Appendix B
EIS guidelines and requirements

Appendix B

EIS guidelines and requirements
(including cross-reference with EIS)

B.1 *Guidelines for the content of a draft Environmental Impact Statement: Moorebank Intermodal Terminal Project, Sydney, NSW* ('Commonwealth EIS guidelines')

Australian Government

Department of the Environment

GUIDELINES FOR THE CONTENT OF A DRAFT ENVIRONMENTAL IMPACT STATEMENT

Moorebank Intermodal Terminal Project, Sydney, NSW

Environment Protection and Biodiversity Conservation Act 1999

(Reference: EPBC 2011/6086)

GUIDELINES FOR A DRAFT ENVIRONMENT IMPACT STATEMENT FOR

MOOREBANK INTERMODAL TERMINAL PROJECT, SYDNEY, NSW (EPBC 2011/6086)

PREAMBLE

The *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) referral of the proposed action states that it involves the development of approximately 220 hectares of Commonwealth owned land, currently occupied by the Department of Defence, for the construction and operation of the Moorebank Intermodal Terminal (IMT) and associated commercial infrastructure; a rail spur connecting the site to the planned Southern Sydney Freight Line (SSFL); one or more road entry points from Moorebank Avenue; and potentially the sale or long term lease of Commonwealth land to a non-Commonwealth entity (subject to future Australian Government consideration). The proposed action is located within the suburb of Moorebank within the City of Liverpool Local Government Area (LGA).

The referral of the proposed action under the EPBC Act was accepted by the Department of Sustainability, Environment, Water, Population and Communities, now the Department of the Environment (the Department), on 6 January 2012. On 20 September 2011, a delegate for the Minister determined that assessment and approval was required under the EPBC Act and the proposed action would be assessed by Environmental Impact Statement (EIS).

The proposed action has the potential to have a significant impact on the following matters of national environmental significance (NES) that are protected under Part 3 of the EPBC Act:

- Listed threatened species and communities (sections 18 & 18A); and
- Commonwealth action (section 28).

These matters are known as the controlling provisions for the assessment. Information about the action and its relevant impacts, as defined in these guidelines, is to be provided in the EIS. This information should be sufficient to allow the Minister to make an informed decision on whether or not to approve the taking of the action, under Part 9 of the EPBC Act, for the purposes of each controlling provision.

Revised EIS guidelines

These EIS guidelines have been revised since the version finalised in March 2012 to reflect a number of changing circumstances relating to the project since that time. On 16 May 2014, the Department received a variation request from Moorebank Intermodal Company (MIC), the proponent[1] under Section 156(A) of the EPBC Act. The proponent requested a variation, in summary, to:

- exclude the actions which were the subject of separate referral EPBC 2014/7152[2]; and
- include consideration of alternative rail access points at a central or southern location (in addition to the already proposed northern option) to provide flexibility in the design and

[1] The proponent and person proposing to take the action was formally changed from the Department of Finance and Deregulation to Moorebank Intermodal Company following receipt of a valid request dated 20 May 2014.

[2] Referral EPBC 2014/7152, for the decontamination and demolition of eight buildings, remediation of eight contaminated hotspots, site fencing and ancillary works associated with the decommissioning of the 220ha School of Military Engineering site, Moorebank, NSW was received by the Department on 11 March 2014 and determined to be not a controlled action on 9 May 2014.

location of the various components of the IMT. The Department understands that only one rail access point will ultimately be used.

This variation request has been approved by a delegate of the Minister.

The Department had reviewed a number of iterations of a draft EIS prior to the lodgement of the variation request. The comments provided by the Department in review of these drafts must be taken into consideration in the preparation of the draft EIS.

1. THE OBJECTIVES OF AN ENVIRONMENTAL IMPACT STATEMENT

Environmental impact assessment depends on adequately defining those elements of the environment that may be affected by a proposed development, and on identifying the significance, risks and consequences of the potential impacts of the proposal at a local, regional and national level. The EIS will be a significant source of information on which the public and government decision makers will assess the environmental impacts of the proposal.

It is expected that significant ecological studies will have to be undertaken to provide sufficient information for the EIS. The nature and level of investigations should be related to the likely extent and gravity of potential impacts (including worse case scenarios). All potentially significant impacts of the proposal on the environment are to be investigated and analysed, and commitments to avoid, mitigate any adverse impacts and compensate for any residual impacts, are to be detailed in the EIS.

This document provides guidelines for the drafting of the EIS based on the formal requirements for the contents of an EIS provided in Section 97 of the EPBC Act and Schedule 4 of the *EPBC Act Regulations 2000* (the EPBC Regulations) (Attachment 1).

In preparing the EIS the proponent should bear in mind the following aims of the EIS and public review process:

- To provide a source of information from which interested individuals and groups may gain an understanding of the proposal, the need for the proposed activity, the alternatives, the environment which it could potentially affect, the impacts that may occur and the measures proposed to avoid, minimise or compensate for these impacts;
- To provide a forum for public consultation and informed comment on the proposal; and
- To provide a framework in which decision-makers can consider the environmental aspects of the proposal in parallel with social, economic, technical and other factors.

The proponent should ensure that the EIS discusses compliance with the objectives of the Act and the principles of Ecologically Sustainable Development as set out in the EPBC Act (Attachment 2).

It is the responsibility of the proponent preparing the EIS to identify and address, as fully as possible, all matters relevant to this proposal and its potential Impacts and not solely limited to matters of national environmental significance (MNES).

The EIS should provide a description of the existing environment in the area and of the operations proposed for this proposal. All potentially significant impacts on the environment are to be investigated and analysed. The EIS should present an evaluation

of the potential environmental impacts and describe proposed measures to avoid or minimise the expected, likely, or potential impacts to as low as reasonably practicable. Particular attention should be paid to potential impacts on listed threatened and migratory species and communities and the whole environment. Any prudent and feasible alternatives should be discussed in detail and the reasons for selection of the preferred option should be clearly given.

Where alternative options are discussed, the EIS should be presented in such a way that the nature of each option, its impacts, avoidance, mitigation and compensation requirements, can be viewed together as a collective whole. The EIS should provide the proponent's position regarding any preferred alternative.

These guidelines are not necessarily exhaustive and should not be interpreted as excluding from consideration matters deemed to be significant, but not incorporated in them, or matters (currently unforeseen) that emerge as important from environmental studies or otherwise during the course of the preparation of the EIS.

The specific requirements to be addressed in the EIS are outlined under specific content section of these guidelines.

2. OPPORTUNITIES FOR PUBLIC INPUT

There are a number of opportunities for public input throughout the environmental impact assessment process.

The draft EIS prepared by the proponent must be approved for publication by the Minister of the Environment (the Minister) prior to it being published in accordance with the EPBC Regulations. An invitation for anyone to give the proponent comments relating to the draft report within the period specified must also be published. After the period for comment, the proponent must take account of the comments received in finalising the EIS, which is then provided to the Minister. An assessment report is then prepared by the Department. Following this, in accordance with Part 9, Division 1 of the EPBC Act, the Minister will decide whether to approve the proposal and attach any conditions required.

In addition to the above statutory requirements, the proponent may seek to engage the community in consultation throughout the development of the EIS. The nature and level of this engagement is at the discretion of the proponent.

The Department notes that this project has thus far received a high level of public interest and strongly encourages the development and implementation of a community consultation plan describing the design, size, scale and staging of each option/development scenario of the varied proposal to ensure that all affected stakeholders, particularly those that have previously commented on the proposal, and including but not limited to surrounding residents, businesses and other organisations, are afforded ample opportunity prior to public exhibition of the draft EIS to familiarise themselves with the proposed changes.

GENERAL ADVICE ON GUIDELINES

3. GENERAL CONTENT

The EIS must be a stand-alone document that primarily focuses on the protected matters listed above. It must contain sufficient information to avoid the need to search out previous or supplementary reports. The EIS should take into consideration the EPBC Act Significant Impact Guidelines that can be downloaded from the following web site: www.environment.gov.au/topics/about-us/legislation/environment-protection-and-biodiversity-conservation-act-1999/policy.

The EIS must enable interested stakeholders and the Minister to understand the environmental consequences of the proposed development. Information provided in the EIS must be objective, clear and succinct, and where appropriate, be supported by maps, plans, diagrams or other descriptive detail. The body of the EIS must be written in a clear and concise style that is easily understood by the general reader. Where technical jargon cannot be avoided, it should be clearly explained within the text or else in a glossary. Cross-referencing should be used to avoid unnecessary duplication of text.

Detailed technical information, studies or investigations necessary to support the main text should be included as appendices to the EIS. It is recommended that any additional supporting documentation and studies, reports or literature not normally available to the public, be made available at appropriate times and locations in the lead up to the public display and/or at locations during the period of public display of the EIS.

If it is necessary to make use of material that is considered to be of a confidential nature, the proponent should consult the Department on the preferred presentation of that material, before submitting it to the Minister for approval for publication.

The level of analysis and detail in the EIS should reflect the level of significance of the expected impacts on the environment. Any and all unknown variables or assumptions made in the assessment must be clearly stated and discussed. The extent to which the limitations, if any, of available information may influence the conclusions of the environmental assessment should be discussed.

In preparing the EIS, the proponent must ensure that the EIS assesses compliance of the action with principles of ecologically sustainable development as set out in the EPBC Act, and the objects of the Act, provided at Attachment 1. The EIS must address each of the matters listed in Schedule 4 of the EPBC Regulations provided at Attachment 2.

4. FORMAT AND STYLE

The EIS must comprise the following three elements:

- the executive summary;
- the main text of the document, and
- appendices containing detailed technical information and other information that can be made publicly available.

The guidelines have been set out in a manner that may be adopted as the format for the EIS. This format need not be followed where the required information can be more effectively

presented in an alternative way. However, each of the elements must be addressed to meet the requirements of the EPBC Act and Regulations.

The EIS should be written so that any conclusions reached can be independently assessed. To this end all sources must be appropriately referenced using the Harvard standard. The reference list should include the address and dates of any Internet "web" pages used as data sources.

The main text of the EIS should include a list of abbreviations, a glossary of terms and appendices containing:

- a copy of these guidelines;
- a list of persons and agencies consulted during the preparation of the EIS; and
- contact details for the proponent.

Maps, diagrams and other illustrative material should be included in the EIS. The EIS should be produced on A4 size paper capable of being photocopied, with maps and diagrams on A4 or A3 size and in colour where possible. All materials must be clearly legible in both electronic and printed form.

Every effort should be made to minimise the size of the document and its associated appendices by maximising the use of cross-referencing to avoid duplication of information where it is sensible to do so. However the main volume of the EIS should contain sufficient information for the reader to understand the extent of impacts without the need to wholly rely on the detail provided within specialised appendices.

The proponent should consider the format and style of the document appropriate for publication on the Internet. The capacity of the website to store data and display the material may have some bearing on how the document is constructed.

EXECUTIVE SUMMARY

An executive summary that outlines the key findings of the EIS must be provided. The executive summary must briefly:

- state the background and the need for the proposed action;
- discuss alternatives and the reasons for selecting the preferred option and rejecting the alternatives. This includes alternatives relating to the site selection within the broader geographical context and the options associated with the site's configuration and arrangements;
- describe the proposal including areas to be impacted both on and off Commonwealth land (location, context in the region and existing environment);
- describe the background to and need for the proposal;
- describe all related associated and consequential projects on and off the site;
- summarise the construction, operational and any decommissioning activities associated with the proposed action;
- state the proposed schedule for each component of the proposal, the expected duration of each stage and the proposal as a whole;

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- provide an overview of the existing local and regional environments, summarising the features of the physical, biological, social, cultural and economic environment relating to the proposal and associated activities;
- summarise stakeholder consultation undertaken in preparing the EIS;
- describe the expected, likely and potential impacts of the proposal on matters of national environmental significance;
- summarise the environmental protection measures including avoidance, mitigation, compensation and monitoring to be implemented for the proposed action;
- an outline of project timings; and
- provide an outline of the environmental record of the person proposing to take the action, the proponent and its relevant predecessors, agents, parent and subsidiary entities (where known).

INTRODUCTION

Introduce the main body of the EIS with:

- an overview of the project describing its components on and off Commonwealth land;
- a clear definition of the objectives of the proposal and its context in relation to Government strategies;
- a description of the environmental values of the site, including any listed threatened species and communities or species of conservation significance under Commonwealth and NSW legislation;
- an explanation of the scope and legislative basis for the EIS;
- a description of the studies/surveys/consultations that have been conducted in developing the proposal and preparing the EIS (results of studies and detailed comments resulting from the consultation process must be included as appendices);
- a summary of priority environmental and management issues;
- responsibilities for preparing the EIS; and
- a brief explanation of the structure of the document.

GENERAL INFORMATION

This should provide the background and context of the action including:

- the title of the action;
- the full name and postal address of the designated proponent;
- a clear outline of the objective of the action;
- the location of the action;
- the background to the development of the action;
- how the action relates to any other actions (of which the proponent should reasonably be aware) that have been, or are being, taken or that have been approved in the region affected by the action;
- the current status of the action; and
- the consequences of not proceeding with the action.

5. DESCRIPTION OF THE ACTION

All construction and operational components of the action must be described in detail. This must include the precise location of all works to be undertaken, structures to be built or elements of the action that may have impacts on MNES. Where alternatives are proposed, this must be presented for each option in equivalent detail. The information must include:

- all precincts of the proposed development, including:
- size and location;
- type of land uses (including specific type of industrial activities);
- staging and timing of land release, construction works and operation;
- building set-backs (buffer zones) at the boundary of the development area and areas where MNES and species of state conservation significance are located;
- environmental rehabilitation works;
- water quality management at the proposed action area during and after construction;
- an indicative layout plan for the proposed action area including the location and type of land use, key infrastructure, open space and conservation areas; and
- the date and time period over which construction and operation will take place.
- details of any proposed public transport services which will operate throughout the site;
- details regarding water supply, waste water management, sewerage management, storm water management and any other relevant public works;
- details of how the site will be managed and maintained, this should include weed management, pet and feral animal management and community conservation programs;

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- full details of risk assessments which have been undertaken regarding potential threats from flood and fire, rehabilitation works, construction and operational storage of flammable and other hazardous materials and strategies to address these risks;
- any planned staging of the proposal including timing of construction and operation of the relevant components of the facility; and
- include a description of the proposed timing of the relocation of the School of Military Engineering from the site.

6. FEASIBLE ALTERNATIVES

Any feasible alternatives to the action to the extent reasonably practicable should be described in detail, including:

- if relevant, the alternative of taking no action;
- the alternative of locating the facility elsewhere in the Sydney geographical area;
- the alternative of a lower impact development including layout options that avoid direct impacts and maintain connectivity within the landscape for matters protected under the EPBC Act;
- a comparative description of the impacts of each alternative on the matters protected by controlling provisions of Part 3 of the EPBC Act for the action; and
- sufficient detail to make clear why any alternative is preferred to another.

Short, medium and long-term advantages and disadvantages of the options should be discussed.

7. PROJECT JUSTIFICATION AND NEED

Address the specific objectives and justification for the proposal. Details of how the proposed action is consistent with the objectives of the EPBC Act and principles of ecologically sustainable development defined in Section 3A of the Act (refer Attachment 1). Consideration should focus on *The National Strategy for Ecologically Sustainable Development,* published by the Commonwealth Government (1992). Each principle should be discussed and conclusions drawn as to how the proposal conforms. A life-of-project perspective must be shown.

