

Appendix 03 Assessment Requirement Checklist



Assessment Requirement Checklist

EIS Guideline and Assessment Requirements			Where addressed in the EIS
EIS GUI	DELINES	SECTION 5: CONTENT REQUIREMENT FOR THE EIS	
Statuto	ry Requ	rements	
1.	A state positive and be	nent of the expected, predicted or potential environmental, social and economic effects of the development, whether , neutral or negative. The assessment of effects should include all issues identified in the Assessment Requirements cross referenced to supporting technical studies.	Chapters 8 - 16
2.	A stater address	nent of the expected impact of the development on the climate and any proposed measures designed to mitigate or those effects.	14.3 Climate Change Adaptation
3.	A stater varianc	nent of the extent to which the expected, predicted or potential effects of the development are consistent or at e with the provisions of—	
	a.	Any relevant State Planning Policy	5.4 Assessment Against State Planning Policies
	b.	Any relevant Regional Plan(s), including the 30-Year Plan for Greater Adelaide (if applicable)	5.5 Assessment Against 30-Year Plan for Greater Adelaide
	C.	The Planning and Design Code	5.6 Assessment Against the Planning and Design Code
	d.	Any matters prescribed by the Regulations.	5 Planning Report
4.	If the de Environ develop	evelopment involves, or is for the purposes of, a prescribed activity of environmental significance as defined by the ment Protection Act 1993, a statement of the extent to which the expected, predicted or potential effects of the ment are consistent or at variance with—	
	a.	The objects of the Environment Protection Act 1993	4.4 Environment Protection Act 1993 and policies
	b.	The general environmental duty under that Act	4.4 Environment Protection Act 1993 and policies
	C.	Relevant environment protection policies under that Act.	4.4 Environment Protection Act 1993 and policies
5.	If the d	evelopment will, or is likely to, significantly impact one or more MNES under the EPBC Act, a statement of:	10 Biological Environment Appendix 9 Ecology Assessments
	a.	The expected, predicted or potential effects of the development on each identified MNES	



b. The extent to which the expected, predicted or potential effects of the development are consistent or at variance with the provisions of any relevant Commonwealth of Australia conventions, agreements or obligations under international agreements or treaties as they relate to MNES aspects	
c. The extent to which the expected, predicted or potential effects of the development are consistent or at variance with any relevant Commonwealth plans (such as threat abatement plant and recovery plans), conservation or management principles.	
6. If the development is to be undertaken within an area of the State that is specifically subject to a special legislative scheme—a statement of the extent to which the expected, predicted or potential effects of the development are consistent or at variance with the State Planning Policy that specifically relates to that special legislative scheme.	5.5 Assessment Against 30-Year Plan for Greater Adelaide
7. A statement of the proponent's commitments to avoid, mitigate and satisfactorily manage and/or control any potential or likely adverse impacts of the development on the environment (including any proposed offsets to reduce residual significant impacts) or any matter that may be directly relevant to a special legislative scheme.	Chapters 8 - 16
8. Any other particulars in relation to the development required by the Regulations, relevant Practice Direction or by the Minister.	4 Statutory & Strategic Framework
 The proponent's commitment to meet conditions proposed to avoid, mitigate and satisfactorily manage and/or control any potential or likely adverse impacts of the development on the physical, social or economic environment, must be clearly articulated in the EIS. 	Chapters 8 - 16
 The design and construction of the proposed development should be flexible enough to incorporate changes to minimise any impacts highlighted by this evaluation. 	
Summary of the EIS	
 The EIS should include a summary of the matters set out in the Practice Direction prepared pursuant to Section 109 of the PDI Act and include mention of all environmental attributes set out in the Assessment Requirements. The reader should be able to obtain a quick but thorough understanding of the proposal and associated environmental impacts. The summary should convey the most important aspects and environmental management commitments relating to the proposed project in accessible, easily understood language. 	Executive Summary
 The summary should aim to construct a narrative around what is being proposed in the EIS, alternatives that were considered, what the broad environmental implications are of the proposal and how they will be managed to provide a net benefit. The summary should be logical and easy to read and need not reflect the precise order of chapters within the EIS itself. Images and graphics are suggested as a means of assisting to succinctly communicate the contents of the summary. 	Executive Summary
• Content should be summarised accurately and objectively. It should report all of the EIS's key conclusions and be consistent with the rest of the EIS. Specific issues and impacts should be addressed at an appropriate level of detail proportionate to their potential for significant impact and depth of study undertaken.	Executive Summary
Introduction to the EIS	



