



Application Number	SSD-111013738
Project Name	Vopak Bulk Liquid Fuel Terminal
Development	Expansion of an existing bulk liquid fuel terminal including the construction of new liquid fuel storage and waste storage tanks, pipeline connections from existing infrastructure to the new tanks, new automated truck loading gantry and associated site infrastructure works such as drainage, utilities and safety systems.
Location	39 Friendship Road, Port Botany, Lot 202 DP1210638, within the Randwick local government area
Applicant	Vopak Terminals Sydney Pty Ltd
Date of Issue	20 April 2026
General Requirements	<p>The Environmental Impact Statement (EIS) for the development must:</p> <ul style="list-style-type: none">• comply with these assessment requirements• meet the form and content requirements in sections 190 and 192 of the Environmental Planning and Assessment Regulation 2021 (the Regulation)• have regard to the Department's <i>State Significant Development Guidelines (2026)</i>. <p>In addition, the EIS must include:</p> <ul style="list-style-type: none">• a clear comprehensive description of the proposal for the site, including details of all activities and processes proposed to be carried out as part of the development• consideration of issues discussed in the public authority responses to request for key issues (see Attachment 2)• a detailed assessment of the key issues specified below, including:<ul style="list-style-type: none">– a description of the existing environment, using sufficient baseline data– an assessment of the potential impacts of all stages and activities that form part of the development, including any cumulative impacts of the existing liquid fuel terminal operations, taking into consideration relevant guidelines, policies, plans and statutes– clear description of the relationship between the proposed fuel terminal development and existing fuel terminal including any shared infrastructure arrangements– details of the relationship of the proposal with any existing agreements, consents and licences for the existing fuel facility and details on whether these need to be amended, modified or surrendered– a description of the measures that would be implemented to avoid, minimise, mitigate and if necessary, offset the potential impacts of the development, including proposals for adaptive management and/or contingency plans to manage significant risks to the environment. <p>The EIS must also be accompanied by:</p> <ul style="list-style-type: none">• an Estimated Development Cost (EDC) Report prepared in accordance with the relevant planning circular using the Standard Form of EDC Report• an estimate of the retained and new jobs that would be created during the construction

	<p>and operational phases of the development, including details of the methodology to determine the figures provided</p> <ul style="list-style-type: none"> • high quality files of maps and figures of the subject site and proposal • certification that the information provided is accurate at the date of preparation • a declaration from a Registered Environmental Assessment Practitioner that your EIS includes the information specified in the Department's <i>Registered Environmental Assessment Practitioner Guidelines</i>.
<p>Key issues</p>	<p>The EIS must address the following specific matters:</p> <ul style="list-style-type: none"> • Statutory and Strategic Context – including: <ul style="list-style-type: none"> - a detailed description of the history of the site, including the relationship between the proposed development and all development consents and approved plans previously and/or currently applicable to the site - demonstration that the proposal is consistent with all relevant planning strategies, environmental planning instruments, adopted precinct plans, draft district plan(s) and adopted management plans and justification for any inconsistencies. This includes, but is not limited to: <ul style="list-style-type: none"> ▪ State Environmental Planning Policy (Biodiversity and Conservation) 2021 ▪ State Environmental Planning Policy (Industry and Employment) 2021 ▪ State Environmental Planning Policy (Planning Systems) 2021 ▪ State Environmental Planning Policy (Resilience and Hazards) 2021 ▪ State Environmental Planning Policy (Transport and Infrastructure) 2021 ▪ Greater Sydney Region Plan: A Metropolis of Three Cities ▪ Our Greater Sydney 2056: Eastern City District Plan ▪ Future Transport Strategy 2056 • Suitability of the Site – including: <ul style="list-style-type: none"> - a detailed justification for the proposal and that the site can accommodate the proposed development having regard to its potential environmental