1. General SEARs

Desired Performance Outcome	Requirement	Current Guidelines
1. Environmental Impact Assessment Process The process for assessment of the proposal is transparent, balanced, well focussed and legal.	1. The Environmental Impact Statement must be prepared in accordance with Part 3 of Schedule 2 of the *Environmental Planning and Assessment Regulation 2000* (the Regulation). 2. The onus is on the Proponent to ensure legislative requirements relevant to the project are met.	EPBC Act Environment Assessment Process (SEWPAC, 2010)
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 so 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) an executive summary; (b) a description of the project, including key components and activities (including ancillary components and activities) required to construct and operate it including: - the proposed infrastructure; - pedestrian and cyclist facilities including any temporary changes resulting from construction); - "place making" design initiatives; - construction and operational ancillary facilities and infrastructure; - all surface road work including road widening, intersection treatments, partial or full road closures; and - land use changes and acquisition of privately owned, council and crown land; (c) a statement of the project objective(s); (d) a summary of the strategic need for the project with regard to its State significance and relevant State Government policy; (e) an analysis of any feasible alternatives to the project.; (f) a description of feasible options within the project.; (g) a description of how alternatives to and options within the project were analysed to inform the selection of the preferred alternative / option, with sufficient detail to enable an understanding of why the preferred alternative to and options(s) within the project were selected; (h) a concise description of the general biophysical and socio-economic environment that is likely to be impacted (including offsite impacts). Elements of the environment that are not likely to be affected do not need to be described; (i) a demonstration of how the project design has been developed to avoid or minimise likely adverse impacts; (j) the identification and assessment of key issues as provided in the 'Assessment of Key Issues' performance outcome;	

Desired Performance Outcome	Requirement	
	(k) a statement of the outcome(s) the proponent will achieve for each key issue; (l) measures to avoid, minimise or offset impacts must be linked to the impact(s) they treat, so it is clear which measures will be applied to each impact; (m) consideration of the interactions between measures proposed to avoid or minimise impact(s), between impacts themselves and between measures and impacts; (n) an assessment of the cumulative impacts of the project taking into account other projects that have been approved but where construction has not commenced, projects that have commenced construction, and projects that have recently been completed, consistent with the commitments made in Chapter 10 of the Scoping Report; (o) statutory context of the project as a whole, including: - how the project meets the provisions of the EP&A Act and EP&A Regulation; - a list of any approvals that must be obtained under any other Act or law before the project may lawfully be carried out; (p) a chapter that synthesises the environmental impact assessment and provides: - a succinct but full description of the project for which approval is sought; - a description of any uncertainties that still exist around design, construction methodologies and/or operational methodologies and how these will be resolved in the next stages of the project; - a compilation of the impacts that have not been avoided; - a compilation of the proposed measures associated with each impact to avoid, minimise (through design refinements or ongoing management during construction and operation) or offset these impacts; - a compilation of the outcome(s) the proponent commits to achieving; and - the reasons justifying carrying out the project as proposed, having regard to the biophysical, economic and social considerations, including ecologically sustainable development and cumulative impacts. (q) relevant project plans, drawings, diagrams in an electronic format that enables integration with mapping and other technical software. 2. The EIS must only include data and analysis that is reasonably needed to make a decision on the proposal. Relevant information must be succinctly summarised in the EIS and included in full in appendices. Irrelevant, conflicting or duplicated information must be avoided.	
3. Assessment of Key Issues* Key issue impacts are assessed objectively and thoroughly to provide confidence that	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 proposal location and the surrounding environment. The level of assessment must be commensurate to the degree of impact and sufficient to ensure that the	