• Set the context for detailed assessment of the project in subsequent sections of the EIS.	1 Introduction
Background to, and objectives of, the proposed project	1.5 Objective of the Project
Proponent details, including:	
 Contact information for the proponent or representatives of a proponent organisation for the project, including full name, street and postal address, Australian Business Number, telephone, fax, email and other details as appropriate 	1. 2 Details of the Proponent
 Identify the legal entities that would develop, manage and operate the project 	1. 2 Details of the Proponent
 Provide a description of corporate structure including joint ventures, corporate policies and objectives relating to the project, in particular environmental policies 	 1. 2 Details of the Proponent Appendix 5 Renascor's Environmental Policy
 Specify mechanisms used to ensure that corporate policies will be implemented and adhered to for the project in addition to requirements for Environmental Management Plans 	1.2 Details of the Proponent
 Identify key personnel, contractors, and/or subcontractors responsible for preparing the EIS 	1.9.4 EIS Project Team
Staging and timing of the proposal, including expected dates for construction and operation	1.7 Staging and Timing
Relevant legislative requirements and approval processes	1.8 Overview of the Regulatory Approvals process
	4 Statutory & Strategic Framework
	1.0 Durpase and Description of the EIS
Purpose and description of the EIS process	1.9 Purpose and Description of the EIS
Purpose and description of the EIS process Need for the Proposal	1.9 Purpose and Description of the Els
Purpose and description of the EIS process Need for the Proposal Statement of the objectives and justification for the proposal including:	2 Project Justification
Purpose and description of the EIS process Need for the Proposal Statement of the objectives and justification for the proposal including: _ the specific objectives that the proposal is intended to meet, including market requirements	2 Project Justification 2.1 Introduction
 Purpose and description of the EIS process Need for the Proposal Statement of the objectives and justification for the proposal including: the specific objectives that the proposal is intended to meet, including market requirements expected local, regional and State benefits and costs, including those that cannot be adequately described in monetary or physical terms (e.g. effects on aesthetic amenity) 	2 Project Justification 2.1 Introduction 2.3 Project Benefits
 Purpose and description of the EIS process Need for the Proposal Statement of the objectives and justification for the proposal including: the specific objectives that the proposal is intended to meet, including market requirements expected local, regional and State benefits and costs, including those that cannot be adequately described in monetary or physical terms (e.g. effects on aesthetic amenity) a summary of environmental economic and social arguments to support the proposal including the consequences of not proceeding with the proposal. 	2 Project Justification 2.1 Introduction 2.3 Project Benefits 2.2 Need for the Proposal 2.4 Alternatives to the Project
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 A project plan to outline objectives, constraints, key activity schedule and quality assurance 	3.10 Project Plan		
 Site layout plans (including indicative land division plan if relevant) 	Appendix 2 Site Plans and Layout		
 Construction and commissioning timeframes (including staging) 	3.10 Project Plan		
 Description of working hours 	3.15 Workforce and Working hours		
 Description of the existing environment (including the immediate and broader location, identifying sensitive receptors and adjacent land uses which may lead to cumulative impacts) 	3.4 Existing Environment Overview		
 Description of the current commercial activities occurring in the area 	3.4 Existing Environment Overview		
 Details of all buildings and structures associated with the proposal 	3.7 Key Infrastructure3.8 Supporting Services		
 Details of any other infrastructure requirements and availability 	3.9 Utility Requirements		
 Details on the operation of the proposal, including operating hours 	3.11 Key Activities3.16 Workforce and Working hours		
 Relevant Zones and Overlays defined by the Planning and Design Code 	5 Planning Report		
 Management arrangements for the construction and operational phases (including Environmental Management and Monitoring Plans) 	17 Environmental Management		
 A contingency plan for delays in construction 	3.10.3 Construction		
Project Alternatives			
• Feasible alternatives considered for the proposed project should be presented in the EIS described and evaluated the comparative environmental, social, and economic impacts (including the option of not proceeding).	2.4 Alternatives to the Project		
 Each alternative and its potential impacts should be discussed in sufficient detail to enable an understanding of the reasons for preferring certain options and courses of action while rejecting others. This may be used to inform a justification of why the proposed project and preferred options should proceed. 			
Summary of Preceding Actions			
• The EIS should provide a summary of actions and activities that have been undertaken prior to or as part of the preparation of the EIS. These could include prior engagement with the Commission, government agencies, local councils and other stakeholders, engagement with the local community, the process of project development, pre-feasibility studies and any technical reports which may have bearing on the level of detail required by a relevant Assessment Requirement.	2.5 Summary of Preceding Actions		
Consultation process			
• The EIS must include an appropriate public consultation program, outlined within a Community Engagement Plan. The Community Engagement Plan must detail:	6 Stakeholder and Community Engagement Appendix 4 Community Engagement Plan		



