



# Preparing a Submissions Report

State Significant Infrastructure Guide

Exhibition Draft

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# 1. Introduction

## 1.1 Community Participation

Community participation<sup>1</sup> is integral to the assessment of State significant infrastructure (SSI), leading to the improved design of projects and reduced environmental impacts.

Under the *Environmental Planning & Assessment Act 1979* (EP&A Act), the Department is required to exhibit an Environmental Impact Statement (EIS) submitted with a State significant infrastructure application for at least 28 days.<sup>2</sup>

Following exhibition of an EIS, the Department is to provide copies of submissions received to the proponent<sup>3</sup> and may require the proponent to submit a response to the issues raised in submissions<sup>4</sup> and a Preferred Infrastructure Report<sup>5</sup> that outlines any proposed changes to the SSI to minimise its environmental impact or to deal with any other issue raised during the assessment of the application concerned. The proponent may also choose to amend the infrastructure application, subject to the approval of the Planning Secretary<sup>6</sup>.

Following approval of a SSI application by the Minister, a proponent may apply to modify the Minister's approval<sup>7</sup>.

The Department will make publicly available the proponent's Submissions Report, Amendment Report and Preferred Infrastructure and may seek submissions.

The Department will also make an application to modify the Minister's approval publicly available<sup>8</sup> and will exhibit the application for a minimum period of 14 days and invite submissions.

This will give the community a chance to read these documents and, where applicable, make a submission on the merits of the project, amended project or modified project.

## 1.2 Response to Submissions

Following any public exhibition, the Department will publish all the submissions it receives on the Major Projects website<sup>9</sup> and ask the proponent to respond to the issues raised in submissions.

The purpose of this request is to:

- give the proponent a right of reply to the issues raised in submissions
- ensure the community gets feedback from the proponent on the issues it raised in submissions
- help the consent authority to evaluate the merits of the project.

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<sup>1</sup> See section 1.3(j) of the EP&A Act.

<sup>2</sup> See schedule 1 of the EP&A Act.

<sup>3</sup> Section 5.17(5) of the EP&A Act

<sup>4</sup> Section 5.17(6)(a) of the EP&A Act

<sup>5</sup> Section 5.17(6)(b) of the EP&A Act

<sup>6</sup> Section 192(2) of the EP&A Regulation

<sup>7</sup> Section 5.25 of the EP&A Act

<sup>8</sup> Section 5.28(g) of the EP&A Act

<sup>9</sup> See section 5.28 of the EP&A Act and clause 196 of the EP&A Regulation.

While the time it takes to respond to submissions will depend on the scale and nature of the issues raised in submissions and the actions taken to address these issues, the proponent must submit the response to the Department as quickly as possible.

The proponent must document its response to submissions in a Submissions Report

As soon as it is received, the Department will publish the Submissions Report on the Major Projects website and proceed to complete its assessment of the application.

While completing its assessment, it may also require the proponent to provide additional information to clarify or expand on the issues addressed in the Submissions Report.

## 1.3 Purpose of this Guide

This guide provides a detailed explanation of the Department's form and content requirements for Submissions Reports.

It seeks to ensure that all Submissions Reports submitted to the Department for SSI projects are prepared to a high standard and consistent. It also seeks to ensure that these Submissions Reports:

- are as succinct as possible and easy to understand
- accurately summarise the issues raised in submissions
- provide a serious response to these issues
- update the evaluation of the project, amended project or modified project as a whole, having regard to any relevant issues raised in submissions and the proponent's response to these issues.

This guide sets clear expectations for the preparation of all Submissions Reports for SSI projects and will help to promote robust debate on the merits of these projects.

## 1.4 Application of this Guide

Under the *Environmental Planning & Assessment Regulation 2000* (EP&A Regulation), the EIS for an SSI project must be prepared having regard to the SSI guidelines prepared by the Planning Secretary<sup>10</sup>

This guide forms part of the relevant SSI guidelines, and proponents must have regard to the requirements in this guide when they prepare a Submissions Report for an SSI project.

