

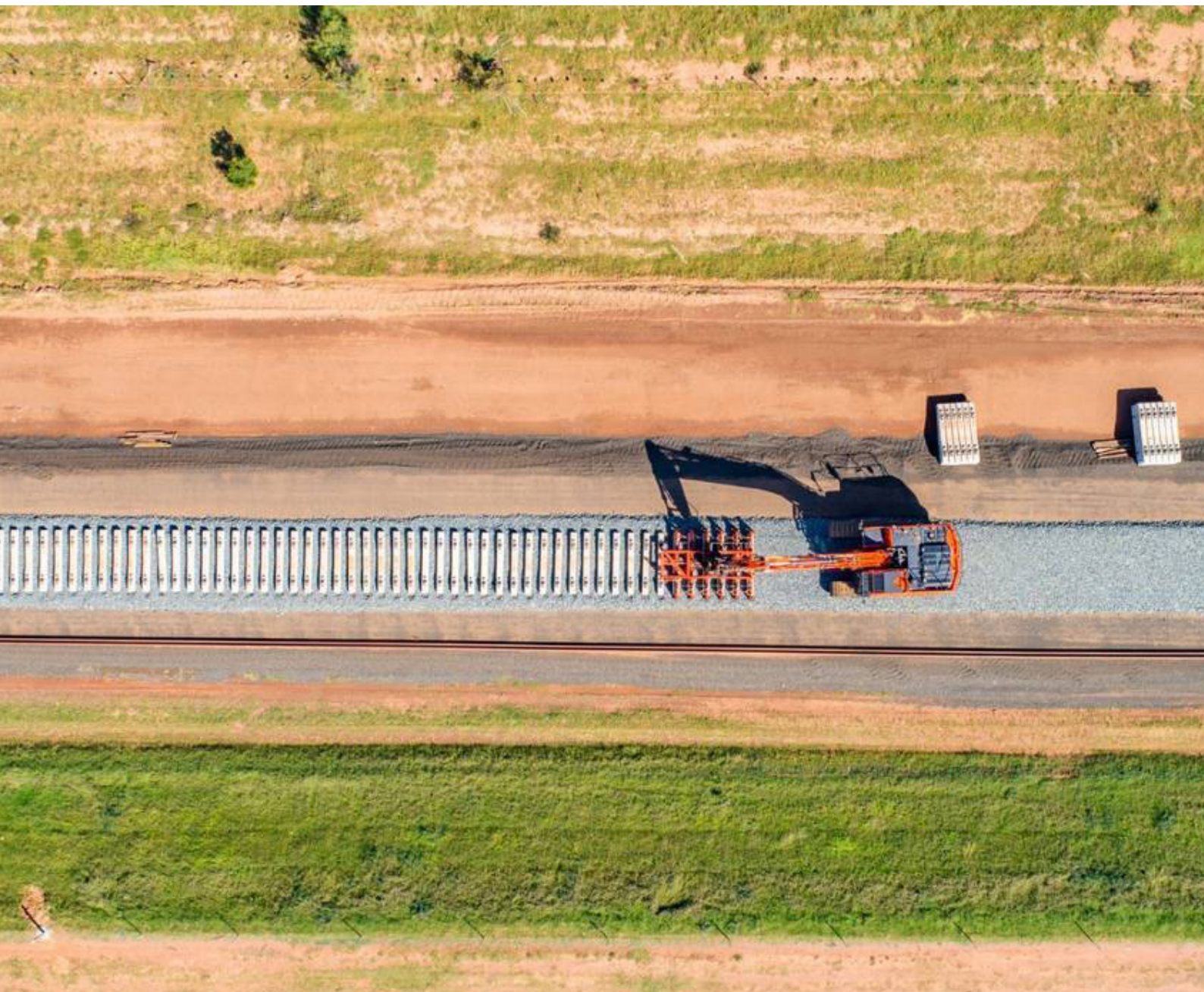
# State significant infrastructure guidelines – preparing a submissions report



Appendix C to the state significant  
infrastructure guidelines

March 2024

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# Preface

## Purpose of these guidelines

These guidelines provide a detailed explanation of the form and content requirements for submissions reports set out by the Department of Planning, Housing and Infrastructure (the Department).