 All legislated notification requirements to be undertaken by the Minister pursuant to the PDI Act and Practice Direction. 	6.4 Further opportunities to provide feedback
 The Proponent's overall engagement and collaboration strategy including scope and guiding principles. 	6 Stakeholder and Community Engagement Appendix 4 Community Engagement Plan
 Engagement undertaken to date on the proposed project. 	6.3.4 Engagement tools6.3.5 Feedback and responseAppendix 4 Community Engagement Plan
 Engagement activities proposed throughout the EIS process including performance outcomes, level of public participation, techniques, indicative timeframes, responsibilities and measures for measuring performance. 	 6.3 Better Together Approach to Stakeholder and Community Engagement Appendix 4 Community Engagement Plan
 A list of affected stakeholders, interest groups and other relevant parties. 	6.3.2 Stakeholder identification Appendix 4 Community Engagement Plan
• Prior to the public release of the EIS, the Community Engagement Plan will be reviewed by the Minister with regard to the principles of the State Planning Commission's Community Engagement Charter. The Minister may require alterations to the Community Engagement Plan to ensure consistency with the Charter and an appropriate level of public participation in the EIS process.	6.3 Better Together Approach to stakeholder and community engagement
Required Plans and Forms	
Current Certificate(s) of Title	Appendix 1 Certificates of Title
Context and locality plans should illustrate and analyse the existing environment and site conditions and the relationship of the	
proposal to surrounding land and buildings. Plans should be drawn to a large scale to allow presentation on a single sheet and be readily legible, according to standard mapping conventions. Plans should include:	Appendix 2 Site Plans and Layout
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• Site plans (drawn at a scale of 1:100 or 1:200) clearly indicating all proposed buildings, structures and works	Appendix 2 Site Plans and Layout		
• Elevations (drawn at a scale of 1:100 or 1:200) showing all sides of buildings, structures and works with levels and height dimensions provided in Australian Height Datum.	Appendix 2 Site Plans and Layout		
 Cross sections of the buildings, structures and works, including stockpile and storage facilities showing ground levels, floor levels, ceiling heights and maximum heights in Australian Height Datum 	Appendix 2 Site Plans and Layout		
• Floor plans (drawn at a scale of 1:100 or 1:200) for each building or structure demonstrating what is proposed at each floor, with indicative internal layouts.	Appendix 2 Site Plans and Layout		
Site survey plan demonstrating the development will be contained within relevant allotment boundaries	Appendix 2 Site Plans and Layout		
A schedule of construction materials, finishes and colours	Table 5-4 Assessment against relevant state planning policies		
	for Greater Adelaide		
	Table 5-7 General Development Policies		
	16.3 Urban Design and Placemaking		
• Location and dimensions of any external advertising displays, including information as to whether signs are to be illuminated or contain a moving display.	Not Applicable		
PROJECT SPECIFIC ASSESSMENT REQUIREMENTS			
Amenity and Environmental Quality (AEQ)			
Air quality (AEQ1) – Detailed Assessment			
To ensure the development does not have unacceptable adverse air quality impacts on the surrounding receiving environment, in particular sensitive receivers in proximity to polluting development.			
• Provide an air quality impact assessment prepared by an appropriately qualified specialist for all potential sources of dust / particles and gaseous pollutants associated with the construction and ongoing operation of the proposed development, to identify any known or potential human health and amenity effects of air emissions (including point source and diffuse sources) on the residential population and local businesses and describe how these would be mitigated, minimised, managed and monitored.	11.2 Air Quality Appendix 11 Air Quality Assessment		
 The impact assessment must include modelling undertaken in accordance with the Environment Protection (Air Quality) Policy 2016 and the EPA's Ambient Air Quality Assessment 2016 guidance document. Techniques used to obtain the predictions should be referenced and key assumptions and data sets explained. 	11.2 Air Quality Appendix 11 Air Quality Assessment		
 Impact assessment must outline the impacts of dust / particles and gaseous pollutants on existing food production / horticultural / agricultural activities, commercial operations and any other identified nearby sensitive receivers in the vicinity of the proposed development, including cumulative impacts. 	11.2 Air QualityAppendix 11 Air Quality Assessment		



Noise (AEQ2) – Standard Assessment To ensure the development does not have unacceptable adverse noise impacts on the surrounding environment, in particular sensitive rece	vivers in proximity to noise sources.		
• Provide an impact assessment of noise associated with the construction and ongoing operation of the proposed development, prepared in accordance with the Environment Protection (Noise) Policy 2007 by a suitably experienced, professional acoustic engineering consultant.	11.3 Noise Appendix 12 Environmental Noise Assessment		
Describe and design strategies to mitigate noise impacts and how environmental management objectives for noise would be achieved.	11.3 Noise Appendix 12 Environmental Noise Assessment		
Transport and Traffic (AEQ3) – Standard Assessment To ensure impacts to the safety and efficiency of transport modes and the broader transport and traffic system and infrastructure are avoided or mitigated.			
• A Transport and Access Impact Assessment should be prepared by a suitably qualified traffic engineer, evaluating current and proposed traffic generation and access arrangements including the effect on the network (including arterial roads) and car parking, and vehicle interface with the local road network. The assessment must address:	11.4 Transport and trafficAppendix 13 Traffic Impact AssessmentAppendix 14 Heavy Vehicle Route Assessment		
 Implications for the entire supply chain. 			
 Implications for road safety, particularly with respect to existing road users in the locality. 			
 Impacts over the construction, operation, maintenance and decommissioning phases. 			
 Any upgrades or modifications to transport infrastructure required to support the development or mitigate its impacts. 			
• The assessment should determine the transport system asset improvements, asset management / maintenance requirements, and operational management requirements to accommodate the increase in movements and/or vehicle sizes/mass for affected transport assets and services across all modes for the proposal's construction / implementation and operational phases.	11.4 Transport and trafficAppendix 13 Traffic Impact AssessmentAppendix 14 Heavy Vehicle Route Assessment		
Visual Amenity (AEQ4) – Detailed Assessment			
To ensure adverse effects on visual amenity, landscape and open space values are avoided or minimised and opportunities to enhance these	e values are maximised.		
Provide a description of the landscape character, features and values of the development area and its environs.	11.5 Visual Amenity		
• Describe the effects of the development on visual amenity and landscape quality for residents and visitors for both near and distant views, from important viewing points. This should include construction, operations and closure / rehabilitation aspects of the proposal and address light spill from the development.	11.5 Visual AmenityAppendix 15 Visual Amenity ImpactAssessment		
Provide a visual analysis of the development from key viewpoints, including photomontages or perspectives showing the proposed and likely future development.	Appendix 15 Visual Amenity Impact Assessment		
Describe the rationale for the major design elements of the proposed development and measures to mitigate their visual impact.	11.5 Visual AmenityAppendix 15 Visual Amenity ImpactAssessment		



