

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-82049456
Project	Newcastle Logistics Precinct - Intertrade Project
Location	99 Selwyn Street, Mayfield North
Proponent	Energy Corporation of NSW
Date of Issue	29 May 2025
Date of Expiration	29 May 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 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 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 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) https://www.planning.nsw.gov.au/sites/default/files/2024-05/how-to-be-a-model-proponent-fact-sheet.pdf

2. Environmental Impact Statement The project is described in sufficient detail to enable clear understanding that the project has been developed 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.	1. The EIS must include, but not necessarily be limited to, the following: (a) a summary of the project as a whole that has regard 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 – (i) relevant Government strategies, policies or plans which provide strategic support for the project (ii) regional and local land use planning context (iii) key features of the project area 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 (iv) analysis of feasible alternatives to the project and options within the project¹ including – • do nothing • alternate port option • alternative site (d) a project description including but not limited to – (i) project area (ii) 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 (iii) types of cargo stored and handled on the site, including hazardous and dangerous goods (iv) justification for the proposed site access roads to and from the project, taking into consideration impacts to environmental heritage and vehicle swept paths	State Significant Infrastructure Guidelines (DPE): SSI Guidelines – Preparing an Environmental Impact Statement (Appendix B)
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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.

	(v) a description of utility services that need to be provided or relocated and are included within the project scope (and identify if any utility relocations/new services are being carried out under separate consents/approvals) (vi) 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 (vii) a detailed construction methodology and staging of construction (viii) a detailed timing and sequencing of construction activities (ix) a detailed description of how construction will be carried out to minimise impacts to the existing port operations and heritage items (e) the statutory context of the project, including: (i) any necessary licences and approvals (ii) applicable policies and guidelines (iii) whether an environment protection licence (EPL) will be required and, if so, what elements of the project would form part of the EPL (f) the community and agency engagement undertaken and to be undertaken for the project, including for the avoidance of doubt: • Conservation Programs, Heritage and Regulation (CPHR) and Water Group of NSW DCCEEW • NSW EPA • NSW Fire and Rescue • TfNSW • Department of Defence • Australian Rail Track Corporation • Newcastle City Council • Ausgrid • Hunter Water Corporation (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	
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	(i) the consistency of the project with the strategic context (ii) social impacts and benefits, including community views and how these have been addressed in the project (iii) the scale and nature of the economic (for the region and the State as a whole) and environmental impacts and benefits (iv) the actions taken to avoid and minimise the impacts of the project (v) compliance with relevant statutory requirements (i) consideration of SEARs advice provided by agencies	
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 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.	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 - (i) 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) (ii) other mitigation measures that will be implemented (iii) 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	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) SIA Practice Note - Engaging with Aboriginal Communities (DPE)

	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.	
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 project prepared in accordance with the relevant planning circular using the Standard Form of EDC Report. Note: <i>It is suggested that you discuss the EDC Report with Department assessment staff at least two weeks prior to submission of the EIS</i> 2. Provide an estimate of the new jobs that would be created during the construction and operational phases of the project, including details of the methodology to determine the figures provided.	PS 24-002 – Changes to how development costs are calculated for planning purposes

SEARs

Issue and Desired Performance Outcome	Requirement (Specific assessment requirements in addition to the general requirement above)	Current Guidelines ²
Key Issues		
1. Hazards and Risk The project minimises risks from dangerous goods and hazardous materials through appropriate screening and controls. The project ensures all hazardous materials handling, storage and transport meets NSW risk criteria. Where relevant, the project addresses pipeline corridor safety through consultation with the pipeline operator and a hazard analysis	1. The EIS must include a Preliminary Hazard Analysis (PHA) prepared in accordance with the Department's Hazardous Industry Planning Advisory Paper No.4. 'Risk Criteria for Land Use Safety Planning'. The PHA must also: (a) specify the maximum number of people present within the 52 ha Intertrade Site at any one time and confirm that this population will not cause the societal risk to exceed the ALARP band shown in the <i>Port of Newcastle Land Use Safety Study Final Report, Appendix C, page 25, Figure 4-25, dated 10 October 2017</i> (b) specify the maximum quantity and locations of all dangerous goods or hazardous materials which may be stored and handled within the facility or transited through the facility at any one time (c) specify the maximum quantity, maximum state of charge (SoC), maximum storage duration and locations of Battery Energy Storage System (BESS) units proposed to be stored and handled within the facility or transited through the facility at any one time (d) specify if operations within the facility may include charging of	State Environmental Planning Policy (Resilience and Hazards) 2021 Applying SEPP 33: Hazardous and Offensive Development Application Guidelines Hazardous Industry Planning Advisory Paper No.6 – Guidelines for Hazard Analysis and Multi-Level Risk Assessment Hazardous Industry Planning Advisory Paper No. 4: Risk Criteria for Landuse Safety Planning Open yard storage of battery energy storage systems (BESS) 5 December 2024 Emergency plan requirements at sites having lithium batteries (Fire and Rescue NSW, 2024)

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.

