

Redfern Station Upgrade – New Southern Concourse

Appendix A - Assessment Requirements



Artist's impression of the proposed Redfern Station Upgrade New Southern Concourse. Indicative only, subject to detailed design.

Table A-1 provides a cross reference to where the Secretary's Environmental Assessment Requirements have been addressed in this EIS. **Table A-2** outlines where in this EIS the requirements of Part 3 of Schedule 2 of the Environmental Planning and Assessment Regulation 2000 have been addressed.

Table A-1 SEARs compliance table

Item	Requirement	Where addressed in this EIS?
1. Environmental Impact Assessment Process	1. The Environmental Impact Statement must be prepared in accordance with Part 3 of Schedule 2 of the <i>Environmental Planning and Assessment Regulation 2000</i> (the Regulation).	Refer to Table A-2 .
	2. The onus is on the Proponent to ensure legislative requirements relevant to the project are met.	Chapter 3 describes the legislative requirements relevant to the Project and how they are met.
2. Environmental Impact Statement	1. The EIS must include, but not necessarily be limited to, the following:	-
	a. an executive summary;	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: <ul style="list-style-type: none"> - 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; 	Chapter 5 contains the full Project description. Note that place making initiatives are further described in Section 8.4 , and land use changes are further described in Section 10.5 .
	c. a statement of the project objective(s);	Section 1.4 .
	d. a summary of the strategic need for the project with regard to its State significance and relevant State Government policy;	Section 2.3 .
	e. an analysis of any feasible alternatives to the project;	Section 4.3 .
	f. a description of feasible options within the project;	Section 4.3 and Section 4.4 .

	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;	Section 4.3 and Section 4.4 . A summary of the Multi-criteria analysis used to analyse project options is also provided in Technical Report 5 .
	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;	Chapters 8 to 23 contains a description of the existing environment that may be impacted for each environmental issue.
	i. a demonstration of how the project design has been developed to avoid or minimise likely adverse impacts;	Chapter 4 describes how the Project has been designed with consideration to avoiding impacts. A summary of the Multi-criteria analysis used to analyse project options is also provided in Technical Report 5 .
	j. the identification and assessment of key issues as provided in the 'Assessment of Key Issues' performance outcome;	Chapter 7 provides an environmental scoping assessment, and key issues are assessed in Chapters 8 to 15.
	k. a statement of the outcome(s) the proponent will achieve for each key issue;	Section 25.7 contains a statement of the performance outcomes that will be achieved 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;	Mitigation measures are described in each assessment chapter (Chapters 8 to 23) which are directly linked to the impacts identified. A consolidated list of the performance outcomes and mitigation measures is provided in 25.
	m. consideration of the interactions between measures proposed to avoid or minimise impact(s), between impacts themselves and between measures and impacts;	Interactions between measures proposed, interactions between impacts, and interactions between measures and impacts, are considered in Section 9.4 (visual impacts of noise barriers), Section 11.4 (amenity impacts), Section 23.3 (cumulative impacts).

	<p>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;</p>	<p>Section 23.2 and Section 23.3.</p>
	<p>o. statutory context of the project as a whole, including:</p> <ul style="list-style-type: none"> - 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>Chapter 3 describes the statutory context of the Project, including the EP&A Act and EP&A Regulation; the EP&A Regulation is considered further in Section 25.8.5.</p> <p>Section 3.2 provides a consideration of other relevant legislation and Project approvals/permits required.</p>
	<p>p. a chapter that synthesises the environmental impact assessment and provides:</p> <ul style="list-style-type: none"> - 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. 	<p>Chapter 25 provides a synthesis of the EIS, including the following:</p> <p>Section 25.2 contains a succinct but full description of the Project for which approval is sought.</p> <p>Section 25.3 contains a description of Project uncertainties and how they will be resolved.</p> <p>Section 25.4 contains a compilation of impacts that have not been avoided.</p> <p>Section 25.5 and 25.6 contains a compilation of proposed measures associated with addressing each identified impact.</p> <p>Section 25.7 contains a compilation of the outcomes the proponent commits to achieving.</p>