• Describe how the design and construction of all buildings and structures will be controlled to ensure cohesive visual amenity, including details of construction materials, colours and landscaping for all buildings and structures.	11.5 Visual Amenity16.3.4 Appearance and Screening		
• Describe the use of screening / amenity / landscape plantings and potential broad scale revegetation, including the opportunities for the use of locally endemic species.	11.5 Visual Amenity16.3.4 Appearance and Screening		
Biological Environment (BE)			
Biosecurity (BE1) – Standard Assessment To ensure that construction and operation of the development avoids the introduction or spread of biosecurity threats including pest or nuisance animal and plant species (including marine pests), diseases and pathogens.			
• Identify the potential for the introduction or dispersal of new, and/or increased distribution and abundance of existing, exotic, pest or nuisance plant and animal species, diseases and pathogens, and the associated implications for native species, habitat, agricultural land and other environmental values.	10.3 Terrestrial Flora and Fauna		
• Propose measures to remove, control and limit the introduction or spread of exotic, pest or nuisance plants and animals, diseases and pathogens on the development site and any areas under the proponent's control (e.g. decontamination of vehicles, mobile plant, equipment and materials), having regard to the effectiveness of such mitigation measures in the past. This includes declared plants and animals under relevant State and Commonwealth legislation.	10.3 Terrestrial Flora and Fauna		
Marine Flora and Fauna (BE2) – Detailed Assessment To ensure that the nature and scale of the development avoids or minimises adverse effects on biodiversity, threatened and protected marine flora and fauna species, their ecological communities and habitat.			
• Describe the development activities with the potential to impact on threatened and protected marine species and habitats, and listed threatened, protected and migratory fauna species, and provide an assessment of how those impacts will be avoided or mitigated. Address discharge to marine waters.	10.4 Marine Flora and Fauna		
The assessment of impacts to threatened and protected species and habitat will consider:			
 The potential impacts of water discharge on the Bolivar channel, other users of the channel and the receiving environment. 	9.5 Coastal and Marine10.4 Marine Flora and Fauna		
 Impact on conservation parks, marine reserves, the Adelaide International Bird Sanctuary and the Adelaide Dolphin Sanctuary. 	9.5 Coastal and Marine10.4 Marine Flora and Fauna		
 Cumulative impacts, noting that the receiving environment is already a stressed ecosystem. 	9.5 Coastal and Marine10.4 Marine Flora and Fauna		
• If potential impacts on MNES require approval under the EPBC Act, an assessment of impacts on the affected MNES must be prepared by an appropriately qualified specialist.	Appendix 9 Ecology Assessments		



 Prepare a Discharge Criteria Management Plan, prepared by a suitably qualified expert, which details the existing environment and identifies any marine features or habitats. The plan will focus on the management measures and strategies adopted to ensure water discharge to the Bolivar Channel meets compliance criteria. 	Appendix 18 Discharge Criteria Management Plan		
Terrestrial Flora and Fauna (BE3) – Standard Assessment To ensure that the nature and scale of the development avoids or minimises adverse effects on biodiversity, threatened and protected terrestrial and aquatic flora and fauna species, their ecological communities and habitat.			
 Describe the development activities with the potential to impact on native vegetation and listed threatened flora species and ecological communities and provide an assessment of how those impacts will be avoided, mitigated or offset. 	10.3 Terrestrial Flora and Fauna		
• The assessment of impacts to terrestrial flora and fauna will consider impact beyond the site, with respect to dust and noise.	10.3 Terrestrial Flora and Fauna		
 If potential impacts on MNES require approval under the EPBC Act, an assessment of impacts on the affected MNES must be prepared by an appropriately qualified specialist. 	Appendix 9 Ecology Assessments		
 Prepare a Native Vegetation Clearance Data Report prepared by an Accredited Consultant approved by the Native Vegetation Council. The assessment should undertake a survey of the vegetation and fauna (including EPBC Act Listed threatened species and communities), detail compliance with the impact mitigation hierarchy and describe how the significant environmental benefit would be achieved. 	Appendix 9 Ecology Assessments		
 Outline measures to mitigate effects on native vegetation by addressing the mitigation hierarchy, including any compensatory activities in already degraded areas and use of existing easements. Refer to guidelines produced by the Native Vegetation Council and outline the likely effectiveness of any mitigation measures adopted during both construction and maintenance. 	10.3 Terrestrial Flora and Fauna		
Climate Change and Resource Efficiency (CCRE)			
Climate Change Adaptation (CCRE1) – Standard Assessment To ensure that development and design are climate resilient and risks from climate change are reduced.			
 Undertake a climate risk assessment of the relevant potential impacts on the development of projected climate change over the lifetime of the development (e.g. increasing temperatures, extreme heat and heat waves, decline in rainfall, increased drought, extreme rainfall events, harsher fire weather, and sea level rise). Include proposed adaptive management strategies. 	14.3 Climate Change Adaptation		
 For developments with a lifetime to 2050 or before, the risk assessment should be based on climate projections from the RCP 8.5 scenario (high greenhouse gas emissions scenario). For developments with a lifetime beyond 2050, the risk assessment should be based on climate projections under both the RCP 8.5 and RCP 4.5 scenario (moderate greenhouse gas emissions scenario). 	14.3 Climate Change Adaptation		
• Examine the potential cumulative effects of climate change from a risk management perspective (including adaptive management strategies).	14.3 Climate Change Adaptation		
 Outline the potential effects of, and identify strategies to protect against, extreme weather events, including a 1% AEP storm event and sea level rise as per Coast Protection Board policy and allowances from a risk management perspective, including adaptive management strategies. Include mitigation strategies should the structure not withstand such an event. 	14.3 Climate Change Adaptation15.4 Flooding		



Greenhouse Gas Emissions (CCRE2) – Detailed Assessment

To ensure the development minimises greenhouse gas emissions associated with its construction and operation so as to meet South Australia's goal to reduce greenhouse gas emissions by more than 50% below 2005 levels by 2030 and achieve net zero emissions by 2050.

