

Appendix A

Secretary's environmental assessment requirements and checklist

Secretary's environmental assessment requirements and checklist

SEARs – general requirements

Secretary's environmental assessment requirements	Where addressed
<p>The Environmental Impact Statement (EIS) must be prepared in accordance with, and meet the minimum requirements of, Part 3 of Schedule 2 of the <i>Environmental Planning and Assessment Regulation</i> 2000 (the Regulation), including:</p> <ol style="list-style-type: none"> 1. the information required under clause 6 of Schedule 2 of the Regulation. 2. the content listed in clause 7 of Schedule 2 of the Regulation, including but not limited to: 	<p>Certification page, Executive summary and Chapters 1 to 24</p>
<ul style="list-style-type: none"> • a statement of the objectives of the proposal, including a description of the strategic need, justification, objectives and outcomes for the proposal, taking into account existing and proposed transport infrastructure and services within the adjoining subregions, and as relevant the outcomes and objectives of relevant strategic planning and transport policies, including, but not limited to, <i>NSW 2021</i>, <i>NSW Government State Infrastructure Strategy</i>, <i>NSW Long Term Transport Master Plan</i> (December 2012) and any other relevant plans (including the draft <i>Regional Growth Plan for the Lower Hunter</i> if it is placed on public exhibition prior to finalisation of the EIS) 	<p>Sections 3.1 to 3.4</p>
<ul style="list-style-type: none"> • an analysis of feasible alternatives to the carrying out of the proposal and proposal justification, including: 	
<ul style="list-style-type: none"> • an analysis of alternatives/options considered (including interchange and intersection options for a western access to John Hunter Hospital) having regard to proposal objectives, including an assessment of the environmental costs and benefits of the proposal relative to alternatives and the consequences of not carrying out the proposal, and whether or not the proposal is in the public interest 	<p>Sections 4.1 to 4.5, Chapter 3 and Chapter 24</p>
<ul style="list-style-type: none"> • justification for the preferred proposal taking into consideration the objects of the <i>Environmental Planning and Assessment Act 1979</i> 	<p>Section 24.1</p>
<ul style="list-style-type: none"> • a detailed description of the proposal, including: 	
<ul style="list-style-type: none"> • design of road works, including interchange and intersection treatment, property access, pedestrian and cyclist facilities (including appropriate locations for overbridges and/or underpasses) 	<p>Section 5.3</p>
<ul style="list-style-type: none"> • land use changes, including resumption of residential, commercial and/or industrial lands, and impacts to Council and Crown land 	<p>Section 5.3.21 and Chapter 11</p>

Secretary's environmental assessment requirements	Where addressed
<ul style="list-style-type: none"> location and operational requirements of construction ancillary facilities and access 	Sections 5.4.5 and 5.4.11
<ul style="list-style-type: none"> relationship and/or interaction with existing public transport services (including bus traffic and bus stops) 	Section 5.3.15 and Appendix F
<ul style="list-style-type: none"> an analysis of the proposal including an assessment, with a particular focus on the requirements of the listed key issues, in accordance with clause 7(1)(d) of Schedule 2 of the Regulation (where relevant), including an identification of how relevant planning, land use and development matters (including relevant strategic and statutory matters) have been considered in the impact assessment (direct, indirect and cumulative impacts) and/or in developing management/mitigation measures 	Section 3.1 and Chapters 7 to 21
<ul style="list-style-type: none"> detail how the principles of ecologically sustainable development will be incorporated in the design, construction and ongoing operation phases of the proposal 	Section 24.1.4
<ul style="list-style-type: none"> identification of whether the proposal is a scheduled activity under the <i>Protection of the Environment (Operations) Act 1997</i> 	Section 2.2.1
<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 measures to avoid, minimise and if necessary, offset the predicted impacts, including detailed contingency plans for managing any significant risks to the environment. 	Chapters 7 to 10

