

# Appendix A

## Secretary's environmental assessment requirements checklist

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## 1. General SEARs

Desired Outcome	Requirement	Where addressed in the EIS
<b>1. Environmental Impact Assessment Process</b> The process for assessment of the proposal is transparent, balanced, well focussed and legal.	1. The Environmental Impact Statement must be prepared in accordance with Part 8 of the Environmental Planning and Assessment Regulation 2021 (the Regulation).	Appendix B
	2. It is the Proponent's responsibility to determine whether the project needs to be referred to the Commonwealth Department of Agriculture, Water and the Environment (DAWE) for an approval under the Commonwealth <i>Environment Protection and Biodiversity Conservation Act 1999</i> (EPBC Act). If DAWE has determined that an approval is required under the EPBC Act, supplementary environmental assessment requirements may need to be issued to ensure a streamlined assessment under an Accredited Assessment can be achieved.	Chapter 2
	3. Where the project requires approval under the EPBC Act and is being assessed under the Bilateral Agreement (pursuant to Amending Agreement No. 1) the EIS must address:	NA
	(a) Consideration of any Protected Matters that may be impacted by the development where the Commonwealth minister has determined that the proposal is a Controlled Action.	
	(b) Identification and assessment of those Protected Matters that are likely to be significantly impacted.	NA
	(c) Details of how significant impacts to Protected Matters have been avoided, mitigated and, if necessary, offset.	NA
	(d) Consideration of, and reference to, any relevant conservation advice, recovery plans and threat abatement plans.	NA
<b>2. Environment Impact Statement</b> The project is described in sufficient detail to enable clear understanding that the project has been developed through an iterative process of	4. The onus is on the Proponent to ensure legislative requirements to the project are met.	Chapter 2 Appendix C
	1. The EIS must include, but not necessarily be limited to, the following: (a) a <b>summary</b> of the project as a whole that has regards to the economic,	Summary

Desired Outcome	Requirement	Where addressed in the EIS
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.	environmental and social impacts of the project and the principles of ecologically sustainable development;	
	(b) an <b>introduction</b>	Chapter 1
	(c) the <b>strategic and project context</b> including but not limited to –	Section 3.1
	– relevant Government strategies, policies or plans which provide strategic support for the project,	
	– regional and local land use planning context	Section 3.1
	– key features of the project area including land uses, land ownership, important features in the natural and built environment,	Section 3.2
	– an analysis of any feasible alternatives to the project and options within the project, and	Section 4.1 Section 4.3
	– the project’s relationship with Central Precinct Strategic Framework and areas of overlap with the Central Precinct SSP Study;	Section 3.1 Chapters 7-22
	(d) a <b>project description</b> , including but not limited to –	
	– project area,	Section 5.1 Section 5.2 Section 5.3
	– physical layout and design, including an overview of the project in a table that captures the main elements of the project and all construction and operational mitigation measures,	Section 5.1
	– uses and activities, including a description of any related development or infrastructure that is required for the project or may be developed as a result of the project, but would be subject to a separate approval process; and	Section 1.5
	– timing and sequencing, including details on staging and the relationship between project stages and Central SSP stages (if relevant);	Section 5.3.1
	(e) the statutory context of the project;	Chapter 2 Appendix C
	(f) the <b>community and agency engagement</b> undertaken and to be undertaken for the project;	Section 6.2

Desired Outcome	Requirement	Where addressed in the EIS
		Section 6.3 Appendix D
	(g) the <b>project justification and evaluation</b> having regard to –	Section 23.1 Section 23.2
	– the design of the project and what action has been taken to avoid or minimise the impacts of the project (e.g. objectives of the project, alternatives considered, project area, physical layout and design, uses and activities, timing, proposed mitigation measures),	
	– the consistency of the project with the strategic context,	Section 23.1
	– consistency with the vision for the Central Precinct outlined in the <i>Central SSP Study</i> (Transport for NSW, 2022),	Section 23.1
	– compliance with relevant statutory requirements,	Section 23.1.3
	– community views about the project and how they have been addressed in the design of the project or the assessment of the impacts of the project,	Section 23.2.1
	– the scale and nature of the economic, social and environmental impacts of the project, including any cumulative impacts, and	Section 23.2.3
<b>3. Detailed assessment and mitigation of key impacts</b>  Impacts are assessed objectively and thoroughly to provide confidence that the project will be constructed and operated within acceptable levels of impact or with appropriate offsets.  Key impact issues are nominated by the Proponent in the SSI project application and by the Department in the SEARs. Key issues need to be reviewed throughout the preparation of the EIS to ensure any new key issues that emerge are captured. The key issues identified in this document are not exhaustive but are key issues common to most SSI projects.	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 7-22 Appendices F-Q
	2. For each key issue, the EIS must include a summary of the results of the assessment of the potential impacts of the project undertaken in detailed	Chapters 7-22