		Section 25.8 and Section 25.9 contain the justification for carrying out the Project as proposed, having regards to the matters mentioned.
	q. relevant project plans, drawings, diagrams in an electronic format that enables integration with mapping and other technical software.	Throughout the EIS. Relevant GIS files have been provided to DPIE.
	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.	Accounted for throughout the EIS. Relevant information is succinctly summarised in the main body of the EIS from technical reports, which have been appended in full.
3. Assessment of key issues	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 Department and other government agencies are able to understand and assess impacts.	Chapters 8 to 15 and Chapter 22.
	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;	Chapters 8 to 15 and Technical Reports 1 to 7 (i.e. existing environment sections).
	b. describe the legislative and policy context, as far as it is relevant to the issue;	Chapter 3 describes the legislative and policy context for environmental issues for the Project, which are also accounted for where relevant in the assessment chapters (Chapters 8 to 15) and Technical Reports 1 to 7 .
	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;	Chapters 8 to 15 and Technical Report 1 to 7 . Cumulative impacts are described in Chapter 23 . Justification for the Project is provided in Section 25.8 .

	<p>d. demonstrate how potential impacts have been avoided (through design, or construction or operation methodologies);</p>	<p>Chapter 4 describes the development and alternatives considered for the Project design, including considerations to avoiding impacts.</p> <p>Chapter 5 describes the Project which has been developed with consideration to avoiding impacts (refer Chapter 6 also). Section 5.2 describes the proposed construction methods, including measures to avoid impacts, which has been developed with consideration to avoiding impacts (e.g. noise impacts).</p>
	<p>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</p>	<p>Chapters 8 to 15 identifies mitigation measures for each key issue, including those designed to minimise impacts that have not been avoided through design, and Section 25.7 provides the Project's performance outcomes.</p> <p>Section 25.4 contains a summary of residual impacts identified (i.e. those that remain post-mitigation).</p> <p>Section 25.3 also provides a description of the Project uncertainties and the proposed resolutions, some of which may be avoided through design.</p>
	<p>f. justify any residual impacts and detail how they will be managed or offset, and the approach and effectiveness of these measures.</p>	<p>Section 25.4 contains a summary of residual impacts identified (i.e. those that remain post-mitigation), and Section 25.5 describes the environmental management approach.</p>

	<p>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.</p>	<p>Chapter 4 and Chapter 6 describes the development of the Project design options with consideration to the public interest.</p> <p>Section 11.5.2 also contains a performance outcome to minimise social and economic impacts through design, construction and operation of the Project.</p>
4. Consultation	<p>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.</p>	<p>Section 6.3 to Section 6.5 contains details of consultation carried out to inform the Project development. Further details are provided in Appendix B.</p>
	<p>2. The Proponent must document the consultation process, justify and demonstrate how the project has responded to the inputs received.</p>	<p>Section 6.4 contains details of consultation carried out to inform the Project development and how inputs have been responded to. Further details are provided in Appendix B.</p>
	<p>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.</p>	<p>Section 6.3 contains a description of the consultation undertaken during the development of the Project to date, and Section 6.5 contains a description of the consultation proposed during ongoing design and delivery of the Project.</p>

Item	Requirement	Where addressed in this EIS?
6. Place and Urban Design	1. Identify how the project contributes to a well-designed built environment and meets the objectives of Better Placed.	Section 8.4.2.
	2. Identify accessibility elements and assess impacts on:	Section 8.4.3.
	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.	Section 8.4.4.
	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.	Section 9.4.
	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.	Section 8.4.5, Section 9.5 and Chapter 16.
	5. Identify how the project will achieve a net increase in tree canopy in the vicinity of the project.	Section 8.4.6.
7. Socio-economic, Land Use and Property	1. Prepare a social impact assessment, considering relevant factors in Chapters 3 and 4 of the SIA Guideline.	Sections 11.2, 11.3, 11.4 and 11.5.
	2. Impacts from construction and operation on potentially affected properties and businesses, including property acquisitions/adjustments, access, amenity and relevant statutory rights.	Section 11.4 identifies these impacts. Note that this is also addressed in Chapter 10, Chapter 12 and Chapter 13 of the EIS.
	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.	Section 10.5.2.
8. Transport and Traffic	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;	Section 12.4.1.
	b. indicative daily number, frequency and size of construction related vehicles (passenger, commercial and heavy vehicles, including spoil management movements);	Section 12.4.1.
	c. construction worker parking;	Section 12.4.1.