Desired Performance Outcome	Requirement	Current Guidelines
the project will be constructed and operated within acceptable levels of impact. * Key issues are nominated by the Proponent in the SSI project application and by the Department in the SEARs. Key issues need to be reviewed throughout the preparation of the EIS to ensure any new key issues that emerge are captured. The issues identified in this document are not exhaustive but are those considered relevant based on the application.	Department and other government agencies are able to understand and assess impacts. 2. For each key issue the Proponent must: (a) describe the biophysical and socio-economic environment, as far as it is relevant to that issue, including adequate baseline data; (b) describe the legislative and policy context, as far as it is relevant to the issue; (c) identify, describe, quantify (if possible) and justify the impacts associated with the issue, including the likelihood and consequence (including worst case scenario) of the impact (comprehensive risk assessment), the impacts of concurrent activities within the proposal and cumulative impacts; (d) demonstrate how potential impacts have been avoided (through design, or construction or operation methodologies); (e) detail how likely impacts that have not been avoided through design will be minimised, and the predicted effectiveness of these measures (against performance criteria where relevant); and (f) justify any residual impacts and detail how they will be managed or offset, and the approach and effectiveness of these measures. 3. Where multiple reasonable and feasible options to avoid or minimise impacts are available, they must be identified and considered, and the proposed measure justified taking into account the public interest.	
4. **Consultation** The project is developed with meaningful and effective engagement during project design and delivery.	1. The project must be informed by consultation, including with relevant local, State and Commonwealth government agencies, infrastructure and service providers, special interest groups, affected landowners, businesses and the community, and Aboriginal representative groups, not limited to Local Aboriginal Land councils. 2. The Proponent must document the consultation process, justify and demonstrate how the project has responded to the inputs received. 3. The Proponent must describe the timing and type of community consultation proposed during the design and delivery of the project, the mechanisms for community feedback, the mechanisms for keeping the community informed, and procedures for complaints handling and resolution.	

5. Key Issue SEARs

Key Issue and Desired Performance Outcome	Requirement (specific assessment requirements in addition to the general requirements above)	Current Guidelines
6. Place and Urban Design The project exhibits design excellence and complements the visual character and quality of the surrounding environment. The project contributes to the accessibility and connectivity of communities. The project contributes to an increase in tree canopy	1. identify how the project contributes to a well-designed built environment and meets the objectives of Better Placed. 2. identify accessibility elements and assess impacts on: (a) cross corridor pedestrian and cyclist access, and the locations of public transport gate lines; (b) impacts on cyclists and pedestrian access, amenity and safety across and adjoining the project; (c) opportunities to integrate cycling and pedestrian elements with surrounding network. 3. identify the design process that has been used to inform the EIS design and will be used to refine the design, including, for example, the use of design review panels and consultation with community and other stakeholders. 4. provide before and after visual representations of the project from key receiver locations, state heritage items and conservation areas to illustrate the visual impacts. 5. identify how the project will achieve a net increase in tree canopy in the vicinity of the project. 6. address the maintenance of the project.	Better Placed – An integrated design policy for built environment of New South Wales (Government Architect NSW) Greener Places – Establishing an urban Green Infrastructure policy for New South Wales (Government Architect NSW – Draft for discussion) Sydney Green Grid – Spatial Framework and Project Opportunities (Office of the Government Architect) Bridge Aesthetics: Design guidelines to improve the appearance of bridges in NSW (RMS, 2012) Transport for NSW Sustainable Design Guidelines Version 4.0 (TfNSW, 2017) Crime Prevention through Environmental Design (CPTED) (Queensland Government, 2007) AS4282-1997 Control of the obtrusive effects of outdoor lighting City of Sydney Public Domain Manual City of Sydney Inclusions (Disability) Action Plan 2017-2021 City of Sydney Inclusive and Accessible Public Domain Policy and Guidelines
7. Socio-economic, Land Use and Property The project minimises adverse social and	1. prepare a social impact assessment, considering relevant factors in Chapters 3 and 4 of the SIA Guideline 2. impacts from construction and operation on potentially affected	Social Impact Assessment Guideline (DPE, 2017)

