

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	SSI-53307723
Project	Narrabri Lateral Pipeline
Location	Between the Narrabri Gas Project gas processing facility at Leewood and the Hunter Gas Pipeline east of Baan Baa, within Narrabri Shire in NSW.
Proponent	Hunter Gas Pipeline Pty Limited
Date of Issue	9 February 2023
General Requirements	<p>The Environmental Impact Statement (EIS) must meet the minimum form and content requirements prescribed by Part 8 of the <i>Environmental Planning and Assessment Regulation 2021</i> (EP&A Regulation) and must have regard to the <i>State Significant Infrastructure Guidelines</i>.</p> <p>Notwithstanding the key issues specified below, the EIS must include an environmental risk assessment to identify the potential environmental impacts associated with the infrastructure.</p> <p>Where relevant, the assessment of key issues below, and any other significant issues identified in the risk assessment, must include:</p> <ul style="list-style-type: none"> - adequate baseline data - consideration of the potential cumulative impacts due to other developments in the vicinity (completed, underway or proposed); and - measures to avoid, minimise and if necessary, offset predicted impacts, including detailed contingency plans for managing any significant risks to the environment. <p>The EIS must also be accompanied by a Quantity Surveyor Report for Capital Investment Value and Employment, providing:</p> <ul style="list-style-type: none"> - a detailed calculation of the estimated capital investment value (CIV) of the development, prepared by a AIQS Certified Quantity Surveyor or RICS Chartered Quantity Surveyor in accordance with <i>Planning Circular PS 21-020: Calculation of capital investment value</i>. 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. - an estimate of the retained and new jobs that would be created during the construction and operational phases, including details of the

	methodology to determine the figures provided.
Key issues	<p>The EIS must address the following specific matters with the level of assessment of likely impacts proportionate to the significance of, or degree, of impact on, the issue, within the context of the project location and the surrounding environment and having regard to applicable NSW Government policies and guidelines.</p> <ul style="list-style-type: none"> • Land and Soils – including: <ul style="list-style-type: none"> - an assessment of the potential impacts of the proposed pipeline route(s) for the project on existing and future land uses and developments on the site and adjacent land; - an assessment of the impact of the pipeline on agricultural resources and agricultural productivity; - an assessment of the compatibility of the project with existing and proposed land uses, including consideration of zoning provisions applying to the land and location of any future potential biodiversity offset areas (if required) in relation to potential resource sterilisation; - a description of construction erosion and sediment controls including how the project would be managed on areas of erosion, salinity or acid-sulphate risk, including steep gradient land or erodible soils types, and any contingency requirements to address residual impacts, having regard to any contamination assessments relevant to the site; and - details of the legislative functions to authorise access, use or occupy any affected land and compliance with the relevant legislation; • Water – including: <ul style="list-style-type: none"> - a detailed and consolidated site water balance, including a description of water demand, a breakdown of authorised and reliable water supplies and assessment of the available water entitlements for the project (if required), and measures to minimise water use; - a detailed site water balance for the project, a description of the water demands and identification of a water supply for the life of the project, and any water licensing requirements; - an assessment of the likely impacts of the project on groundwater aquifers and groundwater dependent ecosystems, having regard to the <i>NSW Aquifer Interference Policy</i> and relevant Water Sharing Plans; - an assessment of the impacts of the project on the quantity and/or quality of the region's surface and groundwater resources, having regard to the <i>Guidelines for Controlled Activities on Waterfront Land</i>, <i>NSW Water Quality and River Flow Objectives</i> (DECCW, 2006), <i>Australian and New Zealand Guidelines for Fresh and Marine Water Quality</i> (ANZG, 2018) and <i>ANZECC Guidelines and Water Quality Objectives in NSW</i> (DEC, 2006); - an assessment of flooding and the hydrological impacts of the project; - identification of any licensing requirements or other approvals under the <i>Water Management Act 2000</i>; and - an assessment of the likely impacts of the project on watercourses, riparian land, water related infrastructure and other water users, including use and discharge of water during construction, commissioning and maintenance of the pipeline infrastructure, and measure to mitigate the impacts; • Biodiversity – including: <ul style="list-style-type: none"> - an assessment of the biodiversity values and the likely biodiversity

impacts of the project in accordance with the *NSW Biodiversity Conservation Act 2016*, the *Biodiversity Assessment Method (BAM)* and documented in a Biodiversity Development Assessment Report (BDAR)