SEARs – key issues

Secretary's environmental assessment requirements	Where addressed
The EIS must also address the following specific matters:	
Biodiversity – including but not limited to:	
<ul style="list-style-type: none"> an assessment of the potential ecological impacts of the proposal, with specific reference to vegetation and habitat clearing, connectivity, edge effects, weed dispersal, riparian and aquatic habitat impacts, soil and water quality impacts and operational impacts. The assessment must: 	Sections 7.3.2 to 7.3.9
<ul style="list-style-type: none"> make specific reference to impacts on landscape values, biodiversity values of native vegetation and threatened species or populations, including worst case estimates of vegetation clearing and operational impacts 	Sections 7.3.2 to 7.3.9

Secretary's environmental assessment requirements	Where addressed
<ul style="list-style-type: none"> demonstrate a design philosophy of impact avoidance on ecological values, and in particular, ecological values of high significance, and be consistent with the 'avoid, minimise or offset' principle 	Section 7.3.1
<ul style="list-style-type: none"> be undertaken in accordance with the <i>Framework for Biodiversity Assessment</i> (Office of Environment and Heritage (OEH) 2014) and the <i>NSW Biodiversity Offsets Policy for Major Projects</i> (OEH 2014), and by a person accredited in accordance with section 42B(1)(c) of the <i>Threatened Species Conservation Act 1995</i>. Impacts on species, populations and ecological communities that will require further consideration and provision of information specified in section 9.2 of the <i>Framework for Biodiversity Assessment</i> include those identified by the OEH. Species specific surveys shall be undertaken for those species and in accordance with the survey requirements specified by the OEH (including during further consultation with the OEH) 	Section 7.1.3
<ul style="list-style-type: none"> in relation to aquatic biodiversity be consistent with the draft <i>Policy and Guidelines for Fish Habitat Conservation and Management – Update 2013</i> (DPI 2013) 	Sections 7.1.4 and 7.3.5
<ul style="list-style-type: none"> where there are potential impacts to the OEH estate reserved under the National Parks and Wildlife Act 1974 or where the proposal is located upstream of OEH estate, an assessment of the matters to be considered outlined in the Guidelines for developments adjoining land and water managed by DECCW (DECCW 2010). 	Section 7.1
<p>Traffic and Transport – including but not limited to:</p>	
<ul style="list-style-type: none"> detailed assessment and modelling of operational traffic and transport impacts. This must consider: <ul style="list-style-type: none"> key intersections and interchanges, and the level of service/performance of intersections upstream and downstream of the project area impacts on property access and on street parking provision, including permanent changes to access and parking impacts on access to and from John Hunter Hospital maintenance of existing cycle routes and consideration of opportunities to integrate recreational and commuter cycleway and pedestrian elements with existing and proposed networks, including those identified in the Newcastle Cycling Strategy and Action Plan, and maintenance of existing pedestrian paths between residential neighbourhoods operational implications for public transport and opportunities to improve public transport services and patronage safety and access impacts on road users (including cyclists and pedestrians) 	Section 8.3.2