Key Issue and Desired Performance Outcome	Requirement (specific assessment requirements in addition to the general requirements above)	Current Guidelines
economic impacts and capitalises on opportunities potentially available to affected communities. 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.	properties and businesses, including property acquisitions/adjustments, access, amenity and relevant statutory rights. 3. identify opportunities to use surplus or residual land, particularly for the provision of community space (passive and recreational) and ongoing maintenance of the lands.	
8. 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 access route identification and scheduling of construction vehicle movements, including deliveries; (b) indicative daily 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 typical movements) on construction access routes; (e) access constraints and impacts on pedestrians and cyclists; (f) the need to close, divert or otherwise reconfigure elements of the road, pedestrian and cycle network during construction and the duration of these changes; and (g) temporary and permanent impacts to on street parking, including to residents and businesses. 2. operational transport impacts (and model where appropriate), including: (a) property and business access and on-street parking; and (b) impacts on cyclists, pedestrian access and safety.	Guide to Traffic Management – Part 3 Traffic Studies and Analysis (Austroads, 2007) Guide to Traffic Generating Developments Version 2.2 (RTA, 2002) Cycling Aspects of Austroads Guides (Austroads, 2014) NSW Bicycle Guidelines v 1.2 (RTA, 2005) Planning Guidelines for Walking and Cycling (DIPNR, 2004) Transport for NSW Sustainable Design Guidelines Version 4.0 (TfNSW, 2017)
9. Noise and Vibration - Amenity	1. construction and operational noise and vibration impacts in accordance	Technical Basis for Guidelines to Minimise Annoyance

Key Issue and Desired Performance Outcome	Requirement (specific assessment requirements in addition to the general requirements above)	Current Guidelines
Construction noise and vibration (including airborne noise, ground-borne noise and blasting) are effectively managed to minimise adverse impacts on acoustic amenity. 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.	with relevant NSW noise and vibration guidelines. The assessment must consider cumulative impacts from nearby key infrastructure projects. The assessment must justify impacts to receivers including consideration of sleep disturbance (including the number of noise-awakening events), and, as relevant, the characteristics of noise and vibration (for example, low frequency noise). 2. construction noise and vibration including: (a) the nature of construction activities (including transport, tonal or impulsive noise-generating works, as relevant); (b) the intensity and duration of noise (both air and ground borne) and vibration impacts; (c) identification of receivers, existing and known future, during construction; (d) the sensitivity of receivers to the level of impact; (e) the need to balance: i. timely conclusion of noise and vibration-generating works with periods of receiver respite; ii. the need to work at night and during planned rail possessions; and iii. other factors that may influence the timing and duration of construction activities; (f) noise impacts of out-of-hours works (including utility works), the activities to be undertaken, their estimated duration and justification in terms of the *Interim Construction Noise Guideline* (DECCW, 2009); (g) cumulative noise and vibration including project impacts and concurrent construction activities within the proposal and the construction of other relevant development in the vicinity; (h) details and analysis of the predicted effectiveness of mitigation measures to adequately manage identified impacts, including impacts as identified in (g), and any potential residual noise and vibration impacts following application of mitigation	due to Blasting Overpressure and Ground Vibration (ANZECC, 1990) Assessing Vibration: a technical guideline (DEC, 2006) Interim Construction Noise Guideline (DECCW, 2009) Noise Policy for Industry (EPA, 2017) Construction Noise and Vibration Strategy (TfNSW, 2019) Rail Infrastructure Noise Guideline (EPA, 2013) NSW Road Noise Policy (DECCW, 2011) Development Near Rail Corridors and Busy Roads – Interim guideline (DoP, 2008) Transport for NSW Sustainable Design Guidelines Version 4.0 (TfNSW, 2017)