Issue and Desired Performance Outcome	Requirement (Specific assessment requirements in addition to the general requirement above)	Current Guidelines ²
	BESS units and if so, provide details and assessment of BESS charging (e) address potential impacts due to incident (explosions, cascade explosions, thermal overruns and gaseous emissions) (f) report on: (i) compliance with all recent standards and codes for the storage of dangerous goods or hazardous materials at the facility (ii) proposed separation distances to on-site and off-site receptors to prevent fire propagation (iii) fire protection measures for the storage or transit of BESS units within the facility at the maximum SoC, and BESS charging if any	Storing and Handling of Liquids: Environment Protection-Participants Manual (DECC, 2007) Fire Safety Guideline: Access for fire brigade vehicles and firefighters (Fire and Rescue NSW, 2020)
2. Traffic and Access Safety and efficiency of the transport system in the vicinity of the project are managed to minimise impacts. Impacts on network capacity and the level of service are effectively managed.	1. Provide a Traffic and Access Assessment (construction and operational traffic) as outlined in Section 6.3.3 of the Newcastle Logistics Precinct – Intertrade Project Scoping Report, March 2025 (the Scoping Report) 2. The construction and operational traffic impact assessment must include: (a) details of existing traffic volumes at key intersections per Part 3 of the Austroads Guide to Traffic Management (b) details of traffic types and volumes likely to be generated during construction (each stage, peak period(s) and construction access and haulage routes) and operation (c) a SIDRA analysis and turn warrants assessments in	Guide to Transport Impact Assessment (GTIA) 2024 Part 12 Austroads Guide to Traffic Management Austroads Guide to Traffic Management Strategic-Design-requirements-for-DA-Factsheet.pdf (nsw.gov.au) Defence (RAAF Base Williamtown Defence Aviation Area) Declaration 2024 Defence Regulation 2016 National Airports Safeguarding Framework

Issue and Desired Performance Outcome	Requirement (Specific assessment requirements in addition to the general requirement above)	Current Guidelines ²
	accordance with Section 3.25 of Part 6 <i>Austrroads Guide to Traffic Management</i> (d) an assessment of the predicted impacts of traffic generated by the project on road safety and the capacity of the road network, including consideration of cumulative traffic impacts on existing performance levels of nearby intersections and potential road work (e) details and plans of the proposed internal road network, including all ingress and egress roads and swept path analysis of the movement of the largest vehicle, on-site parking provisions and sufficient pedestrian and cyclists facilities (in accordance with relevant Australian Standards) and maintenance of vehicular access to the Administration Building, particularly for emergency services (f) movement of heavy vehicles particularly during the evening and nighttime periods (g) the need to close, divert or otherwise reconfigure or upgrade elements of the road network for the construction and operation of the project (h) an assessment of how the proposed project integrates with the traffic generation and road and rail infrastructure provisioning or upgrades associated with the approved Mayfield Concept Plan (MP09_0096) 3. The EIS must provide details of the options considered for the site access roads and the criteria used in the selection of the preferred access roads 4. The EIS must assess potential impacts to the operation of RAAF	principles and guidelines National Airports Safeguarding Framework principles and guidelines, Guideline C Defence aviation areas regulation About Defence

Issue and Desired Performance Outcome	Requirement (Specific assessment requirements in addition to the general requirement above)	Current Guidelines ²
	Base Williamstown and Williamstown (Newcastle) Airport, including: (a) aerodrome safeguarding guiding principles and inclusion of the site in the RAAF Base Williamstown Wildlife Hazard Area – Area C (8km – 13km)). (b) Part 11A of the <i>Defence Regulation 2016</i>	
3. 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. Provide an Environmental Heritage Assessment as outlined in Section 6.2.3 of the Scoping Report. 2. The environmental heritage assessment must: (a) provide a significance assessment, a statement of heritage impact and a historical archaeological assessment where there is potential for direct or indirect impacts on the heritage significance of heritage items and items nominated for listing on the State Heritage Register (b) where ground disturbance is likely to impact reclaimed riverine land, a Maritime Archaeological Assessment (MAA) must be provided (c) assess the consistency of the project against conservation policies of any relevant heritage conservation management plan (d) consider the impacts to the heritage significance of the items caused by, but not limited to, vibration, demolition, archaeological disturbance, altered historical arrangements and access, visual amenity, landscape and vistas, curtilage, subsidence, drainage infrastructure, access roads, 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) Archaeological Assessments Guidelines (Heritage Office) Assessing Significance for Historical Archaeological Sites and 'Relics' (Heritage Branch, Department of Planning) Heritage Asset Management Guidelines (Heritage Council) Investigating Heritage Significance (Heritage Council)

