – i. an assessment of direct and indirect impacts on aquatic habitats, ii. any proposed or upgraded waterway crossings, iii. application of the mitigation hierarchy avoid, minimise and mitigate, and (b) an assessment of potential impacts to riparian vegetation. 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 <i>Environment Protection and Biodiversity Conservation Act 1999</i> (EPBC Act).	
4. Climate Change Risk The project is designed, constructed and operated to be resilient to the future impacts of climate change.	1. The risk and vulnerability of the project to climate change in accordance with the current guidelines. 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. 3. Provide an estimate of greenhouse gas (GHG) emissions for the project in accordance with the relevant guidelines.	NSW Guide for Large Emitters (EPA, 2025) Net Zero Plan Stage 1: 2020 – 2030 (DPIE, 2020) Climate Risk Ready NSW Guide (DPIE, 2020)

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5. Contamination Human and environmental health is protected by understanding the presence and risks associated with contaminated land, including impacts to soils, groundwater, surface water and sediments Contamination risks are independently considered consistent with the auditing regime established under the <i>Contaminated Land Management Act, 1979</i>	1. Identify the likelihood of contamination (which includes soils, groundwater, ground gas, surface water and sediments, where applicable) by considering the context of past, existing and future land uses. The EIS must document how the assessment of contaminated land has had regard to the relevant guidelines for contaminated land made or approved under section 105 of the <i>Contaminated Land Management Act 1997</i>. 2. Where contamination is considered likely based on past or current land uses or other factors (such as offsite contamination migrating onto the site), undertake detailed site investigation/s to determine the nature and extent of the contamination. 3. Where contamination exists, assess if remediation of the land is required, having regard to the ecological and human health risks posed by the contamination. 4. Any Preliminary Site Investigation, Detailed Site Investigation, or other related reports on contamination (including but not limited to a Sampling Analysis Quality Plan), must be accompanied with an Interim Audit Advice or a Site Audit Statement from a NSW EPA accredited Site Auditor certifying the appropriateness of the assessments. Any risk rating of areas of environmental interest (or areas of environmental concerns or any other similar terminology) as well as the proposed mitigation measures must be also reviewed as appropriate by the accredited Site Auditor. 5. A Detailed Site Investigation must be prepared if recommended by a Preliminary Site Investigation. Where a Detailed Site Investigation was not provided as part of the EIS, the EIS must justify why. Notes: • Preliminary sampling and analysis may be required to assess the need for a detailed investigation where contaminating activities are known to have occurred / are occurring or if the site history is incomplete.	Managing Land Contamination: Planning Guidelines SEPP 55 – Remediation of Land (DUAP and EPA, 1998) Guidelines on the Duty to Report Contamination under the Contaminated Land Management Act 1997 (EPA, 2015) Sampling design part 1 – application, and part 2 – interpretation: Contaminated Land Guidelines (EPA, 2022) Consultants reporting on contaminated land: Contaminated Land guidelines (EPA, 2020) Guidelines for the NSW Site Auditor scheme 3rd edition (EPA, 2017) Any other relevant guidelines made or approved by the EPA under s105 of the Contaminated Land Management Act https://www.epa.nsw.gov.au/your-environment/contaminated-land/statutory-guidelines

Key Issue and Desired Performance Outcome	Requirement (Specific assessment requirements in addition to the general requirement above)	Current Guidelines ²
	All reports on contamination must be prepared by a suitably qualified contaminated land consultant⁽¹⁾ who may also be certified⁽²⁾. ⁽¹⁾Environment Institute of Australia and New Zealand – Certified Environmental Practitioner (Site Contamination) (CEnvP (SC)); or ⁽²⁾Soil Science Australia – Certified Professional Soil Scientist Contaminated Site Assessment and Management (CPSS CSAM).	
6. 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.	
7. 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	Floodplain Development Manual (DIPNR) NSW Government's Floodplain Risk Management Manual and supporting guides (DPE, 2023) Flood Risk Management Guideline – Practical Consideration of Climate Change (DECC) PS 24-001 - Update on addressing flood risk in planning decisions