Desired Outcome	Requirement	Where addressed in the EIS
	studies, including:	
	(a) a summary of the condition of the existing environment;	
	(b) a summary of the key findings of the detailed technical studies in the appendices of the EIS, using suitable cross-referencing to reduce repetition between the two parts of the EIS;	Chapters 7-22
	(c) description of the scale and nature of the predicted impacts, including any cumulative impacts, and whether these impacts will comply with the relevant statutory requirements, standards or performance measures;	Chapters 7-22
	(d) demonstrated ability to avoid, mitigate or offset the impacts of the project having regards to - <ul style="list-style-type: none"> <li>mitigation measures incorporated into the design of the project (e.g. changes to the project area, project layout and design, key uses and activities carried out on site, timing),</li> <li>other mitigation measures that will be implemented, and</li> <li>any negotiated agreements or offsets proposed to address residual impacts of the project following mitigation;</li> </ul>	Chapters 7-22
	(e) detailed reasons justifying any predicted exceedances of relevant standards or performance measures;	Chapters 7-22
	(f) identification of key uncertainties associated with the assessment and what action will be taken to address these uncertainties; and	Section 23.3
	(g) highlight any key linkages between the assessment of different matters or likely cumulative impacts of the project.	Chapter 22
	3. Where relevant, the assessment of each issue must consider the objectives, principles, recommendations, and mitigation measures in the State Significant Precinct Study – Central State Significant Precinct (including attachments).	Chapters 7-22 Appendices F-Q
<b>4. Key appendices</b>	1. The EIS must include the following appendices:	
	(a) a SEARs table, identifying the sections and subsections where the SEARs have been addressed in the EIS and in the specialist assessment reports;	Appendix A
	(b) a statutory compliance table, identifying where the relevant statutory requirements have been addressed in the EIS;	Appendix C
	(c) a community engagement table, identifying where the issues raised by the community during engagement have been addressed in the EIS;	Appendix D
	(d) a table of the proposed mitigation measures for the project (excluding any mitigation measures that are built into the physical layout and design of the project and captured in the project description); and	Appendix E

Desired Outcome	Requirement	Where addressed in the EIS
	(e) any supporting information, including any detailed technical reports prepared by specialists.	Appendices F-Q

## 2. Key issue SEARs

Key Issue and Desired Performance Outcome	Requirement (specific assessment requirements in addition to the general requirement above)	Where addressed in the EIS
<b>1. Design, place and movement</b> The project is well-designed and enhances the environment where it is located, including improved accessibility and connectivity for communities and public spaces. The project helps to support the health and wellbeing of Country by valuing, respecting, and being guided by Aboriginal people. The project contributes to greener places through the enhancement and provision of green infrastructure.	1. A <b>design led process</b> that is informed, collaborative and iterative, which: (a) utilises good design processes including review by the State Design Review Panel (SDRP);	Section 10.2.1
	(b) utilises design experts and multidisciplinary teams;	Section 10.2
	(c) is designed with, and is connected with Country, and has been informed by the Central Precinct Renewal Connecting with Country Framework (TfNSW 2022);	Section 10.3.1
	(d) demonstrates how design integrity will be maintained in subsequent stages of the assessment process; and	Section 10.2
	(e) involves the community, user groups and other stakeholders.	Section 10.2.1
	2. Identify <b>place principles</b> that are reflective of the design objectives in Better Placed, including a focus on: (a) fit – contextually, culturally, local and of its place;	Section 10.3.1
	(b) performance – sustainable, adaptable and durable;	Section 10.3.1
	(c) community – inclusive, welcoming, connected, accessible and diverse;	Section 10.3.1
	(d) people – safe, comfortable and liveable and healthy (such as crime prevention through environmental design);	Section 10.3.1