Issue and Desired Performance Outcome	Requirement (Specific assessment requirements in addition to the general requirement above)	Current Guidelines ²
	(e) outline measures to avoid and minimise those impacts during construction and operation (f) identify opportunities for the proposal to reflect on the heritage character and significance of the site and surrounding area during operation through heritage interpretation (g) outline the future management framework for the ongoing protection, management and conservation of heritage items and objects and other heritage values (h) 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). The MAA, if required, is to be prepared by a suitably qualified and experienced maritime archaeologist. (i) assess the impact of the swept paths on the proposed access roads and driveways on vegetation and landscaping in the southern precinct of the site, including the heritage curtilage of the Administration Building and whether the design will have impacts to items of heritage significance. (j) outline options considered for the project including locations for new access roads and adaptive reuse of existing buildings for staff amenities or project associated uses, and provide justification for the selected options.	Criteria for Assessing Excavation Directors (Heritage Council) Design Guide for Heritage (Heritage Council, GANSW) Design in Context Guidelines for Infill Development in the Historic Environment (NSW Heritage Office) Guidelines for Landscape and Visual Impact Assessment (Third edition) (Landscape Institute and IEMA)
4. Contamination Human and environmental health is	1. Provide a contamination assessment as outlined in Section 6.7.3 of the Scoping Report	Managing Land Contamination: Planning Guidelines SEPP 55 – Remediation of Land (DUAP and EPA, 1998)

Issue and Desired Performance Outcome	Requirement (Specific assessment requirements in addition to the general requirement above)	Current Guidelines ²
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>	2. If construction of the project has an impact on land that is not covered by a Contaminated Site Management Plan (CSMP), then: (a) the EIS must document how the assessment of any disturbed areas not covered by a CSMP 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> (b) a Preliminary Site Investigation (PSI) and Detailed Site Investigation (DSI) (if required), must be undertaken <i>Note: Where a detailed site investigation is prepared and/or remediation is considered necessary, a NSW EPA accredited Site Auditor must be engaged to undertake an audit. The EIS must include copies of any Interim Audit Advice provided by the auditor and a Site Audit Statement and Site Audit Reports issued by the auditor which certifies the site can be made suitable for the proposed use</i> 3. Where the existing remediation infrastructure (as defined in the CSMP Former BHP Steelworks Mayfield Newcastle December 2018) is impacted by the construction of the project, the EIS must detail the process of management of such works and its maintenance, restoration or replacement 4. The contamination assessment must be prepared by a suitably qualified contaminated land consultant³ who may also be certified⁴.	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
5. Noise and Vibration Construction (including airborne and	1. Provide a construction and operational noise and vibration assessment prepared in accordance with the relevant NSW Environment Protection Authority (EPA) guidelines. The assessment	Approved Methods for Measurement and Analysis of Environmental Noise (EPA)

³ [Environment Institute of Australia and New Zealand](#) – Certified Environmental Practitioner (Site Contamination) (CEnvP (SC))

⁴ [Soil Science Australia](#) – Certified [Professional](#) Soil Scientist Contaminated Site Assessment and Management (CPSS CSAM)

Issue and Desired Performance Outcome	Requirement (Specific assessment requirements in addition to the general requirement above)	Current Guidelines ²
ground-borne) noise and vibration 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 <i>Heritage Act 1977</i> during operation of the project are effectively managed.	must detail noise and vibration impacts on nearby sensitive receivers and structures and outline the proposed management and mitigation measures that would be implemented as outlined in Section 6.4.3 of the Scoping Report. 2. The assessment of construction noise and vibration must: (a) 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 (b) 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 the Interim Construction Noise Guideline requirements) must be provided (c) 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 (d) identify potential residual noise and vibration impacts following application of mitigation measures (e) 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 (if proposed). 3. The process for community engagement should be included or referenced in the noise and vibration assessment as part of the mitigation strategy and assessment.	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) Technical Basis for Guidelines to Minimise Annoyance due to Blasting Overpressure and Ground Vibration (ANZEC)