- 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; and
- an assessment of the likely impacts of the project on aquatic ecology and key fisheries issues, including creek crossing and access tracks for construction and maintenance, aquatic biodiversity and key fish habitats;
- **Aboriginal Cultural Heritage** – an assessment of the Aboriginal heritage values and likely Aboriginal heritage (cultural and archaeological) impacts of the project in accordance with the *Code of Practice for Archaeological Investigation of Aboriginal Objects in New South Wales* (DECCW, 2010), and documented in an Aboriginal Cultural Heritage Assessment Report (ACHAR). The ACHAR must:
 - document the significance of cultural heritage values for Aboriginal people who have a cultural association with the land and be prepared in consultation with the local Aboriginal community in accordance with *Aboriginal Cultural Heritage Consultation Requirements for Proponents* (DECCW, 2010);
 - include results of a surface survey (and test excavations, if required) undertaken by a qualified archaeologist to inform the need for targeted test excavation to better assess the integrity, extent, distribution, nature and overall significance of the archaeological record; and
 - demonstrate attempts to avoid impact upon cultural heritage values and identify any conservation outcomes, including mitigation measures and procedures for accidental finds at any stage of the project;
- **Air Quality and Odour** – including:
 - identification of all sources or potential sources of air emissions (point or fugitive) and odour from the project;
 - an assessment of the likely air quality and odour impacts of the project in accordance with the *Approved Methods for the Modelling and Assessment of Air Pollutants in NSW* (EPA, 2022);
 - demonstrated ability to comply with the relevant regulatory framework, specifically the *Protection of the Environment Operations Act 1997* and the *Protection of the Environment Operations (Clean Air) Regulation 2010*; and an assessment of the likely greenhouse gas (GHG) impacts of the project, including measures to minimise GHG emissions;
- **Noise and Vibration** – including:
 - an assessment of the likely construction noise impacts of the project under the *Interim Construction Noise Guideline* (DECCW, 2009), if the *Construction Noise Guideline* is not available;
 - an assessment of the likely operational noise impacts of the project under the *NSW Noise Policy for Industry* (EPA, 2017);
 - an assessment of the likely road noise impacts of the project under the *NSW Road Noise Policy* (EPA, 2011); and
 - an assessment of the likely vibration amenity and structural impacts of the project under *Assessing Vibration: A Technical Guideline* (DEC, 2006) and *German Standard DIN 4150-3 Structural Vibration – effects*

of vibration on structures;

- **Transport** – including:
 - an assessment of the likely transport impacts of the project on the capacity, condition, safety and efficiency of the local and State road network, including consideration of cumulative impacts from traffic associated with construction of other major projects in the area;
 - details of traffic types and volumes likely to be generated by the project, including all relevant vehicular traffic routes and intersections for access to/from the site along the proposed pipeline route option(s);
 - a description of the measures that would be implemented to mitigate any impacts during construction; and a description of any proposed road upgrades developed in consultation with the relevant road authorities (if required);
- **Hazards and Risks** – including:
 - a Preliminary Hazard Analysis (PHA), covering an assessment of the hazards and risk impacts likely to be associated with the project, including gas leaks and transport, handling and management of dangerous goods. The assessment must be prepared consistent with *Hazardous Industry Planning Advisory Paper No. 6 – Guidelines of Hazard Analysis* (DPE, 2011) and *Multi-level Risk Assessment*. The PHA must:
 - be a quantitative risk assessment (QRA) to estimate the risks from the pipeline to the surrounding land uses and with reference to applicable Australian Standards (including *AS2885 Pipelines – Gas and Liquid Petroleum - Operation and Maintenance*) and licensing requirements under the *Pipelines Act 1967*;
 - demonstrate that the pipeline corridors and designs to which approval is sought can comply with the Department’s *Hazardous Industry Planning Advisory Paper No. 4, ‘Risk Criteria for Land Use Safety Planning’*; and
 - consider the PHA prepared for the Narrabri Gas Project (SSD-6456) and the Queensland-Hunter Gas Pipeline (MP06_0286); and
 - on-going maintenance and safety management of the project, including potential impacts on and from bushfires and floods;
- **Visual and Lighting**– including an assessment of the likely visual and landscape character impacts of the project on the amenity of the surrounding area and private landowners in the vicinity of the project; and potential lighting impacts having regard to the *Dark Sky Planning Guideline* (DPE, 2016);
- **Social impacts** – including a *Social Impact Assessment* prepared in accordance with the *Social Impact Assessment Guideline for State Significant Projects* and the likely impacts on the local community and community infrastructure (including consideration of cumulative impacts from other major projects in the area);
- **Economic** – including an assessment of the economic impacts or benefits of the project for the region and the State as a whole; and
- **Waste Management** – including:
 - identification, quantification and classification of the likely waste streams, including discharges with potential for water impacts, likely to be generated during construction and operation, and description of