Secretary's environmental assessment requirements	Where addressed
<ul style="list-style-type: none"> • assessment of construction traffic and transport impacts of the proposal (including ancillary facilities) and associated management measures, in particular: <ul style="list-style-type: none"> • impacts to the road network (including safety and level of service, pedestrian and cyclist access, maintenance of access to John Hunter Hospital, and disruption to public transport services, access to properties, and parking) • route identification and scheduling of transport movements, including movements to transport spoil • the number, frequency and size of construction related vehicles (both passenger, commercial and heavy vehicles) • the nature of existing traffic on construction access routes (including consideration of peak traffic times) • the need to close, divert or otherwise reconfigure elements of the road network associated with construction of the proposal 	Section 8.3.1
<ul style="list-style-type: none"> • details of stakeholder consultation regarding access disruption, including John Hunter Hospital and emergency services. 	Section 8.3.1 and Chapter 6
<p>Noise and Vibration – including but not limited to:</p>	
<ul style="list-style-type: none"> • a detailed assessment of the noise impacts of the proposal during operation, consistent with the <i>NSW Road Noise Policy</i> (DECCW 2011), The assessment must include specific consideration of impacts (including impacts from compression brake noise) to sensitive receivers (residential, child care centres, educational establishments, hospitals, motels, nursing homes, or places of worship) and commercial and industrial land uses, as relevant and identify feasible and reasonable mitigation measures (including measures to quantify and minimise impacts of compression brake noise on sensitive receivers) 	Sections 9.4.2 and 9.4.3
<ul style="list-style-type: none"> • an assessment of construction noise and vibration impacts, consistent with the <i>Interim Construction Noise Guideline</i> (DECCW 2009), and <i>Assessing Vibration: a technical guideline</i> (DEC 2006) 	Sections 9.4.1
<ul style="list-style-type: none"> • the construction noise assessment must present, as relevant, an indication of the potential for work outside standard construction hours, including predicted levels and exceedances of the construction noise goals, justification for the activity and discussion of available mitigation and management measures 	Sections 9.4.1 and 9.5
<ul style="list-style-type: none"> • details of stakeholder consultation, including John Hunter Hospital, regarding disruptions due to construction noise and vibration impacts (if any) 	Section 9.4.1 and Chapter 6
<ul style="list-style-type: none"> • details of any required construction and/or operational noise abatement measures. 	Section 9.4.3

Secretary's environmental assessment requirements	Where addressed
Visual Amenity, Built Form and Urban Design – including but not limited to:	
<ul style="list-style-type: none"> • rationale for the overall design of the integrated engineering and urban design proposal in terms of: <ul style="list-style-type: none"> • scale, length, height, width, materials, lighting and relationship of elements that affects the form and appearance of the proposal in its context for users and the community • views to and from the proposal • design relationship to the existing State road network and adjoining recreational areas, built forms and streetscapes 	Sections 10.2 and 10.3 and Chapter 5
<ul style="list-style-type: none"> • an assessment of the visual and amenity impacts of the proposal on the local and regional area, particularly on: <ul style="list-style-type: none"> • landscape, particularly trees and vegetation within the bushland within which the site is located • existing and future residential properties adjacent to the proposal alignment • the John Hunter Hospital • character precincts • adjoining commercial, industrial, educational, cultural and recreational land uses • significant vantage points in the public domain 	Section 10.4
<ul style="list-style-type: none"> • how the proposal will be integrated into the adjacent environment and how visual and amenity impacts are to be mitigated, including how noise mitigation measures and significant civil engineering works are to be mitigated through design, the use of planting and other measures 	Sections 10.2 and 10.5 and Chapter 5
<ul style="list-style-type: none"> • incorporation of water sensitive urban design where possible. 	Section 10.2 and Chapter 13

SEARs – other issues

Secretary's environmental assessment requirements	Where addressed
Land Use, Social and Economic – including, but not limited to:	
<ul style="list-style-type: none"> • a description of the existing socio-economic environment 	Section 11.2
<ul style="list-style-type: none"> • social and economic impacts to businesses and to the community within the vicinity of the proposal including those associated with property acquisition, traffic, access, property, public domain and amenity related changes 	Section 11.3