Issue and Desired Performance Outcome	Requirement (Specific assessment requirements in addition to the general requirement above)	Current Guidelines ²
	4. The assessment of operational noise and vibration must: (a) define and justify all operational assessment scenarios, including but not limited to noise levels generated by loading and unloading of heavy vehicles during the evening and night time periods (b) identify, assess and justify mitigation measures to be implemented	
Other issues		
The level of assessment of likely impacts must be proportionate to the significance of, or degree of impact on, the issues, within the context of the project location and the surrounding environment		
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 or flooding hazards.	1. Identify any flood risk on-site having regard to adopted flood studies, the potential effects of climate change, and any relevant provisions of the NSW Flood Risk Management Manual. 2. Where the development could alter flood behaviour, affect flood risk to the existing community or expose its users to flood risk, provide a flood impact and risk assessment (FIRA) prepared in accordance with the Flood Impact and Risk Assessment – Flood Risk Management Guide LU01. 3. 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 4. Detail design solutions and operational procedures to mitigate flood risk where required	Flood Risk Management Manual (DPE, 2023) NSW Government's Floodplain Risk Management Manual and supporting guides Flood Risk Management Guideline – Practical Consideration of Climate Change (DECC) PS 24-001 - Update on addressing flood risk in planning decisions

Issue and Desired Performance Outcome	Requirement (Specific assessment requirements in addition to the general requirement above)	Current Guidelines ²
7. Air Quality The project is designed, constructed and operated in a manner that minimises air quality impacts (including nuisance and dust) to minimise risks to human health and the environment to the greatest extent practicable.	1. Provide an assessment of air quality impacts, prepared in accordance with the relevant NSW Environment Protection Authority (EPA) guidelines, as outlined in Section 6.14.3 of the Scoping Report 2. The assessment must identify significant air emission sources at the proposed development (during construction and operation), assess their potential to cause adverse off-site impacts, and detail proposed management and mitigation measures that would be implemented 3. Where air emissions during operation have the potential to cause adverse off-site impacts, provide a quantitative air quality impact assessment prepared in accordance with the relevant NSW Environment Protection Authority (EPA) guidelines.	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)
8. Climate Change Risk The project is designed, constructed and operated to be resilient to the future impacts of climate change.	1. Provide assessment of the risk and vulnerability of the project to climate change in accordance with the current guidelines. 2. Include an estimate of greenhouse gas (GHG) emissions for the project by carrying out a Greenhouse Gas Assessment consistent with the most recent version of the NSW EPA's <i>Greenhouse Gas Assessment Guide for Large Emitters</i> (GHG guide). The GHG estimate is to confirm if the project is likely to result in 25,000 tonnes or more of scope 1 and 2 emissions (CO₂-e), in any financial year during the operational life of the project	Climate Risk Ready NSW Guide (DPIE, 2020) Net Zero Plan Stage 1: 2020-2030 (DPIE, 2020) Greenhouse Gas Assessment Guide for Large Emitters
9. 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	1. Provide an Aboriginal Heritage Assessment in accordance with the principles and methods of assessment identified in current guidelines 2. Where impacts to Aboriginal places, objects and cultural heritage values (Aboriginal Cultural Heritage) are identified the EIS must: (a) outline measures to avoid and minimise those impacts during construction and operation in accordance with the current	Guide to investigating, assessing and reporting on Aboriginal Cultural Heritage in NSW (OEH) Aboriginal Cultural Heritage Consultation Requirements for Proponents (DECCW)

Issue and Desired Performance Outcome	Requirement (Specific assessment requirements in addition to the general requirement above)	Current Guidelines ²
heritage significance of items of Aboriginal objects and places. The design, construction and operation of the project avoids or minimises impacts, to the greatest extent feasible, on the heritage significance of Aboriginal objects and places.	guidelines (b) outline procedures (short and long term) to be followed if Aboriginal objects, Aboriginal burials or skeletal material are found at any stage of work, which formulate appropriate measures to manage unforeseen impacts (c) include evidence of adequate and continuous consultation with Aboriginal parties in relation to determining and assessing impacts, and identifying appropriate mitigation measures (including the final proposed measures) in compliance with the consultation process outlined in the Aboriginal cultural heritage consultation requirements for proponents 2010. (d) be documented in an Aboriginal Cultural Heritage Assessment Report (ACHAR). 3. Where relevant, and only in areas free of sub surface contamination, archaeological investigations must be conducted by a suitably qualified and experienced archaeologist, in accordance with section 1.6 of the Code of Practice for Archaeological Investigation of Aboriginal Objects in NSW (DECCW 2010).	Code of Practice for Archaeological Investigation of Aboriginal Objects in NSW (DECCW) Skeletal Remains: Guidelines for Management of Human Remains (Heritage Office) SIA Practice Note - Engaging with Aboriginal Communities (DPE) Designing with Country (GANSW) Connecting with Country (GANSW)
10. Landscaping The project design avoids and minimises impacts to existing landscape character and visual amenity.	1. Provide a Landscape Character and Visual Amenity Assessment as outlined in Section 6.12.3 of the Scoping Report. 2. Assess the number, location, condition and visual significance of trees to be removed and retained by the project.	
11. Cumulative Impact Assessment Are a result of incremental, sustained and	1. Provide a Cumulative Impact Assessment as outlined in Section 6.17.4 of the Scoping Report.	Cumulative Impact Assessment Guidelines for State Significant Projects