	the measures to be implemented to manage, reuse, recycle and safely dispose of this waste.
Plans and Documents	<p>The EIS must include all relevant plans, architectural drawings, diagrams and relevant documentation required under Part 8 of the Regulation. Provide these as part of the EIS rather than as separate documents.</p> <p>In addition, the EIS must include high quality files of maps and figures of the subject site and proposal.</p>
Engagement	<p>During the preparation of the EIS, you must consult with the relevant local, State or Commonwealth Government authorities, infrastructure and service providers, community groups, Registered Aboriginal Parties (RAPs), and affected landowners, including mine operators and written notification of the proposal to the titleholders including a map indicating the proposal area.</p> <p>The EIS must detail the engagement undertaken and demonstrate how it was consistent with the <i>Undertaking Engagement Guidelines for State Significant Projects</i>. The EIS must detail how issues raised and feedback provided have been considered and responded to in the project.</p>
Expiry Date	If you do not lodge an EIS for the infrastructure within 2 years of the issue date of these SEARs, your SEARs will expire. If an extension to these SEARs will be required, please consult with the Planning Secretary 3 months prior to the expiry date.
References	The assessment of the key issues listed above must take into account relevant guidelines, policies, and plans as identified. While not exhaustive, the following attachment contains a list of some of the guidelines, policies, and plans that may be relevant to the environmental assessment of this proposal.

ATTACHMENT 1

Technical and Policy Guidelines

The following guidelines may assist in the preparation of the environmental impact statement. This list is not exhaustive and not all of these guidelines may be relevant to your proposal.

Many of these documents can be found on the following websites:

<http://www.planning.nsw.gov.au>

<http://www.shop.nsw.gov.au/index.jsp>

<http://www.australia.gov.au/publications>

<http://www.epa.nsw.gov.au/>

<http://www.environment.nsw.gov.au/>

<http://www.dpi.nsw.gov.au/>

Policies, Guidelines & Plans

Water
NSW Water Strategy https://dpi.nsw.gov.au/water/plans-and-programs/nsw-water-strategy
NSW State Groundwater Policy Framework Document and component policies (DPI)
Relevant Water Sharing Plans
NSW Aquifer Interference Policy 2012 (DPI)
National Water Quality Management Strategy Guidelines for Groundwater Protection in Australia (ARMCANZ/ANZECC)
Guidelines for Development in the Drinking Water catchments (Hunter Water, 2017)
NSW State Rivers and Estuary Policy (DPI Water)
NSW Government Water Quality and River Flow Objectives at http://www.environment.nsw.gov.au/ieo/
Using the ANZECC Guideline and Water Quality Objectives in NSW (DEC, 2006)
Australian and New Zealand Guidelines for Fresh and Marine Water Quality (ANZG)
Approved Methods for the Sampling and Analysis of Water Pollutants in NSW (DECC, 2008)
Managing Urban Stormwater: Soils & Construction (Landcom)
Technical Guidelines: Bunding & Spill Management (EPA)
NSW Guidelines for Controlled Activities (various) (DPI)
Land and Contamination
Contaminated Sites Sampling Design Guidelines 1995 (EPA)
Australian and New Zealand Guidelines for the Assessment and Management of Contaminated Sites (ANZECC)
National Environment Protection (Assessment of Site Contamination) Measure 1999 (with amendment April 2013)

Acid Sulfate Soils Manual (OEH)

Australian and New Zealand Guidelines for Fresh and Marine Water Quality (EPA)

Managing Urban Stormwater: Soils & Construction (Landcom)

Australian and New Zealand Guidelines for the Assessment and Management of Contaminated Sites (ANZECC & NHMRC)

National Environment Protection (Assessment of Site Contamination) Measure 1999 (with amendment April 2013)