Secretary's environmental assessment requirements	Where addressed
<ul style="list-style-type: none"> impacts on recreational use of surrounding land and measures to maintain availability for recreational uses during construction and operation. Assessment should consider (but not be limited to) actual and perceived impacts on Jesmond Park during construction and operation 	Section 11.3.2
<ul style="list-style-type: none"> impacts on the management of residual publicly owned land in the vicinity of the project 	Section 11.3.1
<ul style="list-style-type: none"> impacts on mineral resources, including operating mines, extractive industries, known mineral or petroleum resources, and exploration activities in the vicinity of the proposed development 	Section 11.3.2
<ul style="list-style-type: none"> identification of properties required to be acquired for the works (full and partial acquisition) and an assessment of the scale of impact of this acquisition 	Section 11.3.2
<ul style="list-style-type: none"> potential impacts on utilities (including communications, electricity, gas and water) and the relocation of these utilities 	Section 11.3.2
<ul style="list-style-type: none"> a draft Community Consultation Framework identifying relevant stakeholders, procedures for distributing information and receiving/responding to feedback and procedures for resolving stakeholder (including John Hunter Hospital) and community complaints during construction and operation. Key issues that should be addressed in the draft Strategy shall include: <ul style="list-style-type: none"> traffic management (including property access, pedestrian access) landscaping/urban design matters construction activities including out of hours work noise and vibration mitigation and management disruption to the operation of the hospital. 	Chapter 6 and Appendix D
<p>Soils, Water and Waste – including but not limited to:</p>	
<ul style="list-style-type: none"> erosion, sediment and water quality impacts, including an assessment of: 	
<ul style="list-style-type: none"> potential water quality impacts and mitigation measures to manage water pollution during construction and operation, with reference to relevant public health and environmental water quality criteria, including those specified in the <i>Australian and New Zealand Guidelines for Fresh and Marine Water Quality</i> (ANZECC/ARMCANZ 2000), and any applicable regional, local or site-specific guidelines 	Section 13.4.3
<ul style="list-style-type: none"> proposed storm water management system and management measures for the containment of pollutants and minimisation of leachate and sediment mobilisation 	Section 13.4.3 and Chapters 1 and 12

Secretary's environmental assessment requirements	Where addressed
<ul style="list-style-type: none"> impacts on soil and slope stability resulting from vegetation clearing 	Section 13.4.1
<ul style="list-style-type: none"> impacts on watercourses, including bed and bank stability 	Section 13.4.1
<ul style="list-style-type: none"> potential erosion and sediment controls consistent with <i>Managing Urban Stormwater – Soils and Construction</i> (Landcom 2004) 	Section 13.4.1
<ul style="list-style-type: none"> water quantity and stormwater impacts, including: 	
<ul style="list-style-type: none"> potential impacts of road construction and decreased permeability on downstream catchments and wetlands 	Sections 13.4.1 and 13.4.3 (water quality) and Section 12.3.2 (stormwater quantity)
<ul style="list-style-type: none"> impacts on existing and planned stormwater infrastructure including condition, function and maintenance of such assets 	Section 12.3 and Chapter 13
<ul style="list-style-type: none"> details of any works likely to intercept, connect with or infiltrate groundwater resources and of any proposed groundwater extraction 	Section 14.4.1
<ul style="list-style-type: none"> impacts on groundwater recharge and flow path 	Section 14.4.4
<ul style="list-style-type: none"> measures to mitigate or prevent an increase in downstream stormwater flows 	Section 12.3.2
<ul style="list-style-type: none"> impacts on water sources, sharing and licensing, including: 	
<ul style="list-style-type: none"> consistency with relevant water sharing plans 	Section 14.4.6
<ul style="list-style-type: none"> details of water supply sources and the purpose, location, construction and expected annual extraction volumes 	Section 14.4.1 and Chapter 5
<ul style="list-style-type: none"> potential cumulative impacts on water sources and mitigation measures to manage the cumulative impacts 	Sections 14.4.5 and 7.4
<ul style="list-style-type: none"> hydrological impacts, including an assessment, taking into account the <i>Floodplain Development Manual</i> (Department of Natural Resources 2005), of the following: 	
<ul style="list-style-type: none"> changes to existing flood regimes, with particular reference to the northern end of the proposal at Jesmond 	Section 12.3
<ul style="list-style-type: none"> impacts to existing receivers and infrastructure and the future development potential of affected land 	Section 12.3