Key Issue and Desired Performance Outcome	Requirement (Specific assessment requirements in addition to the general requirement above)	Current Guidelines ²
	emergency management arrangements for flooding. These matters must be discussed with the State Emergency Services (g) any impacts the development may have on the social and economic costs to the community as consequence of flooding (h) an independent peer-review with the review findings published in the EIS, including how these comments have been addressed. 2. Flood management objectives and outcomes must be clearly identified and substantiated to address the characteristics of the environment and relevant legislative, management and guidance requirements. 3. A Flood Impact and Risk Assessment (FIRA) in accordance with guidelines.	
8. Hazards and Risk The project considers hazards associated with the storage of dangerous goods.	1. Undertake a preliminary risk screening in accordance with Chapter 3 of SEPP (Resilience and Hazards) 2021 and Applying SEPP 33 (DoP, 2011). The screening must include a clear indication of class, storage, handling quantities, and location of all dangerous goods and hazardous materials associated with the development. 2. Where required by SEPP (Resilience and Hazards) 2021, provide a comprehensive Quantitative Risk Assessment (QRA), covering all aspects of the development, to be prepared in accordance with the Department's Hazardous Industry Planning Advisory Paper No. 6 – Guidelines of Hazard Analysis (DPE, 2011). The QRA must demonstrate that the risks from the project comply with all relevant (including injury and irritation) criteria set out in the Department's Hazardous Industry Planning Advisory Paper (HIPAP) No. 4 – Risk Criteria for Land Use Safety Planning (DoP, 2011).	Australian Dangerous Goods Code State Environmental Planning Policy (Resilience and Hazards) 2021 Hazardous Industry Planning Advisory Paper No. 6 - Guidelines of Hazard Analysis Hazardous Industry Planning Advisory Paper No. 4 - Risk Criteria for Land Use Safety Planning

Key Issue and Desired Performance Outcome	Requirement (Specific assessment requirements in addition to the general requirement above)	Current Guidelines ²
9. 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. 4. A bushfire assessment report which identifies the extent to which the proposed development conforms with or deviates from the relevant provisions of <i>Planning for Bushfire Protection 2019</i>.	Environmental Health Risk Assessment
10. Heritage – Aboriginal The design, construction and operation of the project facilitates, to the greatest extent feasible, 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. Assess and manage all impacts to the heritage significance of: (a) Aboriginal places, objects and cultural heritage values, as defined under the <i>National Parks and Wildlife Act 1974</i> (NPW Act) and in accordance with the principles and methods of assessment identified in the current guidelines; and (b) Aboriginal places of heritage significance, as defined in the Standard Instrument – Principal Local Environmental Plan.	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)

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 feasible, on the heritage significance of Aboriginal objects and places.	2. Where impacts to Aboriginal places, objects and cultural heritage values (Aboriginal Cultural Heritage) are identified, the assessment must: (a) be documented in an Aboriginal Cultural Heritage Assessment Report (ACHAR). This may include the need for surface survey and test excavation (b) assess impacts on Aboriginal Cultural Heritage values (tangible and intangible) incorporating (but not limited to): i. outcomes of consultation with the Registered Aboriginal Parties ii. cultural mapping iii. a review of available records (including oral history where available) iv. the documentation of any items or landscapes with identified Aboriginal heritage values (contemporary, historical and/or traditional) that are likely to be subject to direct or indirect harm by the project (c) outline measures to avoid and minimise those impacts during construction and operation in accordance with the current guidelines (d) outline opportunities for heritage interpretation, recognising the spiritual, intangible and cultural values of the site to Aboriginal people (e) outline procedures to be followed if Aboriginal objects, Aboriginal burials or skeletal material are found at any stage of works, which formulate appropriate measures to manage unforeseen impacts (f) outline the long-term management framework for the ongoing protection, management and conservation of Aboriginal objects and other heritage values. 3. Where archaeological investigations of Aboriginal objects are proposed these must be conducted by a suitably qualified and	Skeletal Remains: Guidelines for Management of Human Remains (Heritage Office) SIA Practice Note - Engaging with Aboriginal Communities (DPE) Connecting with Country (GANSW)