They seek to ensure that all submissions reports submitted to the Department for State significant infrastructure (SSI) projects are consistent and prepared to a high standard. They also seek to ensure that these submissions reports:

- are as succinct as possible and easy to understand
- accurately summarise the issues raised in submissions
- provide a proper response to these issues
- update the justification 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.

These guidelines set 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.

## Application of these guidelines

The submissions report for an SSI project should be prepared having regard to the SSI Guidelines prepared by the Planning Secretary.

These guidelines form part of the relevant SSI Guidelines, and proponents should have regard to the requirements in these guidelines when they prepare a submissions report for an SSI project.



# 1. Introduction

## 1.1 Community participation

Community participation is integral to the assessment of SSI, leading to the improved design of projects, reduced environmental impacts and sustainable development<sup>1</sup>.

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

Following exhibition of an EIS, the Department will 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 (PIR)<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>.

In addition, where an amendment report and/or PIR is submitted in relation to an SSI project that has already been exhibited, the Department will need to consider if there is a material environmental impact beyond the impacts expected by the initially proposed project in determining whether the amendment report and/or PIR will be publicly exhibited. If the amendment report and/or PIR is to be publicly exhibited, the Department will do so for at least 14 days before completing its assessment.

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

The Department will make the proponent's submissions report, amendment report and PIR publicly available 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 an opportunity 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>91</sup> and request the proponent 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 approval authority to evaluate the merits of the project.

The Department may also require the proponent to respond to issues raised in agency advice or feedback provided to the Department in the submissions report.

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 should submit the response to the Department as quickly as possible.

The proponent must carefully consider submissions and respond to the issues raised in 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.

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1. The major projects website forms part of the NSW Planning Portal

# 2. General requirements

The proponent should prepare the submissions report to a high standard and comply with the following general requirements.

## 2.1 Form

The submissions report should be divided into two parts.

The first part is made up of the main report. This report analyses the issues raised in submissions and, explains what actions the proponent has taken since the exhibition. It provides a proper response to the issues raised in submissions and an updated justification and 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 second part is made up of the appendices to the main report. This 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 should 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 and length

A recommended structure for a submissions report is shown in Appendix A. 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 should 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 proper response to the issues raised in submissions.

## 2.3 Presentation

The submissions report should 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 justification and 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>10</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 2020
  - Projection: MGA 2020
  - cite the coordinate system on the map.

## 2.5 General map requirements

Maps 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).

## 2.6 Accessibility and navigation

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

In particular, the submissions report must:

- be provided as accessible PDF files<sup>11</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 preferably under 100 characters, except for images that are decorative
- 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 should contain the following information in each section of the report.

## 3.1 Introduction

This section should 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 in submissions.

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 by area, maps showing issues raised by area, graphics identifying key issues).

### Breakdown of submissions

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

The breakdown is provided for information purposes only and should include the total number of submissions<sup>12</sup> as well as:

- an overview of the State or Australian Government agencies that provided advice
- an overview of councils, special interest groups and individuals 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, support or comment on the project.

### Categorising Issues

To develop a well-structured response to the issues raised in submissions, the proponent should 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)
- the economic, environmental and social impacts of the project (e.g. amenity, air, biodiversity, heritage)
- the justification and evaluation of the project as a whole (e.g. 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 could 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 then 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, if the issues raised in submissions vary from one area to the next, it could 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 and any detailed engagement or technical reports included in the appendices of 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 proper 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 project justification