Secretary's environmental assessment requirements	Where addressed
<ul style="list-style-type: none"> identifying the potential impacts on surface water flow velocities and directions, and impacts on the bed and bank stability, with particular reference to construction of the watercourse crossings 	Section 12.3 and Chapter 13
<ul style="list-style-type: none"> an assessment of the effects of sea level rise as a result of climate change on the project. 	Section 20.3.2
<ul style="list-style-type: none"> management of waste, including: 	
<ul style="list-style-type: none"> quantification of bulk earthworks and spoil balance, and reuse or disposal of excess spoil 	Section 18.4.2 and Chapter 5
<ul style="list-style-type: none"> classification of waste taking into account the <i>Waste Classification Guidelines</i> (DECCW 2009) 	Sections 18.2 and 18.3
<ul style="list-style-type: none"> waste handling, stockpiling and transportation, including identification of on-site waste facilities and off-site waste disposal 	Section 18.4.2
<ul style="list-style-type: none"> details of procedures for the assessment of all hazardous waste used, stored, processed or disposed of at the site 	Sections 18.4.2 and 18.5
<ul style="list-style-type: none"> impacts from construction activities on contaminated land, including an assessment of potential contamination and a description of proposals for site remediation, if required, with reference to contaminated land planning legislation and guidelines. 	Section 13.4.2
<p>Heritage – including but not limited to:</p>	
<ul style="list-style-type: none"> impacts to non-Aboriginal heritage (including heritage items and archaeology) should be assessed, including through survey where appropriate. Where impacts are identified, the assessment shall: 	
<ul style="list-style-type: none"> outline the proposed mitigation and management measures (including measures to avoid significant impacts and an evaluation of the effectiveness of the mitigation measures) generally consistent with the guidelines in the NSW Heritage Manual (Heritage Office and DUAP 1996) 	Section 16.4
<ul style="list-style-type: none"> be undertaken by a suitably qualified heritage consultant(s) (note: where archaeological excavations are proposed the relevant consultant must meet the NSW Heritage Council's Excavation Director criteria) 	Section 16.1.1
<ul style="list-style-type: none"> include a statement of heritage impact for all heritage items (including significance assessment) 	Appendix N

Secretary's environmental assessment requirements	Where addressed
<ul style="list-style-type: none"> consider impacts from vibration, demolition, archaeological disturbance, altered historical arrangements and access, landscape and vistas, and architectural noise treatment 	Section 16.3
<ul style="list-style-type: none"> where required, develop an appropriate archaeological assessment methodology, including research design, in consultation with the Department and the Heritage Council of New South Wales, to guide physical archaeological test excavations and include the results of these excavations 	Not applicable as test excavations are not required for this assessment. A salvage program, including sub-surface archaeological investigations, will be implemented in consultation with DP&E, OEH Heritage Division and the Heritage Council of New South Wales before the start of construction as detailed in Section 16.4.
<ul style="list-style-type: none"> impacts to Aboriginal heritage (including cultural and archaeological significance), in particular impacts to Aboriginal objects and potential archaeological deposits (PAD), should be assessed. Where impacts are identified, the assessment shall: 	Section 15.3
<ul style="list-style-type: none"> outline the proposed mitigation and management measures (including measures to avoid significant impacts and an evaluation of the effectiveness of the measures) generally consistent with the <i>Draft Guidelines for Aboriginal Cultural Heritage Impact Assessment and Community Consultation</i> (DEC 2005) and other relevant guidelines and requirements be undertaken by a suitably qualified heritage consultant(s) demonstrate effective consultation with Aboriginal communities in determining and assessing impacts and developing and selecting options and mitigation measures (including the final proposed measures) assess and document the archaeological and cultural significance of cultural heritage values of affected sites undertake appropriate archaeological investigations generally in accordance with the Code of Practice for Archaeological Investigation of Aboriginal Objects in NSW (DECCW 2010), to establish the full spatial extent and significance of any archaeological evidence across each site/area of PAD, and include the results of these excavations. If an alternative excavation method is proposed, it shall be developed in consultation with OEH. 	While no direct or indirect impacts have been identified, potential impacts and management measures are considered in Sections 15.3 and 15.4.