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	experienced archaeologist, in accordance with section 1.6 of the <i>Code of Practice for Archaeological Investigation of Aboriginal Objects in NSW</i> (DECCW 2010). 4. Where impacts to Aboriginal Cultural Heritage is likely, consultation must be undertaken with Aboriginal people and stakeholders in accordance with the <i>National Parks and Wildlife Regulation 2019</i> and current guidelines.	
11. Heritage – Environmental 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. Assess and manage direct and / or indirect impacts to the heritage significance of: (a) environmental heritage, as defined under the <i>Heritage Act 1977</i> (b) items/places/properties listed on the Local, State, Commonwealth, National World Heritage and State Agency Section 170 Heritage and Conservation Registers or 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 the impacts to the heritage significance of the item 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)	Australia ICOMOS Charter for the Conservation of Places of Significance, Burra Charter Assessing Heritage Significance (DPE) Guidelines for preparing a Statement of Heritage Impact (DPE) Skeletal Remains: Guidelines for Management of Human Remains (Heritage Office) Assessing Significance for Historical Archaeological Sites and 'Relics' (Heritage Branch, Department of Planning) Altering Heritage Assets (Heritage Council) Investigating Heritage Significance (Heritage Council) Design Guide for Heritage (GANSW) Design in Context Guidelines for Infill Development in the Historic Environment (NSW Heritage Office)

Key Issue and Desired Performance Outcome	Requirement (Specific assessment requirements in addition to the general requirement above)	Current Guidelines ²
	(d) outline measures to avoid and minimise those impacts during construction and operation in accordance with the current guidelines (e) identify opportunities for the proposal to reflect on the heritage character and significance of the site and surrounding area during construction and operation through heritage interpretation (f) outline the future management framework for the ongoing protection, management and conservation of Heritage objects and other heritage values. (g) 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).	
12. 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.	1. The assessment of construction noise and vibration must: (a) identify and justify all noise monitoring locations used to determine the construction Noise Management Levels / construction Rating Background Levels (b) identify the relevant construction scenarios for assessment considering, but not limited to, time of day, duration, annoying characteristics, and noise (both air and ground borne) and vibration levels (c) identify noise (both air and ground borne) and vibration impacts resulting from work proposed to be undertaken outside of standard construction hours. The location, duration and justification (consistent with ICNG requirements) must be provided (d) identify predicted noise (both air and ground borne) and vibration levels, and noise contour maps for potentially affected receivers (e) assess and justify the potential noise (both air and ground borne) and vibration impacts	Approved Methods for Measurement and Analysis of Environmental Noise (EPA) Interim Construction Noise Guideline (DECC) Noise Policy for Industry (EPA) NSW Road Noise Policy (DECCW) Development Near Rail Corridors and Busy Roads – Interim Guideline (Department of Planning) Assessing Vibration: a Technical Guideline (DEC)

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Increases in noise emissions and vibration affecting environmental heritage as defined in the Heritage Act during operation of the project are effectively managed.	(f) identify and assess the potential vibration impacts on Aboriginal places and environmental heritage (including heritage items) (g) assess construction traffic on public roads including the consideration of heavy vehicles entering and exiting fixed facilities, idling and road geometry (h) identify and justify potential mitigation to be applied, including but not limited to learning(s) from previous projects, case studies and identification of good practice to manage noise and vibration impacts relevant to the proposed construction activities (i) identify and assess the predicted effectiveness of mitigation measures including the effect on noise (both air and ground borne) and vibrations levels, time of day and duration (j) identify potential residual noise and vibration impacts following application of mitigation measures (k) demonstrate how community consultation has informed the development of noise and vibration mitigation measures including how out-of-hours works has been socialised with the affected community (l) consider cumulative noise and vibration assessment inclusive of impacts from the project, including concurrent and consecutive construction activities within the project and the construction of other projects in the vicinity of the project. 2. The assessment of Operational noise and vibration must: (a) define and justify all operational assessment scenarios (b) identify all sensitive receivers that exceed the relevant operational triggers / criteria which may qualify for mitigation (c) present predicted noise levels, and noise contour maps for all potentially affected receivers (d) identify, assess and justify conceptual mitigation measures to be	