Key Issue and Desired Performance Outcome	Requirement (specific assessment requirements in addition to the general requirement above)	Where addressed in the EIS
	(e) working – functional, efficient and fit for purpose;	Section 10.3.1
	(f) value – creating and adding value; and	Section 10.3.1
	(g) look and feel – engaging, inviting and attractive.	Section 10.3.1
	3. Include and illustrate <b>place designs, outcomes and actions</b> for the project that protect and facilitate improvements to the built environment and place, including in relation to:	Section 10.3.4
	(a) built form (key project elements including how the project responds to the context, site characteristics, character of the locality, and amenity impacts on the surrounding environment);	
	(b) access and connectivity for people walking, cycling and using public transport;	Section 10.3.4
	(c) public space (including public open space, and how that space has been maximised and protected, access to and the quality of the space, and how CPTED principles have been considered); and	Section 10.3.4
	(d) views and vistas (including an assessment of internal and external visual impacts; and visual representations of the project from key locations to illustrate the project where visual impacts that are high or greater).	Section 10.3.4 Section 11.2 Appendix J
	This should address maintenance of infrastructure, place, landscaping and residual land.	
	4. Demonstrate how the place designs outcomes and actions have:	Section 10.1.3 Section 10.3.2
	(a) been informed by site and context analysis;	
	(b) been informed by, where relevant, the State Significant Precinct Study – Central State Significant Precinct (TfNSW 2022) and attachments; and	Section 10.1.2
	(c) considered the recommendations of the <b>State Design Review Panel (SDRP)</b> .	Section 10.2.1
	5. Identify <b>Movement (accessibility and connectivity) principles, outcomes and actions</b> for the project that facilitate improvements to movements, including in relation to:	Section 9.2.2 Section 10.3.5 Appendix I
	(a) how the project considers the relationship between movement and place, including connectivity and circulation; and	
	(b) how any walking, cycling or public transport provided by the project integrates with wider active and public transport networks, access to and potential modal conflicts within public space.	Section 9.2.2 Section 10.3.5 Appendix I

Key Issue and Desired Performance Outcome	Requirement (specific assessment requirements in addition to the general requirement above)	Where addressed in the EIS
	6. The EIS must demonstrate changes to: (a) access to public space;	Section 9.2 Section 10.3.5
	(b) access to community facilities or areas providing services to the community, such as local centres; and	Section 9.2 Section 10.3.5
	(c) active and public transport.	Section 9.2 Section 10.3.5
	7. Identify green infrastructure design principles that are reflective of the principles in Greener Places and The Sydney Green Grid.	Section 10.3.6
	8. Include and illustrate green infrastructure designs, actions and outcomes for the project including in relation to: (a) green infrastructure, including enhancement of open space that supports recreation, biodiversity and waterway health; and	Section 10.3.6
	(b) how the project will achieve a net increase in tree numbers and canopy within proximity of the impacted area. (This relates to the number of trees to be cleared by the project (a tree is defined by Australian Standard 4970) that will not be covered by a biodiversity offset strategy).	Section 10.3.6
<b>2. Economic</b> 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.	1. <b>Economic impacts</b> on potentially affected properties, businesses, and utilities, including property acquisitions/adjustments, access (including loading, servicing, drop-off and pick-up), on-street parking, amenity and relevant statutory rights.	Section 13.2 Section 18.2
<b>3. Heritage</b> The design, construction and operation of the project facilitates, to the greatest extent possible, the long term protection, conservation and management of the heritage significance of items of environmental heritage and Aboriginal objects and places. The design, construction and operation of the project avoids or minimises impacts, to the greatest extent possible, on the heritage significance of environmental heritage and Aboriginal objects and places.	1. Direct and/or indirect impacts to the <b>heritage significance</b> 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 7.1.6