Secretary's environmental assessment requirements	Where addressed
Air Quality – including but not limited to:	
<ul style="list-style-type: none"> potential construction and operational impacts on local and regional air quality, including: 	Section 17.3
<ul style="list-style-type: none"> <ul style="list-style-type: none"> potential for impacts on local and regional air quality, including on sensitive receivers 	Section 17.3
<ul style="list-style-type: none"> <ul style="list-style-type: none"> a construction air quality impact assessment 	Section 17.3.1
<ul style="list-style-type: none"> details of the proposed mitigation measures to prevent the generation and emission of dust. 	Section 17.4
Hazards and Risks – including but not limited to:	
<ul style="list-style-type: none"> impacts on bushfire risk including changes to access for emergency services 	Section 19.3.1
<ul style="list-style-type: none"> impacts associated with the management of mine subsidence, including void management. 	Section 19.3.2
Environmental Risk Analysis	
notwithstanding the above assessment requirements, the EIS must include an environmental risk analysis to identify potential environmental impacts associated with the proposal (construction and operation), proposed mitigation measures and potentially significant residual environmental impacts after the application of proposed mitigation measures. Where additional key environmental impacts are identified through this environmental risk analysis, an appropriately detailed impact assessment of this additional key environmental impact must be included in the EIS.	Section 23.2

SEARs – consultation

Secretary's environmental assessment requirements	Where addressed
During the preparation of the EIS, you must consult with the relevant local, State or Commonwealth Government authorities, service providers, community groups and affected landowners.	

Secretary's environmental assessment requirements	Where addressed
<ul style="list-style-type: none"> • local, State and Commonwealth government authorities, including the: <ul style="list-style-type: none"> • Department of the Environment (Cth) • Environment Protection Authority • Office of Environment and Heritage (including Heritage Division) • Department of Primary Industries (including the Mine Subsidence Board) • Hunter Local Land Services • NSW Health (Hunter New England Local Health District) • Fire and Rescue NSW, Ambulance Service of NSW and other emergency services • Newcastle Buses • Newcastle City Council • Lake Macquarie City Council 	Sections 6.2 and 6.3.1
<ul style="list-style-type: none"> • specialist interest groups, including Local Aboriginal Land Councils, Aboriginal stakeholders, environmental groups, and pedestrian and bicycle user groups 	Sections 6.2, 6.3.2 and 6.3.3
<ul style="list-style-type: none"> • utilities and service providers 	Sections 6.2 and 6.3.2
<ul style="list-style-type: none"> • the public, including community groups and adjoining and affected landowners, and licence holders (including PEL holders). 	Sections 6.2 and 6.3.2
<p>The EIS must describe the consultation process and the issues raised, and identify where the design of the proposal has been amended in response to these issues. Where amendments have not been made to address an issue, a short explanation should be provided.</p>	Sections 4.5 and 6.3
<p>Further consultation after 2 years</p>	
<p>If you do not lodge an EIS for the proposal within 2 years of the issue date of these SEARs, you must consult further with the Secretary in relation to the preparation of the EIS.</p>	Not applicable