Provide a strategic and project justification describing the strategic need, justification and objectives for the project, including, but not limited to:

- the suitability of the site taking into consideration the objects of the NSW *Environmental Planning and Assessment Act 1979*;
- the implications of NSW planning requirements in relation to environmental assessment and planning considerations of the site within the broader surrounding precinct and proposed or possible future developments;
- alternatives considered to the preferred project (including site layouts) and impacts arising from the relocation of current uses;
- the need for and the objectives of the project, taking into consideration container trade numbers (import and export) at the international national and state levels;
- future trends in container origin/destination in Sydney; intermodal capacity and demand; and identification of the terminal's freight catchment area and freight split;
- its relationship to and interaction with adjoining development(s), including the proposed intermodal on the SIMTA site;
- its consistency with the aims and objectives of relevant State policies and plans including the NSW 2021, NSW Long Term Transport Master Plan, State Infrastructure Strategy 2012-2032, Metropolitan Plan for Sydney 2031, , Railing Port Botany's Containers, Action for Air, the Commonwealth's draft National Ports Strategy and National Freight Strategy, NSW Freight and Ports Strategy and project objectives; and
- discuss potential options and implications of for future ownership and land tenure change of the action.

LOCATION AND TENURE

Provide maps at suitable scales showing the location of the proposed site, including but not limited to:

- the location and boundaries of land tenures;
- areas of conservation, biodiversity and heritage value in any locality that may be impacted by the proposal; and
- the location of existing dwellings and the zoning of all affected lands according to any existing or future land use or strategic plan.

Consideration should be given to providing rectified air photo enlargements to illustrate land, water, natural and built features of the area.

The EIS must also outline the tenure history of the site (whether there have been any native title extinguishing events, and the potential for native title to continue to exist) and the expected future site tenure (such as rezoning, boundary realignments, new easements and subdivisions).

8. ENVIRONMENTAL VALUES AND MANAGEMENT OF IMPACTS

GENERAL REQUIREMENTS

The function of this section of the EIS is to provide:

- descriptions of the existing environmental values, including social, historical, cultural and recreational values of the site which may be affected by the proposal. The existing condition of those values will serve as a baseline against which impacts and management of the proposal and alternatives can be assessed;
- description of the location and size of populations of listed threatened species located on or near the site;
- descriptions of the existing and proposed urban activities and land uses within areas that may be affected by the proposal;
- quantitative descriptions of the likely impacts on environmental values of the area from all phases of the proposal at the local and regional levels as appropriate. This must include an assessment of the degree of uncertainty in relation to each impact including statements of whether any impacts are likely to be unknown, unpredictable or irreversible;
- an assessment of the impact of the proposal over the operational life must be considered in combination with the impacts of other relevant existing, approved or proposed activities in the dimensions of scale, intensity, duration or frequency of the impacts. The proposed action's consistency with the requirements or recommendations of relevant State planning policies, guidelines or standards, environmental protection policies, national environmental protection measures and integrated catchment management plans should be examined;
- a discussion of the known and potential developments in the local region on the environmental values of land, impacts to air and water and public health. This assessment may include air and water sheds affected by the proposal;
- environmental protection objectives to be achieved and the standards and measurable indicators that will be used. These qualitative and quantitative environmental protection objectives should enhance or protect each environmental value;
- monitoring programs detailing the monitoring parameters, monitoring points, frequency, data interpretation and reporting proposals; and
- management strategies to be used to ensure the environmental protection objectives are achieved and control strategies implemented e.g. continuous improvement framework including details of corrective action options, reporting (including any public reporting), monitoring, staff training, management responsibility pathway and any environmental management systems and how they are relevant to each element of the environment.

DESCRIPTION OF THE ENVIRONMENT AND MNES

Provide a detailed description of the environment of the proposed action site and surrounding area and other areas potentially impacted by the proposed action. This must include the following information:

- information on the presence, status and extent of threatened species and communities listed under the EPBC Act, or endemic, rare, iconic or threatened species listed under NSW legislation which are known or likely to be present in the vicinity of the proposed action area;
- describe the existing noise environment at sensitive receivers surrounding the proposed site. In describing this information, this section must consider relevant meteorological conditions (including frequency and characteristics of temperature inversions), topographic features which may influence noise and vibration impacts. The EIS must also provide a description of existing levels of industrial and other noise and vibration, and comment on how noise and vibration levels have changed over time;
- describe the existing air quality at the site, including a description of the relationship of the site to the regional air drainage basin and of diurnal and seasonal variations in air pollution levels and the influence of short term weather phenomena. Reference must be made to levels of hydrocarbons, suspended particulate matter, carbon monoxide, oxides of nitrogen, sulfur dioxide, ozone, reactive organic compounds, lead and air toxics. The description must include relevant weather characteristics including winds, fogs and temperature inversions and any topographic features which may affect the dispersion of air pollutants;
- provide a discussion of the current light environment at the proposed site and surrounding area.
- identify the location of all sensitive receivers to light in the local area;
- provide a description of the current traffic conditions in the vicinity of the proposed site and along proposed road transport routes, including traffic volumes, peak times, points of congestion and road conditions;
- provide a description of the existing visual amenity of the proposed site including an analysis of views from key vantage points. Visual representations are required to address this section;
- identify, describe and map places or items of historical heritage value. Describe the significance of the values to people or groups associated with those places;
- provide a description of the biodiversity values of the site and surrounding areas. This description should include mapping of any areas with biodiversity value, including, but not limited to, remnant vegetation, fauna corridors and foraging, nesting or roosting habitat for species. This description must also include information on the presence of any endemic, rare, threatened or iconic species;
- riparian areas and foraging, nesting, roosting and habitat loss and fragmentation, and edge effects, having regard to the status, distribution and sensitivity of the species or ecological community; and
- identify, describe and map all places and items of indigenous cultural value.

IMPACTS TO LISTED THREATENED SPECIES AND COMMUNITIES

The following sections illustrate the types of impacts that need to be considered in the EIS as a minimum. There may be other environmental issues that are identified during the course of the EIS investigations. Those issues (if any) will also need to be addressed as part of the EIS documentation.

A detailed description of the environment of the proposed action site, surrounding areas and other areas that may be affected by the action must be provided. This must include the following information:

Listed threatened species and communities that are known or likely to be present in the vicinity of the proposed action area. In particular:

- Cumberland Plain Shale Woodlands and Shale-Gravel Transition Forest;
- Green and Gold Bell Frog (*Litoria aurea*);
- Downy Wattle (*Acacia pubescens*);
- Small-flower Grevillea (*Grevillea parviflora* subsp. *parviflora*);
- Nodding Geebung (*Persoonia nutans*);
- Macquarie Perch (*Macquaria australasica*); and
- Spot-tailed Quoll (*Dasyurus maculatus* subsp. *maculatus*).

The following information must be included in the EIS in relation to the above listed threatened species and communities:

- information on the abundance, distribution, ecology and habitat preferences of the species or communities;
- discussion of the known threats to the species or communities, with reference to threats posed by the proposed action;
- details of surveys for these species and communities and their habitat in the proposed action area or surrounding areas. This should include details of survey effort, timing, location and methodologies for studies and surveys undertaken and the regional status, population size and distribution within the area surrounding the proposed action identified for these species and communities. Survey methodology must have regard to any relevant publicly available guidance issued by the department. ;
- an assessment of the quality and importance of potential habitat for these species and communities in the proposed action area and surrounding areas;
- the presence of formal or informal conservation reserves for these species or communities within the proposed action area or surrounding areas;
- for all species and communities that are considered unlikely to be impacted by the proposed action, but for which apparently suitable habitat is present and could be impacted by the proposed action, detailed information to demonstrate that impacts on the species are unlikely to occur;
- discussion of the potential impacts on the above species and communities of pest species, disease and fire outbreaks generated by the proposed action;

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- consideration of each species or community must have regard to any recovery plan prepared by the Commonwealth, NSW or other state government, in relation to the species, and any publicly available policy statement or conservation advice approved by the Minister in relation to the species or community; and
- provide a local and regional scale analysis of the likely impacts of the action to biodiversity. The analysis must consider any species or communities which are endemic, rare, threatened or listed under other state or territory legislation likely to be impacted.

IMPACTS TO THE ENVIRONMENT BY A COMMONWEALTH AGENCY

As the proposal was determined a controlled action due to likely significant impacts on the environment by a Commonwealth agency, the EIS must include assessment of all the likely impacts of the action on the environment. In particular section 528 of the EPBC Act defines the environment as being:

(a) ecosystems and their constituent parts, including people and communities; and

(b) natural and physical resources; and

(c) the qualities and characteristics of locations, places and areas; and

(d) heritage values of places; and

(e) the social, economic and cultural aspects of a thing mentioned in paragraph (a), (b), (c), or (d).

The EIS must provide a detailed and comprehensive analysis of the existing environmental conditions and likely changes. The following should be addressed in relation to impacts to the environment:

- analyse and describe the contribution of the project to existing and planned noise and vibration at the local and regional scales. The EIS should also outline the potential impacts of any contribution to the environment, including particular groups of people who may be especially vulnerable to changes in existing noise and vibration levels.
- analyse and describe the changes to the local and regional air drainage basin as a result of construction and operational phases of the action. The analysis must consider diurnal and seasonal variations in air pollution levels and the influence of short term weather phenomena. The analysis must provide results for the following: hydrocarbons, suspended particulate matter, carbon monoxide, oxides of nitrogen, sulfur (sulphur) dioxide, ozone, reactive organic compounds, lead and air toxics;
- analyse and describe the contribution and impacts of the proposed facility on light spill at the local scale. The analysis should include (but not be limited to) details of the height of any proposed lighting and regimes for when lighting will be operating;
- provide a detailed analysis of the contribution or changes to existing vehicle traffic at the local and regional scale resulting from the construction and operation of the proposed facility. The analysis must be carried out in accordance with the Guide to Traffic Generating Developments and the Integrating Land Use and Transport Package, NSW Roads and Traffic Authority;

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- provide a detailed analysis and describe the changes to visual amenity on the proposed site and surrounding areas resulting from construction and operation of the proposed facility on the visual amenity of the proposed site;
- provide a detailed and comprehensive Health Impact Assessment outlining the potential impacts of the Moorebank Intermodal Facility on people and communities. The Health Impact Assessment must include an assessment of the likely direct, indirect and consequential impacts of the action on sensitive receivers, including: nearby residences, schools; health facilities and community facilities. The Health Impact Assessment must be consistent with the Centre for Health Equity Training, Research and Evaluation's practical guide to impact assessment (August 2007) and must be reviewed by a suitably qualified expert with extensive demonstrated experience in Health Impact Assessments;
- provide a local and regional scale analysis of the likely impacts of the action to biodiversity. The analysis must consider any species or communities which are endemic, rare, threatened, iconic or listed under other state or territory legislation and which are likely to be impacted by construction and/or operation of the action;
- provide a comprehensive heritage assessment of the impacts the proposed action will have on any items with historical heritage values;
- provide an assessment of the hydrological impacts of the project and the project effects on flood characteristics on and off the site and the likely impacts of changes to surface water, groundwater and stormwater quality, erosion and sedimentation impacts, on and off site;
- provide an assessment of the likely and potential impacts on all aspects of the environment associated with spills, floods, fire and release of contaminants. The assessment needs to consider all hazardous items that will or could potentially be, transported and/or stored at the intermodal terminal. Discuss the likelihood of hazardous materials being illegally transported using rail infrastructure and stored at the Moorebank Intermodal Terminal; and
- describe the impacts the proposed action would have on Indigenous cultural values including the continuing practice of traditional beliefs and access to sites. Provide evidence of an understanding of potential impacts to Indigenous heritage values through appropriate consultation.

MITIGATION AND COMPENSATORY MEASURES

Where mitigation or proposed compensatory measures are proposed to address an identified impact, include:

- a description and an assessment of the expected or predicted effectiveness of the mitigation measures, including the timing of measures;
- details of compensatory measures, for any residual impacts on the environment and listed threatened species and communities; and
- a description of management procedures setting out the framework for continuing management, mitigation and monitoring programs for the relevant impacts of the action, including any provisions for independent environmental auditing and complaint resolution.

A consolidated list of all commitments and mitigation measures must also be provided.

MONITORING AND REPORTING

Discuss the importance of monitoring and reporting measures for increasing public awareness and transparency. In particular, provide the following information in relation to how environmental impacts will be monitored and reported:

- identify any baseline monitoring that may be required and discuss the reasons in the relevant subsections. Baseline monitoring should also include the use of data from adjacent infrastructure projects that have been completed since the project was referred. Such baseline data should be used to calibrate assumptions in any modeling undertaken for predicted impacts;
- identify the parameters which will be monitored, and their response trigger values and response activities,
- identify any procedural and compliance audit programs including reporting requirements and arrangements to be implemented to demonstrate the effectiveness of management and monitoring (linked to environmental management system/environmental management plan procedures).

Matters that must be considered in the proposed monitoring program include:

- comprehensive monitoring of noise and vibration levels;
- comprehensive monitoring of light spill;
- comprehensive monitoring of traffic congestion;
- comprehensive monitoring of offsite discharges of groundwater and surface water;
- comprehensive monitoring of site air emissions;
- review of the adequacy of emergency procedures developed to deal with fire and other emergency situations;
- monitoring of the adequacy of management actions taken to avoid or minimise impacts on species and communities of conservation significance including those listed under the EPBC Act and *Threatened Species Conservation Act 1995*; and
- provision for liaison/consultation with relevant authorities, community and user groups, including government agencies, residents, researchers, educational institutions etc. in relation to monitoring and verification of results.

Information on monitoring programs could also include details of measures for:

- detecting and documenting differences between predicted and actual impacts;
- identifying non-predicted impacts and for implementing appropriate reporting and remedial procedures;
- applying contingency arrangements;
- reviewing the effectiveness of monitoring and control arrangements; and
- reviewing consultation and management arrangements with regulatory authorities and the community including processes for dispute resolution.

9. PROPOSED ENVIRONMENTAL OFFSETS

Provide a description of all residual impacts arising from the action once all avoidance and mitigation measures that can be applied to the project have occurred. Provide a description of

proposed environmental offset measures, including a proposed strategy to offset any impacts of the proposed action on MNES. The proposed strategy must demonstrate how it will meet each of the principles prescribed in the Department's Environmental Offsets Policy (October 2012) and Assessment Guide for the use of environmental offsets under the EPBC Act which is available on the Department's website: www.environment.gov.au/resource/epbc-act-environmental-offsets-policy.

10. COMMUNITY CONSULTATION

Outline the methodology that has been (or will be) adopted to identify and mitigate socio-economic impacts of the project and include a list of all persons, community groups, government agencies etc. the proponent has consulted (or proposes to consult). Include information about the consultation that has already taken place, and the results of such consultation (including the proponent's responses regarding how such feedback has been incorporated into the design, construction or operation of the action), and statement(s) outlining the views of the community groups that may be affected.

As indicated previously, the Department notes that this project has thus far received a high level of public interest and strongly encourages the development and implementation of a community consultation plan describing the design, size, scale and staging of each option/development scenario of the varied proposal. The Department suggests that such a program be implemented as early as possible through the development of the EIS (i.e prior to public exhibition of the draft EIS) to ensure that all affected stakeholders, particularly those that have previously commented on the proposal, and including but not limited to surrounding residents, businesses and other organisations are afforded ample opportunity prior to public exhibition of the draft EIS to familiarise themselves with the proposed changes.

The public consultation program must provide opportunities for community involvement and education. It may include interviews with individuals, public meetings, interest group meetings, production of regular summary information and updates, and other consultation mechanisms to encourage and facilitate active public consultation. It should ensure the timing and location of consultation activities best meets community needs. It may require the specific targeting of some groups to ensure their active involvement in the process.

The consultation process should aim to achieve extensive notification of the proposal in the local, city wide and regional print media, static displays in public venues eg Divisional Offices, libraries (including mobile libraries), State and Federal elected representatives offices and local shopping centres. Information should also be provided in local community newsletters such as school and church bulletins.

The public consultation process may cover all issues of concern to local community and interest groups and should extend from project planning through to operations.

11. ENVIRONMENTAL RECORD OF PERSON(S) PROPOSING TO TAKE THE ACTION

The EIS must contain details of any proceedings under a Commonwealth, State or Territory law for the protection of the environment or the conservation and sustainable use of natural resources against:

(a) the person proposing to take the action; and

(b) for an action for which a person has applied for a permit, the person making the application.

Such disclosure should extend to the proponent, its relevant predecessors, agents, parent and subsidiary entities (where known).