Guidelines for developments adjoining land and water managed by the Department of Environment, Climate Change and Water (DECCW, 2010)

The land and soil capability assessment scheme: Second approximation (OEH)

Guidelines for Surveying Soil and Land Resources (CSIRO)

Australian Soil and Land Survey Handbook (CSIRO)

Soil and Landscape Issues in Environmental Impact Assessment (DPI)

Biodiversity

Biodiversity Assessment Method (OEH 2020)

Biosecurity Act 2015

Policy and Guidelines for Fish Habitat Conservation and Management – Update (DPI, 2013)

NSW State Groundwater Dependent Ecosystem Policy (DPI Water)

Risk Assessment Guidelines for Groundwater Dependent Ecosystems (DPI Water)

Why Do Fish Need to Cross the Road? Fish Passage Requirements for Waterway Crossings (DPI)

Fisheries Management Act 1994

Heritage

The Burra Charter (The Australia ICOMOS charter for places of cultural significance)

Guide to investigating, assessing and reporting on Aboriginal cultural heritage in NSW (OEH, 2011)

Aboriginal Cultural Heritage Consultation Requirements for Proponents 2010 (DECCW, 2010)

Code of Practice for the Archaeological Investigation of Aboriginal Objects in NSW (OEH)

NSW Heritage Manual (Heritage Office and Department of Urban Affairs and Planning, 1994)

Assessing Heritage Significance (NSW Heritage Office, 2001)

Statements of Heritage Impact (Heritage Office and Department of Urban Affairs and Planning, 2002)

Air and Greenhouse Gas

Approved Methods for the Modelling and Assessment of Air Pollutants in NSW

Approved Methods for the Sampling and Analysis of Air Pollutants in NSW

Technical Framework – Assessment and Management of Odour from Stationary Sources in NSW

	National Greenhouse Accounts Factors (Commonwealth)
Noise, Vibration and Blasting	
	NSW Noise Policy for Industry (EPA)
	NSW Road Noise Policy and associated Application Notes (EPA)
	Construction Noise Guideline (EPA) (if finalised - subject to any transitional arrangements), otherwise Interim Construction Noise Guideline (DECCW, 2009)
	Environmental Noise Management - Assessing Vibration: a Technical Guideline (DEC, 2006)
	German Standard DIN 4150-3: Structural Vibration – effects of vibration on structures
	Technical Basis for Guidelines to Minimise Annoyance Due to Blasting Overpressure and Ground Vibration (ANZECC, 1990)
Transport	
	Road and Related Facilities within the Department of Planning EIS Guidelines
	Guide to Traffic Generating Projects (RMS)
	Road Design Guide (RMS) & relevant Austroads Standards
	Austroads Guide to Traffic Management Part 12: Traffic Impacts of Project
Hazards and Risks	
	State Environmental Planning Policy No. 33 – Hazardous and Offensive Project
	Hazardous and Offensive Project Application Guidelines – Applying SEPP 33
	Hazardous Industry Planning Advisory Paper No. 4 – Risk Criteria for Land Use Safety Planning
	Hazardous Industry Planning Advisory Paper No. 6 – Guidelines for Hazard Analysis
	Hazardous Industry Planning Advisory Paper No. 11 – Route Selection
	Australian Standard 4452 Storage and Handling of Toxic Substances
	Australian Dangerous Goods Code
	AS2885 Pipelines – Gas and Liquid Petroleum, Operation and Maintenance
	Planning for Bushfire Protection (NSW RFS)
	Advisory Circular AC 139-05 v3.0 Plume Rise Assessments (CASA)
Visual	
	AS4282-1997 Control of the obtrusive effects of outdoor lighting
	Dark Sky Planning Guideline: Protecting the observing conditions at Siding Spring
Waste	
	Waste Classification Guidelines (EPA)
Social	
	Social Impact Assessment Guideline for State Significant Projects (DPIE 2021)
Environmental Planning Instruments – General	
	State Environmental Planning Policy (Resilience and Hazards) 2021
	State Environmental Planning Policy (Transport and Infrastructure) 2021
	State Environmental Planning Policy (Planning Systems) 2021
	Environmental Planning Policy (Resources and Energy) 2021

State Environmental Planning Policy (Biodiversity and Conservation) 2021

Narrabri Local Environmental Plan 2012

Relevant Water Sharing Plans (available at <https://www.industry.nsw.gov.au/water>)