	d. the nature of existing traffic (types and typical movements) on construction access routes;	Section 12.3.6 and Section 12.4.1.
	e. access constraints and impacts on pedestrians and cyclists;	Section 12.4.1.
	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	Section 12.4.1.
	g. temporary and permanent impacts to on street parking, including to residents and businesses.	Section 12.4.1.
	2. Operational transport impacts (and model where appropriate), including:	-
	a. property and business access and on-street parking; and	Section 12.4.2.
	b. impacts on cyclists, pedestrian access and safety.	Section 12.4.2.
9. Noise and Vibration - Amenity	1. Construction and operational noise and vibration impacts in accordance with relevant NSW noise and vibration guidelines. The assessment must consider cumulative impacts from nearby key infrastructure projects.	Section 13.4.1, Section 13.4.2 and Cumulative noise impacts are addressed in Chapter 23 of the EIS.
	2. Construction noise and vibration including:	-
	a. the nature of construction activities (including transport, tonal or impulsive noise-generating works, as relevant);	Section 13.4.1.
	b. the intensity and duration of noise (both air and ground borne) and vibration impacts;	Section 13.4.1.
	c. identification of receivers, existing and known future, during construction;	Section 13.3.
	d. the sensitivity of receivers to the level of impact;	Section 13.2.3 and Section 13.3.
	e. the need to balance: <ul style="list-style-type: none"> 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; 	Section 13.4.1 and Section 13.5.
	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 <i>Interim Construction Noise Guideline</i> (DECCW, 2009);	Section 13.4.1.

	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;	Section 13.4.1 Cumulative noise impacts are addressed in Chapter 23 of the EIS.
	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 measures; and	Section 13.5.3.
	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.	Section 13.5.
	3. Operational noise and vibration impacts resulting from use of the infrastructure on the amenity of local residents.	Section 13.4.2.
10. Noise and Vibration - Structural	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.	Section 13.3.2 and Section 13.4.1.
11. 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 <i>National Parks and Wildlife Act 1974</i> and in accordance with the principles and methods of assessment identified in the current guidelines;	Section 15.3 and Section 15.4.
	b. Aboriginal places of heritage significance, as defined in the Standard Instrument – Principal Local Environmental Plan;	Section 15.3 and Section 15.4.
	c. environmental heritage, as defined under the <i>Heritage Act 1977</i> ;	Section 14.2.1 and Section 14.4.
	d. items listed on the State, National and World Heritage lists; and	Section 14.4.
	e. heritage items and conservation areas identified in environmental planning instruments applicable to the project area.	Section 14.4.
	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;	Appendix B of Technical paper 5 – Non-Aboriginal heritage.

	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;	Section 14.4 and Section 14.4.5.
	c. justify impacts to the item of significance; and	Technical paper 5 – Non-Aboriginal heritage and Section 14.4.
	d. be undertaken by a suitably qualified heritage consultant(s) and/or historical archaeologist.	Section 14.1
	Where impacts to Aboriginal objects and/or places are proposed, consultation must be undertaken with Aboriginal people in accordance with the current guidelines.	No impacts to Aboriginal objects and/or places are expected (refer Section 15.4).
12. Sustainability	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.	Section 22.2.4.
	2. Assess the project against the current guidelines including targets and strategies to improve Government efficiency in use of water, energy and transport.	Section 22.2.2.
13. Other Issues	1. The following issues in accordance with the commitments made in Chapter 9 of the Scoping Report:	-
	a. <i>biodiversity</i> The Scoping Report (AECOM, 2019) makes the following commitments: A biodiversity assessment will be prepared as a chapter of the EIS. This will be supported by a site inspection to confirm the presence or absence of sensitive flora or fauna. This inspection will not include detailed biometric vegetation plots, though it will identify vegetation to genus level at a minimum and assess the habitat potential present. The biodiversity assessment will include:	-
	• desktop searches of relevant databases such as BioNet and the Commonwealth Protected Matters Search Tool. Vegetation mapping will also be reviewed	Section 16.2 and Section 16.3.
	• site inspection and ground truthing to identify and describe flora and fauna, habitat, populations and ecological communities	Section 16.3.
	• assessment of the direct and indirect impacts of the Project on flora and fauna species, habitat, populations and ecological communities	Section 16.4.
• assessment of the significance of the impacts of the Project on species, ecological communities and groundwater dependent ecosystems listed under the <i>Environment</i>	Section 16.4.1.	