Provide details of the proponent's environmental policy and planning framework.

12. ADDITIONAL SOCIAL AND ECONOMIC MATTERS

Section 136(1)(b) of the EPBC Act enables the Minister to consider economic and social matters when deciding whether to grant approval to the proposed action under Part 9 of the EPBC Act. Accordingly, the EIS should provide the broad social and economic impacts (positive or negative) of the proposal. As a minimum, this information should include the justified levels of direct and indirect employment for each stage of construction and operation and the net capital value of the project.

As the matters protected by the controlling provisions for this action include "the whole of the environment", there is the potential for an overlap between the information previously provided in the EIS. This information need not be repeated if it has been provided elsewhere in the EIS through relevant cross referencing should be provided.

13. CONCLUSION

An overall conclusion as to the environmental acceptability of the proposal (and/or each option relative to the other) should be provided, including discussion on compliance with the principles of ESD (Attachment 1) and the objects and requirements of the EPBC Act (Attachment 2). Reasons justifying undertaking the proposal in the manner proposed should also be outlined.

Measures proposed or required by way of offset for any unavoidable impacts on MNES and the relative degree of compensation, should be highlighted.

14. INFORMATION SOURCES

For information given in the EIS, state:

- the source of the information;
- how recent the information is;
- how reliable the information is and how the reliability of the information was tested; and
- what uncertainties (if any) are in the information.

15. GLOSSARY

A glossary defining technical terms and abbreviations used in the text should be included to help the general reader.

16. REFERENCES

A bibliography of all references cited in the text of the EIS must be included.

17. APPENDICES

Cross-reference with the guidelines

This section must provide a cross reference of the findings of the relevant sections of the EIS, where the potential impacts and mitigation measures associated with the project are described, with the corresponding sections of the EIS guidelines.

18. STUDIES

Major studies or reports that are conducted in the preparation of the EIS are to be included as appendices.

Provide information about the study team including the qualifications and experience of the study team and specialist sub-consultants and expert reviewers.

ATTACHMENT 1

3A.Principles of Ecologically Sustainable Development

The following principles are principles of ecologically sustainable development:

(a) decision-making processes should effectively integrate both long-term and short-term economic, environmental, social and equitable considerations;

(b) if there are threats of serious or irreversible environmental damage, lack of full scientific certainty should not be used as a reason for postponing measures to prevent environmental degradation;

(c) the principle of inter-generational equity- that the present generation should ensure that the health, diversity and productivity of the environment is maintained or enhanced for the benefit of future generations;

(d) the conservation of biological diversity and ecological integrity should be a fundamental consideration in decision-making;

(e) improved valuation, pricing and incentive mechanisms should be promoted.

ATTACHMENT 2

The objects and principles of the Environment Protection and Biodiversity Conservation Act 1999 (Sections 3 and 3A)

The objects of the Act are:

(a) to provide for the protection of the environment, especially those aspects of the environment that are matters of national environmental significance;

(b) to promote ecologically sustainable development through the conservation and ecologically sustainable use of natural resources;

(c) to promote the conservation of biodiversity;

(ca) to provide for the protection and conservation of heritage;

(d) to promote a co-operative approach to the protection and management of the environment involving governments, the community, land-holders and indigenous peoples;

(e) to assist in the co-operative implementation of Australia's international environmental responsibilities;

(f) to recognise the role of indigenous people in the conservation and ecologically sustainable use of Australia's biodiversity;

(g) to promote the use of indigenous peoples' knowledge of biodiversity with the involvement of, and in co-operation with, the owners of the knowledge.

B2 Secretary for the NSW Department of Planning and Environment's (NSW DP&E's) Environmental Assessment Requirements

Secretary's Environmental Assessment Requirements

Section 78A (8A) of the *Environmental Planning and Assessment Act 1979*
Schedule 2 of the *Environmental Planning and Assessment Regulation 2000*

Application Number	SSD - 5066
Development	**Moorebank Intermodal Terminal Facility -** an intermodal terminal (IMT) with a capacity to handle up to 1.2 million twenty foot equivalent units per annum (intrastate) and 500,000 twenty foot equivalent units per annum (interstate), including: a) a port shuttle and interstate terminal area for the movement of rail freight, loading and unloading of containers, storage of freight carriages and container laydown/ storage areas; b) internal roads, stormwater management infrastructure, power and utilities; c) a rail link connecting the facility to the Southern Sydney Freight Line including a bridge crossing of the Georges River; d) an environmental conservation zone on the eastern bank of the Georges River; e) associated commercial warehouse infrastructure and support functions for the terminal; and f) vehicle access, including for heavy and light vehicles into the site off Moorebank Avenue, with potential upgrades to Moorebank Avenue.
Location	Generally located within land bounded by the Georges River to the west, Moorebank Avenue to the east, the M5 Motorway and ABB Medium Voltage Production facility to the north and the East Hills Railway line to the south.
Applicant	Moorebank Intermodal Company Limited
Date of Issue	2 September 2014
General Requirements	The Environmental Impact Statement (EIS) must be prepared in accordance with and meet the minimum requirements of Part 3 of Schedule 2 of the *Environmental Planning and Assessment Regulation 2000* (the Regulation) and include the following: 1. the information required by clause 6 of Schedule 2 of the Regulation, including a description of the staging and timing of the relevant components of the development, and required infrastructure to enable operation of the development; 2. the content listed in clause 7 of Schedule 2 of the Regulation, including but not limited to: o a summary of the EIS; o a statement of the objectives of the development, including consideration of container trade numbers (import and export); and the development's consistency with the aims and objectives of relevant State policies and plans including the *NSW 2021, draft Metropolitan Plan for Sydney (March 2013), Draft South West Subregional Strategy, Railing Port Botany's Containers, Action for Air, NSW Freight and Ports Strategy 2013,* the Commonwealth's *draft National Ports Strategy and National Freight Strategy*; o future trends in container origin/destination in Sydney, intermodal capacity and demand, and identification of the terminal's freight catchment area and freight split; o the development's relationship to and interaction with adjoining development, including the proposed intermodal on the SIMTA site and consideration of cumulative impacts of the two intermodals; o an analysis of feasible alternatives to carrying out the development, having regard to its objectives, including the consequences of not carrying out the development; o an analysis of the development, including an assessment, with a

	particular focus on the requirements of the listed key issues, in accordance with clause 7(1)(d) of Schedule 2 of the Regulation (where relevant), including for normal and worst case scenarios (as relevant); o an identification of how relevant planning, land use and development matters (including relevant strategic and statutory matters) have been considered in the impact assessment (direct, indirect and cumulative impacts) and/or in developing management, mitigation, and monitoring measures, including 79C of the *Environmental Planning and Assessment Act 1979* (EP&A Act), applicable State Environmental Planning Policies (SEPP) and Local Environmental Plans (LEP), and the nature and extent of any prohibitions that apply to the development and demonstration that the site is suitable for the proposed use in accordance with SEPP 55; o a compilation of the measures proposed to mitigate any adverse effects of the development on the environment; o a justification of the development taking into consideration the objects of the EP&A Act; and o detail how ESD principles (as defined in clause 7(4) of the Regulation) will be incorporated in each stage of the development. The EIS must also include: • a detailed description of any rail link option, together with a detailed impact assessment for each option; • a health impact assessment of local and regional impacts associated with the development, including those health risks associated with relevant key issues; • potential options for future ownership of the development; and • consideration of the cumulative impacts of this proposal with the adjacent SIMTA proposal. **Quantity Surveyor's Report** • A Quantity Surveyor's Report that provides a detailed calculation of the Capital Investment Value (CIV) of the development shall be submitted with the EIS. The Report shall be prepared on company letterhead and indicate the applicable GST component of the CIV.
Key issues	**Traffic, Transport and Access** – including but not limited to: • a Transport and Accessibility Impact Assessment demonstrating how the development will facilitate freight transport objectives, meet freight infrastructure requirements and address impacts to local and regional road and rail transport networks; • access to and from the development (including truck routes and rail access to the Southern Sydney Freight Line), and interaction and integration with existing and planned transport infrastructure and services; and details of internal transport and logistic requirements to minimise external transport impacts and access to public transport for employees; • the number of train and truck movements, origin and destination, time of movements, modal split targets, types of road transport likely to be used (for example B-Doubles) and the capacity of existing and proposed road and rail routes to handle predicted increases in traffic, based on appropriate empirical analysis and modelling, including freight and non- freight movements and vehicle utilisation; • a breakdown of the split of import and export container movements by rail, including the proportion of empty container movements; • proportion of port shuttle services, regional and interstate rail being serviced by the IMT, including predicted daily port shuttle movements; • demonstrate plans and capacity for an empty container storage within the site, including the transport of empty containers to regional areas (if required); • consideration of the cumulative impacts of this proposal with the adjacent SIMTA proposal and other existing and proposed freight distribution facilities in the locality and on local and regional road and rail networks;

	• identification of required road and rail infrastructure upgrades within proximity of the site, including the M5 and M7 motorways and interchanges, the Moorebank Avenue / Heathcote Road intersection, the Moorebank Avenue / Newbridge Road intersection and Cambridge Avenue; • a consideration of road safety in the vicinity of the site including the identification of any 'black spots'; • identification of cycleway and pedestrian links between Liverpool, Holsworthy, Wattle Grove, Moorebank, M5 corridor, Casula and Macquarie Fields to maximise active transport options to the site; • impacts on users of the Georges River, including an assessment of bridge clearance to ensure safe passage of water vessels; and • taking into account the *Guide to Traffic Generating Developments (RTA)* and the *Integrating Land Use and Transport Package (DUAP).* **Noise and Vibration** – including but not limited to: • assessment of the noise and vibration impacts from the development (on and offsite), including cumulative impacts from associated precursor activities, the Southern Sydney Freight Line and the SIMTA intermodal proposal on sensitive receivers; • consideration of associated road and rail noise impacts; • the nature and sensitivity of, and impact to potentially affected receivers (including nearby residential areas of Moorebank, Wattle Grove and Casula, transport noise affected receivers and other sensitive land uses); • the consideration of relevant meteorological conditions and topographical features; and • taking into account the *Interim Construction Noise Guideline (DECC 2009), NSW Industrial Noise Policy (DEC), Assessing Vibration: A Technical guideline (DECC 2006), NSW Road Noise Policy (DECCW 2011), and the Rail Infrastructure Noise Guideline (EPA 2013).* **Biodiversity** – including but not limited to: • assessment of the biodiversity values of the site and adjoining areas, (particularly the Georges River and its riparian areas), including terrestrial and aquatic flora, fauna, habitat and corridors; • an impact assessment of threatened terrestrial and aquatic (including groundwater dependent) species, populations and endangered ecological communities and/or critical habitat under both State and Commonwealth legislation, including the Cumberland Plain Woodland; • ecological surveys in accordance with the relevant State and Commonwealth survey guidelines commensurate with the biology/ecology of species and extent of habitat within and adjacent to the development site; • vegetation clearing (resultant foraging, nesting, roosting and habitat loss and fragmentation, weed and edge effects) and operational impacts; • identification of riparian corridors to be established on the site and details of the riparian area to be rehabilitated along the Georges River and Anzac Creek; • a strategy to offset unavoidable, residual ecological impacts and native vegetation clearance, consistent with the 'avoid, minimise or offset' principle. This includes an offset strategy for any impacts of the development on matters of environmental significance under the *Environment Protection and Biodiversity Conservation Act 1999* and the *EPBC Environmental Offsets Policy* (October 2012) and on threatened species and endangered ecological communities and/or critical habitat under the *Threatened Species Conservation Act 1995*, in accordance with the *NSW Biodiversity Offsets Policy for Major Projects* 2014. The proposed strategy must demonstrate how it meets each of the overarching principles of the State and the Commonwealth offset policy to achieve long term conservation outcomes; and • taking into account the OEH's *Threatened Species Survey and Assessment Guidelines* (www.environment.nsw.gov.au/threatenedspecies/surveyassessmentgdlns.htm), any relevant draft or final recovery plans*, Fish Passage Requirements*

	for Waterway Crossings, Policy and Guidelines for Fish Friendly Waterway Crossings (DPI), *NSW Biodiversity Offsets Policy for Major Projects* 2014 *Commonwealth EIS guidelines* (EPBC 2011/6086, as revised)*, Significant Impact Guidelines, information on listed ecological communities and listed species, survey guidelines for nationally threatened species and the EPBC Environmental Offsets Policy* (DSEWPaC 2012)*.* **Hazards and Risks** – including but not limited to: • potential hazards and risks associated with the site as a whole and offsite, taking into account activities that have the potential to cause harm to people and/or the environment, including potential impacts associated with storing and handling dangerous goods on-site and transporting such goods to and from the site consistent with the Department's guideline *Applying SEPP 33 and taking into account the Hazardous Industry Planning Advisory Paper No 10: Land Use Safety Planning* (DoP); • a Preliminary Hazard Analysis, if relevant, in accordance with the *Hazardous Industry Planning Advisory Paper No. 6 Guidelines Hazard Analysis* (DoP); and • bushfire protection, taking into account *Planning for Bushfire Protection* (RFS). **Soils and Contamination** – including but not limited to: • potential land contamination, and identification of the need for remediation having regard to the ecological and human health risks posed by existing and past land uses on and adjoining the site; • where remediation is required, presentation of remediation options; • natural soil constraints, including potential for acid sulphate soils; and • taking into account the *Acid Sulfate Soils Manual* (ASSMAC), *Managing Land Contamination: Planning Guidelines - SEPP 55 Remediation of Land* (DUAP), relevant Australian Standards, Commonwealth guidelines and codes of practice. **Hydrology** – including but not limited to: • changes to the site's hydrology and an assessment of the hydrological impacts of the development and the development effects on flood characteristics on and off the site (in particular Cambridge Avenue), including the consideration of effects associated with climate change, such as changes to rainfall frequency and/ or intensity; • surface water and stormwater quality, erosion, spill, and sedimentation impacts, on and off site; and • taking into account the *Managing Urban Stormwater Soils and Construction, Vol. 1, 2A and 2D* (DECC), *National Water Quality Management Strategy Australian and New Zealand Guidelines for Fresh and Marine Water Quality* (ANZECC), *Georges River Floodplain Risk Management Study and Plan, Anzac Creek Floodplain Risk Management Study and Plan* and *Floodplain Development Manual* (DIPNR). **Air Quality** – including but not limited to: • a quantitative assessment of worst-case predicted emission of air pollutants, including an assessment of potential air pollution sources (including identifying locomotive standards), dust deposition, total suspended particulates, PM_{10}, $PM_{2.5}$ and atmospheric pollutants of concern for local and regional air quality; • consideration of relevant weather characteristics, seasonal variations and topographic features that may affect the dispersion of atmospheric pollutants; • identify impacts of the pollutants on human health, including cumulative impacts from background air pollution; • a Scope 1 greenhouse gas assessment, as defined by the Greenhouse Gas Protocol; and • taking into account the *Australian Greenhouse Office Factors and Methods workbook* (AGO 2006), *Approved Methods for the Modelling and*