Undertake a greenhouse gas assessment that:	14.4 Greenhouse Gas Emissions
 identifies all sources GHG emissions that would be generated 	14.4 Greenhouse Gas Emissions
 provides the estimated annual GHG emissions from each source 	14.4 Greenhouse Gas Emissions
 provides an estimate of yearly net GHG emissions and emissions intensity, including an uncertainty assessment 	14.4 Greenhouse Gas Emissions
 provide an inventory of projected annual Scope 1 and Scope 2 emissions for each GHG over the life of the development. Provide an estimate of annual Scope 3 GHG emissions for the life of the development. 	14.4 Greenhouse Gas Emissions
 Describe how the project will contribute to South Australia's emissions targets i.e. 100% renewable energy target by 2030, 50% emissions reduction below 2005 level by 2030 and zero net emissions by 2050. 	14.4 Greenhouse Gas Emissions
• Describe measures that have been incorporated in the design to minimise, reduce and ameliorate greenhouse gas emissions, particularly the use of alternative or renewable energy sources and off-sets, energy efficiency and energy conservation measures, and if it incorporates integrated passive design principles and climate-responsive techniques and features and identify barriers to implementation.	14.4 Greenhouse Gas Emissions
Sustainable Use of Resources (CCRE3) – Standard Assessment	
To ensure opportunities to procure and use resources efficiently and sustainably are maximised, supporting South Australia's transition to	the circular economy.
Describe the sustainability objectives of the development and the approach and methodology used to achieve these objectives.	14.5 Sustainable Use of Resources
 Describe design guidelines for aspects of the development (including transport options) that would be adopted to ensure sustainability. 	14.5 Sustainable Use of Resources
Describe how sustainability of the development will be audited.	14.5 Sustainable Use of Resources
 Identify ways in which power use can be minimised or supplemented, especially using alternative energy sources, energy efficient measures and energy conservation. 	14.5 Sustainable Use of Resources
• Identify ways in which water use can be minimised or supplemented, especially using sustainable water sources, water efficiency measures, and recycling.	14.5 Sustainable Use of Resources
 Describe the proposed approach to matters such as design, construction methods, materials and equipment to reduce energy use (including vehicle emissions), disposal of waste, water use efficiency during construction and operation over the life of the project. 	14.5 Sustainable Use of Resources
• Detail the infrastructure and service requirements for the development including power, water and waste management; identify required infrastructure upgrades or new installations; and consider access and easement requirements.	3.9 Utility requirements
• Assess the impact of resource use on existing users including food production / horticultural / agricultural activities, and commercial operations.	8.4 Impact Assessment



Waste	Management	(CCRF4) -	Standard	Assessment

To ensure that waste generated, transported or received as part of the development is managed in accordance with the waste hierarchy and in a manner that protects all environmental values.

 Identify, quantify and classify all the expected waste streams to be generated from the proposed project activities during the construction, operation, rehabilitation and decommissioning phases of the development. 	14.6 Waste ManagementAppendix 17 Waste Management andMinimisation Strategy		
• Assess and describe the proposed management measures against the waste management hierarchy, namely: avoid and reduce waste generation, recycle, reuse, recover, treatment and disposal. This includes the generation, storage and transport of waste.	14.6 Waste ManagementAppendix 17 Waste Management andMinimisation Strategy		
• Prepare a waste management and minimisation strategy (for demolition, construction and operation where relevant), detailing the sources of waste, the location of waste storage (including separation of waste streams, such as recyclables, hard waste and e-waste) and disposal facilities on the site or development -related sites (e.g. laydowns) and provide details of how these facilities will be serviced.	14.6 Waste ManagementAppendix 17 Waste Management andMinimisation Strategy		
• Identify if any waste outputs require further treatment before waste can be disposed of (e.g. low level contaminated waste disposal) and describe any management measures.	14.6 Waste ManagementAppendix 17 Waste Management andMinimisation Strategy		
Local, Regional and State Economies (LRSE)			
Local, regional and state economies (LRSE1) – Detailed Assessment To ensure adverse economic impacts arising from construction and operation of the development are avoided or mitigated, and net economic benefits to the region and state are created			
• Provide a full economic analysis of the development including the long-term economic viability and efficiency of the operational aspects of the development, incorporating a regional impact analysis (RIA) and cost-benefit (risk return) analysis (CBA).	 12.8 – 12.13 Local, Regional and State Economies Appendix 16 Economic Impact Assessment 		
• The RIA should focus on the direct impact of the project on the local, regional and state economies. The identification of economic impacts should include the prediction of spending on goods, services, taxes etc. during construction and operation of the project and the distribution of income generated by the project.	 12.8 – 12.13 Local, Regional and State Economies Appendix 16 Economic Impact Assessment 		
• The CBA should assess the impact of the project on the economic welfare of the economies of interest by estimating a dollar value for as many economic, social and environmental benefits and costs as can reasonably be predicted.	 12.8 – 12.13 Local, Regional and State Economies Appendix 16 Economic Impact Assessment 		
Hazards and Risks (HR)			
Hazards – General (HRO) – Standard Assessment To ensure the risk of, and adverse impacts from natural and man-made hazards from the development are avoided, minimised or mitigated to protect people, property and the environment.			



