

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-82522960
Project	Bulloo Interlink Pipeline
Location	The project is a 336 kilometre (km) gas pipeline which would connect the South West Queensland Pipeline, in Queensland, to the Moomba to Wilton Pipeline in New South Wales. The 105 km NSW section of the project would extend from the Queensland-NSW border to connect to the Moomba to Wilton Pipeline near Tibooburra.
Proponent	APA Bulloo Interlink Pipeline Pty Ltd
Date of Issue	12 May 2025
Expiry Date	12 May 2027
General Requirements	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>. Notwithstanding the key issues specified below, the EIS must identify any other significant environmental impacts associated with the infrastructure. Where relevant, the assessment of key issues below, and any other significant environmental impacts identified, must include: - 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. The EIS must also be accompanied by an Estimated Development Cost (EDC) report, including a detailed calculation of the EDC of the development prepared in accordance with the relevant planning circular using the Standard Form of Estimated Development Cost Report (State Significant Projects).
Key issues	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. • Biodiversity – including:

- an assessment of the likely biodiversity impacts of the project in accordance with the *NSW Biodiversity Conservation Act 2016* and the *Biodiversity Assessment Method (BAM)*, 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; and
- consideration of the likely impacts on National Parks and Wildlife estate (land reserved or acquired under the *National Parks and Wildlife Act 1974*).
- **Aboriginal Cultural Heritage** – an assessment of the 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), documented in an Aboriginal Cultural Heritage Assessment Report (ACHAR). The ACHAR must:
 - be prepared in consultation with Aboriginal parties in accordance with *Aboriginal Cultural Heritage Consultation Requirements for Proponents* (DECCW, 2010);
 - document the significance of cultural heritage values for Aboriginal people who have a cultural association with the land;
 - 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.
- **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, and handling and management of dangerous goods. The PHA must:
 - be prepared consistent with *Hazardous Industry Planning Advisory Paper No. 6 – Guidelines of Hazard Analysis* (DPE, 2011) and *Multi-level Risk Assessment*;
 - be a quantitative risk assessment (QRA) that 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*; and
 - demonstrate that the pipeline corridors and designs for which approval is sought can comply with the Department's *Hazardous Industry Planning Advisory Paper No. 4, 'Risk Criteria for Land Use Safety Planning'*;
 - an assessment of the potential impacts on and from bushfires and floods, including consideration of impacts on workforce accommodation camps and any proposed management measures

that would be implemented to mitigate risks; and

- a description of the proposed on-going maintenance and safety management of the project.
- **Land and Soils** – including:
 - an assessment of the potential impacts of the proposed pipeline route 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;
 - a description of construction erosion and sediment controls, including how the project would be managed on areas of erosion, salinity or acid-sulfate 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:
 - a detailed site water balance, including a description of the water demands and identification of water supply for the life of the project;
 - identification of any water licensing requirements and available water entitlements (if required), and any other approvals required under the *Water Management Act 2000*;
 - a description of measures to minimise water use;
 - 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 Department of Climate Change, Energy, Environment and Water's Guidelines for controlled activity approvals;
 - an assessment of flooding and the hydrological impacts of the project; 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, spray irrigation, commissioning and maintenance of the pipeline infrastructure, and measures to mitigate the impacts;
- **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 and/or manage any potential traffic impacts, including any proposed road upgrades, management of oversize and overmass vehicles, and other traffic control measures developed in consultation with the relevant road authorities;
- **Social** – an assessment of the social impacts of the project prepared in accordance with the *Social Impact Assessment Guideline for State Significant Projects*, including the likely impacts on the local community and community infrastructure (including consideration of

	cumulative impacts from other major projects in the area); • Economic – an assessment of the economic impacts or benefits of the project for the region and the State as a whole; • 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 <i>Approved Methods for the Modelling and Assessment of Air Pollutants in NSW</i> (EPA, 2022); - demonstrated ability to comply with the relevant regulatory framework, specifically the <i>Protection of the Environment Operations Act 1997</i> and the <i>Protection of the Environment Operations (Clean Air) Regulation 2010</i>; and - an assessment of the likely greenhouse gas impacts of the project, including measures to minimise emissions, having regard to the targets set in the <i>Climate Change (Net Zero Future) Act 2023</i>, and in accordance with the EPA's <i>NSW Guide for Large Emitters</i> if emissions trigger the threshold as a large emitter. • Noise and Vibration – including: - an assessment of the likely construction noise impacts of the project under the <i>Construction Noise Guideline</i> if available, or the <i>Interim Construction Noise Guideline</i> (DECCW, 2009) if the finalised guideline is not available; - an assessment of the likely operational noise impacts of the project under the <i>NSW Noise Policy for Industry</i> (EPA, 2017); - an assessment of the likely road noise impacts of the project under the <i>NSW Road Noise Policy</i> (EPA, 2011); and - an assessment of the likely vibration amenity and structural impacts of the project under <i>Assessing Vibration: A Technical Guideline</i> (DEC, 2006) and <i>German Standard DIN 4150-3 Structural Vibration – effects of vibration on structures</i>. • Visual and Lighting – an assessment of the likely visual impacts of the project on the landscape character of the surrounding area and amenity of private landowners in the vicinity of the project; • Waste Management – 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	The EIS must include all relevant plans, architectural drawings, diagrams and relevant documentation required under Part 8 of the EP&A Regulation. These must be provided as part of the EIS rather than as separate documents. In addition, the EIS must include high quality files of maps and figures of the subject site and proposal.
Engagement	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 provide written notification of the proposal to the titleholders including a map indicating the proposal area. 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.
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:

[Policies and Guidelines | Planning Portal - Department of Planning and Environment](#)

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

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

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

<https://www.nsw.gov.au/departments-and-agencies/departments-of-planning-housing-and-infrastructure>

Environmental Planning Instruments, Policies, Guidelines & Plans

Water

NSW Water Strategy

<https://www.dpie.nsw.gov.au/water/our-work/plans-and-strategies/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)

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)
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 (DPIE 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)
Aboriginal Cultural Heritage Consultation Requirements for Proponents 2010 (DECCW, 2010)
Code of Practice for the Archaeological Investigation of Aboriginal Objects in NSW (OEH)
Guide to investigating, assessing and reporting on Aboriginal cultural heritage in NSW (OEH, 2011)
Assessing Heritage Significance (DPE, 2023)
Guidelines for preparing a statement of heritage impact (DPE, 2023)
NSW Heritage Manual (OEH)
Air Quality and Greenhouse Gas
Approved Methods for the Modelling and Assessment of Air Pollutants in NSW (EPA, 2016)
Approved Methods for the Sampling and Analysis of Air Pollutants in NSW (DEC)
National Greenhouse Accounts Factors (Commonwealth)
EPA Climate Change Policy (2023), including its Climate Change Policy and Action Plan
NSW Guide for Large Emitters – guidance on how to prepare a greenhouse gas assessment as part of NSW environmental planning processes
Technical Framework – Assessment and Management of Odour from Stationary Sources in NSW

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 Transport Impact Assessment (TfNSW, 2024)
Road Design Guide (RMS) & relevant Austroads Standards
Austroads Guide to Traffic Management Part 12: Integrated Transport Assessments for Developments (2020)
Hazards and Risks
State Environmental Planning Policy No. 33 – Hazardous and Offensive Projects
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 (DPIE 2023)
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