	Assessment of Air Pollutants in NSW (DEC 2005) and the *National Environmental Protection Measures for Ambient Air Quality* (National Protection Council), and *Environmental Health Risk Assessment: Guidelines for assessing human health risks from environmental hazards* (enHealth, 2012). **Heritage** – including but not limited to: • *Aboriginal heritage* (including cultural and archaeological significance), in particular impacts to Aboriginal objects and potential archaeological deposits (PAD), should be assessed. Where impacts to Aboriginal heritage are identified the assessment shall: o outline the proposed mitigation and management measures (including measures to avoid significant impacts and an evaluation of the effectiveness of the measures) generally consistent with the Draft *Guidelines for Aboriginal Cultural Heritage Impact Assessment and Community Consultation* (DEC 2005); o be undertaken by a suitably qualified heritage consultant(s); o demonstrate effective consultation with Aboriginal communities in determining and assessing impacts and developing and selecting options and mitigation measures (including the final proposed measures); o demonstration that an appropriate archaeological assessment methodology, including research design (where relevant), to guide physical archaeological test excavations of areas of potential archaeological deposits that establishes the full spatial extent and significance of any archaeological evidence has been undertaken, including results; o assess and document the archaeological and cultural significance of cultural heritage values of affected sites; and o develop an appropriate assessment methodology, including research design, in consultation with the Office of Environment and Heritage, to guide physical archaeological test excavations of the sites and areas of PAD identified in a manner that establishes the full spatial extent and significance of any archaeological evidence across each site/area of PAD, and include the results of these excavations. • *Historic heritage* (including archaeology, heritage items and conservation areas). Where impacts to National, State or locally significant historic heritage items are identified the assessment shall: o outline the proposed mitigation and management measures (including measures to avoid significant impacts and an evaluation of the effectiveness of the mitigation measures) generally consistent with the guidelines in the *NSW Heritage Manual* (Heritage Office and Department of Urban Affairs and Planning 1996); o be undertaken by a suitably qualified heritage consultant(s) (note: where archaeological excavations are proposed, the relevant consultant must meet the NSW Heritage Council's Excavation Director criteria); o include a statement of heritage impact for all heritage items (including significance assessment). This should include detailed mapping of all heritage items and how they are affected by the proposal including actual or residual heritage impacts arising from pre-cursor or ancillary activities or projects (such as early works, decontamination, demobilisation or relocating the School of Military Engineering from the site); o include details of any proposed mitigation measures (architectural and landscape), o consider impacts from vibration, demolition, archaeological disturbance, altered historical arrangements and access, landscape and vistas, and architectural noise treatment; and o develop an appropriate archaeological assessment methodology, including research design, in consultation with the Heritage Council of New South Wales, to guide physical archaeological test excavations and include the results of these excavations, and

	o provision of future mitigation strategies for all identified archaeological impacts that would arise from the project. **Visual and Urban Design** – including but not limited to: • identify and evaluate the visual impacts of the development including an analysis of views from key vantage points and proposed management/mitigation measures to address the visual impact of the proposal; • a design analysis and justification of the key built form elements of the proposal ; and • lighting impacts in the local area, analyse and describe the contribution and impacts of the proposed facility on light spill at the local scale and to sensitive receivers. **Property and Infrastructure** – including but not limited to: • impacts on affected properties and land uses, including impacts relating to access, land use, business activities, future development potential, and property acquisition; and • service demand, capacity and augmentation of existing and proposed utilities and infrastructure, including any relocation as a result of the development.
General Environmental Risk Analysis	Notwithstanding the above key assessment requirements, the EIS must include an environmental risk analysis to identify potential environmental impacts associated with the development (construction and operation), proposed mitigation measures and potentially significant residual environmental impacts after the application of proposed avoidance and mitigation measures. Where additional key environmental impacts are identified through this environmental risk analysis, an appropriately detailed impact assessment of this additional key environmental impact must be included in the EIS.
Plans and Documents	The EIS must include all relevant plans, architectural drawings, diagrams and relevant documentation required under Schedule 1 of the *Environmental Planning and Assessment Regulation 2000*. Provide these as part of the EIS rather than as separate documents.
Consultation	The Applicant must undertake a consultation programme as part of the EIS process, including consultation with, but not necessarily limited to the following parties: • local, State or Commonwealth government authorities, including the: - Commonwealth Department of the Environment; - Environment Protection Authority; - Office of Environment and Heritage; - Transport for NSW; - Department of Primary Industries (Fisheries & Office of Water); - NSW Rural Fire Service; - NSW Health; - Sydney Ports Corporation; - Liverpool City Council; and - Campbelltown City Council. • service and infrastructure providers: - Roads and Maritime Services; - Australian Rail Track Corporation; - Sydney Trains; - Sydney Water Corporation; - Endeavour Energy; - Jemena; - Telstra; and - AGL Upstream Investments Pty Ltd. • specialist interest groups, including Local Aboriginal Land Councils; and • the public, including community groups and adjoining and affected landowners. The consultation process shall include measures for disseminating information

	to increase awareness of the development as well as methods for actively engaging stakeholders on issues that would be of interest/concern to them. The EIS must: • demonstrate effective consultation with stakeholders, and that the level of consultation with each stakeholder is commensurate with their degree of interest/concern or likely impact; • clearly describe the consultation process undertaken for each stakeholder/group including details of the dates of consultation and copies of any information disseminated as part of the consultation process (subject to confidentiality); and • describe the issues raised during consultation and how and where these have been addressed in the EIS, including where the design of the development has been amended in response to these issues. Where amendments have not been made to address an issue, a short explanation should be provided.
Further consultation after 2 years	If you do not lodge an EIS for the development within 2 years of the issue date of these SEARs, you must consult with the Secretary in relation to the requirements for lodgement.

B3 Cross-reference with Secretary's Environmental Assessment Requirements (NSW SEARs)

Identifier No.	Description	EIS location (cross references refer to Volume 1a and 1b of the EIS unless stated)
NSW SEARs		
D1.0	**General Requirements**	
D1.1	The Environmental Impact Statement (EIS) must be prepared in accordance with and meet the minimum requirements of Part 3 of Schedule 2 of the Environmental Planning and Assessment Regulation 2000 (the Regulation) and include the following:	Refer below.
D1.2	1. the information required by clause 6 of Schedule 2 of the Regulation, including a description of the staging and timing of the relevant components of the development, and required infrastructure to enable operation of the development;	EP&A Regulation declaration (front of EIS); Chapter 1 – *Introduction*, Chapter 7 – *Project built form and operations* and Chapter 8 – *Project development phasing and construction*.
D1.3	2. the content listed in clause 7 of Schedule 2 of the Regulation, including but not limited to:	Refer below.
D1.4	• a summary of the EIS;	EIS Summary (front of EIS).
D1.5	• a statement of the objectives of the development, including consideration of container trade numbers (import and export); and the development's consistency with the aims and objectives of relevant State policies and plans including the *NSW 2021, Draft Metropolitan Plan for Sydney (March 2013), Draft South West Subregional Strategy, Railing Port Botany's Containers, Action for Air,* NSW Freight and Ports Strategy 2013, the Commonwealth's *draft National Ports Strategy and National Freight Strategy;*	Chapter 1 – *Introduction* and Chapter 3 – *Strategic context and need.*
D1.6	• future trends in container origin/destination in Sydney, intermodal capacity and demand, and identification of the terminal's freight catchment area and freight split;	Chapter 1 – *Introduction* and Chapter 3 – *Strategic context and need*.
D1.7	• the development's relationship to and interaction with adjoining development, including the proposed intermodal on the SIMTA site and consideration of cumulative impacts of the two intermodals;	Chapter 3 – *Strategic context of need for* the Project and Chapter 27 – *Cumulative impacts.*
D1.8	• an analysis of feasible alternatives to carrying out the development, having regard to its objectives, including the consequences of not carrying out the development;	Chapter 6 – *Project development and alternatives.*
D1.9	• an analysis of the development, including an assessment, with a particular focus on the requirements of the listed key issues, in accordance with clause 7(1)(d) of Schedule 2 of the Regulation (where relevant), including for normal and worst case scenarios (as relevant);	Chapters 11 to 27 (impact assessment chapters) and Technical Papers included in Volume 3 – Volume 9.

Identifier No.	Description	EIS location (cross references refer to Volume 1a and 1b of the EIS unless stated)
D1.10	• an identification of how relevant planning, land use and development matters (including relevant strategic and statutory matters) have been considered in the impact assessment (direct, indirect and cumulative impacts) and/or in developing management, mitigation, and monitoring measures, including 79C of the *Environmental Planning and Assessment Act l979* (EP&A Act), applicable State Environmental Planning Policies (SEPP) and Local Environmental Plans (LEP), and the nature and extent of any prohibitions that apply to the development and demonstration that the site is suitable for the proposed use in accordance with SEPP 55;	Chapters 4 – *Planning and statutory requirements* and Chapter 23 – *Property and infrastructure*, and Chapter 15 – *Soils and contamination* (for SEPP 55) The suitability of the site and discussion of section 79C of the EP&A Act is included in Chapter 30 – *Project justification and conclusions* (section 30.1.3).
D1.11	• a compilation of the measures proposed to mitigate any adverse effects of the development on the environment;	Chapter 28 – *Environmental management framework*.
D1.12	• justification of the development taking into consideration the objects of the EP&A Act; and	Chapter 30 – *Project justification and conclusions*.
D1.13	• detail how ESD principles (as defined in clause 7(4) of the Regulation) will be incorporated in each stage of the development.	Chapters 9 – *Sustainability* and Chapter 30 – *Project justification and conclusions*.
D1.14	The EIS must also include:	Refer below.
D1.15	• a detailed description of any rail link option, together with a detailed impact assessment for each option;	Section 7.5 of Chapter 7 – *Project built form and operations* and impact chapters (11–26).
D1.16	• a health impact assessment of local and regional impacts associated with the development, including those health risks associated with relevant key issues;	Chapter 25 – *Human health risks and impacts*; and the Technical Paper 15 - *Human Health Risk Assessment* and Technical Paper 16 - *Health Impact Assessment* included in Volume 9.
D1.17	• potential options for future ownership of the development; and	Chapter 1 – *Introduction* (section 1.4)
D1.18	• consideration of the cumulative impacts of this proposal with the adjacent SIMTA proposal.	Chapter 27 – *Cumulative impacts.*
D1.19	**Quantity Surveyor's Report** • A Quantity Surveyor's Report that provides a detailed calculation of the Capital Investment Value (CIS) of the development shall be submitted with the EIS. The Report shall be prepared on company letterhead and indicate the applicable GST component of the CIV.	The report *Moorebank Intermodal Terminal EIS Cost Estimate No. 2* was provided to NSW DP&E on 3 September 2014.
D2.0	**Traffic, Transport and Access** – including but not limited to:	Refer below.
D2.1	• a Transport and Accessibility Impact Assessment demonstrating how the development will facilitate freight transport objectives, meet freight infrastructure requirements and address impacts to local and regional road and rail transport networks;	Chapter 11 – *Traffic, transport and access* (primarily section 11.4, which discusses impacts to the regional road and rail transport networks). Further details in the Technical Paper 1 – *Traffic and Transport Impact Assessment* in Volume 3. Chapter 3 – *Strategic context and need* for the Project demonstrates how development will facilitate freight transport objectives and meet freight

Identifier No.	Description	EIS location (cross references refer to Volume 1a and 1b of the EIS unless stated)
		infrastructure requirements in relevant State and Australian Government policies). Note: Further modelling of the impacts on the wider regional road network have commenced and will be incorporated in the final submissions report.
D2.2	• access to and from the development (including truck routes and rail access to the Southern Sydney Freight Line), and interaction and integration with existing and planned transport infrastructure and services; and details of internal transport and logistic requirements to minimise external transport impacts and maximise access to public transport for employees;	Chapter 11 – *Traffic, transport and access* (sections 11.3 and 11.4); section 3 of the Technical Paper 1 – *Traffic and Transport Impact Assessment* in Volume 3 of this EIS; and Chapter 7 – *Project built form and operations*.
D2.3	• the number of train and truck movements, origin and destination, time of movements, modal split targets, types of road transport likely to be used (for example B-doubles) and the capacity of existing and proposed road and rail routes to handle predicted increases in traffic, based on appropriate empirical analysis and modelling, including freight and non-freight movements and vehicle utilisation;	Chapter 11 – *Traffic, transport and access* (section 11.4) and sections 2, 4, 5 and 6 of Technical Paper 1 – *Traffic and Transport Impact Assessment* in Volume 3 of this EIS.
D2.4	• a breakdown of the split of import and export container movements by rail, including the proportion of empty container movements;	Chapter 11 - *Traffic, transport and access* (section 11.4.1) and section 4 of Technical Paper 1 – *Traffic and Transport Impact Assessment* in Volume 3 of this EIS.
D2.5	• proportion of port shuttle services, regional and interstate rail being serviced by the IMT, including predicted daily port shuttle movements;	Chapter 11 – *Traffic, transport and access* (section 11.4.1) and section 4 of Technical Paper 1 – *Traffic and Transport Impact Assessment* in Volume 3 of this EIS.
D2.6	• demonstrate plans and capacity for an empty container storage within the site, including the transport of empty containers to regional areas (if required);	Chapter 7 – *Project built form and operations* and sections 4 and 6 of Technical Paper 1 – *Traffic and Transport Impact Assessment* in Volume 3 of this EIS.
D2.7	• consideration of the cumulative impacts of this proposal with the adjacent SIMTA proposal and other existing and proposed freight distribution facilities in the locality and on local and regional road and rail networks;	Chapter 27 – *Cumulative impacts* details cumulative impacts with the SIMTA proposal. No other distribution facilities exist or are proposed in the locality.
D2.8	• identification of required road and rail infrastructure upgrades within proximity of the site, including the M5 and M7 motorways and interchanges, the Moorebank Avenue/Heathcote Road intersection, the Moorebank Avenue/Newbridge Road intersection and Cambridge Avenue;	Chapter 11 – *Traffic, transport and access* (section 11.4) and section 6 of Technical Paper 1 – *Traffic and Transport Impact Assessment* in Volume 3 of this EIS.
D2.9	• consideration of road safety in the vicinity of the site including the identification of any 'black spots';	Chapter 11 – *Traffic, transport and access* (section 11.4.4) and section 6 of Technical Paper 1 – *Traffic and Transport Impact Assessment* in Volume 3 of this EIS.

Identifier No.	Description	EIS location (cross references refer to Volume 1a and 1b of the EIS unless stated)
D2.10	• identification of cycleway and pedestrian links between Liverpool, Holsworthy, Wattle Grove, Moorebank, M5 corridor, Casula and Macquarie Fields to maximise active transport options to the site;	Chapter 11 – *Traffic, transport and access* (sections 11.2.3 and 11.4.5); and section 2.5 and 2.6 of Technical Paper 1 – *Traffic and Transport Impact Assessment* in Volume 3 of this EIS.
D2.11	• impacts on users of the Georges River, including an assessment of bridge clearance to ensure safe passage of water vessels; and	Chapter 24 – *Social and economic impacts*.
D2.12	• taking into account the Guide to Traffic Generating Developments (RTA) and the Integrating Land Use and Transport Package (DUAP).	These documents were considered in the assessment (as explained in section 4 of Technical Paper 1 – *Traffic and Transport Impact Assessment* in Volume 3 of this EIS).
D3.0	**Noise and Vibration** – including but not limited to:	Refer below.
D3.1	• assessment of the from the development (on and offsite), including cumulative impacts from associated precursor activities, from the Southern Sydney Freight Line and the SIMTA intermodal proposal on sensitive receivers;	Chapter 12 – *Noise and vibration* (section 12.3, which includes the SSFL) and Chapter 27 – *Cumulative impacts*.
D3.2	• consideration of associated road and rail noise impacts;	Chapter 12 – *Noise and vibration* (sections 12.3) and sections 8 to 15 in the Technical Paper 2 – *Noise and Vibration Impact Assessment* in Volume 3.
D3.3	• the nature and sensitivity of, and impact to potentially affected receivers (including nearby residential areas of Moorebank, Wattle Grove and Casula, transport noise affected receivers and other sensitive land uses);	Chapter 12 – *Noise and vibration* (sections 12.2.1 and 12.3) and sections 3 and 8 – 16 in Technical Paper 2 – *Noise and Vibration Impact Assessment* in Volume 3.
D3.4	• the consideration of relevant meteorological conditions and topographical features; and	Chapter 12 – *Noise and vibration* (sections 12.2 and 12.2) and section 6 in Technical Paper 2 – *Noise and Vibration Impact Assessment* in Volume 3.
D3.5	• taking into account the *Interim Construction Noise Control Guideline* (DECC 2009, *NSW Industrial Noise Policy* (DEC), *Assessing Vibration: A Technical guideline* (DECC 2006), *NSW Road Noise Policy* (DECCW 2011), and the *Rail Infrastructure Noise Guideline (EPA 2013).*	Chapter 12 – *Noise and vibration* (sections 12.1 to 12.4) and the Technical Paper 2 – *Noise and Vibration Impact Assessment* in Volume 3.
D4.0	**Biodiversity**	Refer below.
D4.1	• assessment of the biodiversity values of the site and adjoining areas, (particularly the Georges River and its riparian areas), including terrestrial and aquatic flora, fauna, habitat and corridors;	Chapter 13 – *Biodiversity* (section 13.2 and 13.3).
D4.2	• an impact assessment of threatened terrestrial and aquatic (including groundwater dependent) species, populations and endangered ecological communities and/or critical habitat under both State and Commonwealth legislation, including the Cumberland Plain Woodland;	Chapter 13 – *Biodiversity* (section 13.3.3 and 13.3.4) and Technical Paper 3 – *Ecological Impact Assessment* in Volume 4.
D4.3	• ecological surveys in accordance with the relevant State and Commonwealth survey guidelines commensurate with the biology/ecology of species and extent of habitat within and adjacent to the development site;	Chapter 13 – *Biodiversity* (generally discussed in section 13.1) and section 2 of Technical Paper 3 – *Ecological Impact Assessment* in Volume 4.