	<i>Protection and Biodiversity Conservation Act 1999 (EPBC Act) and the Biodiversity Conservation Act 2016 (BC Act) that occur or are considered likely to occur</i>	
	<ul style="list-style-type: none"> identification of measures to avoid or mitigate identified potential impacts, and offsets required according to the Transport for New South Wales <i>Vegetation Offset Guide 2019</i>, if residual impacts occur. 	Section 16.4.2 and Section 16.5.
	<p><i>b. soils, geology, groundwater and contamination</i></p> <p>The Scoping Report (AECOM, 2019) makes the following commitments: A desktop contamination, soils and groundwater assessment will be prepared as part of the EIS and will include:</p>	-
	<ul style="list-style-type: none"> a review of previous assessments or assessments undertaken as part of the design development 	Section 17.3.
	<ul style="list-style-type: none"> a review of historical aerial photography of the Project area (to identify potential contamination sources in the area) 	Section 17.3.
	<ul style="list-style-type: none"> a review of publicly available data (web-based information sources) 	Section 17.3.
	<ul style="list-style-type: none"> identification of potential receiving groundwater aquifers 	Section 17.3.5.
	<ul style="list-style-type: none"> qualitative assessment of potential soil and groundwater impacts during construction and operation 	Section 17.4.
	<ul style="list-style-type: none"> appropriate mitigation measures for managing soils, groundwater and contamination. 	Section 17.5.3.
	<p>The following guidelines will be considered during the preparation of the assessment:</p> <ul style="list-style-type: none"> <i>Acid Sulfate Soils Assessment Guidelines (Acid Sulfate Soil Management Advisory Committee, 1998)</i> <i>Managing Urban Stormwater – Soils and Construction (Landcom, 2004) (referred to as the Blue Book).</i> 	Section 17.4 and Section 17.5.
	<p><i>c. flooding, hydrology and water quality</i></p> <p>The Scoping Report (AECOM, 2019) makes the following commitments: The EIS will include an assessment of potential impacts to hydrology, flooding and water quality during construction and operation of the Project. The assessment of potential flooding, hydrology and water quality impacts will include:</p>	-
	<ul style="list-style-type: none"> desktop searches and background data review 	Section 18.3.

	<ul style="list-style-type: none"> development of a detailed description of the existing hydrological environment including identification of potential receiving waters and flow paths 	Section 18.3.
	<ul style="list-style-type: none"> an assessment of the potential impact of the Project on flood behaviour, local hydrologic systems and water quality during construction and operation 	Section 18.4.
	<ul style="list-style-type: none"> identification of appropriate mitigation and management measures. 	Section 18.5.
	<p><i>d. air quality</i></p> <p>The Scoping Report (AECOM, 2019) makes the following commitments: The EIS will include an air quality assessment which will assess the impacts of the Project on air quality. The assessment will:</p>	-
	<ul style="list-style-type: none"> identify and describe the background air quality environment based on a desktop review 	Section 19.3.2.
	<ul style="list-style-type: none"> identify potential sensitive receivers likely to be impacted by sources of air emissions 	Section 19.3.3 and Section 19.4.1.
	<ul style="list-style-type: none"> identify potential sources of air emissions during construction and operation of the Project and qualitatively assess them 	Section 19.4.
	<ul style="list-style-type: none"> identify appropriate mitigation and management measures. 	Section 19.5.
	<p><i>e. hazard and risk</i></p> <p>The Scoping Report (AECOM, 2019) makes the following commitments: A high level, desktop hazard and risk assessment will be undertaken for the Project and appropriate management measures will be proposed.</p>	-
	<p>The following government guidelines will be considered as relevant during the preparation of the hazard and risk assessment:</p> <ul style="list-style-type: none"> <i>International Standard (ISO/IEC 31010) – Risk Assessment Technique</i> <i>Australian Code for the Transport of Dangerous Goods by Road & Rail (Edition 7.5) (National Transport Commission, 2017)</i> <i>Code of Practice for the Safe Removal of Asbestos 2nd Edition (National Occupational Health and Safety Commission, 2005)</i> <i>Storage and Handling of Dangerous Goods Code of Practice (WorkCover NSW, 2005).</i> 	Section 20.4 and Section 20.5.
		Section 20.2.