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<sup>10</sup> See proposed clause 3(2) of schedule 2 of the EP&A Regulation in the *Environmental Planning and Assessment Amendment (Major Projects) Regulation 2020*.

## 2. General requirements

The proponent must prepare the Submissions Report to a high standard and must comply with the following general requirements.

### 2.1 Form

The Submissions Report should be divided into two parts:

- the main report, which analyses the issues raised in submissions, explains what actions the proponent has taken since the exhibition, provides a serious response to the issues raised in submissions, and provides an updated evaluation of the project as a whole having regard to the detailed findings in each section of the Submissions Report and the principles of ecologically sustainable development
- the appendices to the main report, which should include:
  - a submissions register
  - an updated table of the proposed mitigation measures
  - any supporting information, including any detailed engagement or technical reports.

The main report must contain an accurate summary of the detailed reports in the appendices and use suitable cross-referencing to reduce repetition between the two parts of the Submissions Report.

### 2.2 Structure & length

The structure for a Submissions Report is shown in Appendix A and must be used in all Submissions Reports for SSD projects. If some sections are not relevant, the proponent should adjust the structure of the report accordingly.

While the length of the Submissions Report will vary depending on the scale and nature of the issues raised in submissions, the main report must be as succinct as possible.

To assist in this regard, the Department has set indicative page limits for each section of the main report in Appendix A. These limits should only be used as a guide, as the primary objective is to ensure the Submissions Report provides a serious response to the issues raised in submissions.

### 2.3 Presentation

The Submission Report must make it easy for people to identify the issues raised in submissions and understand the proponent's response to these issues.

To ensure the Submissions Report is prepared to a high standard, the proponent should:

- ensure the report has a clear narrative, taking readers from the end of the exhibition through the analysis of the issues raised in submissions and the response to these issues to the updated evaluation of the project as a whole
- structure the information in the report in a clear and logical way, making it easy for readers to draw a clear link between the issues raised in submissions and the response to these issues in the Submissions Report

- use objective analysis and provide reasons and evidence to support any conclusions reached
- explain complex matters as simply as possible
- use plain English
- avoid using jargon
- use maps, photographs, interactive digital tools, figures, graphics and tables to improve the presentation of information
- ensure the visual presentation of material is consistent with the text presentation of the same material and that both presentations are located close to each other
- ensure the report does not contain any false or misleading information<sup>11</sup>

## 2.4 GIS data specifications

The proponent must:

- maintain appropriate geo-referenced file formats of all the maps and plans used in the Submissions Report
- supply all relevant GIS data to the Department as polygon datasets in one of the following file formats:
  - shapefile
  - file geodatabase or
  - MapInfo TAB
- use the following coordinate system details:
  - Datum: GDA 1994
  - Projection: GCS GDA 1994.

## 2.5 General map requirements

Maps presented in the Submissions Report should build on a standard base map for the project and include:

- a north arrow (for maps in plan view)
- a scale (or where a cross section is not to scale, an indication of the elevation of key features and vertical exaggeration)
- a legend clearly indicating each line type that is not labelled on the map
- the source data of the base map (where applicable).

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<sup>11</sup> See section 10.6 of the EP&A Act

## 2.6 Accessibility & navigation

The Submissions Report must generally conform with the Web Content Accessibility Guidelines (WCAG) 2.0 Level AA and relevant material about creating accessible documents on the NSW Government's website.