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	implemented (e) identify all affected receivers with residual impacts after the implementation of the conceptual mitigation measures.	
13. 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 use area” or “coastal environment area” under the State Environmental Planning Policy (Resilience and Hazards) 2021³ (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) protected areas (including land and water) managed by the former OEH and / or DPI Fisheries under the NPW Act and the <i>Marine Estate Management Act 2014</i> (e) Key Fish Habitat as mapped and defined in accordance with the <i>Fisheries Management Act 1994</i> (f) waterfront land as defined in the <i>Water Management Act 2000</i> (g) land or waters identified as Critical Habitat under the FM Act or EPBC Act or areas of outstanding biodiversity value under the BC Act (h) biodiversity stewardship sites, private conservation lands and other lands identified as offsets.	Controlled activities – Guidelines for riparian corridors on waterfront land (DCCEE 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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14. 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.	- 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). - How project activities, and environmental changes and impacts arising from the construction and operation of the project may affect: - way of life - community - accessibility - culture - health and well being - surroundings - livelihoods - decision making systems.	Social Impact Assessment Guideline (DPHI) Undertaking Engagement Guidelines for State Significant Projects (DPHI) Cumulative Impact Assessment Guidelines for State Significant Projects (DPE) SIA Practice Note - Engaging with Aboriginal Communities (DPE) Social Impact Management Toolbox for State Significant Projects (DPE)
15. Soils 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.	- 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. - The impact of the project on acid sulfate soils (including impacts of acidic runoff offsite) in accordance with the current guidelines. - Identify whether soil salinity is likely to be an issue and if so, determine the presence, extent and severity of soil salinity within the project area, and assess the impacts of the project on soil salinity and how it may affect groundwater resources and hydrology. - 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.	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) Best Practice Erosion and Sediment Control (IECA 2008)
16. Sustainability The project reduces the NSW	The sustainability of the project in accordance with an accredited rating tool and recommend an appropriate target rating for the project.	Decarbonising Infrastructure Delivery Policy (INSW, 2024)

Key Issue and Desired Performance Outcome	Requirement (Specific assessment requirements in addition to the general requirement above)	Current Guidelines ²
Government's operating costs and ensures the effective and efficient use of resources. Conservation of natural resources is maximised.	2. Consider and assess the project against current guidelines including targets and strategies to improve Government efficiency in use of water, energy and transport.	NSW Waste and Sustainable Materials Strategy 2041 (DPIE, 2021) The Net Zero Government Operations Policy
17. 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 businesses. 2. Operational transport impacts of the project, including: (a) forecast travel demand and traffic volumes for the project and the surrounding road network (b) property and business access and on-street parking.	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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18. Visual impact and design The project is well-designed and enhances the environment where it is located. The project helps to support the health and wellbeing of Country by valuing, respecting, and being guided by Aboriginal people.	1. An assessment of the visual impact of the project and any ancillary infrastructure during construction and operation on: (a) the existing visual environment of the area, including views (b) key sites and buildings (c) heritage items (d) the local community and public amenity. 2. Address the scale and design of the proposed development, including: (a) details and illustrations of how the project has minimised adverse visual impacts (b) details of any proposed landscaping, including the number of trees to be removed and the number of trees to be planted	Connecting with Country (GANSW) Guidelines for Landscape and Visual Impact Assessment (Third edition)
19. 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 (f) lawful disposal or recycling locations for each type of waste (g) contingencies for the above, including managing unexpected waste volumes.	Waste Classification Guidelines (EPA)

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	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.	
20. 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.	- 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. - 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. - Provide a detailed water balance for ground and surface water including the proposed intake and discharge locations, volume, frequency and duration. 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 new or altered discharge locations) in accordance with the current guidelines, including: - 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 - impacts from permanent and temporary interception or interference of groundwater flow, including the extent of drawdown, barriers to flows, implications for groundwater dependent surface flows, ecosystems and species, groundwater	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) Groundwater Assessment Toolbox for Major Projects in NSW – Overview Document (DPE, 2022) Minimum Groundwater Modelling Requirements for SSD/SSI projects (DPE, 2022) Guidelines for Groundwater Documentation for SSD/SSI Projects. Technical Guideline (DPE, 2022) Australian Groundwater Modelling Guidelines (National Water Commission, 2012)

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	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.	
21. Water - Quality 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	1. Water Quality (surface and groundwater) impacts, including: (a) stating the ambient NSW Water Quality Objectives (NSW WQO) 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	NSW Water Quality and River Flow Objectives 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)

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downstream of the project to the extent of the project impact including estuarine and marine waters (if applicable).	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.	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)