	<p><i>f. waste and resources</i></p> <p>The Scoping Report (AECOM, 2019) makes the following commitments:</p> <p>A desktop waste and resource assessment will be undertaken as part of the EIS and will include:</p>	-
	<ul style="list-style-type: none"> • a review of the likely waste streams and approximate volumes during construction and operation of the Project 	Section 21.4.1.
	<ul style="list-style-type: none"> • a review of the likely resources required during construction and operation of the Project 	Section 21.4.1.
	<ul style="list-style-type: none"> • development of management strategies to adequately address waste and resource use during construction and operation. 	Section 21.5.
	<p>The following legislation and guidelines will be considered as relevant during the preparation of the waste and resource assessment:</p> <ul style="list-style-type: none"> • <i>Waste Avoidance and Recovery Act 2001</i>, specifically focusing on the management of construction waste through the waste hierarchy established under this Act • <i>Waste Classification Guidelines</i> (NSW EPA, 2014). 	Section 21.2.
	<p><i>g. climate change</i></p> <p>The Scoping Report (AECOM, 2019) makes the following commitments:</p> <p>A sustainability assessment will be included in the EIS which would address the following:</p>	-
	<ul style="list-style-type: none"> • an assessment of the Project against the current guidelines including targets and strategies that address sustainability themes e.g. water, energy and transport 	Section 22.2.2.
	<ul style="list-style-type: none"> • an assessment of potential impacts of climate change on the Project, taking into account the climate change scenarios already considered within the design 	Section 22.3.
	<ul style="list-style-type: none"> • a high level assessment of sustainability risks and opportunities for improved sustainability outcomes during design, construction and operation 	Section 22.2.3.
	<ul style="list-style-type: none"> • consideration of how the Project would demonstrate a best practice level of performance using ISCA IS Rating Tool Version 1.2 during design, construction and operation. 	Section 22.2.4.

Table A-2 Requirements of Schedule 2, Part 3 of the EP&A Regulation

Requirement	Where addressed?
6. Form of the environmental impact statement	-
An environmental impact statement must contain the following information:	
a. the name, address and professional qualifications of the person by whom the statement is prepared	Certification page.
b. the name and address of the responsible person	Certification page.
c. the address of the land: <ul style="list-style-type: none"> i. in respect of which the development application is to be made, or ii. on which the activity or infrastructure to which the statement relates is to be carried out 	Certification page. The land the Project is located on is further described in Section 2.2.
d. a description of the development, activity or infrastructure to which the statement relates	Certification page. The Project description is also contained in Chapter 5 and Chapter 25.
e. an assessment by the person by whom the statement is prepared of the environmental impact of the development, activity or infrastructure to which the statement relates, dealing with the matters referred to in this Schedule	Certification page. A synthesis of the EIS is also provided in Chapter 25.
f. a declaration by the person by whom the statement is prepared to the effect that: <ul style="list-style-type: none"> i. the statement has been prepared in accordance with this Schedule, and ii. the statement contains all available information that is relevant to the environmental assessment of the development, activity or infrastructure to which the statement relates, and iii. that the information contained in the statement is neither false nor misleading. 	Certification page.
7. Content of environmental impact statement	-
An environmental impact statement must also include each of the following:	
a. a summary of the environmental impact statement;	Executive summary.
b. a statement of the objectives of the development, activity or infrastructure;	Section 1.4.
c. an analysis of any feasible alternatives to the carrying out of the development, activity or infrastructure, having regard to its objectives, including the consequences of not carrying out the development, activity or infrastructure;	Chapter 4.
d. an analysis of the development, activity or infrastructure, including: <ul style="list-style-type: none"> i. a full description of the development, activity or infrastructure; 	Chapter 5.