Key Issue and Desired Performance Outcome	Requirement (specific assessment requirements in addition to the general requirements above)	Current Guidelines
	measures; and (i) a description of how feedback received during preparation of the EIS has been taken into account (and would be taken into account following exhibition of the EIS) in the design of mitigation measures, including any tailored mitigation, management and communication strategies for sensitive receivers. 3. operational noise and vibration impacts resulting from use of the infrastructure on the amenity of local residents.	
10. Noise and Vibration - Structural Construction noise and vibration (including airborne noise, ground-borne noise and blasting) are effectively managed to minimise adverse impacts on the structural integrity of buildings and items including Aboriginal places and environmental heritage. Increases in noise emissions and vibration affecting environmental heritage as defined in the *Heritage Act 1977* during operation of the project are effectively managed.	1. construction and operation noise and vibration impacts to the structural integrity and heritage significance of items (including Aboriginal places and items of environmental heritage) in accordance with relevant guidelines.	German Standard DIN 4150-3: Structural Vibration - effects of vibration on structures Assessing Vibration: A technical guideline (DEC, 2006) British Standard BS7385 Part 2-1993 Evaluation and measurement for vibration in buildings
11. Heritage The design, construction and operation of the project facilitates, to the greatest extent possible, the long-term protection, conservation and management of the heritage significance of items of environmental heritage and Aboriginal objects and places. The design, construction and operation of the project avoids or minimises impacts, to the greatest extent possible, on the heritage	1. direct and/or indirect impacts (including cumulative impacts) to the heritage significance of: (a) Aboriginal places, objects and cultural heritage values, as defined under the *National Parks and Wildlife Act 1974* and in accordance with the principles and methods of assessment identified in the current guidelines; (b) Aboriginal places of heritage significance, as defined in the Standard Instrument – Principal Local Environmental Plan; (c) environmental heritage, as defined under the *Heritage Act 1977*; and (d) items listed on the State, National and World Heritage lists; (e) heritage items and conservation areas identified in environmental	Guide to investigating, assessing and reporting on Aboriginal Cultural Heritage in NSW (OEH, 2011) Aboriginal Cultural Heritage Consultation requirements for proponents (DECCW, 2010) Code of practice for archaeological investigation of Aboriginal objects in NSW (DECCW, 2010) NSW Skeletal Remains: Guidelines for Management of Human Remains (Heritage Office, 1998)

Key Issue and Desired Performance Outcome	Requirement (specific assessment requirements in addition to the general requirements above)	Current Guidelines
significance of environmental heritage and Aboriginal objects and places.	planning instruments applicable to the project area. 2. Where impacts to State or locally significant non-Aboriginal 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 any relevant conservation management plan and outline measures considered to avoid and minimise those impacts in accordance with the current guidelines; (c) justify impacts to the item of significance; and (d) be undertaken by a suitably qualified heritage consultant(s) and/or historical archaeologist. Where impacts to Aboriginal objects and/or places are proposed, consultation must be undertaken with Aboriginal people in accordance with the current guidelines.	Aboriginal site recording form Aboriginal site impact recording form Aboriginal Heritage Information Management System site registration form Care agreement application form Criteria for the assessment of excavation directors (NSW Heritage Council, 2011) NSW Heritage Manual (Heritage Office and Department of Urban Affairs and Planning, 1994) Assessing Heritage Significance (NSW Heritage Office, 2001) The Australia ICOMOS Burra Charter Due Diligence Code of Practice for the Protection of Aboriginal Objects in NSW 2010 (NSW Office of Environment and Heritage)
12. Sustainability The project reduces the NSW Government's operating costs and ensures the effective and efficient use of resources. Conservation of natural resources is maximised.	1. the sustainability of the project in accordance with the Infrastructure Sustainability Council of Australia (ISCA) Infrastructure Sustainability Rating Tool, or equivalent, and recommend an appropriate target rating for the project. 2. assess the project against the current guidelines including targets and strategies to improve Government efficiency in use of water, energy and transport.	Transport for NSW Sustainable Design Guidelines Version 4.0 (TfNSW, 2017) Infrastructure Sustainability Rating Tool Scorecard relating to energy and carbon for large infrastructure projects, ISCA
13. Other Issues	1. the following issues in accordance with the commitments made in Chapter 9 of the Scoping Report: (a) biodiversity (b) soils, geology, groundwater and contamination (c) flooding, hydrology and water quality	

Key Issue and Desired Performance Outcome	Requirement (specific assessment requirements in addition to the general requirements above)	Current Guidelines
	(d) air quality (e) hazard and risk (f) waste and resources (g) climate change	