Key Issue and Desired Performance Outcome	Requirement (specific assessment requirements in addition to the general requirement above)	Where addressed in the EIS
	(b) Aboriginal places of heritage significance, as defined in the Standard Instrument – Principal Local Environmental Plan;	Appendix F
	(c) environmental heritage, as defined under the <i>Heritage Act 1977</i> ; and	Section 8.2 Appendix F
	(d) items listed on the State, National and World Heritage lists; and	Section 7.1.3 Section 8.2
	(e) heritage items and conservation areas identified in environmental planning instruments applicable to the project area.	Section 8.2
	2. Where impacts to State or locally significant heritage items are identified, the assessment must:	Section 8.2
	(a) include a significance assessment, a statement of heritage impact for all heritage items and a historical archaeological assessment;	Section 8.1.1 Appendix G1 Appendix G2
	(b) assess the consistency of the project against conservation policies of any relevant conservation management plan;	
	(c) consider relevant heritage studies prepared for the Central SSP;	Section 8.1.1 Appendix G1 Appendix G2
	(d) consider impacts to the item of significance caused by, but not limited to, vibration, demolition, archaeological disturbance, altered historical arrangements and access, visual amenity, landscape and vistas, curtilage, subsidence and architectural noise treatment, drainage infrastructure, contamination remediation and site compounds (as relevant);	Section 8.2
	(e) outline measures to avoid and minimise those impacts during construction and operation in accordance with the current guidelines; and	Section 8.3
	(f) be undertaken by a suitably qualified heritage consultant(s) and/or historical archaeologist (note: where the archaeological excavations are proposed the relevant consultant must meet the NSW Heritage Council's Excavation Director criteria).	Appendix G1 Appendix G2
	3. Where archaeological investigations of Aboriginal objects are proposed these must be conducted by a suitably qualified archaeologist, in accordance with section 1.6 of the <i>Code of Practice for Archaeological Investigation of Aboriginal Objects in NSW</i> (DCEEW, 2010).	Appendix F

Key Issue and Desired Performance Outcome	Requirement (specific assessment requirements in addition to the general requirement above)	Where addressed in the EIS
	<p>4. Where impacts to Aboriginal objects and/or places are proposed, the assessment must:</p> <p>(a) demonstrate that the cultural heritage values of Aboriginal people who have a cultural association with the site has been considered and informed by the Central SSP Study; and</p> <p>(b) be undertaken in consultation with Aboriginal people in accordance with the current guidelines</p>	<p>Section 7.1.2</p> <p>Section 7.1.6</p> <p>Section 7.2</p> <p>Section 7.1.2</p>
<p><b>4. Noise and vibration</b></p> <p>Construction noise and vibration (including airborne noise, ground-borne noise and blasting) are effectively managed to minimise adverse impacts on acoustic amenity, and adverse impacts on the structural integrity of buildings and items including Aboriginal places and environmental heritage.</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>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. <b>Construction and operational noise and vibration</b> (including mechanical plant) impacts in accordance with relevant NSW noise and vibration guidelines.</p>	Section 12.2
	<p>2. The assessment of <b>construction noise and vibration</b> must address:</p> <p>(a) the nature of construction activities and related noise characteristics using typical and worst-case scenarios, including high noise generating activities;</p>	Section 12.2.1
	<p>(b) the intensity and duration of noise (both air and ground borne) and vibration impacts. This must include consideration of extended construction impacts associated with ancillary facilities (and the like) and construction fatigue;</p>	Section 12.2.1
	<p>(c) the identification and nature of receivers, existing and proposed, during the construction period;</p>	Section 12.1.2
	<p>(d) the structural integrity and heritage significance of items (including Aboriginal places and items of environmental heritage);</p>	Section 8.2 Section 12.2.1 Appendix K
	<p>(e) the nature of the impact and the sensitivity of receivers and level of impact including for out of hours works;</p>	Section 12.2