Requirement	Where addressed?
ii. a general description of the environment likely to be affected by the development, activity or infrastructure, together with a detailed description of those aspects of the environment that are likely to be significantly affected;	Chapters 8 to 23 (Existing environment sections).
iii. the likely impact on the environment of the development, activity or infrastructure;	Chapters 8 to 23, and Chapter 25 provides a synthesis of the EIS.
iv. a full description of the measures proposed to mitigate any adverse effects of the development, activity or infrastructure on the environment; and	Chapters 8 to 23, and Chapter 24 .
v. a list of any approvals that must be obtained under any other Act or law before the development, activity or infrastructure may lawfully be carried out;	Section 3.2.
e. a compilation (in a single section of the environmental impact statement) of the measures referred to in item (d) (iv); and	Section 25.6.
f. the reasons justifying the carrying out of the development, activity or infrastructure in the manner proposed, having regard to biophysical, economic and social considerations, including the principles of ecologically sustainable development set out in subclause (4).	Section 25.8.



Ms Tanya Coates
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20/12/2019

Dear Ms Coates

Redfern Station Upgrade - New Southern Concourse (SSI-10041)
Planning Secretary's Environmental Assessment Requirements

Please find attached a copy of the Planning Secretary's environmental assessment requirements (SEARs) for the preparation of an environmental impact statement (EIS) for the Redfern Station Upgrade – New Southern Concourse. These requirements have been prepared in consultation with relevant public authorities based on the information you have provided to date. Please note that the Planning Secretary may modify these requirements at any time.

If you do not submit an EIS within 2 years, you must consult further with the Planning Secretary in relation to the preparation of the EIS.

Prior to exhibiting the EIS, the Department will review the document in consultation with relevant authorities to determine if it addresses the requirements in Schedule 2 of the *Environmental Planning and Assessment Regulation 2000*. You will be required to submit an amended EIS if it does not adequately address the requirements.

The Department wishes to emphasise the importance of effective and genuine community consultation where a comprehensive open and transparent community consultation engagement process must be undertaken during the preparation of the EIS. This process must ensure that the community is provided with a good understanding of what is proposed, description of any potential impacts and they are actively engaged in issues of concern to them.

Please contact the Department at least two weeks before you propose to submit your application and EIS. This will enable the Department to:

- confirm the applicable fee (see Division 1AA, Part 15 of the *Environmental Planning and Assessment Regulation 2000*); and
- determine the number of copies of the EIS that will be required for reviewing purposes.

If your proposal is likely to have a significant impact on matters of National Environmental Significance, it will require an approval under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act). This approval would be in addition to any approvals required under NSW legislation and it is your responsibility to contact the Commonwealth Department of the Environment and Energy to determine if an approval under the EPBC Act is required (<http://www.environment.gov.au> or 6274 1111).

If you have any questions, please contact Mick Fallon, who can be contacted on or mick.fallon@planning.nsw.gov.au.