• Undertake a risk assessment which describes the potential risks to people and property that may be associated with the proposed project for all components of the development.	15 Hazards and Risks	
• The assessment will address the specific requirements listed in HR 1, 2, 3, 4 below.	15 Hazards and Risks	
Bushfire / Fire (HR1) – Standard Assessment To ensure the risk of, and adverse impacts from natural and man-made hazards from the development are avoided, minimised or mitigated to protect people, property and the environment.		
• Evaluate and identify any bushfire risks on the site, in particular how risks from bushfire will be minimised with regards to the potential for uncontrolled bushfire events, high levels and exposure to ember attack, impact from burning debris, radiant heat, likelihood and direct exposure to flames from a fire front.	15.3 Fire Hazard	
• Evaluate the risk of fire explosion the site and any potential impacts on human health and to the environment.	15.3 Fire Hazard	
Describe measures that would be taken to minimise the risks of these events during all stages of development.	15.3 Fire Hazard	
Flooding (HR2) – Detailed Assessment To ensure the risk of, and adverse impacts from natural and man-made hazards from the development are avoided, minimised or mitigated to protect people, property and the environment.		
• Assess the vulnerability of the area to flooding. Describe the history of flooding onsite and in proximity to the development site.	15.4 Flooding Appendix 10 Flood modelling	
• Identify the potential impacts on people, property, infrastructure and the environment from potential flood risk.	15.4 Flooding Appendix 10 Flood modelling	
• Identify the wider impacts of stormwater and flooding from existing and planned upstream growth areas of the 30-Year Plan for Greater Adelaide.	15.4 Flooding Appendix 10 Flood modelling	
 Include modelling that considers future increased rain intensity scenarios as a result of climate change and future land use change scenarios in the area that may also increase runoff. 	15.4 Flooding Appendix 10 Flood modelling	
Describe measures that would be taken to minimise the risks of these events during all stages of development.	15.4 Flooding Appendix 10 Flood modelling	
Site and Groundwater Contamination (HR3) – Detailed Assessment To ensure the risk of, and adverse impacts from natural and man-made hazards from the development are avoided, minimised or mitigated to protect people, property and the environment.		
• Detail any known or potential sources of contaminated soil and/or groundwater that could be impacted by the development.	9.3 Soils, Landform and Geology9.4 Surface Water and Groundwater15.5 Site and Groundwater Contamination	



	Appendix 7 Preliminary Site Investigation
Identify the potential impacts on people, property, infrastructure and the environment from potential soil and/or groundwater	9.3 Soils, Landform and Geology
contamination.	9.4 Surface Water and Groundwater
	15.5 Site and Groundwater Contamination
	Appendix 7 Preliminary Site Investigation
Describe measures that would be taken to minimise the risks of these events during all stages of development.	9.3 Soils, Landform and Geology
	9.4 Surface Water and Groundwater
	15.5 Site and Groundwater Contamination
	Appendix 7 Preliminary Site Investigation
Dangerous Substances (HR4) – Detailed Assessment	
To ensure the risk of, and adverse impacts from natural and man-made hazards from the development are avoided, minimised or mitigated environment.	d to protect people, property and the
• Identify all dangerous and hazardous substances and any explosives to be used, transported, stored, processed or produced and the	9.3 Soils, Landform and Geology
rate of usage.	9.4 Surface Water and Groundwater
	15.6 Dangerous Substances
• Describe the use, handling and disposal of these materials during construction and operation, with reference to storage (including	9.3 Soils, Landform and Geology
any associated fire protection facilities).	9.4 Surface Water and Groundwater
	15.6 Dangerous Substances
• Describe how hazardous contaminants and waste substances produced by the development will be treated or contained until their	9.3 Soils, Landform and Geology
disposal at an approved facility.	9.4 Surface Water and Groundwater
	15.6 Dangerous Substances
• Evaluate the potential effects of any accidents involving dangerous substances on the environment and public health in the vicinity	9.3 Soils, Landform and Geology
of the site.	9.4 Surface Water and Groundwater
	15.6 Dangerous Substances
• Describe measures that would be taken to minimise the risks of these events during all stages of development.	9.3 Soils, Landform and Geology
	9.4 Surface Water and Groundwater
	15.6 Dangerous Substances
Land Use and Site Conditions (LUSC)	
Land tenure, protected areas and land use (LUSC1) – Standard Assessment	
To ensure that the impacts of development on environmental, social and economic values of adjoining land uses, land tenures and protected areas are avoided or minimised.	