impacts, permissibility, strategic context and existing site constraints - a detailed justification that the site can accommodate the proposed development having regard to the scope of the operations of existing facilities and their environmental impacts and relevant mitigation measures. • Community and Stakeholder Engagement – a community and stakeholder engagement strategy consistent with the Department's <i>Undertaking Engagement Guidelines for State Significant Projects</i> for all stages of the development, including (but not limited to): <ul style="list-style-type: none"> - details of how issues raised, and feedback provided during engagement activities have been considered and responded to in the development - details of the proposed approach to future community and stakeholder engagement based on the results of consultation • Hazards and Risk – including: <ul style="list-style-type: none"> - a Preliminary Hazard Analysis (PHA) prepared in accordance with <i>Hazardous Industry Planning Advisory Paper No. 6 – Guidelines for Hazard Analysis</i> (DoP, 2011). The PHA is to include: <ul style="list-style-type: none"> ▪ the maximum dangerous good (DG) storage and throughput for the proposed site and the cumulative DG quantities for existing and proposed operations ▪ details on integration of the proposal with existing operations and including whether any amendments to approved operational parameters, such as pumping rates or throughput are required to the Final Hazard Analysis for the existing operations ▪ identification of potential hazards and associated safeguards relevant to the proposed development, including propagation hazards, and assess the risks arising from the proposal, including cumulative risks from existing operations ▪ assessment of the risks arising from existing and proposed neighbouring facilities and infrastructure, and demonstrate that these risks are acceptable and result in minimal cumulative risk to the site ▪ incorporation of all applicable recommendations arising from the Buncefield

- accident
 - demonstrate that the proposed development complies with the risk criteria set out in Hazardous Industry Planning Advisory Paper No 4 - Risk Criteria for Land Use Safety Planning
 - demonstrate that the proposed development will comply with all relevant recommendations of the Department's *Port Botany Land Use Safety Study (1996)*.
- **Dangerous Goods Movements** – including:
 - a Transport Risk Assessment (TRA) to evaluate the cumulative risk impact of transport of dangerous goods from the site. The TRA is to include:
 - consideration of the DG traffic movement from the latest information publicly available for Denison Street
 - demonstrate the cumulative risk impact from DG traffic movement on Denison Street will not exceed the approved level as established under MP 06_0089 MOD 2.
 - demonstrate the cumulative individual and societal risk impact from DG traffic movement do not increase further along Denison Street
- **Air Quality and Odour** – a quantitative assessment of the potential air quality, dust and odour impacts of the development (construction and operation) on surrounding landowners, businesses and sensitive receptors, in accordance with relevant Environment Protection Authority (EPA) guidelines, including:
 - a description of the receiving environment and relevant sensitive receptors
 - a detailed description of all operational processes and activities, inputs and outputs and characterisation of all emission sources
 - quantification of emission sources from the project and cumulative emissions from existing or approved port or industrial operations in the area
 - a description of emission controls and benchmarking against best practice emission controls in similar facilities, including for all on-road diesel trucks associated with the development
 - consideration of worst-case impacts and comparison with emission limits
 - demonstration of the proposal's ability to comply with the *Protection of the Environment Operations (Clean Air) Regulation 2022*.
- **Waste** – including:
 - details of the quantities and classification of all waste streams to be generated on site during the development
 - details of waste storage, handling and disposal for the development
 - demonstration that appropriate spill containment will be provided for storage, filling and loading of all fuels and other chemicals to be used on site, in accordance with all relevant Australian Standards and EPA guidance
 - details of the measures that would be implemented to ensure the development is consistent with the aims, objectives and guidance in the NSW Waste and Sustainable Materials Strategy 2041.