Key Issue and Desired Performance Outcome	Requirement (specific assessment requirements in addition to the general requirement above)	Where addressed in the EIS
	(f) the need to balance timely conclusion of noise and vibration- generating works with periods of receiver respite, and other factors that may influence the timing and duration of construction activities (such as traffic management);	Section 12.3
	(g) noise impacts of out-of-hours works (including utility works and works associated with the SSI including those undertaken under another assessment pathway), possible locations where out-of-hours works would be undertaken, the activities that would be undertaken, the estimated duration of those activities and justification for these activities in terms of the <i>Interim Construction Noise Guideline</i> (DECCW, 2009);	Section 12.2
	(h) sleep disturbance (including the number of noise-awakening events);	Section 12.2
	(i) a cumulative noise and vibration assessment inclusive of impacts from the proposal, including concurrent construction activities within the proposal and the construction of other relevant development in the vicinity of the proposal;	Chapter 22
	(j) details and analysis of the predicted effectiveness of mitigation measures to adequately manage identified impacts, including impacts as identified in (h);	Appendix K
	(k) any potential residual noise and vibration impacts following application of mitigation measures; and	Appendix K
	(l) a description of how receiver feedback received during the preparation of the EIS has been taken into account (and would be taken into account post exhibition of the EIS) in the design of mitigation measures, including any tailored mitigation, management and communication strategies for sensitive receivers.	Chapter 6 Appendix K
	3. The process for community engagement should be included or referenced in the noise and vibration assessment as part of the mitigation strategy and assessment.	Appendix K
<b>5. Social</b> The project minimises adverse social impacts and capitalises on opportunities potentially available to affected communities.	1. Potential <b>social impacts of the project</b> from the points of view of the affected community/ies and other relevant stakeholders, i.e., how they expect to experience the project.	Section 13.2
	2. How <b>environmental changes in the locality</b> may affect people's:	Section 13.2
	(a) way of life;	
	(b) community;	Section 13.2
	(c) access to and use of infrastructure, services, and facilities;	Section 13.2
	(d) culture;	Section 13.2

Key Issue and Desired Performance Outcome	Requirement (specific assessment requirements in addition to the general requirement above)	Where addressed in the EIS
	(e) health and wellbeing;	Section 13.2
	(f) surroundings;	Section 13.2
	(g) personal and property rights;	Section 13.2
	(h) decision-making systems; and	Section 13.2
	(i) fears and aspirations, as relevant and considering how different groups may be disproportionately affected.	Section 13.2
	3. Identify actions and outcomes that address both negative and positive social impacts respectively, including specific placemaking measures which may enhance wellbeing and sense of place.	Section 13.3
<b>6. Transport and traffic</b> Network connectivity, safety and efficiency of the transport system in the vicinity of the project are managed to minimise impacts. The safety of transport system customers is maintained. Impacts on network capacity and the level of service are effectively managed. Access and connectivity for people walking and cycling or using public transport is maintained or improved relative to the existing situation. Works are compatible with existing infrastructure and future transport corridors.	<b>1. Construction transport and traffic (vehicle, pedestrian and cyclists) impacts</b> , including, but not necessarily limited to: (a) a considered approach to route identification and scheduling of construction vehicle movements;	Section 9.2.1
	(b) the indicative number, frequency and size of construction related vehicles (passenger, commercial and heavy vehicles, including spoil management movements);	Section 9.2.1
	(c) construction worker parking;	Section 9.2.1
	(d) the nature of existing traffic (types and indicative number of movements) on construction access routes (including consideration of peak traffic times and sensitive road users and parking arrangements);	Section 9.1.1
	(e) impacts and access constraints on public transport (infrastructure and services), pedestrians and cyclists; and	Section 9.2.1
	(f) the need to close, divert or otherwise reconfigure elements of the road,	Section 9.2.1

Key Issue and Desired Performance Outcome	Requirement (specific assessment requirements in addition to the general requirement above)	Where addressed in the EIS
	pedestrian, rail, light rail, and cycle network associated with construction of the project and the duration of these changes; and	
	(g) impacts to on-street parking, loading, servicing, and drop off and pick up, including to residents and businesses.	Section 9.2.1
	2. <b>Operational transport impacts</b> of the project, including: (a) performance of key interchanges, intersections and footpaths for people walking or cycling within and to and from the Sydney Terminal Building and other forms of transit as applicable; and	Section 9.2.2
	(b) impacts to on-street parking, loading, servicing, and drop off and pick up, including to residents and businesses.	Section 9.2.2
7. <b>Other</b>	1. An assessment of the following issues must be undertaken in accordance with the commitments in Section 6 of <i>Sydney Terminal Building Revitalisation Project – Scoping Report</i> (Transport for NSW, June 2022): (a) soils and geology	Chapter 16
	(b) biodiversity	Chapter 14
	(c) flooding and hydrology	Chapter 15
	(d) water	Chapter 15 Chapter 16
	(e) contamination	Chapter 16
	(f) air quality	Chapter 17
	(g) land use and property	Chapter 18
	(h) sustainability	Various, including in: Chapter 10 Chapter 19 Chapter 20 Chapter 23
	(i) climate resilience	Chapter 20
	(j) hazards and risk	Chapter 21