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

# 4. Glossary

Term	Meaning
<b>Amendment</b>	A change in what the proponent is seeking approval for during the assessment. It requires changes to the project description in the EIS or modification report and amendments to the associated infrastructure application or modification request. Applications can only be amended with the agreement of the Planning Secretary.
<b>Amendment report</b>	A report prepared by the proponent to support amendments to an infrastructure application or modification request (see the State Significant Infrastructure Guidelines – Preparing an Amendment Report).
<b>Approval authority</b>	The approval authority for an SSI application or SSI modification request. This will be the Minister.
<b>Department</b>	Department of Planning, Housing and Infrastructure.
<b>Determination</b>	A decision by an approval authority for an SSI application to either approve the application subject to modifications or conditions or refuse the application.
<b>Environmental impact statement (EIS)</b>	An environmental impact statement prepared by the proponent to support an SSI application (see the State Significant Infrastructure Guidelines – Preparing an Environmental Impact Statement).
<b>EP&amp;A Act</b>	<i>Environmental Planning and Assessment Act 1979.</i>
<b>EP&amp;A Regulation</b>	Environmental Planning and Assessment Regulation 2021.
<b>Major projects website</b>	<a href="http://www.planningportal.nsw.gov.au/major-projects">www.planningportal.nsw.gov.au/major-projects</a>
<b>Matter</b>	An element of the environment that may be affected by an SSI (e.g. air, amenity, biodiversity, economic, social).
<b>Minister</b>	The Minister for Planning.
<b>Mitigation</b>	Actions or measures to reduce the impacts of the project.
<b>Modification</b>	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.
<b>Modification request</b>	A request seeking to modify an SSI approval under section 5.25 of the EP&A Act.
<b>Modification report</b>	A report prepared by the proponent to support a modification request (see the State Significant Infrastructure Guidelines – Preparing a Modification Report).
<b>Planning Secretary</b>	The Secretary of the Department.
<b>Preferred infrastructure report (PIR)</b>	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 State Significant Infrastructure Guidelines – Preparing a Preferred Infrastructure Report).
<b>Project</b>	Refers to State significant infrastructure (SSI).
<b>Proponent</b>	The proponent seeking approval for an SSI application or modification request.
<b>Refinement</b>	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.
<b>SEARs</b>	The Planning Secretary's environmental assessment requirements for the preparation of an EIS for an SSI project.

Term	Meaning
<b>State significant infrastructure (SSI)</b>	Infrastructure that is declared to be State significant development under section 5.12 of the EP&A Act.
<b>Submission</b>	A response from an individual or organisation, which is made through the NSW planning portal during the public exhibition of a development application, including the exhibition of an EIS, amendment report, preferred infrastructure report or modification report.
<b>Submissions report</b>	A report prepared by the proponent to respond to the issues raised in submissions.

## Appendix A – Recommended structure of a submissions report

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

\* Indicative page limits do not include maps, plans and figures.

\*\* Limits apply to individual matter (for example, it may be possible to report the findings of a standard assessment in one page whereas a detailed assessment may require ten pages). For an explanation of standard and detailed assessments, see Appendix D “Levels of assessment” in the State Significant Infrastructure Guidelines – Preparing a Scoping Report.

## Appendix B – Example of a submissions register

Group	Name <sup>1</sup>	Section where issues addressed in submissions report
Councils	Camden Council Blacktown City Council	
Stakeholder groups	Friends of Blue Bay NSW Farmers Federation	
Individuals	Mr Jones Ms Smith	

1. Where submitters have requested their name be withheld from publication, their name should be shown as 'Anonymous'.



# Endnotes

1. See section 1.3(j) of the EP&A Act.
2. See clause 12 in schedule 1 of the EP&A Act.
3. Section 5.17(5) of the EP&A Act.
4. Section 5.17(6)(a) of the EP&A Act.
5. Section 5.17(6)(b) of the EP&A Act.
6. Section 192(2) of the EP&A Regulation.
7. See section 5.25 of the EP&A Act and clause 196A of the EP&A Regulation.
8. See section 5.28 of the EP&A Act and clause 196A of the EP&A Regulation.
9. See section 5.28 of the EP&A Act and clause 196 of the EP&A Regulation.
10. See section 10.6 of the EP&A Act.
11. An accessible PDF file provides hidden, structured, textual representation of the PDF content that is presented to screen readers.
12. Multiple submissions from the same person or group should only be counted as one submission. Form letters should not be counted as individual submissions. Petitions should be counted as one submission.