- **Traffic and Transport** – a quantitative transport impact assessment prepared in accordance with the Transport for NSW Guide to Transport Impact Assessment (GTIA) and Austroads guidelines, that includes:
 - an estimate of trip generation, arrival/departure profiles and trip distribution
 - an assessment of cumulative traffic impact on road performance and safety implications at key intersections using an appropriate modelling framework (including the consideration of existing base case, future base case and project case scenarios)
 - plans demonstrating how all vehicles likely to be generated during construction and operation can be accommodated on the site to avoid queuing in the street network
 - details and plans of any proposed internal road network, access points, loading area, on-site parking provisions, and sufficient pedestrian and cyclist facilities, in accordance with the relevant Australian Standards and Austroads/TfNSW technical guidelines
 - swept path diagrams for the largest vehicles manoeuvring through site access points, internal roads, hardstand areas and nearby intersections (where necessary)
 - details of road upgrades, traffic control measures, new roads or access points required for the development if necessary (including approval-in-principle from the

- relevant road authority, where relevant)
 - details of the likely trip generation, vehicle routes, access and parking arrangements during construction and measures to mitigate any construction traffic and parking impacts outlined in a Draft Construction Traffic Management Plan.
- **Soils** – an assessment of potential impacts on soil resources and riparian land on and near the site, including:
 - impacts on soil erosion, salinity and acid sulfate soils
 - details of earthworks, including cut and fill volumes
 - description of the proposed erosion and sediment controls during construction.
- **Water Management** – an integrated water management strategy, including:
 - a detailed site water balance including a description of the existing and proposed water demands and breakdown of water supplies, measures to minimise water use and any water licensing requirements
 - a description of groundwater and surface water conditions that may intercept, extract, use, divert or receive surface water and/or groundwater (both temporary and permanent)
 - an assessment of potential surface and groundwater impacts (both quality and quantity) associated with the development, including risks of spills, leaks and contaminated runoff, potential impacts on watercourses, riparian areas, groundwater, and groundwater-dependent communities nearby in accordance with relevant water quality guidelines and the Department of Climate Change, Energy, the Environment and Water - Water Group (DCCEEW-Water) Groundwater Toolkit
 - details of the proposed stormwater/wastewater drainage design including the capacity of onsite detention system(s), onsite sewage management and measures to treat, reuse or dispose of water and any interaction with existing stormwater and wastewater infrastructure including connections with legacy drainage systems within the Port Botany precinct
 - a surface water discharge assessment in accordance with relevant EPA guidelines, including an assessment of potential impacts on receiving waters, and characterisation of water quality at the point of discharge against the relevant water quality criteria using a MUSIC water quality model details of any surface or groundwater mitigation, management and monitoring activities and methodologies.
- **Flooding** – identify and assess any flood risk on-site (mainstream and overland) having regard to adopted flood studies, the potential effects of climate change, and any relevant provisions of the NSW Flood Risk Management Manual (2023).
- **Contamination** – a site contamination assessment in accordance with the Managing Land Contamination Planning Guidelines: SEPP 55 – Remediation of Land (DUAP, 1998), including:
 - characterisation of the nature and extent of any contamination (known and potential contaminants) on the site and surrounding area
 - a Detailed Site Investigation (DSI) and a Remedial Action Plan, if the Preliminary Site Investigation indicates contamination is present and a DSI is required.
- **Noise and Vibration** – a quantitative noise and vibration impact assessment undertaken by a suitably qualified acoustic consultant in accordance with the relevant Environment Protection Authority guidelines and Australian Standards which includes:
 - the identification of impacts associated with construction, site emission and traffic generation at noise affected sensitive receivers, including the provision of operational noise contours and a detailed sleep disturbance assessment
 - details of noise monitoring survey, background noise levels, noise source inventory and 'worst case' noise emission scenarios
 - consideration of annoying characteristics of noise and prevailing meteorological conditions in the study area
 - a cumulative impact assessment inclusive of impacts from the existing operations and other developments,
 - details and analysis of the effectiveness of proposed management and mitigation measures to adequately manage identified impacts, including a clear identification of residual noise and vibration following application of these mitigation measures and details of any proposed compliance monitoring programs.
- **Visual, including** - a visual impact assessment, including:

- an assessment of the potential visual impacts of the development on the amenity of the surrounding area.