In particular, the Submissions Report must:

- be provided as accessible PDF files<sup>12</sup> (commonly referred to as “tagged” PDF files)
- have a navigable table of contents
- present information in a linear and easy to follow format
- use headings – in Microsoft Word this means using heading styles (e.g. Heading 1, Heading 2, Normal)
- use captions for tables, pictures and figures
- include a header row in any tables
- provide alternate text descriptions for all images (except for images that are decorative) - preferably under 100 characters
- use text to convey information rather than, or in addition to, images where possible
- use a contrast ratio of 3:1 for large text (18+ points or 14+ points bold) and at least 4.5:1 for text and images of text, unless the text is decorative or unimportant (use the [Vision Australia colour contrast analyser](#) to check the contrast ratio of colour combinations)
- not rely on colour to convey information and instead use text labels, patterns and symbols to supplement colour.

## 3. Content of a Submission Report

The Submissions Report must contain the following information in each section of the report.

### 3.1 Introduction

This section must include a short summary of the project and the assessment that has been carried out to date.

### 3.2 Analysis of submissions

This section should analyse the submissions, focussing on the groups and people who made submissions and categorising the issues raised.

The proponent should use suitable maps, tables and figures to support the analysis, highlighting any inter-relationships between submitters and the issues raised (e.g. maps identifying where the submissions were from, maps showing issues raised by area, graphics identifying key issues).

#### Breakdown of submissions

The breakdown of submissions must highlight how different issues may be important to different types of stakeholders.

The breakdown should include the total number of submissions<sup>12</sup> as well as:

- an overview of the State or Commonwealth agencies, councils, special interest groups and individual members of the community that made submissions
- the number of form letters or petitions, including the number of signatories
- the level of local (<5km from the site), regional (5-100km from the site) and broader community interest (>100km from the site) in the project, where relevant
- the number of people who oppose or support the project.

The breakdown is for informative purposes only and no weighting should be applied to the different stakeholder groups, locations or opinions.

#### Categorising Issues

To develop a well-structured response to the issues raised in submissions, the proponent must categorise the issues in a systematic and impartial way and avoid oversimplifying any of the issues.

For consistency, issues should first be grouped into one of the following categories:

- the project (e.g. the site / corridor, the physical layout and design, uses and activities, timing)
- procedural matters (e.g. level or quality of engagement, compliance with the SEARs, identification of relevant statutory requirements)

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<sup>12</sup> Multiple submissions from the same person or group should only be counted as one submission. Form letters should be counted as individual submissions. Petitions should be counted as one submission.

- the economic, environmental and social impacts of the project (e.g. amenity, air, biodiversity, heritage)
- the evaluation of the project as a whole (e.g. justification for the project, consistency of project with Government plans, policies or guideline)
- issues that are beyond the scope of the project (e.g. broader policy issues) or not relevant to the project.

Each of these categories can then be divided into sub-categories. For example, the broad category of economic, environmental and social impacts could be divided into the specific matters that were assessed (e.g. noise, water, visual, social).

These sub-categories could then be broken down further according to the characteristics of the matter. For instance, noise could be broken down into construction noise, industrial noise, rail noise and road noise. For each type of noise, the issues could be grouped according to the key issues associated with assessing that matter (e.g. background noise levels, mitigation measures, predictions of impact, evaluation of impacts against criteria, proposed measures to monitor impacts).

In some cases, however, it may be better to group issues by location. For example, where the issues raised in submissions varied from one area to the next, it may be better to group the issues by the area they came from (e.g. different precincts along the alignment of a linear project) or relative to a specific component of the project (e.g. intersection upgrade, ventilation stack).

If only a small number of submissions are made, and it is difficult to group the issues in a systematic way, the proponent should simply respond to each submission.

### 3.3 Actions taken since exhibition

This section should summarise what actions the proponent has taken since public exhibition to address the issues raised in submissions, including:

- refining or amending the project.
- undertaking further engagement with the community.
- undertaking further assessment of the impacts of the project.

The results or findings of these actions should be discussed further in the relevant section of the Submissions Report (see below) and any detailed engagement or technical reports included in the appendices.

### **How to document amendments to the infrastructure**

If the proponent decides to amend the application to address matters raised in submissions, and the Planning Secretary agrees to these amendments, the proponent will be required to submit an Amendment Report to the Department that describes and assesses the impacts of the amendments and includes an evaluation of the amended project (see Preparing an Amendment Report guideline). The Amendment Report is in addition to the Submissions Report.