Identifier No.	Description	EIS location (cross references refer to Volume 1a and 1b of the EIS unless stated)
D4.4	• vegetation clearing (resultant foraging, nesting, roosting and habitat loss and fragmentation, weed and edge effects) and operational impacts;	Chapter 13 – *Biodiversity* (section 13.3.1).
D4.5	• identification of riparian corridors to be established on the site and details of the riparian area to be rehabilitated along the Georges River and Anzac Creek;	Chapter 7 – *Project built form and operations* details the proposed conservation zone; and Chapter 13 – *Biodiversity* provides details of offsets.
D4.6	• a strategy to offset unavoidable, residual ecological impacts and native vegetation clearance, consistent with the 'avoid, minimise or offset' principle. This includes an offset strategy for any impacts of the development on matters of environmental significance under the Environment Protection and Biodiversity Conservation Act 1999 and the EPBC Environmental Offsets Policy (October 2012) and on threatened species and endangered ecological communities and/or critical habitat under the Threatened Species Conservation Act 1995, in accordance with the NSW Biodiversity Offsets Policy for Major Projects 2014. The proposed strategy must demonstrate how it meets each of the overarching principles of the State and the Commonwealth offset policy to achieve long term conservation outcomes; and	Chapter 13 – *Biodiversity* (section 13.4) and Technical Paper 3 – *Ecological Impact Assessment* in Volume 4.
D4.7	• taking into account the OEH's Threatened Species Survey and Assessment Guidelines (www.environment.nsw.gov.au/threatenedspecies/surveyassessmentgdlns.htm), any relevant draft or final recovery plans, *Fish Passage Requirements for Waterway Crossings, Policy and Guidelines for Fish Friendly Waterway Crossings (DPI), NSW Biodiversity Offsets Policy for Major Projects 2014 Commonwealth EIS guidelines (EPBC 2011/6086, as revised), Significant Impact Guidelines, information on listed ecological communities and listed species, survey guidelines for nationally threatened species and the EPBC Environmental Offsets Policy (SEWPaC 2012).*	Chapter 13 – *Biodiversity* (sections 13.1, 13.2 and 13.4) and the Technical Paper 3 – *Ecological Impact Assessment* in Volume 4.
D5.0	**Hazards and Risks**	
D5.1	• potential hazards and risks associated with the site as a whole and offsite, taking into account activities that have the potential to cause harm to people and/or the environment, including potential impacts associated with storing and handling dangerous goods on-site and transporting such goods to and from the site consistent with the Department's guideline Applying SEPP 33 and taking into account the *Hazardous Industry Planning Advisory Paper No 10: Land Use Safety Planning* DP&E);	Chapter 14 – *Hazards and risk* (sections 14.2 to 14.5) and sections 2 and 3 of Technical Paper 4 – *Preliminary Risk Assessment* in Volume 4. Note – human health risk is specifically addressed in Chapter 25 – *Human health risks and impacts* and other general environmental hazards are addressed in Chapter 29 – *Environmental risk analysis*.
D5.2	• a Preliminary Hazard Analysis, if relevant, in accordance with the Hazardous Industry Planning Advisory Paper No. 6 Guidelines Hazard Analysis (DP&E); and	Chapter 14 – *Hazards and risk* (sections 14.3 and 14.4) and the Technical Paper 4 – *Preliminary Risk Assessment* in Volume 4.
D5.3	• bushfire protection, taking into account Planning for Bushfire Protection (RFS).	Chapter 14 – *Hazards and risk* (sections 14.5 and 14.6.1).

Identifier No.	Description	EIS location (cross references refer to Volume 1a and 1b of the EIS unless stated)
D6.0	**Soils and Contamination**	
D6.1	• potential land contamination, and identification of the need for remediation having regard to the ecological and human health risks posed by existing and past land uses on and adjoining the site;	Chapter 15 – *Contamination and soils* (potential land contamination and need for remediation); and Chapter 13 – *Biodiversity* and Chapter 25 – *Human health risks and impacts* (ecological and human health risks).
D6.2	• where remediation is required, presentation of remediation options;	Chapter 15 – *Contamination and soils* (sections 15.2 and 15.4).
D6.3	• natural soil constraints, including potential for acid sulfate soils; and	Chapter 15 – *Contamination and soils* (section 15.2).
D6.4	• taking into account the *Acid Sulfate Soils Manual* (ASSMAC), *Managing Land Contamination: Planning Guidelines – SEPP 55 Remediation of Land* (DUAP), relevant Australian Standards, Commonwealth guidelines and codes of practice.	Chapter 15 – *Contamination and soils* (section 15.3.1 and 15.5.1).
D7.0	**Hydrology**	Refer below.
D7.1	• changes to the site's hydrology and an assessment of the hydrological impacts of the development and the development effects on flood characteristics on and off the site (in particular Cambridge Avenue), including the consideration of effects associated with climate change, such as changes to rainfall frequency and/ or intensity;	Chapter 16 – *Hydrology, groundwater and water quality* (sections 16.3.1, to 16.3.3).
D7.2	• surface water and stormwater quality, erosion, spill, and sedimentation impacts, on and off site; and	Chapter 16 – *Hydrology, groundwater and water quality* (sections 16.3.4).
D7.3	• taking into account the *Managing Urban Stormwater Soils and Construction*, Vol. 1, 2A and 2D (DECC), *National Water Quality Management Strategy Australian and New Zealand Guidelines for Fresh and Marine Water Quality* (ANZECC), *Georges River Floodplain Risk Management Study and Plan*, *Anzac Creek Floodplain Risk Management Study and Plan and Floodplain Development Manual* (DIPNR).	Chapter 16 – *Hydrology, groundwater and water quality* (section 16.1 to section 16.4).
D8.0	**Air Quality**	Refer below.
D8.1	• a quantitative assessment of worst-case predicated emission of air pollutants, including an assessment of potential air pollution sources (including identifying locomotive standards), dust deposition, total suspended particulates, PM_{10} and atmospheric pollutants of concern for local and regional air quality;	Chapter 17 – *Local air quality* (section 17.3) and sections 8, 10 and 12 of Technical Paper 7 – *Local Air Quality Impact Assessment.*
D8.2	• consideration of relevant weather characteristics, seasonal variations and topographic features that may affect the dispersion of atmospheric pollutants;	Chapter 17 – *Local air quality* (section 17.2) and sections 3, 5 and Appendix A of Technical Paper 7 – *Local Air Quality Impact Assessment.*
D8.3	• identify impacts of the pollutants on human health, including cumulative impacts from background air pollution;	Chapter 17 – *Local air quality*, Chapter 18 – *Regional air quality* and Chapter 25 – *Human health risks and impacts* (based on the *Local Air Quality Impact Assessment* and *Human Health Risks Assessment* included in Volume 6 and 9)

Identifier No.	Description	EIS location (cross references refer to Volume 1a and 1b of the EIS unless stated)
D8.4	• a Scope 1 greenhouse gas assessment, as defined by the Greenhouse Gas Protocol; and	Chapter 19 – *Greenhouse gas assessment* (section 19.2).
D8.5	• taking into account the *Australian Greenhouse Office Factors and Methods Workbook* (AGO 2006), *Approved Methods for the Modelling and Assessment of Air Pollutants in NSW* (DEC 2005) and the *National Environmental Protection Measures for Ambient Air Quality* (National Protection Council) and *Environmental Health Risk Assessment: Guidelines for assessing human health risks from environmental hazards* (enHealth 2012).	Chapter 17 – *Local air quality* (section 17.1.1); and sections 5, 6 and 9 of the Technical Paper 7 – *Local Air Quality Impact Assessment.* The Australian Greenhouse Gas Office (AGO 2006) reference is relevant to the greenhouse gas assessment in Chapter 19 – *Greenhouse gas assessment.* The enHealth reference is relevant to Chapter 25 – *Human health.*
D9.0	**Heritage**	Refer below.
D9.1	*Aboriginal heritage* (including cultural and archaeological significance), in particular, impacts to Aboriginal objects and potential archaeological deposits (PAD) should be assessed. Where impacts to Aboriginal heritage are identified the assessment shall:	Chapter 20 – *Aboriginal heritage* and Technical Paper 10 – *Aboriginal Heritage Impact Assessment* in Volume 7.
D9.2	• outline the proposed mitigation and management measures (including measures to avoid significant impacts and an evaluation of the effectiveness of the measures) generally consistent with the *Draft Guidelines for Aboriginal Cultural Heritage Impact Assessment and Community Consultation* (DEC 2005);	Chapter 20 – *Aboriginal heritage* (section 20.5) and Technical Paper 10 – *Aboriginal Heritage Impact Assessment* in Volume 7. The predicted effectiveness of the measures is included in Chapter 28 – *Environmental management framework.*
D9.3	• be undertaken by a suitably qualified heritage consultant(s);	The Technical Paper 10 – *Aboriginal Heritage Impact Assessment* in Volume 7 was prepared by Navin Officer Heritage Consultants.
D9.4	• demonstrate effective consultation with Aboriginal communities in determining and assessing impacts and developing and selecting options and mitigation measures (including the final proposed measures); and	Chapter 20 – *Aboriginal heritage* (section 20.1) and section 5 in Technical Paper 10 – *Aboriginal Heritage Impact Assessment* in Volume 7.
D9.5	• demonstrate that an appropriate archaeological assessment methodology, including research design (where relevant), has been undertaken to guide physical archaeological test excavations of areas of potential archaeological deposits. The full spatial extent and significance of any archaeological evidence shall be established and results of excavations are to included;	Chapter 20 – *Aboriginal heritage* (sections 20.1 and 20.2.4) and Technical Paper 10 – *Aboriginal Heritage Impact Assessment* in Volume 7.
D9.6	• assess and document the archaeological and cultural significance of cultural heritage values of affected sites; and	Chapter 20 – *Aboriginal heritage* and Technical Paper 10 – *Aboriginal Heritage Impact Assessment* in Volume 7.
D10.7	• develop an appropriate assessment methodology, including research design, in consultation with the Department and the Office of Environment and Heritage, to guide physical archaeological test excavations of the sites and areas of PAD identified in a manner that establishes the full spatial extent and significance of any archaeological evidence across each site/area of PAD, and include the results of these excavations.	Chapter 20 – *Aboriginal heritage* and Technical Paper 10 – *Aboriginal Heritage Impact Assessment* in Volume 7. The subsurface methodology was endorsed by OEH.

Identifier No.	Description	EIS location (cross references refer to Volume 1a and 1b of the EIS unless stated)
D9.8	*Historic heritage* (including archaeology, heritage items and conservation areas). Where impacts to National, State or locally significant historic heritage items are identified the assessment shall:	Chapter 21 – *European heritage* and the Technical Paper 11 – *European Heritage Impact Assessment* in Volume 8.
D9.9	• outline the proposed mitigation and management measures (including measures to avoid significant impacts and an evaluation of the effectiveness of the mitigation measures) generally consistent with the guidelines in the *NSW Heritage Manual* (Heritage Office and Department of Urban Affairs and Planning 1996);	Chapter 21 – *European heritage* (section 21.5) and Chapter 28 – *Environmental management framework.*
D9.10	• be undertaken by a suitably qualified heritage consultant(s) (note: where archaeological excavations are proposed, the relevant consultant must meet the NSW Heritage Council's Excavation, Director criteria);	The Technical Paper 11 – *European Heritage Impact Assessment* in Volume 8 was undertaken by Navin Officer Heritage Consultants.
D9.11	• include a statement of heritage impact for all heritage items (including significance assessment). This should include detailed mapping of all heritage items and how they are affected by the proposal including actual or residual heritage impacts arising from pre-curser or ancillary activities or projects (such as early works, decontamination, demobilisation or relocating the School of Military Engineering from the site);	Chapter 21 – *European heritage* (section 21.3 and section 21.4) and Technical Paper 11 – *European Heritage Impact Assessment* in Volume 8.
D9.12	• include details of any proposed mitigation measures (architectural and landscape);	Section 21.5 of Chapter 21 – *European heritage.*
D9.13	• consider impacts from vibration, demolition, archaeological disturbance, altered historical arrangements and access, landscape and vistas, and architectural noise treatment;	Chapter 12 – *Noise and vibration.*
D9.14	• Develop an appropriate archaeological assessment methodology, including research design, in consultation with the Department, and the Heritage Council of New South Wales, to guide physical archaeological test excavations and include the result of these excavations; and	Chapter 20 – *Aboriginal heritage* and Technical Paper 10 – *Aboriginal Heritage Impact Assessment* in Volume 7. The subsurface methodology was endorsed by OEH.
D9.15	• Provision of future mitigation strategies for all identified archaeological impacts that would arise from the Project.	Section 21.5 of Chapter 21 – *European heritage.*
D10.0	**Visual and Urban Design**	Refer below.
D10.1	• identify and evaluate the visual impacts of the development including an analysis of views from key vantage points and proposed management and mitigation measures to address the visual impact of the proposal;	Chapter 22 – *Visual and urban design* (sections 22.3 and 22.4).
D10.2	• a design analysis and justification of the key built form elements of the proposal; and	Chapters 7 – *Project built form and operations* and Chapter 22 –*Visual and urban design* (section 22.3.4).
D10.3	• analyse and describe the contribution and impacts of the proposed facility on light spill at the local scale and to sensitive receivers.	Chapter 22 – *Visual and urban design* (section 22.5 and 22.6).

Identifier No.	Description	EIS location (cross references refer to Volume 1a and 1b of the EIS unless stated)
D11.0	**Property and infrastructure**	Refer below.
D11.1	• impacts on affected properties and land uses, including impacts relating to access, land use, business activities, future development potential, and property acquisition; and	Chapter 23 – *Property and infrastructure* details impacts on affected properties and land uses, future development potential, property acquisition, and access. Access impacts are also discussed in Chapter 11 – *Traffic, transport and access.* Business impacts are discussed in Chapter 24 – *Social and economic impacts.*
D11.2	• service demand, capacity and augmentation of existing and proposed utilities and infrastructure, including any relocation as a result of the development.	Chapter 23 – *Property and infrastructure* (section 23.2).
D12.0	**General Environmental Risk Analysis**	Refer below.
D12.1	Notwithstanding the above key assessment requirements, the EIS must include an environmental risk analysis to identify potential environmental impacts associated with the development (construction and operation), proposed mitigation measures and potentially significant residual environmental impacts after the application of proposed avoidance and mitigation measures. Where additional key environmental impacts are identified through this environmental risk analysis, an appropriately detailed impact assessment of additional key environmental impacts must be included in the EIS.	Chapter 29 – *Environmental risk analysis.*
D13.0	**Plans and Documents**	Refer below.
D13.1	The EIS must include all relevant plans, architectural drawings, diagrams and relevant documentation required under Schedule 1 of the *Environmental Planning and Assessment Regulation* 2000. Provide these as part of the EIS Plans and Documents rather than as separate documents.	Chapter 1 – *Introduction* and Chapter 7 – *Project built form and operations* and Chapter 8 – *Project development phasing and construction.*
D14.0	**Consultation**	Refer below.
D14.1	The Applicant must undertake a consultation programme as part of the EIS process, including consultation with, but not necessarily limited to the following parties:	Chapter 5 – *Stakeholder and community consultation* and Volume 2, Appendix D.
D14.2	• local, State or Commonwealth government authorities, including the:	As above.
D14.3	• Commonwealth Department of the Environment;	As above.
D14.5	• Environment Protection Authority;	As above.
D14.6	• Office of Environment and Heritage;	As above.
D14.7	• Transport for NSW;	As above.
D14.8	• Department of Primary Industries (Fisheries & Office of Water);	As above.
D14.9	• NSW Rural Fire Service;	As above.
D14.10	• NSW Health;	As above.
D14.11	• Sydney Ports Corporation;	As above.
D14.12	• Liverpool City Council; and	As above.