 Provide details of the development (activities or structures) with the potential to impact on existing land uses, future (envisaged) land uses, land tenures and protected areas that overlap, adjoin or are in the region of the development. 	8. Land Use and Site Conditions	
Provide an assessment of local impacts to adjoining land uses and describe any measures to mitigate these impacts.	8. Land Use and Site Conditions	
Assessment to consider City of Salisbury's Strategic Growth Framework – Waterloo Corner and Bolivar Corridor.	8. Land Use and Site Conditions 5. Planning Report	
Physical Environment (PE)		
Coastal (PE1.1) – Standard Assessment To ensure the natural features and processes of coastal systems are protected so that the environmental values of the coast are maintained.		
• Describe existing coastal environmental values including estuarine, littoral and marine environmental values that could be impacted by construction or operation of the development.	9.5 Coastal and Marine	
• Identify the flooding and erosion risks to the site (including flooding and erosion exacerbated by sea level rise and extreme weather events) and measures to reduce the risks.	15.4 Flooding14.3 Climate Change Adaptation	
• Identify any potential for Coastal Acid Sulfate Soils (CASS) to be encountered on the site and how this might be mitigated (refer to the Coast Protection Board policy on CASS).	9.3 Soils, Landform and Geology	
 Assess the potential impacts to the coastal system and existing uses from the development and propose mitigation measures to avoid or minimise those impacts during construction and operation. 	9.5 Coastal and Marine	
If MNES have been identified, undertake an assessment of potential impacts relevant to the MNES	Appendix 9 Ecology Assessments	
Marine (PE1.2) – Detailed Assessment To ensure the quality and productivity of marine waters, sediment and biota are protected so that environmental values are maintained.		
• Assess the potential impacts of the proposed project's activities in marine waters including any potential impacts on marine parks, commercial or recreational fisheries, effects of the development on nursery habitat (e.g. seagrass beds, reefs, or, mangroves) and target species (such as prawns and fish).	9.5 Coastal and Marine10.4 Marine Flora and Fauna	
The assessment of impacts will:		
 Consider spills of fuels and chemicals from the development. 	9.5 Coastal and Marine10.4 Marine Flora and Fauna	
 Consider run-off / discharge from the development. 	9.5 Coastal and Marine10.4 Marine Flora and Fauna	
 Propose mitigation measures to avoid or minimise those impacts during construction and operation. 	9.5 Coastal and Marine10.4 Marine Flora and Fauna	



 Consider the potential impact environment. 	ts of water discharge on the Bolivar channel, other users of the channel and the receiving	9.5 Coastal and Marine10.4 Marine Flora and Fauna
If MNES have been identified, undert	ake an assessment of potential impacts relevant to the MNES	Appendix 9 Ecology Assessments
Soils, Landform and Geology (PE2) – Stan To ensure development is undertaken in c	dard Assessment a manner that protects the productivity and quality land including, soil, subsoil and landform and	avoids impact to other environmental values.
Provide a detailed description of the sand wind erosion, soil salinity, acid su	soils, landform and geology in the area of the development including the potential for water Ilfate soils and soil contamination	9.3 Soils, Landform and GeologyAppendix 7 Preliminary Site InvestigationAppendix 8 Geotechnical Investigation
Describe the development activities v	with potential to impact on soils and ground stability.	9.3 Soils, Landform and Geology Appendix 8 Geotechnical Investigation
 Identify the risks of contamination of containment of spills, describe the co effectiveness. 	land from spills of fuel (or other toxic substances). Describe measures for the prevention and ontingency plans to be implemented in the event of spills, and comment on their expected	9.3 Soils, Landform and Geology Appendix 7 Preliminary Site Investigation
If acid sulfate soils would be disturbe the sulfides, treat and neutralise the section of t	d or unexpectedly encountered during construction, describe measures to avoid oxidation of acid if it forms and manage any excavated material.	9.3 Soils, Landform and Geology
 Ensure that appropriate soil contamir managed in accordance with EPA guid disposal. 	nation investigations have been undertaken and that soil generated from earthworks is delines, including for re-use on site or removal of material off-site for re-use, treatment or	9.3 Soils, Landform and GeologyAppendix 7 Preliminary Site InvestigationAppendix 8 Geotechnical Investigation
Surface Water and Groundwater (PE3) – Standard Assessment To ensure the quality of groundwater and surface water is protected so that environmental values including ecological health, land uses and the welfare and amenity of people are maintained.		
	 Describe existing surface water conditions upstream and downstream of the site (including seasonal variations and variations with flow). Water quality, any existing site contamination and potential sources of surface water pollution should be addressed. 	9.4 Surface Water and Groundwater9.3 Soils, Landform and GeologyAppendix 7 Preliminary Site Investigation
Surface Water	• Describe the potential for pollution (e.g. sediment plumes, spills to land and water, discharge of stormwater and wastewater, dewatering) of water bodies, watercourses, drainage channels, wetlands and floodplains during construction and operation.	9.4 Surface Water and Groundwater9.3 Soils, Landform and Geology9.5 Coastal and Marine
	Describe potential alteration to surface water flows as a result of the development.	9.4 Surface Water and Groundwater15.4 Flooding



	 Impact assessment to consider impacts to downstream water users including food production / horticultural / agricultural land uses. 	9.4 Surface Water and Groundwater9.5 Coastal and Marine
	 Describe the proposed mitigation measures to protect environmental values and downstream water users. Provide details of proposed wastewater and stormwater management, as well as any water sensitive design features as part of the development. 	9.4 Surface Water and Groundwater9.5 Coastal and Marine
	• Describe the options for supplying water to the development including potable water (if relevant) and temporary demands during the construction period. Describe on-site storage and treatment requirements for wastewater from accommodation and/or offices and workshops.	 3.9 Utility requirements 3.12 Process by-products 9.4 Surface Water and Groundwater 9.5 Coastal and Marine
	 Describe measures for storage and management of stockpiled topsoil and subsoils during the construction phase. 	3.11 Key Activities9.3 Soils, Landform and Geology
Ground Water	 Describe the known groundwater related environmental conditions including quality and significance of groundwater in the area of the development and any surrounding area potentially affected by the proposed development's activities. Groundwater testing is required. 	 9.4 Surface Water and Groundwater 15.5 Site and Groundwater Contamination Appendix 7 Preliminary Site Investigations Appendix 8 Geotechnical Investigations
	 Describe the potential changes to hydrology (including water quality), as a result of the proposal, and the implications of these changes. Consider impacts to existing groundwater wells and aquifers. 	9.4 Surface Water and Groundwater
	 Describe stormwater and wastewater management and the potential impact on groundwater resources with regard to fuel and chemicals used in construction and / or operation of the development. Describe measures proposed for management of stormwater and wastewater during construction and operation to avoid impacts to groundwater. 	 3.11 Key Activities 3.12 Process by-products 9.4 Surface Water and Groundwater 15 Hazard and Risks
Design (DQ)		
Urban Design and Place-Making (DQ1) – S To ensure development promotes the valu and the integration of smart and sustained	Standard Assessment ue and quality of good design across South Australia's built environments, and that contributes to uble technologies.	healthy neighbourhoods, supports innovation
Demonstrate the proposal's servicing material/screening treatment of any	strategy including the location of any required services infrastructure and the proposed visible services.	3.8 Supporting Services 16.3.3 Servicing Strategy
Describe the proposal's Environment	ally Sustainable Design (ESD) strategy and targets.	16.3.7 Environmentally Sustainable Design
Describe how the proposal considers Crime Prevention Through Environmental Design (CPTED) principles.		16.3.6 Crime Prevention Through Design