Yours sincerely



Glenn Snow
Director
Transport Assessments

as delegate for the Secretary

1. General SEARs

Desired Performance Outcome	Requirement	Current Guidelines
<p>1. Environmental Impact Assessment Process</p> <p>The process for assessment of the proposal is transparent, balanced, well focussed and legal.</p>	<ol style="list-style-type: none"> 1. The Environmental Impact Statement must be prepared in accordance with Part 3 of Schedule 2 of the <i>Environmental Planning and Assessment Regulation 2000</i> (the Regulation). 2. The onus is on the Proponent to ensure legislative requirements relevant to the project are met. 	<p>EPBC Act Environment Assessment Process (SEWPAC, 2010)</p>
<p>2. Environmental Impact Statement</p> <p>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.</p>	<ol style="list-style-type: none"> 1. The EIS must include, but not necessarily be limited to, the following: <ol style="list-style-type: none"> (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: <ul style="list-style-type: none"> - 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
	<p>(k) a statement of the outcome(s) the proponent will achieve for each key issue;</p> <p>(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;</p> <p>(m) consideration of the interactions between measures proposed to avoid or minimise impact(s), between impacts themselves and between measures and impacts;</p> <p>(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;</p> <p>(o) statutory context of the project as a whole, including:</p> <ul style="list-style-type: none"> - 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>(p) a chapter that synthesises the environmental impact assessment and provides:</p> <ul style="list-style-type: none"> - 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. <p>(q) relevant project plans, drawings, diagrams in an electronic format that enables integration with mapping and other technical software.</p> <p>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.</p>
<p>3. Assessment of Key Issues*</p> <p>Key issue impacts are assessed objectively and thoroughly to provide confidence that</p>	<p>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</p>

Desired Performance Outcome	Requirement	Current Guidelines
<p>the project will be constructed and operated within acceptable levels of impact.</p> <p>* 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.</p>	<p>Department and other government agencies are able to understand and assess impacts.</p> <ol style="list-style-type: none"> 2. For each key issue the Proponent must: <ol style="list-style-type: none"> (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. 	
<p>4.</p> <p>Consultation</p> <p>The project is developed with meaningful and effective engagement during project design and delivery.</p>	<ol style="list-style-type: none"> 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
<p>6. Place and Urban Design</p> <p>The project exhibits design excellence and complements the visual character and quality of the surrounding environment.</p> <p>The project contributes to the accessibility and connectivity of communities.</p> <p>The project contributes to an increase in tree canopy</p>	<ol style="list-style-type: none"> 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: <ol style="list-style-type: none"> (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. 	<p>Better Placed – An integrated design policy for built environment of New South Wales (Government Architect NSW)</p> <p>Greener Places – Establishing an urban Green Infrastructure policy for New South Wales (Government Architect NSW – Draft for discussion)</p> <p>Sydney Green Grid – Spatial Framework and Project Opportunities (Office of the Government Architect)</p> <p>Bridge Aesthetics: Design guidelines to improve the appearance of bridges in NSW (RMS, 2012)</p> <p>Transport for NSW Sustainable Design Guidelines Version 4.0 (TfNSW, 2017)</p> <p>Crime Prevention through Environmental Design (CPTED) (Queensland Government, 2007)</p> <p>AS4282-1997 Control of the obtrusive effects of outdoor lighting</p> <p>City of Sydney Public Domain Manual</p> <p>City of Sydney Inclusions (Disability) Action Plan 2017-2021</p> <p>City of Sydney Inclusive and Accessible Public Domain Policy and Guidelines</p>
<p>7. Socio-economic, Land Use and Property</p> <p>The project minimises adverse social and</p>	<ol style="list-style-type: none"> 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 	<p>Social Impact Assessment Guideline (DPE, 2017)</p>

Key Issue and Desired Performance Outcome	Requirement (specific assessment requirements in addition to the general requirements above)	Current Guidelines
<p>economic impacts and capitalises on opportunities potentially available to affected communities.</p> <p>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.</p>	<p>properties and businesses, including property acquisitions/adjustments, access, amenity and relevant statutory rights.</p> <p>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.</p>	
<p>8. Transport and Traffic</p> <p>Network connectivity, safety and efficiency of the transport system in the vicinity of the project are managed to minimise impacts.</p> <p>The safety of transport system customers is maintained.</p> <p>Impacts on network capacity and the level of service are effectively managed.</p> <p>Works are compatible with existing infrastructure and future transport corridors</p>	<p>1. construction transport and traffic (vehicle, pedestrian and cyclists) impacts, including, but not necessarily limited to:</p> <ul style="list-style-type: none"> (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. <p>2. operational transport impacts (and model where appropriate), including:</p> <ul style="list-style-type: none"> (a) property and business access and on-street parking; and (b) impacts on cyclists, pedestrian access and safety. 	<p>Guide to Traffic Management – Part 3 Traffic Studies and Analysis (Austroads, 2007)</p> <p>Guide to Traffic Generating Developments Version 2.2 (RTA, 2002)</p> <p>Cycling Aspects of Austroads Guides (Austroads, 2014)</p> <p>NSW Bicycle Guidelines v 1.2 (RTA, 2005)</p> <p>Planning Guidelines for Walking and Cycling (DIPNR, 2004)</p> <p>Transport for NSW Sustainable Design Guidelines Version 4.0 (TfNSW, 2017)</p>
<p>9. Noise and Vibration - Amenity</p>	<p>1. construction and operational noise and vibration impacts in accordance</p>	<p>Technical Basis for Guidelines to Minimise Annoyance</p>