Key Issue and Desired Performance Outcome	Requirement (specific assessment requirements in addition to the general requirement above)	Where addressed in the EIS
	(k) cumulative impacts.	Chapter 22

## Scoping report commitments

Reference	Scoping report commitments	Where addressed in EIS
Biodiversity	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: <ul style="list-style-type: none"> <li>Desktop searches of relevant databases such as Bionet and the Commonwealth Protected Matters Search Tool. Vegetation mapping will also be reviewed.</li> </ul>	Section 14.1.3 Section 14.1.4
	<ul style="list-style-type: none"> <li>Site inspection and ground truthing to identify and describe flora and fauna, habitat, populations and ecological communities.</li> </ul>	Section 14.1.3 Section 14.1.4
	<ul style="list-style-type: none"> <li>Assessment of the direct and indirect impacts of the project on flora and fauna species, habitat, populations and ecological communities.</li> </ul>	Section 14.2
	<ul style="list-style-type: none"> <li>Assessment of the significance of the impacts of the project on species, ecological communities and groundwater dependent ecosystems listed under the EPBC Act and the BC Act that occur or are considered likely to occur.</li> </ul>	Section 14.2.4
	<ul style="list-style-type: none"> <li>Identification of measures to avoid or mitigate identified potential impacts.</li> </ul>	Section 14.3
Flooding, hydrology and surface water	An assessment of potential hydrology and flooding impacts will be included in the EIS will include: <ul style="list-style-type: none"> <li>Review of relevant existing flood study reports and description of flood behaviour for the existing conditions</li> </ul>	Section 15.1 Appendix N
	<ul style="list-style-type: none"> <li>Identification and assessment of potential impacts on stormwater quantity</li> </ul>	Section 15.2
	<ul style="list-style-type: none"> <li>Broad assessment of the potential change in stormwater runoff (increase or decrease) including consideration of changes to flooding behaviour in response to climate change (sea level rise and rainfall intensity)</li> </ul>	Section 15.2 Appendix N
	<ul style="list-style-type: none"> <li>Identification of potential impacts because of changes in surface water quantity, with respect to increases or decreases in stormwater runoff and the sensitivity of the downstream waters</li> </ul>	Section 15.2

Reference	Scoping report commitments	Where addressed in EIS
	<ul style="list-style-type: none"> <li>Identification of any potential changes to flood levels (including flood affectation of other properties, assets and infrastructure), discharges, velocities, duration of flood inundation and flood hazards for the five per cent and one per cent Annual Exceedance Probability flood events, and the probable maximum flood</li> </ul>	Section 15.2 Appendix N
	<ul style="list-style-type: none"> <li>A review of consistency with applicable Council Floodplain Risk Management Study</li> </ul>	Appendix N
	<ul style="list-style-type: none"> <li>A review of compatibility with flood hazard and hydraulic functions of the land</li> </ul>	Section 15.2.2 Appendix N
	<ul style="list-style-type: none"> <li>Identification of appropriate mitigation and management measures.</li> </ul>	Section 15.3
Groundwater, soil and contamination	A desktop contamination, soils and groundwater assessment will be prepared as part of the EIS and will include:	Section 16.1
	<ul style="list-style-type: none"> <li>A review of previous assessments or assessments undertaken as part of the design development</li> </ul>	
	<ul style="list-style-type: none"> <li>A review of historical aerial photography of the project area (to identify potential contamination sources in the area)</li> </ul>	Section 16.1
	<ul style="list-style-type: none"> <li>A review of publicly available data (web-based information sources)</li> </ul>	Section 16.1
	<ul style="list-style-type: none"> <li>Identification of potential receiving groundwater aquifers</li> </ul>	Section 16.1.5
	<ul style="list-style-type: none"> <li>Qualitative assessment of potential soil and groundwater impacts during construction and operation</li> </ul>	Section 16.2
Air	<ul style="list-style-type: none"> <li>Appropriate mitigation measures for managing soils, groundwater and contamination.</li> </ul>	Section 16.3
	The EIS will include an air quality assessment which will assess the impacts of the project on air quality. The assessment will (as a minimum):	Section 17.1
	<ul style="list-style-type: none"> <li>Identify and describe the background air quality environment based on a desktop review</li> </ul>	
	<ul style="list-style-type: none"> <li>Identify potential sensitive receivers likely to be impacted by sources of air emissions</li> </ul>	Section 17.1.3 Figure 17-1 Table 17-2
	<ul style="list-style-type: none"> <li>Identify potential sources of air emissions during construction and operation of the project and qualitatively assess them</li> </ul>	Section 17.2
	<ul style="list-style-type: none"> <li>Identify appropriate mitigation and management measures.</li> </ul>	Section 17.3
Land use and property	The EIS will identify potential impacts to land use and property including:	Section 18.1.4
	<ul style="list-style-type: none"> <li>Existing property ownership and land use</li> </ul>	Section 18.1.5