The Planning Secretary may also require the proponent to prepare a Preferred Infrastructure Report that outlines any proposed changes to the State significant infrastructure

When an Amendment Report and / or a Preferred Infrastructure Report are prepared, the proponent must incorporate any relevant findings into the response to submissions in the Submissions Report.

## **3.4 Response to submissions**

This section must provide a detailed summary of the proponent's response to the issues raised in submissions.

The response should be structured according to the categorisation of issues in the analysis of submissions (see above) and should be meaningful and respectful.

In responding to issues, the proponent should:

- identify the issue
- provide sufficient context to enable the issue and response to be understood without having to refer to the original assessment documents
- give serious consideration to the issue, considering both real and reasonably perceived impacts
- ensure the response is relevant and proportionate
- explain any relevant refinements or amendments that have been made to the project to address the issue
- refer to relevant standards or government plans, policies or guidelines
- integrate the findings of any further community engagement or assessment of the impacts of the project into the response.

Where the issues raised in submissions are considered to be due to an error or misunderstanding, the proponent should clarify the issue.

For issues that are either beyond the scope of the response or not relevant to the project, the proponent should clearly explain why this is the case.

If the proponent considers the issues raised in submissions were adequately addressed in the exhibited documents, it should summarise the findings in the exhibited documents in the response to submissions and explain why these findings remain relevant. It is not appropriate to repeat or simply refer to the information presented in the exhibited documents.

To help submitters find the response to the issues they raised, the proponent should include a submissions register as an appendix to the Submissions Report (see example in Appendix B).

### 3.5 Updated evaluation of project

This section should include an updated evaluation of the project as a whole incorporating any relevant issues raised in submissions and the proponent's response to these issues.

## 4. Glossary

Amendment	A change in what the proponent is seeking approval for during the assessment process. It requires changes to the project description in the EIS or Modification Report and amendments to the associated infrastructure application or modification application. Applications can only be amended with the agreement of the Planning Secretary.
Amendment Report	A report prepared by the proponent to support amendments to an infrastructure application or modification application (see the <i>Preparing an Amendment Report</i> guide).
Approval authority	The approval authority for an SSI application or SSI modification application. This will be the Minister or the Minister's delegates in the Department.
Certify	A REAP may certify an EIS for an SSI project and other environmental assessment reports required for SSI projects against the criteria in the <i>Registered Environmental Assessment Practitioner</i> guide before they are submitted to the Department.
Department	Department of Planning, Industry and Environment.
Determination	A decision by an approval authority for an SSI application to either approve the application subject to modifications or conditions or refuse to approve the application.
EIS	An Environmental Impact Statement prepared by the proponent to support an SSI application (see the <i>Preparing an EIS</i> guide).
Environmental assessment reports	Reports required to be submitted to the Department by a proponent seeking approval for an SSI application or modification application. These reports include Scoping Reports, EISs, Submissions Reports, Amendment Reports, Preferred Infrastructure Reports and Modification Reports.
Environmental planning instrument	Means an environmental planning instrument (including a SEPP or Local Environmental Plan) made under part 3 of the EP&A Act.
EP&A Act	<i>Environmental Planning and Assessment Act 1979.</i>
EP&A Regulation	<i>Environmental Planning and Assessment Regulation 2000.</i>
Major Projects website	<a href="http://www.majorprojects.planningportal.nsw.gov.au">www.majorprojects.planningportal.nsw.gov.au</a>
Matter	An element of the environment that may be affected by an SSI (e.g. air, amenity, biodiversity, economic, social).
Minister	The Minister for Planning and Public Spaces.
Mitigation	Actions or measures to reduce the impacts of a project.