Supplementary Secretary's environmental assessment requirements and checklist

Supplementary SEARs – general requirements

Secretary's environmental assessment requirements	Where addressed
<p>1. On 15 October 2015 it was determined the Newcastle bypass will impact upon the following matters of national environmental significance (MNES) protected under the <i>Environment Protection and Biodiversity Conservation Act 1999</i> (EPBC Act):</p> <ul style="list-style-type: none"> • threatened species and communities • Ramsar wetlands 	
<p>2. These guidelines provide information on assessment requirements in relation to MNES, if the project is being assessed under the <i>NSW Assessment Bilateral Agreement</i> (February 2015). It is a requirement of the Agreement that the project be assessed in the manner specified in Schedule 1 of that Agreement, including the matters outlined in Schedule 4 of the <i>Environment Protection and Biodiversity Conservation Regulations 2000</i> (Cth). These guidelines do not stand alone but should be considered in conjunction with the Department of Planning and Environment's Secretary's Environmental Assessment Requirements. The Guidelines are intended to ensure there is sufficient information in the Assessment Report relevant to MNES such that the Commonwealth decision-maker may make a determination on whether or not to approve the action.</p>	
<p>3. The proponent must undertake an assessment of all the protected matters that may be impacted by the development under the controlling provision identified in paragraph 1 (above). A list of specific protected matters that the Department of the Environment considered likely to be significantly impacted is provided at Attachment A to these Guidelines. Note that this may not be a complete list and it is the responsibility of the proponent to ensure any protected matters under each controlling provision (refer paragraph 1), likely to be significantly impacted, are assessed for the Commonwealth decision-maker's consideration.</p>	
<p>Listed threatened species and communities (Attachment A)</p>	
<p>The Department of the Environment considers impacts potentially arise in relation to the following:</p> <ul style="list-style-type: none"> • Black-eyed Susan (<i>Tetratheca juncea</i>) - vulnerable • Grey-headed Flying-fox (<i>Pteropus poliocephalus</i>) – vulnerable. 	<p>Sections 7.2.3 and 7.3.4</p>
<p>The Department considers there is some risk there may be significant impacts on the following matters:</p> <ul style="list-style-type: none"> • Leafless Tongue-orchid (<i>Cyrtostylis hunteriana</i>) - vulnerable • Newcastle Doubletail (<i>Diuris praecox</i>) - vulnerable. 	<p>Sections 7.2.3 and 7.3.4</p>

Secretary's environmental assessment requirements	Where addressed
Ramsar wetlands	
<p>The Department of the Environment considers impacts potentially arise in relation to the following:</p> <ul style="list-style-type: none"> The Hunter Estuary Wetlands Ramsar site. <p>Resulting in:</p> <ul style="list-style-type: none"> a substantial and measurable change in the hydrological regime of the wetland a substantial and measurable change in the water quality of the wetland. 	Sections 7.2.1 and 7.3.1
General requirements	
The EIS must address the following issues:	
4. the precise location and description of all works to be undertaken (including associated offsite works and infrastructure), structures to be built or elements of the action that may have impacts on matters of national environmental significance (MNES).	Chapter 5
5. an assessment of the likely impacts of the development on each EPBC Act-listed species and/or ecological community where there is likely to be a significant impact from the proposed development.	Section 7.3.9

Supplementary SEARs – key issues

Secretary's environmental assessment requirements	Where addressed
Key issues – biodiversity	
6. The EIS must address the following issues in relation to Biodiversity including:	
<ul style="list-style-type: none"> identification of all EPBC Act listed threatened species and communities likely to be located in the project area or in the vicinity 	Sections 7.3.3 and 7.3.4
<ul style="list-style-type: none"> identification of all EPBC Act listed threatened species and communities likely to be significantly impacted by the development in accordance with the <i>Matters of National Environmental Significance – Significant Impact Guidelines 1.1 Environment Protection and Biodiversity Conservation Act 1999</i> (Significant Impact Guidelines). 	Sections 7.3.3 and 7.3.4
7. For each of the relevant EPBC Act listed threatened species and communities likely to be significantly impacted by the development the EIS must provide:	