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combined effects of human action and natural variations over time and can be both positive and negative. They can be caused by the compounding effects of a single project or multiple projects in an area, and by the accumulation of effects from past, current and future activities as they arise.		
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. Provide a Social Impact Assessment prepared in accordance with the <i>Social Impact Assessment Guidelines for State Significant Projects</i> , as outlined in Section 6.9.3 of the Scoping Report.	Social Impact Assessment Guideline (DPE) Undertaking Engagement Guidelines for State Significant Projects (DPE) Cumulative Impact Assessment Guidelines for State Significant Projects (DPE) SIA Practice Note - Engaging with Aboriginal Communities (DPE)
13. 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	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. Where the project is likely to disturb acid sulfate soils, the EIS must assess the impact of the project on acid sulfate soils (including impacts of acidic runoff offsite) in accordance with the current guidelines.	Acid Sulfate Soil Manual Guidelines on the Duty to Report Contamination (EPA) National Environment Protection (Assessment of Site Contamination) Measure

Issue and Desired Performance Outcome	Requirement (Specific assessment requirements in addition to the general requirement above)	Current Guidelines ²
minimised, including disturbance to acid sulfate soils and site contamination.	- 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 (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.	Managing Urban Stormwater: Soils and Construction (Landcom) Best Practice Erosion and Sediment Control (IECA 2008)
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.	- Outline any sustainability measures relevant to the project. - Demonstrate how the project will meet or exceed the relevant industry recognised building sustainability and environmental performance standards. - Consider and assess the project against current guidelines including targets and strategies to improve Government efficiency in use of water, energy and transport.	Decarbonising Infrastructure Delivery Policy (INSW, 2024) Net Zero Plan Stage 1: 2020-2030 (DPIE, 2020) NSW Waste and Sustainable Materials Strategy 2041 (DPIE, 2021) Net Zero Government Operations Policy (DCCEEW, 2024) or equivalent
15. 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	- Provide an assessment of predicted waste generated from the project during construction and operation, including: - classification of the waste in accordance with the current guidelines - 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 - handling of waste including measures to facilitate segregation and prevent cross contamination - management of waste including estimated location and volume of	Waste Classification Guidelines (EPA) NSW Government Circular Economy Statement (EPA, 2019) NSW Waste and Sustainable Materials Strategy 2041 Stage 1: 2021-2027

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	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. 2. Assessment must include consideration of 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.	
16. Water – Hydrology and Quality Long term impacts on surface water and groundwater hydrology (including drawdown, flow rates and volumes) are minimised. Protection of NSW Water Quality Objectives during construction and operation 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).	1. Provide a Surface water and Groundwater Impact Assessment(s) that that assesses and potential impacts on: (a) construction and operational surface water and groundwater impacts as outlined in Section 6.5.3 and Section 6.8.3 of the Scoping Report, respectively. (b) assess potential impacts on drainage lines within and downstream of the project (c) details of the proposed drainage design (stormwater and wastewater) for the site including any on-site detention facilities, water quality management measures and nominated discharge points, on-site sewage management, and measures to treat, reuse or dispose of water (d) 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 (e) the required water and sewer servicing strategies	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) 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)

Issue and Desired Performance Outcome	Requirement (Specific assessment requirements in addition to the general requirement above)	Current Guidelines ²
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.		Neutral or Beneficial Effect on Water Quality Assessment Guideline (WaterNSW) Managing Urban Stormwater: Soils and Construction (Landcom) Groundwater assessment toolbox for major projects in NSW - Overview document (DPE, 2022) Approved Methods for the Sampling and Analysis of Water Pollutants in NSW