Amendment	A change in what the proponent is seeking approval for during the assessment process. It requires changes to the project description in the EIS or Modification Report and amendments to the associated infrastructure application or modification application. Applications can only be amended with the agreement of the Planning Secretary.
Modification	Changing the scope or terms of an SSI approval, including revoking or varying a condition of approval. A modification requires approval under the EP&A Act.
Modification application	An application seeking to modify an SSI approval under section 5.25 of the EP&A Act.
Modification Report	A report prepared by the proponent to support a modification application (see the <i>Preparing a Modification Report</i> guide).
Planning Secretary	The Planning Secretary of the Department.
Preferred Infrastructure Report	A report prepared by an SSI proponent at the request of the Planning Secretary that outlines any proposed changes to the SSI to minimise its environmental impact or to deal with any other issue raised during the assessment of the application concerned (see the <i>Preparing a Preferred Infrastructure Report</i> guide).
Project	An SSI proposal, which is the subject of an infrastructure application or modification application.
Proponent	The proponent seeking approval for an SSI application or modification application.
REAP	A registered environmental assessment practitioner who is a member of a professional scheme that is accredited under the EP&A Regulation. REAPs may certify the EISs for SSI projects and other documents required for SSI projects before they are submitted to the Department (see the <i>Registered Environmental Assessment Practitioner</i> guide).
Refinement	A change that fits within the limits set by the project description and does not change what the proponent is seeking approval for or require an amendment to the infrastructure application for the project.
Scoping	The process of identifying the matters that require further assessment in an EIS.
Scoping Report	A report prepared by the proponent to inform the setting of SEARs for an SSI project (see the <i>Preparing a Scoping Report</i> guide).
SEARs	The Planning Secretary's environmental assessment requirements for the preparation of an EIS for an SSI project.
SSI / CSSI	Development that is declared to be State significant infrastructure under section 5.12 of the EP&A Act and critical State significant infrastructure under section 5.13 of the EP&A Act.
SEPP	State Environmental Planning Policy.

Amendment	A change in what the proponent is seeking approval for during the assessment process. It requires changes to the project description in the EIS or Modification Report and amendments to the associated infrastructure application or modification application. Applications can only be amended with the agreement of the Planning Secretary.
Submission	A written response from an individual or organisation, which is submitted to the Department during the public exhibition of an EIS, Amendment Report, Preferred Infrastructure Report or Modification Report for State significant infrastructure.
Submissions Report	A report prepared by the proponent to respond to the issues raised in submissions (see the <i>Preparing a Submissions Report</i> guide).

# Appendix A – Recommended structure of a Submissions Report

<b>Submissions report</b>	
<b>Section</b>	<b>Indicative page limit*</b>
Executive summary	5
1 Introduction	3
2 Analysis of submissions	15
3 Actions taken since exhibition	5
4 Response to submissions	1-10** per issue
5 References	
<b>Appendices</b>	
A Submissions register	
B Updated mitigation measures	
C Supporting information, including any detailed engagement or technical reports	

\* Indicative page limits do not include maps, plans, interactive digital tools, figures, graphics and tables.

\*\* Limits apply to each issue (for example, it may be possible to respond to a simple issue in 1 page whereas more complex issues may require 10 pages).

## Appendix B – Examples of a submissions register

Group	Reference number <sup>1</sup>	Name <sup>2</sup>	Section where issues addressed in Submissions Report
Agencies	125801	Transport for NSW	3.3, 4.2 - 4.6, 4.9, 5.1
	125789	EPA	
	124745	Housing NSW	
Councils	126559	Camden Council	
	128564	Blacktown City Council	
Stakeholder groups	125444	Friends of Blue Bay	
	126598	NSW Farmers Federation	
Individuals	127143	Mr Jones	
	124568	Ms Smith	

<sup>1</sup> The reference numbers will be provided to the proponent and published on the Major Projects website.

<sup>2</sup> Where submitters have requested their name be withheld from publication, their name should be shown as 'Anonymous'.