Secretary's environmental assessment requirements	Where addressed
<ul style="list-style-type: none"> a description of the environment (including identification and mapping of suitable breeding habitat, suitable foraging habitat, important populations and habitat critical for survival), with consideration of, and reference to, any relevant Commonwealth guidelines and policy statements including listing advice, conservation advice and recovery plans 	Sections 7.2.3 and 7.2.4
<ul style="list-style-type: none"> details of the scope, timing and methodology for studies or surveys used and how they are consistent with (or justification for divergence from) published Australian Government guidelines and policy statements. 	Section 7.1.2 and Appendix E
Impacts	
8. For each of the relevant EPBC Act listed threatened species and communities likely to be significantly impacted by the development the EIS must provide a description of the impacts of the action having regard to the full national extent of the species or community's range including:	
<ul style="list-style-type: none"> a detailed assessment of the extent, nature and consequence of the likely direct, indirect and consequential impacts - refer to the Significant Impact Guidelines for guidance on the various types of impact that need to be considered 	Section 7.3.9
<ul style="list-style-type: none"> a statement whether any relevant impacts are likely to be unknown, unpredictable or irreversible 	Section 7.3.9
<ul style="list-style-type: none"> a description of any likely cumulative impacts, where potential project impacts are in addition to existing impacts of other activities (including known potential future expansions or developments by the proponent and other proponents in the region and vicinity). 	Section 7.3.8
Avoidance and mitigation	
9. For each of the relevant EPBC Act listed threatened species and communities likely to be significantly impacted by the development the EIS must provide information on proposed avoidance and mitigation measures to manage the relevant impacts of the action including:	
<ul style="list-style-type: none"> a description of proposed avoidance and mitigation measures to deal with relevant impacts of the action 	Sections 7.3.1 and 7.5
<ul style="list-style-type: none"> assessment of the expected or predicted effectiveness of the mitigation measures 	Section 7.5 and Appendix E
<ul style="list-style-type: none"> a description of the outcomes that the avoidance and mitigation measures will achieve. 	Sections 7.3.1 and 7.5

Secretary's environmental assessment requirements	Where addressed
<p>10. For each of the relevant EPBC Act listed threatened species and communities likely to be significantly impacted by the development the EIS must provide reference to, and consideration of relevant Commonwealth guidelines and policy statements including conservation advice, recovery plans, threat abatement plans and wildlife conservation plans.</p>	<p>Section 7.3.9 and Appendix E</p>
<p>Residual impacts and offsets</p>	
<p>11. For each of the relevant EPBC Act listed threatened species and communities likely to be significantly impacted by the development the EIS must provide:</p>	
<ul style="list-style-type: none"> • identification of significant residual adverse impacts likely to occur after the proposed activities to avoid and mitigate all impacts is taken into account 	<p>Section 7.4.2</p>
<ul style="list-style-type: none"> • details of how the current published NSW Framework for Biodiversity Assessment (FBA) has been applied in accordance with the objects of the EPBC Act to offset significant residual adverse impacts 	<p>Section 7.4.1</p>
<ul style="list-style-type: none"> • details of the offset package to compensate for significant residual impacts including details of the credit profiles required to offset the development in accordance with the FBA and/or mapping and descriptions of the extent and condition of the relevant habitat and/or threatened communities occurring on proposed offset sites. <p>[Note: For the purposes of approval under the EPBC Act, it is a requirement that offsets directly contribute to the ongoing viability of the specific protected matter impacted by a proposed action i.e. 'like for like'. In applying the FBA, residual impacts on EPBC Act listed threatened ecological communities must be offset with Plant Community Type(s) (PCT) that are ascribed to the specific EPBC listed ecological community. PCTs from a different vegetation class will not generally be acceptable as offsets for EPBC listed communities]</p>	<p>Section 7.4.2</p>
<p>12. Any significant residual impacts not addressed by the FBA may need to be addressed in accordance with the <i>Environment Protection and Biodiversity Conservation Act 1999 Environmental Offset Policy</i>. http://www.environment.gov.au/epbc/publications/epbc-act-environmental-offsets-policy.</p> <p>[Note if the EPBC Act Environmental Offset Policy is used to calculate proposed offsets for a threatened species or community you may wish to seek further advice from the Department of Planning and Environment]</p>	<p>Section 7.4</p>

Supplementary SEARs – environmental record of person proposing to take the action

Secretary's environmental assessment requirements	Where addressed
13. The information provided must include details of any proceedings under a Commonwealth, State or Territory law for the protection of the environment or the conservation and sustainable use of natural resources against the person proposing to take the action; and for an action for which a person has applied for a permit, the person making the application.	Appendix C
14. If the person proposing to take the action is a corporation, details of the corporation's environmental policy and planning framework must also be included.	Appendix C