Identifier No.	Description	EIS location (cross references refer to Volume 1a and 1b of the EIS unless stated)
D14.13	• Campbelltown City Council.	As above.
D14.14	• service and infrastructure providers:	As above.
D14.15	• Roads and Maritime Services;	As above.
D14.16	• Australian Rail Track Corporation;	As above.
D14.17	• Sydney Trains;	As above.
D14.18	• Sydney Water Corporation;	As above.
D14.19	• Endeavour Energy;	As above.
D14.20	• Jemena;	As above.
D14.21	• Telstra; and	As above.
D14.22	• AGL Upstream Investments Pty Ltd.	As above.
D14.23	• specialist interest groups, including Local Aboriginal Land Councils; and	As above.
D14.24	• the public, including community groups and adjoining and affected landowners.	As above.
D14.25	The consultation process shall include measures for disseminating information to increase awareness of the development as well as methods for actively engaging stakeholders on issues that would be of interest/concern to them. The EIS must:	As above.
D14.26	• demonstrate effective consultation with stakeholders, and that the level of consultation with each stakeholder is commensurate with their degree of interest/concern or likely impact;	As above.
D14.27	• clearly describe the consultation process undertaken for each stakeholder/group including details of the dates of consultation and copies of any information disseminated as part of the consultation process (subject to confidentiality); and	As above.
D14.28	• describe the issues raised during consultation and how and where these have been addressed in the EIS, including where the design of the development has been amended in response to these issues. Where amendments have not been made to address an issue, a short explanation should be provided.	As above.

B4 Cross-reference with Department of the Environment's Environmental Impact Statement (EIS) Guidelines)

Identifier No.	Description	EIS location (cross references refer to Volume 1 of the EIS unless stated)
COMMONWEALTH EIS GUIDELINE REQUIREMENTS		
S1.0	**Executive Summary**	
S1.1	An executive summary that outlines the key findings of the EIS must be provided. The executive summary must briefly:	EIS Summary (front of EIS).
S1.2	State the background and the need for the proposed action.	EIS Summary (front of EIS).
S1.3	Discuss alternatives and the reasons for selecting the preferred option and rejecting the alternatives. This includes alternatives relating to the site selection within the broader geographical context and the options with the site's configuration and arrangements.	EIS Summary (front of EIS). More details in Chapter 6 – *Project development and alternatives.*
S1.4	Describe the proposal including areas to be impacted both on and off Commonwealth land (location, context in the region and existing environment).	EIS Summary (front of EIS).
S1.5	Describe the background to and the need for the proposal.	EIS Summary (front of EIS).
S1.6	Describe all related and associated consequential projects on and off the site.	EIS Summary (front of EIS). More details in Chapter 3 – *Strategic context and need for the Project* and Chapter 6 – *Project development and alternatives.*
S1.7	Summarise the construction, operational and any decommissioning activities associated with the proposed action.	EIS Summary (front of EIS).
S1.8	State the proposed schedule for each component of the proposal, the expected duration of each stage and the proposal as a whole.	EIS Summary (front of EIS).
S1.9	Provide an overview of the existing local and regional environments, summarising the features of the physical, biological, social, cultural and economic environment relating to the proposal and associated activities.	EIS Summary (front of EIS).
S1.10	Summarise stakeholder consultation undertaken in preparing the EIS.	EIS Summary (front of EIS).
S1.11	Describe the expected, likely and potential impacts of the proposal on matters of national environmental significance.	EIS Summary (front of EIS).
S1.12	Summarise the environmental protection measures including avoidance, mitigation, compensation and monitoring to be implemented for the proposed action.	EIS Summary (front of EIS).
S1.13	An outline of project timings.	EIS Summary (front of EIS).
S1.14	Provide an outline of the environmental record of the person to take the action, the proponent and its relevant predecessors, agents, parent and subsidiary entities (where known).	Included in Appendix I in Volume 2.
S2.0	**INTRODUCTION**	
S2.1	Introduce the main body of the EIS with:	
S2.2	An overview of the project describing its components on and off Commonwealth land.	Chapters 1 – *Introduction* (section 1.2) and 2 – *Site context and environmental values.*

Identifier No.	Description	EIS location (cross references refer to Volume 1 of the EIS unless stated)
S2.3	A clear definition of the objectives of the proposal and its context in relation to Government strategies.	Chapter 1 – *Introduction* and Chapter 3 – *Strategic context and need for the Project.*
S2.4	A description of the environmental values of the site, including any listed threatened species and communities or species of conservation significance under Commonwealth and NSW legislation.	Chapter 2 – *Site context and environmental values* (section 2.4), with more details in Chapter 13 – *Biodiversity.*
S2.5	An explanation of the scope and legislative basis for the EIS.	Chapter 1 – *Introduction* and Chapter 4 – *Planning and statutory requirements*
S2.6	A description of the studies/surveys/consultations that have been conducted in developing the proposal and preparing the EIS (results of studies and detailed comments resulting from the consultation process must be included as Appendices).	Chapter 5 – *Stakeholder and community consultation*; and impact assessment chapters 11 to 27 (plus technical papers in Volumes 3 to 9).
S2.7	A summary of priority environmental and management issues.	Chapter 29 – *Environmental risk analysis* and Chapter 30 – *Project justification and conclusions.*
S2.8	Responsibilities for preparing the EIS.	Appendix A, Volume 2.
S2.9	A brief explanation of the structure of the document.	Chapter 1 – *Introduction* (section 1.8).
S3.0	**GENERAL INFORMATION**	
S3.1	This should provide the background and context of the action including:	Chapter 1- *Introduction* and Chapter 3 – *Strategic context and need.*
S3.2	The title of the action.	EPBC form (front of EIS).
S3.3	The full name and postal address of the designated proponent.	EPBC form (front of EIS).
S3.4	A clear outline of the objective of the action.	Section 1.3 of Chapter 1 – *Introduction.*
S3.5	The location of the action.	EPBC form (front of EIS).
S3.6	The background to the development of the action.	EPBC form (front of EIS).
S3.7	How the action relates to any other actions (of which the proponent should reasonably be aware) that have been, or are being, taken or that have been approved in the region affected by the action.	EPBC form (front of EIS).
S3.8	The current status of the action.	EPBC form (front of EIS).
S3.9	The consequences of not proceeding with the action.	Chapter 6 – *Project development and alternatives* (section 6.2).
S4.0	**5. DESCRIPTION OF THE ACTION**	
S4.1	All construction and operational components of the action must be described in detail. This must include the precise location of all works to be undertaken, structures to be built or elements of the action that may have impacts on matters of national environmental significance (MNES). Where alternatives are proposed, this must be presented for each option in equivalent detail. The information must include:	Chapter 7 – P*roject built form and operations* and Chapter 8 – *Project development phasing and construction.*
S4.2	• All precincts of the proposed development, including:	Refer below.

Identifier No.	Description	EIS location (cross references refer to Volume 1 of the EIS unless stated)
S4.3	• Size and location;	Chapter 7 – *Project built form and operations.*
S4.4	• Types of land uses (including specific type of industrial activities);	Chapter 7 – *Project built form and operations.*
S4.5	• Staging and timing of land release, construction works and operation;	Chapter 8 – *Project development phasing and construction.*
S4.6	• Building set-backs (buffer zones) at the boundary of the development area and areas where MNES and species of state conservation significance are located;	Chapter 7 – *Project built form and operations* and Chapter 13 – *Biodiversity.*
S4.7	• Environmental rehabilitation works;	Chapter 7 – *Project built form and operations* and Chapter 8 – *Project development phasing and construction* (section 8.3.4).
S4.8	• Water quality management at the proposed action area during and after construction;	Chapter 16 – *Hydrology, groundwater and water quality* (sections 16.3.1 and 16.4.2). Chapter 7 – *Project built form and operations*, Chapter 8 – *Project development phases and construction.*
S4.9	• An indicative layout plan for the proposed action area including the location and type of land use, key infrastructure, open space and conservation areas;	Chapter 7 – *Project built form and operations.*
S4.10	• The date and time period over which construction and operation will take place;	Chapter 7 – *Project built form and operations* and Chapter 8 – *Project development phasing and construction.*
S4.11	• Details of any proposed public transport services which will operate throughout the site;	No public transport proposed through the Site; however, Chapter 11 – *Traffic, transport and access* (sections 11.2.3 and 11.4.5) and sections 2.5 and 8.4 of Technical Paper 1 – *Traffic and Transport Impact Assessment* in Volume 3 describe existing and proposed public transport in the vicinity of the Project site.
S4.12	• Details regarding water supply, waste water management, sewerage management, stormwater management and any other relevant public works;	Chapter 7 – *Project built form and operations,* Chapter 8 – *Project development phases and constriction*, Chapter 16 – *Hydrology, groundwater and water quality* (stormwater management), and Chapter 26 – *Waste and resource management* (water supply, wastewater and sewerage management).
S4.13	• Details of how the site will be managed and maintained, this should include weed management, pet and feral animal management and community conservation programs;	Chapter 13 – *Biodiversity* and Chapter 28 – *Environmental management framework.*
S4.14	• Full details of risk assessments which have been undertaken regarding potential threats from flood and fire, rehabilitation works, construction and operational storage of flammable and other hazardous materials and strategies to address these risks	Chapter 16 – *Hydrology, groundwater and water quality* details flooding impacts; and Chapter 14 – *Hazards and risks* covers other hazards and risks including fire.

Identifier No.	Description	EIS location (cross references refer to Volume 1 of the EIS unless stated)
S4.15	• Any planned staging of the proposal including timing of construction and operation of the relevant components of the facility; and	Chapter 8 – *Project development phasing and construction* (section 8.2).
S4.16	• include a description of the proposed timing of the relocation of the School of Military Engineering from the site.	Chapter 8 – *Project development phasing and construction* (section 8.1).
S5.0	**6. FEASIBLE ALTERNATIVES**	
S5.1	Any feasible alternatives to the action to the extent reasonably practicable should be described in detail, including;	Chapter 6 – *Project development and alternatives.*
S5.2	• If relevant, the alternative to taking no action;	Chapter 6 – *Project development and alternatives* (section 6.2).
S5.3	• The alternative of locating the facility elsewhere in the Sydney geographical area;	Section 6.5 and section 6.6 in Chapter 6 – *Project development alternatives.*
S5.4	• The alternative of a lower impact development including layout options that avoid direct impacts and maintain connectivity within the landscape for matters protected under the EPBC Act;	As discussed with DoE during consultations in January 2013, lower impact options in the form of import/export (IMEX) only and interstate only layout options were considered early in the options assessment process (refer to section 6.7, this chapter), but were dismissed as not feasible as they would not meet the identified Commonwealth objectives for the Project. Therefore, no detailed environmental assessment of these options was undertaken.
S5.5	• A comparative description of the impacts of each alternative on the matters protected by controlling provisions of Part 3 of the EPBC Act for the action;	The criteria developed for the multi-criteria analysis of layout options (refer to section 6.7 of Chapter 6 – *Project development alternatives*) broadly considered these matters. However, as discussed with DoE during consultations in January 2013, the alternatives assessment was undertaken prior to release of the EIS Guidelines; therefore, retrospective and more detailed assessment relative to these matters is not considered reasonably practicable.
S5.6	• Sufficient detail to make clear why any alternative is preferred to another; and	Chapter 6 – *Project development and alternatives* (sections 6.2 and 6.7).
S5.7	• Short, medium and long-term advantages and disadvantages of the options should be discussed.	Chapter 6 – *Project development and alternatives* (section 6.7.4).
S6.0	**7. PROJECT JUSTIFICATION AND NEED**	
S6.1	Address the specific objectives and justification for the proposal. Details of how the proposed action is consistent with the objectives of the EPBC Act and principles of ecologically sustainable development defined in Section 3A of the Act (refer Attachment 1). Consideration should focus on *The National Strategy for Ecologically Sustainable Development,* published by the Commonwealth Government (1992). Each principle should be discussed and conclusions drawn as to how the proposal conforms. A life-of-project perspective must be shown.	Chapter 30 – *Project justification and conclusions* (sections 30.1.1 to 30.1.4); and Chapter 9 – *Project sustainability.*

Identifier No.	Description	EIS location (cross references refer to Volume 1 of the EIS unless stated)
S6.2	Provide a strategic and project justification describing the strategic need, justification and objectives for the project, including but not limited to:	Chapter 30 – *Project justification and conclusions* (section 30.1.1); Chapter 3 – *Strategic context and need for the Project*; and Chapter 6 – *Project development and alternatives*.
S6.3	• The suitability of the site taking into consideration the objects of the NSW *Environmental Planning and Assessment Act 1979;*	Chapter 30 – *Project justification and conclusions* (section 30.1.3).
S6.4	• The implications of NSW planning requirements in relation to environmental assessment and planning considerations of the site within the broader surrounding precinct and proposed or possible future developments;	Chapter 1 – *Introduction,* Chapter 3 – *Strategic context and need for the Project* and Chapter 4 – *Planning and statutory requirements.*
S6.5	• Alternatives considered to the preferred project (including site layouts) and impacts arising from the relocation of current issues;	Chapter 6 – *Project development and alternatives.*
S6.6	• The need for and the objectives of the project, taking into consideration container trade numbers (import and export) at the international, national and state levels;	Chapter 1 – *Introduction*; Chapter 3 – *Strategic context and need*; and Chapter 30 – *Project justification and conclusions* (section 30.1.1).
S6.7	• Future trends in container origin/destination in Sydney; intermodal capacity and demand; and identification of the terminal's freight catchment area and freight split;	Chapter 3 – *Strategic context and need for the Project* (future trends and intermodal capacity and demand).
S6.8	• Its relationship to and interaction with adjoining development(s), including the proposed intermodal on the SIMTA site;	Chapter 3 – *Strategic context and need for the Project*; and Chapter 27 – *Cumulative impacts*.
S6.9	• Its consistency with the aims and objectives of relevant State policies and plans including the NSW 2021, Long Term Transport Master Plan, State Infrastructure Strategy 2012-2032, Metropolitan Plan for Sydney 2031, Railing Port Botany's Containers, Action for Air, the Commonwealth's draft National Ports Strategy and National Freight Strategy, NSW Freight and Ports Strategy and project objectives; and	Chapter 3 – *Strategic context and need for the Project*.
S6.10	• Discuss potential options and implications of future ownership and tenure change of the action.	Chapter 1 – *Introduction* (sections 1.4 and 1.5) and Chapter 23 – *Property and infrastructure.*
S6.11	**LOCATION AND TENURE**	
S6.12	Provide maps at suitable scales showing the location of the proposed site, including but not limited to:	Chapter 1 – *Introduction.*
S6.13	• The location and boundaries of land tenures;	Chapter 2 – *Site context and environmental values*.
S6.14	• Areas of conservation, biodiversity and heritage value in any locality that may be impacted by the proposal; and	Chapter 13 – *Biodiversity*; Chapter 20 – *Aboriginal heritage*; and Chapter 21 – *European heritage*.
S6.15	• The location of existing dwellings and the zoning of all affected lands according to any existing or future land use or strategic plan.	Chapter 2 – *Site context and environmental values.*
S6.16	Consideration should be given to providing rectified air photo enlargements to illustrate land, water, natural and built features of the area.	Chapter 1 – *Introduction* and Chapter 2 – *Site context and environmental values*; and impact assessment chapters (Chapters 11 to 27).