Reference	Scoping report commitments	Where addressed in EIS
	<ul style="list-style-type: none"> <li>Direct impacts on property and land use as result of the construction and operation of the project</li> </ul>	Section 18.2
	<ul style="list-style-type: none"> <li>Indirect impacts and benefits on property and land use as a result of the project.</li> </ul>	Section 18.2
Resource efficiency	A desktop waste, resource and greenhouse gas assessment will be undertaken as part of the EIS and will (as a minimum):	Section 19.1.2
	<ul style="list-style-type: none"> <li>Assess the project against current legislation, policy and guidelines</li> </ul>	
	<ul style="list-style-type: none"> <li>Review of the likely waste streams and approximate volumes during construction and operation of the project</li> </ul>	Section 19.2
	<ul style="list-style-type: none"> <li>Review the likely resources required and sources of emissions during construction and operation of the project</li> </ul>	Section 19.3
	<ul style="list-style-type: none"> <li>Development of management strategies to adequately address waste, resource use and greenhouse gas emissions during construction and operation.</li> </ul>	Section 19.4
Sustainability and climate resilience	A climate change risk assessment will be prepared for the EIS, which will (as a minimum):	Section 20.1.2
	<ul style="list-style-type: none"> <li>Assess the project against the current guidelines including targets and strategies that address sustainability themes e.g. water, energy and transport</li> </ul>	
	<ul style="list-style-type: none"> <li>Assess potential impacts of climate change on the project, taking into account the climate change scenarios already considered within the design</li> </ul>	Section 20.2
	<ul style="list-style-type: none"> <li>Provide sustainability risks and opportunities for improved sustainability outcomes during design, construction and operation</li> </ul>	Various, including in: Chapter 10 Chapter 19 Chapter 20 Chapter 23
	<ul style="list-style-type: none"> <li>Consider how the project would demonstrate a best practice level of performance using sustainability ratings tools during design, construction and operation.</li> </ul>	Section 20.1.2 Section 20.3
Hazard and risk	A high level hazard and risk assessment will be carried out as part of the EIS. The hazard and risk assessment will include:	Section 21.1.2
	<ul style="list-style-type: none"> <li>Desktop review of the relevant regulatory framework and guidelines</li> </ul>	
	<ul style="list-style-type: none"> <li>Identification of the types of activities during construction and operation that may generate potential hazards</li> </ul>	Section 21.2



Reference	Scoping report commitments	Where addressed in EIS
	<ul style="list-style-type: none"> <li>• Identification of the potential environmental impacts associated with the potential hazards</li> </ul>	Section 21.2
	<ul style="list-style-type: none"> <li>• Identification of mitigation measures to address potential hazards, where appropriate.</li> </ul>	Section 21.3
Cumulative impacts	<p>Cumulative impact assessments will be undertaken for each of the relevant environmental issues likely to result in cumulative impacts. The assessment will include (as a minimum):</p> <ul style="list-style-type: none"> <li>• Identification of approved and committed development that would be built or become operational in the area at the same time as the project by: <ul style="list-style-type: none"> <li>– Reviewing the DPE major project register, public authority business plans, and publicly available EIS specialist studies</li> <li>– Ongoing engagement with stakeholders involved in projects within the Central Precinct, such as Sydney Trains and Sydney Metro.</li> </ul> </li> </ul>	Section 22.1.1
	<ul style="list-style-type: none"> <li>• Identification of the residual impacts expected from the above developments and the receivers and values that would be impacted.</li> </ul>	Section 22.1.1
	<ul style="list-style-type: none"> <li>• Assessment of the cumulative impacts that could occur on receivers and values due to the combined impacts from the project with other developments.</li> </ul>	Section 22.2 Section 22.3