Key Issue and Desired Performance Outcome	Requirement (specific assessment requirements in addition to the general requirements above)	Current Guidelines
<p>Construction noise and vibration (including airborne noise, ground-borne noise and blasting) are effectively managed to minimise adverse impacts on acoustic amenity.</p> <p>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.</p>	<p>with relevant NSW noise and vibration guidelines. The assessment must consider cumulative impacts from nearby key infrastructure projects.</p> <p>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).</p> <p>2. construction noise and vibration including:</p> <ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> 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 <i>Interim Construction Noise Guideline</i> (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 	<p>due to Blasting Overpressure and Ground Vibration (ANZECC, 1990)</p> <p>Assessing Vibration: a technical guideline (DEC, 2006)</p> <p>Interim Construction Noise Guideline (DECCW, 2009)</p> <p>Noise Policy for Industry (EPA, 2017)</p> <p>Construction Noise and Vibration Strategy (TfNSW, 2019)</p> <p>Rail Infrastructure Noise Guideline (EPA, 2013)</p> <p>NSW Road Noise Policy (DECCW, 2011)</p> <p>Development Near Rail Corridors and Busy Roads – Interim guideline (DoP, 2008)</p> <p>Transport for NSW Sustainable Design Guidelines Version 4.0 (TfNSW, 2017)</p>

Key Issue and Desired Performance Outcome	Requirement (specific assessment requirements in addition to the general requirements above)	Current Guidelines
	<p>measures; and</p> <p>(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.</p> <p>3. operational noise and vibration impacts resulting from use of the infrastructure on the amenity of local residents.</p>	
<p>10. Noise and Vibration - Structural</p> <p>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.</p> <p>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.</p>	<p>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.</p>	<p>German Standard DIN 4150-3: Structural Vibration - effects of vibration on structures</p> <p>Assessing Vibration: A technical guideline (DEC, 2006)</p> <p>British Standard BS7385 Part 2-1993 Evaluation and measurement for vibration in buildings</p>
<p>11. Heritage</p> <p>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.</p> <p>The design, construction and operation of the project avoids or minimises impacts, to the greatest extent possible, on the heritage</p>	<p>1. direct and/or indirect impacts (including cumulative impacts) to the heritage significance of:</p> <p>(a) Aboriginal places, objects and cultural heritage values, as defined under the <i>National Parks and Wildlife Act 1974</i> and in accordance with the principles and methods of assessment identified in the current guidelines;</p> <p>(b) Aboriginal places of heritage significance, as defined in the Standard Instrument – Principal Local Environmental Plan;</p> <p>(c) environmental heritage, as defined under the <i>Heritage Act 1977</i>; and</p> <p>(d) items listed on the State, National and World Heritage lists;</p> <p>(e) heritage items and conservation areas identified in environmental</p>	<p>Guide to investigating, assessing and reporting on Aboriginal Cultural Heritage in NSW (OEH, 2011)</p> <p>Aboriginal Cultural Heritage Consultation requirements for proponents (DECCW, 2010)</p> <p>Code of practice for archaeological investigation of Aboriginal objects in NSW (DECCW, 2010)</p> <p>NSW Skeletal Remains: Guidelines for Management of Human Remains (Heritage Office, 1998)</p>

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

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	