Provide visualisations (including long view perspectives) to demonstrate the proposal in context.	Appendix 15 Visual Amenity Impact Assessment
• Provide a full set of documentation including site plan, plans, elevations (including streetscape elevations where relevant), sections/site sections and shadow diagrams.	Appendix 2 Site Layout and plans Appendix 15 Visual Amenity Impact Assessment
Social and Community (SC)	
Aboriginal Cultural Heritage (SC1) – Detailed Assessment	
Avoid adverse effects on Aboriginal cultural heritage values and maximise opportunities to appropriately complement and preserve these v	values.
 Describe how the proposed location and /or design avoids and / or mitigates potential impacts and risks to known and unknown Aboriginal heritage. Where impacts to Aboriginal heritage cannot be avoided, provide detailed justification for this. 	13 Cultural Heritage
• Undertake an on-ground cultural heritage survey undertaken by qualified heritage experts (ideally an anthropologist and an archaeologist) in consultation with the RARB/Traditional Owner representatives. This survey should cover the entirety of the project	13 Cultural Heritage Note: The heritage survey is confidential, a
area.	summary has been provided in Chapter 13.
Preparation of a subsequent Aboriginal heritage report which should:	13 Cultural Heritage Note: The heritage survey is confidential, a summary has been provided in Chapter 13.
 be prepared by a suitably qualified heritage expert 	
 clearly outline the results of the heritage survey, including the location of Aboriginal heritage within the project area, as well as any areas where unrecorded sub-surface Aboriginal heritage is likely to occur 	
 consider the results of the AAR central archives search results, as well as any other searches of local archives or other relevant databases 	
 consider the views of the RARB, or where no RARB is appointed, Traditional Owner representatives. Note that any sensitive or restricted information relating to Aboriginal heritage must remain confidential, and should not be publicly disclosed 	
 consider both the archaeological and anthropological/ethnographic values of the area, based on relevant literature, previous heritage assessments etc. 	
 consider the project's potential impacts to known and unknown Aboriginal heritage 	
 provide recommendations for the management of Aboriginal heritage during project works, in light of the above 	
• Preparation of a Cultural Heritage Management Plan (CHMP) by an appropriately qualified heritage expert in consultation with the RARB/Traditional Owner representatives that:	13 Cultural Heritage Note: The CHMP is confidential, a framework
 addresses the potential for the project to impact known and unknown Aboriginal heritage 	has been provided in Chapter 13.
 outlines measures agreed with the RARB/Traditional Owner representatives to be taken in order to manage and protect Aboriginal cultural heritage wherever possible 	



 establishes processes for the management and protection of Aboriginal heritage before, during and after the proposed development, which may include: 		
o establishment of avoidance or 'no-go' zones to avoid known heritage or areas of identified high risk		
 establishment of bunting or fencing around known Aboriginal heritage 		
 conditional access areas (e.g. limits on heavy machinery in particular areas) 		
 the engagement of Aboriginal heritage monitors to observe ground disturbing works in high risk areas - noting that the location and details about the heritage must not be made public. 		
 the engagement of Aboriginal heritage monitors to observe ground disturbing works in high risk areas - noting that the location and details about the heritage must not be made public 		
Community Wellbeing / Social Impact Assessment (SC2) – Standard Assessment To ensure adverse effects on the community near the development are avoided or minimised including with regard to community cohesion, access to services and facilities and health impacts and capitalise on opportunities to enhance benefits for communities.		
Provide a social impact assessment (SIA) of the development which addresses:		
 the existing social environment of communities potentially impacted by the project 	12.1 – 12.7 Social and Community	
- the potential social impacts (both positive and negative) of the project, and how they will be managed and monitored	12.1 – 12.7 Social and Community	
 workforce management, housing and accommodation 	12.1 – 12.7 Social and Community	
 local business and industry procurement 	12.1 – 12.7 Social and Community	
 health and community wellbeing 	12.1 – 12.7 Social and Community	
Heritage Places and Areas (SC3) – Standard Assessment		
To ensure that the nature and scale of the development does not compromise the recognised heritage significance of a heritage place or heritage area.		
 Provide details of the location, nature and known potential heritage values of all historic heritage potentially affected by the development particularly State and Commonwealth-listed places and areas. 	13 Cultural Heritage	