Identifier No.	Description	EIS location (cross references refer to Volume 1 of the EIS unless stated)
S6.17	The EIS must also outline the tenure history of the site (whether there have been any native title extinguishing events, and the potential for native title to continue to exist) and the expected future site tenure, (such as rezoning, boundary realignments, new easements and subdivisions.	Chapter 20 – *Aboriginal heritage* and Chapter 21 – *European heritage*. Chapter 23 – *Property and infrastructure.*
S7.0	**8. ENVIRONMENTAL VALUES AND MANAGEMENT OF IMPACTS**	
S7.0	**GENERAL REQUIREMENTS**	
S7.1	The function of this section of the EIS is to provide:	
S7.2	• Descriptions of the existing environmental values, including social, historical, cultural and recreational values, of the site which may be affected by the proposal. The existing condition of those values will serve as a baseline against which impacts and management of the proposal and alternatives can be assessed;	Chapter 2 – *Site context and environmental values* and impact assessment chapters (11 to 27).
S7.3	• Description of the location and size of populations of listed threatened species located on or near the site;	Chapter 2 – *Site context and environmental values* and Chapter 13 – *Biodiversity.*
S7.4	• Descriptions of the existing and proposed urban activities and land uses within areas that may be affected by the proposal;	Chapter 2 – *Site context and environmental values*, Chapter 23 – *Property and infrastructure* and Chapter 24 – *Social and economic impacts.*
S7.5	• Quantitative descriptions of the likely impacts on environmental values of the area from all phases of the proposal at the local and regional levels as appropriate. This must include an assessment of the degree of uncertainty in relation to each impact including statements of whether any impacts are likely to be unknown, unpredictable or irreversible;	Chapters 11 to 27; and Technical Papers included in Volume 3 to Volume 9.
S7.6	• An assessment of the impact of the proposal over the operational life must be considered in combination with the impacts of other relevant existing, approved or proposed activities in the dimensions of scale, intensity, duration or frequency of the impacts. The proposed actions consistency with the requirements or recommendations of relevant State planning policies, guidelines or standards, environmental protection policies, national environmental protection measures and integrated catchment management plans should be examined;	Chapter 3 – *Strategic context and need for the Project*; and Chapter 27 – *Cumulative impacts*.
S7.7	• A discussion of the known and potential developments in the local region on the environmental values of land, impacts to air and water and public health. This assessment may include air and water sheds affected by the proposal;	Chapter 17 – *Local air quality* (section 17.2) and the Technical Paper 7 – *Local Air Quality Impact Assessment;* Chapter 16 – *Hydrology, groundwater and water quality* covers water; Chapter 25 – *Human health risks and impacts* covers human health; and Chapter 27 – *Cumulative impacts* covers known and potential developments in the local region and cumulative impacts of these developments with the Moorebank IMT Project.

Identifier No.	Description	EIS location (cross references refer to Volume 1 of the EIS unless stated)
S7.8	• Environmental protection objectives to be achieved and the standards and measurable indicators that will be used. These qualitative and quantitative environmental protection objectives should enhance or protect each environmental value;	Chapter 28 – *Environmental management framework* (section 28.1.2). Issue-specific objectives are covered in the Provisional EMPs in Appendix H, Volume 2.
S7.9	• Monitoring programs detailing the monitoring parameters, monitoring points, frequency, data interpretation and reporting proposals; and	Chapters 11 to 27 and Chapter 28 – *Environmental management framework*; and the Provisional EMPs in Appendix H, Volume 2.
S7.10	• Management strategies to be used to ensure the environmental protection objectives are achieved and control strategies implemented e.g. continuous improvement framework including details of corrective action options, reporting (including any public reporting), monitoring, staff training, management responsibility pathway, and any environmental management systems and how they are relevant to each element of the environment.	Chapters 11 to 27 and Chapter 28 – *Environmental management framework* (sections 28.1and 28.2).
S8.0	**DESCRIPTION OF THE ENVIRONMENT AND MATTERS OF NES**	
S8.1	Provide a detailed description of the environment of the proposed action site and surrounding area and other areas potentially impacted by the proposed action. This must include the following information:	Chapters 11 to 27 (impact assessment chapters).
S8.2	• Information on the presence, status and extent of threatened species and communities listed under the EPBC Act, or endemic, rare, iconic or threatened species listed under NSW legislation which are known or likely to be present in the vicinity of the proposed action area;	Chapter 13 – *Biodiversity* (section 3.1 and section 13.2).
S8.3	• Describe the existing noise environment at sensitive receivers surrounding the proposed site. In describing this information, this section must consider;	Chapter 12 – *Noise and vibration* (section 12.2).
S8.4	• Relevant meteorological conditions (including frequency and characteristics of temperature inversions);	Chapter 12 – *Noise and vibration* (section 12.2.2) and section 6 of Technical Paper 2 – *Noise and Vibration Impact Assessment* in Volume 3.
	• Topographic features which may influence noise and vibration impacts;	Chapter 12 – *Noise and vibration* (section 12.2.1) and section 3 of Technical Paper 2 – *Noise and Vibration Impact Assessment* in Volume 3.
	• The EIS must also provide a description of existing levels of industrial and other noise and vibration, and comment on how noise and vibration levels have changed over time;	Chapter 12 – *Noise and vibration* (section 12.2.2) and section 3 of Technical Paper 2 – *Noise and Vibration Impact Assessment* in Volume 3.
	• Describe the existing air quality site, including a description of the relationship of the site to the regional air drainage basin and of diurnal and seasonal variations in air pollution levels and the influence of short term weather phenomena. Reference must be made to levels of hydrocarbons, suspended particulate matter, carbon monoxide, oxides of nitrogen, sulphur dioxide, ozone, reactive organic compounds, lead and air toxics. The description must include relevant weather characteristics including winds, fogs and	Chapter 17 – *Local air quality* (sections 17.2), and sections 5 and 6 of Technical Paper 7 – *Local Air Quality Impact Assessment.* Regional air quality is covered in Chapter 18 – *Regional air quality.*

Identifier No.	Description	EIS location (cross references refer to Volume 1 of the EIS unless stated)
	temperature inversions and any topographic features which may affect the dispersion of air pollutants;	
S8.5	• Provide a discussion of the current light environment at the proposed site and surrounding area. Identify the location of all sensitive receivers to light in the local area;	Chapter 22 – *Visual and urban design* (section 22.5).
S8.6	• Identify the location of all sensitive receivers to light in the local area;	Chapter 22 – *Visual and urban design* (section 22.2.3).
S8.7	• Provide a description of the current traffic conditions in the vicinity of the proposed site and along proposed road transport routes, including traffic volumes, peak times, points of congestion and road conditions;	Chapter 11 – *Traffic, transport and access* (section 11.2); and section 2 of Technical Paper 1 – *Traffic and Transport Impact Assessment* in Volume 3 of this EIS.
S8.8	• Provide a description of the existing visual amenity of the proposed site including an analysis of views from key vantage points. Visual representations are required to address this section;	Chapter 22 – *Visual and urban design* details change to visual amenity on the proposed Project site and surrounding areas resulting from construction and operation of the facility (section 22.3.2).
S8.9	• Identify, describe and map places or items of historical heritage value. Describe the significance of the values to people or groups associated with those places;	Chapter 21 – *European heritage* (Section 21.2 and 21.3) and Technical Paper 11 – *European Heritage Impact Assessment* in Volume 8.
S8.10	• Provide a description of the biodiversity values of the site and surrounding areas. This description should include mapping of any areas with biodiversity value, including, but not limited to, remnant vegetation, fauna corridors and foraging, nesting or roosting habitat for species. This description must also include information on the presence of any endemic, rare, threatened or iconic species;	Chapter 13 – *Biodiversity* (section 13.1 and section 13.2) and Technical Paper 3 – *Ecological Impact Assessment* in Volume 4.
S8.11	• Riparian areas and foraging, nesting, roosting and habitat loss and fragmentation, and edge effects, having regard to the status, distribution and sensitivity of the species or ecological community; and	Chapter 13 – *Biodiversity* (section 13.2) and Technical Paper 3 – *Ecological Impact Assessment* in Volume 4.
S8.12	• Identify, describe and map all places and items of indigenous cultural value.	Chapter 20 – *Aboriginal heritage* (section 20.2) and the Technical Paper 10 – *Aboriginal Heritage Impact Assessment* in Volume 7.
S9.0	**IMPACTS TO LISTED THREATENED SPECIES AND COMMUNITIES**	
S9.1	The following sections illustrate the types of impacts that need to be considered in the EIS as a minimum. There may be other environmental issues that are identified during the course of the EIS investigations. Those issues (if any) will also need to be addressed as part of the EIS documentation.	Refer below.
S9.2	A detailed description of the environment of the proposed action site, surrounding areas and other areas that may be affected by the action must be provided. This must include the following information:	Chapters 11 to 27 (impact assessment chapters).

Identifier No.	Description	EIS location (cross references refer to Volume 1 of the EIS unless stated)
S9.3	Listed threatened species and communities that are known or likely to be present in the vicinity of the proposed action area. In particular:	Chapter 13 – *Biodiversity* (section 13.2) and Technical Paper 3 – *Ecological Impact Assessment* in Volume 4.
S9.4	• Cumberland Plain Shale Woodlands and Shale-Gravel Transition Forest;	Chapter 13 – *Biodiversity* (section 13.2) and Technical Paper 3 – *Ecological Impact Assessment* in Volume 4.
S9.5	• Green and Gold Bell Frog (*Litoria aurea*);	Chapter 13 – *Biodiversity* (section 13.2) and Technical Paper 3 – *Ecological Impact Assessment* in Volume 4.
S9.6	• Downy Wattle (*Acacia pubescens*);	Chapter 13 – *Biodiversity* (section 13.2) and Technical Paper 3 – *Ecological Impact Assessment* in Volume 4.
S9.7	• Small-flower Grevillea (*Grevillea parviflora subsp. parviflora*);	Chapter 13 – *Biodiversity* (section 13.2) and Technical Paper 3 – *Ecological Impact Assessment* in Volume 4.
S9.8	• Nodding Geebung (*Persoonia nutans*);	Chapter 13 – *Biodiversity* (section 13.2) and Technical Paper 3 – *Ecological Impact Assessment* in Volume 4.
S9.9	• Macquarie Perch (*Macquaria australasica*); and	Chapter 13 – *Biodiversity* (section 13.2) and Technical Paper 3 – *Ecological Impact Assessment* in Volume 4.
S9.10	• Spot-tailed Quoll (*Dasyurus maculatus* subsp. *maculatus*).	Chapter 13 – *Biodiversity* (section 13.2) and Technical Paper 3 – *Ecological Impact Assessment* in Volume 4.
S9.11	The following information must be included in the EIS in relation to the above listed threatened species and communities:	
S9.12	• Information on the abundance, distribution, ecology and habitat preference of the species or communities;	Chapter 13 – *Biodiversity* (section 13.2) and Technical Paper 3 – *Ecological Impact Assessment* in Volume 4.
S9.13	• Discussion of the known threats to the species or communities, with reference to threats posed by the proposed action;	Chapter 13 – *Biodiversity* (section 13.3) and Technical Paper 3 – *Ecological Impact Assessment* in Volume 4.
S9.14	• Details of surveys for these species and communities and their habitat in the proposed action area or surrounding areas. This should include details of survey effort, timing, location, and methodologies for studies and surveys undertaken and the regional status, population size and distribution within the area surrounding the proposed action identified for these species and communities. Survey methodology must have regard to any relevant publicly available guidance issued by the department;	Chapter 13 – *Biodiversity* discussed generally in section 13.2) and Technical Paper 3 – *Ecological Impact Assessment* in Volume 4 (Table 2.4 and Table 2.5).
S9.15	• An assessment of the quality and importance of potential habitat for these species and communities in the proposed action area and surrounding areas;	Chapter 13 – *Biodiversity* (section 13.2).
S9.16	• The presence of formal or informal conservation reserves for these species or communities within the proposed action area or surrounding area;	Chapter 13 – *Biodiversity* (section 13.4).

Identifier No.	Description	EIS location (cross references refer to Volume 1 of the EIS unless stated)
S9.17	• For all species and communities that are considered unlikely to be impacted by the proposed action, but for which apparently suitable habitat is present and could be impacted by the proposed action, detailed information to demonstrate that impacts on the species are unlikely to occur;	Chapter 13 – *Biodiversity* (section 13.3).
S9.18	• Discussion of the potential impacts on the above species and communities of pest species, disease and fire outbreaks generated by the proposed action;	Chapter 13 – *Biodiversity* (discussed generally in section 13.3 and 13.4) and the Technical Paper 3 – *Ecological Impact Assessment* in Volume 4.
S9.19	• Consideration of each species or community must have regard to any recovery plan prepared by the Commonwealth, NSW or other state government, in relation to the species, and any publicly available policy statement or conservation advice approved by the Minister in relation to the species or community; and	Chapter 13 – *Biodiversity* (general discussion) and the Technical Paper 3 – *Ecological Impact Assessment* in Volume 4.
S9.20	• Provide a local and regional scale analysis of the likely impacts of the action to biodiversity. The analysis must consider any species or communities which are endemic, rare, threatened or listed under other state or territory legislation likely to be impacted.	Chapter 13 – *Biodiversity* (section 13.4) and the Technical Paper 3 – *Ecological Impact Assessment* in Volume 4.
S10.0	**IMPACTS TO THE ENVIRONMENT BY A COMMONWEALTH AGENCY**	
S10.1	As the proposal was determined a controlled action due to likely significant impacts on the environment by a Commonwealth agency, the EIS must include assessment of all the likely impacts of the action on the environment. In particular section 528 of the EPBC Act defines the environment as being:	Chapters 11 to 27 (impact assessment chapters).
S10.2	(a) Ecosystems and their constituent parts, including people and communities; and	Chapters 11 to 27 (impact assessment chapters).
S10.3	(b) Natural and physical resources; and	Chapters 11 to 27 (impact assessment chapters).
S10.4	(c) The qualities and characteristics of locations, places and areas; and	Chapters 11 to 27 (impact assessment chapters).
S10.5	(d) Heritage values of places; and	Chapters 11 to 27 (impact assessment chapters).
S10.6	(e) The social, economic and cultural aspects of a thing mentioned in paragraph (a), (b), (c), or (d).	Chapters 11 to 27 (impact assessment chapters).
S10.7	The EIS must provide a detailed and comprehensive analysis of the existing environmental conditions and likely changes. The following should be addressed in relation to impacts to the environment:	Chapters 11 to 27 (impact assessment chapters).
S10.8	• Analyse and describe the contribution of the project to existing and planned noise and vibration at the local and regional scales. The EIS should also outline the potential impacts of any contribution to the environment, including particular groups of people who may be especially vulnerable to changes in existing noise and vibration levels;	Chapter 12 – *Noise and vibration* (section 12.3) and sections 8–16 of the Technical Paper 2 – *Noise and Vibration Impact Assessment* in Volume 3.

Identifier No.	Description	EIS location (cross references refer to Volume 1 of the EIS unless stated)
S10.9	• Analyse and describe the changes to the local and regional air drainage basin as a result of construction and operational phases of the action. The analysis must consider diurnal and seasonal variations in air pollution levels and the influence of short term weather phenomena. The analysis must provide results for the following: hydrocarbons, suspended particulate matter, carbon monoxide, oxides of nitrogen, sulphur (sulphur) dioxide, ozone, reactive organics compounds, lead and air toxics;	Chapter 17 – *Local air quality* (section 17.3) and sections 10 and 12 of Technical Paper 7 – *Local Air Quality Impact Assessment.* Regional impacts are covered in Chapter 18 – *Regional air quality.*
S10.10	• Analyse and describe the contribution and impacts of the proposed facility on light spill at the local scale. The analysis should include (but not limited to) details of the height of any proposed lighting and regimes for when lighting will be operating;	Chapter 22 – *Visual and urban design* (section 22.5); and Technical Paper 13 – *Light Spill Impact Assessment.*
S10.11	• Provide a detailed analysis of the contribution or changes to existing vehicle traffic at the local and regional scale resulting from the construction and operation of the proposed facility. The analysis must be carried out in accordance with the Guide to Traffic Generating Developments and the Integrating Land Use and Transport Package, NSW Roads and Traffic Authority;	Chapter 11 – *Traffic, transport and access* (section 11.4) and sections 3, 4, 5 and 6 of Technical Paper 1 – *Traffic and Transport Impact Assessment* in Volume 3 of this EIS.
S10.12	• Provide a detailed analysis and describe the changes to visual amenity on the proposed site and surrounding areas resulting from construction and operation of the proposed facility on the visual amenity of the proposed site;	Chapter 22 – *Visual and urban design.*
S10.13	• Provide a detailed and comprehensive Health Impact Assessment outlining the potential impacts of the Moorebank Intermodal facility on people and communities. The Health Impact Assessment must include an assessment of the likely direct, indirect and consequential impacts of the action on sensitive receivers, including; nearby residences, schools; health facilities and community facilities. The Health Impact Assessment must be consistent with the Centre for Health Equity Training, Research and Evaluation's practical guide to impact assessment (August 2007) and must be reviewed by a suitably qualified expert with extensive demonstrated experience in Health Impact Assessments;	Chapter 25 – *Human health risks and impacts*; and the Technical Paper 15 - *Health Impact Assessment* in Volume 9.
S10.14	• Provide a local and regional scale analysis of the likely impacts of the action to biodiversity. The analysis must consider any species or communities which are endemic, rare, threatened, iconic or listed under other state or territory legislation and which are likely to be impacted by construction and/or operation of the action;	Chapter 13 – *Biodiversity*; and Technical Paper 3 – *Ecological Impact Assessment* in Volume 4.
S10.15	• Provide a comprehensive heritage assessment of the impacts the proposed action will have on any items with historical heritage values;	Chapter 21 – *European heritage* (section 21.4); and the Technical Paper 11 – *European Heritage Impact Assessment* in Volume 8.

Identifier No.	Description	EIS location (cross references refer to Volume 1 of the EIS unless stated)
S10.16	• Provide an assessment of the hydrological impacts of the project and the project efforts on flood characteristics on and off the site and the likely impacts of changes to surface water, groundwater and stormwater quality, erosion and sedimentation impacts, on and off site;	Chapter 16 – *Hydrology, groundwater and water quality* (sections 16.3.2, 16.3.3 and section 16.3.4). Hazards and risks including illegally transported materials are covered in Chapter 14 – *Hazards and risks*; flooding risk is described in sections 16.3.2 and 16.3.3 of Chapter 16 - *Hydrology, groundwater and water quality.* Spills and contamination, including groundwater impacts are covered in sections 16.3.4 and 16.3.5 in Chapter 16 – *Hydrology, groundwater and water quality* and in Chapter 15 – *Contamination and soils.*
S10.17	• Provide an assessment of the likely and potential impacts on all aspects of the environment associated with spills, floods, fire and release of contaminants. The assessment needs to consider all hazardous items that will or could potentially be transported and/or stored at the intermodal terminal. Discuss the likelihood of hazardous materials being illegally transported using rail infrastructure and stored at the Moorebank Intermodal; Terminal and	Chapter 14 – *Hazards and risks details hazards and risks*; Chapter 16 – *Hydrology, groundwater and water quality* details flooding risk (sections 16.3.2 and 16.3.3); and Chapter 15 – *Contamination and soils* covers potential contamination impacts.
S10.18	• Describe the impacts the proposed action would have on indigenous cultural values including the continuing practice of traditional beliefs and access to sites. Provide evidence of an understanding of potential impacts to Indigenous heritage values through appropriate consultation.	Chapter 20 – *Aboriginal heritage* (sections 20.1 to 20.4) and Technical Paper 10 – *Aboriginal Heritage Impact Assessment* in Volume 7.
S11.0	**MITIGATION AND COMPENSATORY MEASURES**	
S11.1	Where mitigation or proposed compensatory measures are proposed to address an identified impact, include:	Refer below.
S11.2	• A description and an assessment of the expected or predicted effectiveness of the mitigation measures, including the timing of measures;	Chapter 28 – *Environmental management framework*.
S11.3	• Details of compensatory measures, for any residual impacts on the environment and listed threatened species and communities; and	Chapter 13 – *Biodiversity* and Chapter 28 – *Environmental management framework.*
S11.4	• A description of management procedures setting out the framework for continuing management, mitigation and monitoring programs for the relevant impacts of the action, including any provisions for independent environmental auditing and complaint resolution.	Chapter 28 – *Environmental management framework*; and the Provisional EMPs in Appendix H in Volume 2.
S11.5	A consolidated list of all commitments and mitigation measures must also be provided.	Chapter 28 – *Environmental management framework* (section 28.3).
S11.6	**MONITORING AND REPORTING**	
S11.7	Discuss the importance of monitoring and reporting measures for increasing public awareness and transparency. In particular, provide the following information in relation to how environmental impacts will be monitored and reported:	Chapters 11 to 27 (impact assessment chapters) and Chapter 28 – *Environmental management framework* and the Provisional EMPs included in Appendix H in Volume 2.

Identifier No.	Description	EIS location (cross references refer to Volume 1 of the EIS unless stated)
S11.8	• Identify any baseline monitoring that may be required and discuss the reasons in the relevant subsections. Baseline monitoring should also include the use of data from adjacent infrastructure projects that have been completed since the project was referred. Such baseline data should be used to calibrate assumptions in any modelling undertaken for predicted impacts;	
S11.9	• Identify the parameters which will be monitored, and their response trigger values and response activities, and	
S11.10	• Identify any procedural and compliance audit programs including reporting requirements and arrangements to be implemented to demonstrate the effectiveness of management and monitoring (linked to environmental management system/environmental management plan procedures).	
S11.11	Matters that must be considered in the proposed monitoring program include:	Refer below.
S11.12	• Comprehensive monitoring of noise and vibration levels;	Chapters 12 – *Noise and vibration* (section 12.4) and 28 – *Environmental management framework*; and Provisional Noise and Vibration EMP included in Appendix H in Volume 2.
S11.13	• Comprehensive monitoring of light spill;	Chapter 28 – *Environmental management framework*; and Provisional Light Spill EMP included in Appendix H in Volume 2.
S11.14	• Comprehensive monitoring of traffic congestion;	Intersection surveys were undertaken as part of Technical Paper 1 – *Traffic and Transport Impact Assessment* in Volume 3 of the EIS (summarised in section 11.2.4 of Chapter 11 – *Traffic, transport and access*. Future traffic monitoring is addressed in the Provisional Environmental Management Plan for traffic in Volume 2, Appendix H.
S11.15	• Comprehensive monitoring of offsite discharges of groundwater and surface water;	Section 15.5.1 of Chapter 15 – *Soils and contamination* and section 16.4.4 of Chapter 16 – *Hydrology, groundwater and water quality* outline further groundwater assessments and monitoring. A water quality monitoring program for the Georges River and Anzac Creek is being undertaken, with key results published on the MIC website. This program commenced in July 2013 and would be expected to continue throughout the construction and operation of the Project. Provisional Water Quality, Stormwater and Flooding EMP included in Appendix H in Volume 2.

Identifier No.	Description	EIS location (cross references refer to Volume 1 of the EIS unless stated)
S11.16	• Comprehensive monitoring of site air emissions;	Chapter 17 – *Local air quality* (section 17.4.3).
S11.17	• Review of the adequacy of emergency procedures developed to deal with fire and other emergency situations;	Chapter 28 – *Environmental management framework*; and Provisional Hazards and Risks EMP included in Appendix H in Volume 2.
S11.18	• Monitoring of the adequacy of management actions taken to avoid or minimise impacts on species and communities of conservation significance including those listed under the EPBC Act and Threatened Species Conservation Act 1995; and	Chapter 28 – *Environmental management framework*; and Provisional Biodiversity EMP included in Appendix H in Volume 2.
S11.19	• Provision for liaison/consultation with relevant authorities, community and user groups, including government agencies, residents, researchers, educational institutions, etc. in relation to monitoring and verification of results.	Chapter 28 – *Environmental management framework*; and issue-specific Provisional EMPs Appendix H in Volume 2.
S11.20	Information on monitoring programs could also include details of measures for:	Refer below.
S11.21	• Detecting and documenting differences between predicted and actual impacts;	Chapter 28 – *Environmental management framework*; and issue-specific Provisional EMPs in Appendix H in Volume 2.
S11.22	• Identifying non-predicted impacts and for implementing appropriate reporting and remedial procedures;	
S11.23	• Applying contingency arrangements	
S11.24	• Reviewing the effectiveness of monitoring and control arrangements; and	
S11.25	• Reviewing consultation and management arrangements with regulatory authorities and the community including processes for dispute resolution.	
S12.0	**9. PROPOSED ENVIRONMENTAL OFFSETS**	
S12.1	Provide a description of all residual impacts arising from the action once all avoidance and mitigation measures that can be applied to the project have accrued. Provide a description of proposed environmental offset measures, including a proposed strategy to offset any impacts of the proposed action on matters of national environmental significance. The proposed strategy must demonstrate how it will meet each of the principles described in the Department's Environmental Offset Policy (October 2012) and Assessment Guideline for the use of environmental offsets under the EPBC Act which is available on the Department's website www.environment.gov.au/resource/epbc-act-environmental-offsets-policy.	Chapter 13 – *Biodiversity* (section 13.4); and Appendix F of Technical Paper 3 – *Ecological Impact Assessment* in Volume 4.

Identifier No.	Description	EIS location (cross references refer to Volume 1 of the EIS unless stated)
S13.0	**10. COMMUNITY CONSULTATION**	
S13.1	Outline the methodology that has been (or will be) adopted to identify and mitigate (sic) socio-economic impacts of the project and include a list of all persons, community groups, government agencies etc. the proponent has consulted (or proposes to consult). Include information about the consultation that has already taken place, and the results of such consultation (including the proponent's responses regarding how such feedback has been incorporated into the design, construction or operation of the action), and statement(s) outlining the views of the community groups that may be affected.	Chapter 5 – *Stakeholder and community consultation*; Chapter 24 – *Social and economic impacts* and Appendix D in Volume 2.
13.2	DoE notes that this project has thus far received a high level of public interest and strongly encourages the development and implementation of a communication consultation plan describing the design, size, scale and staging of each option/development scenario of the varied proposal. DoE suggest that such a program be implemented as early as possible through the development of the EIS (i.e. prior to public exhibition of the draft EIS) to ensure that all affected stakeholders, particularly those that have previously commented on the proposal, and including but not limited to surrounding residents, businesses and other organisations are afforded ample opportunity prior to public exhibition to the draft EIS to familiarise themselves with the proposed changes.	Chapter 5 – *Stakeholder and community consultation.* MIC has developed a communication and consultation plan and further detailed consultation will occur as part of the EIS exhibition process.
S13.3	The public consultation program must provide opportunities for community involvement and education. It may include interviews with individuals, public meetings, interest group meetings, production of regular summary information and updates, and other consultation mechanisms to encourage and facilitate active public consultation. It should ensure the timing and location of consultation activities best meets community needs. It may require the specific targeting of some groups to ensure their active involvement in the process.	Chapter 5 – *Stakeholder and community consultation.*
S13.4	The consultation process should aim to achieve extensive notification of the proposal in the local, city wide and regional print media, static displays in public venues e.g. Divisional Offices, libraries (including mobile libraries), State and Federal elected representative offices and local shopping centres. Information should also be provided in local community newsletters such as school and church bulletins.	Chapter 5 – *Stakeholder and community consultation.*
S13.5	The public consultation process may cover all issues of concern to local community and interest groups and should extend from project planning through to operations.	Chapter 5 – *Stakeholder and community consultation.*
S14.0	**11. ENVIRONMENTAL RECORD OF PERSON(S) PROPOSING TO TAKE THE ACTION**	
S14.1	The EIS must contain details of any proceedings under a Commonwealth, State or Territory law for the protection of the environment of the conservation and sustainable use of natural resources against:	Volume 2, Appendix I includes details for the MIC and the Department of Finance (DoF). The action will ultimately be undertaken by the Moorebank Intermodal Company Limited (MIC)
S14.2	a) The person proposing to take the action; and	

Identifier No.	Description	EIS location (cross references refer to Volume 1 of the EIS unless stated)
S14.3	b) For an action for which a person has applied for a permit, the person making the application.	and/or its selected contractor(s). The DoF is the predecessor for the Project.
S14.4	Such disclosure should extend to the proponent, its relevant predecessors, agents, parent and subsidiary entities (where known).	
S14.5	Provide details of the proponent's environmental policy and planning framework.	Volume 2, Appendix I.
S15.0	**12. ADDITIONAL SOCIAL AND ECONOMIC MATTERS**	
S15.1	Section 136(1)(b) of the EPBC Act enables the Minister to consider economic and social matters when deciding whether to grant approval to the proposed action under Part 9 of the EPBC Act. Accordingly, the EIS should provide the broad social and economic impacts (positive or negative) of the proposal. As a minimum, this information should include the justified levels of direct employment for each stage of construction and operation and the net capital value of the project.	Chapter 24 – *Social and economic impacts* (sections 24.3.1) and Chapter 8 – *Project development phasing and construction.*
S15.2	As the matters protected by the controlling provisions for this action include 'the whole of the environment', there is the potential for an overlap between the information previously provided in the EIS. This information need not be repeated if it has been provided elsewhere in the EIS through relevant cross referencing should be provided.	N/A
S16.0	**13. CONCLUSION**	
S16.1	An overall conclusion as to the environmental acceptability of the proposal (and/or each option relative to the other) should be provided, including discussion on compliance with principles of ESD (**Attachment 1**) and the objects and requirements of the EPBC Act (**Attachment 2**). Reasons justifying undertaking the proposal in the manner proposed should also be outlined.	Chapter 30 – *Project justification and conclusions* (section 30.2 (supported by sections 30.1.2 and 30.1.4). Reasons for justifying undertaking the Project in the manner proposed are outlined in section 30.1.5. The impacts of each rail access option have been assessed in the impact chapters (Chapters 11–26).
S16.2	Measures proposed or required by way of offset for any unavoidable impacts on NES matters, and the relative degree of compensation should be highlighted.	Chapter 13 – *Biodiversity*; Chapter 28 – *Environmental management framework*; and Chapter 30 – *Project justification and conclusions* (section 30.2).
S17.0	**14. INFORMATION SOURCES**	
S17.1	For information given in the EIS, state:	Refer below.
S17.2	• The source of the information;	Chapter 31 – *References* and information sources.
S17.3	• How recent the information is;	
S17.4	• How reliable the information is and how the reliability of the information was tested; and	
S17.5	• What uncertainties (if any) are in the information.	

Identifier No.	Description	EIS location (cross references refer to Volume 1 of the EIS unless stated)
S18.0	**15. GLOSSARY**	
S18.1	A glossary defining technical terms and abbreviations used in the text should be included to help the general reader.	Glossary and abbreviations (at front of EIS).
S19.0	**16. REFERENECES**	
S19.1	A bibliography of all references cited in the text of the EIS must be included.	Chapter 31 – *References*.
S20.0	**17. APPENDICES**	
S20.1	Cross-reference with the guidelines.	Appendix B (this table) in Volume 2.
S20.2	This section must provide a cross reference of the findings of the relevant sections of the EIS, where the potential impacts and mitigation measures associated with the project are described, with the corresponding sections of the EIS guidelines.	
S21.0	**18. STUDIES**	
S21.1	Major studies or reports about the study team including the qualification and experience of the study team and specialist sub-consultants and expert reviewers.	Appendix A in Volume 2.