- **Infrastructure Requirements** – an infrastructure delivery, management and staging plan that includes:
 - an assessment of impacts of the development on existing utility infrastructure and service provider assets surrounding the site
 - a detailed written and/or graphical description of infrastructure required on the site, including any electrical substation/s and on-site switch yard/s
 - details of the existing capacity of the site to service the proposed development and any extension or augmentation, property tenure or staging requirements for the provision of utilities, including arrangements for electrical network requirements, drinking water, wastewater and recycled water
 - a description of how any upgrades will be co-ordinated, funded and delivered on time and be maintained to facilitate the development
 - identification of any existing infrastructure or easements on or off the site which may be impacted by construction or operation of the development and details of measures to be implemented to address any impacts.
- **Aboriginal Cultural Heritage** – an Aboriginal Cultural Heritage Assessment Report (ACHAR) prepared in accordance with the Code of Practice for Archaeological Investigation in NSW (DECCW 2010), and guided by the Guide to Investigating, Assessing and Reporting on Aboriginal Cultural Heritage in New South Wales (OEH 2011). The ACHAR must:
 - identify, describe and assess impacts on the Aboriginal cultural heritage values that exist across the development site
 - provide evidence and details of consultation with Aboriginal people in accordance with the Aboriginal Cultural Heritage Consultation Requirements for Proponents (DECCW 2010)
 - include results of a surface survey and any test excavations and an unexpected finds protocol.
- **Non-Aboriginal Cultural Heritage** – a non-Aboriginal cultural heritage assessment (including both cultural and archaeological significance) which must detail potential impacts on heritage assets and any proposed management and mitigation measures.
- **Biodiversity** – an assessment of the proposal's biodiversity impacts in accordance with the *Biodiversity Conservation Act 2016*, including the preparation of a Biodiversity Development Assessment Report (BDAR) where required under the Act, except where a waiver for preparation of a BDAR has been granted.
- **Social** – including a social impact assessment in accordance with the Department's *Social Impact Assessment Guideline*
- **Economic** – including:
 - an analysis of any potential economic impacts of the development, including a discussion of any potential economic benefits to the local and broader community.
- **Ecologically Sustainable Development** – including:
 - identification of how ESD principles (as defined in section 193 of the EP&A Regulation) are incorporated in the design and ongoing operation of the expanded development
 - demonstration of how the development will meet or exceed the relevant industry recognised building sustainability and environmental performance standards
 - demonstration of how the development minimises greenhouse gas emissions (reflecting the Government's goal of net zero emissions by 2050) and consumption of energy, water (including water sensitive urban design) and material resources
 - if Chapter 3 of State Environmental Planning Policy (Sustainable Buildings) 2022 applies:
 - demonstrate how the development has been designed to address the provisions set out in in Chapter 3.2(1)
 - provide a NABERS Embodied Emissions Material Form to disclose the amount of embodied emissions attributable to the development in accordance with section 35BA of the EP&A Regulation.
- **Planning Agreement/Development Contributions** – including:
 - consideration of any applicable State and local development contributions, such as

	<p>the Housing and Productivity Contribution and/or draft contributions plan(s), and/or details of any Planning Agreement required should a contributions plan not be in place</p> <ul style="list-style-type: none"> - a Cost Summary Report.
<p>Consultation</p>	<p>During the preparation of the EIS, you must consult with the relevant local, State or Commonwealth Government authorities, service providers, community groups and affected landowners.</p> <p>In particular you must consult with:</p> <ul style="list-style-type: none"> • Randwick City Council • SafeWork NSW • Department of Climate Change, Energy, the Environment and Water, specifically the: <ul style="list-style-type: none"> ○ Environment Protection Authority ○ Conservation Programs and Heritage Group ○ Water Group • Ports NSW • Port Authority of NSW • Heritage NSW • Fire and Rescue NSW • Sydney Airport Corporation Limited • Civil Aviation Services Australia • La Perouse Local Aboriginal Land Council • surrounding local landowners, businesses and stakeholders • local and regional community and environmental groups • any other public transport, utilities or community service providers.
<p>SEARs Expiry</p>	<p>SEARs will expire two years after the date of issue (or the date they were last modified).</p>
<p>References</p>	<p>The assessment of the key issues listed above must take into account relevant guidelines, policies, and plans as identified. While not exhaustive, Attachment 1 contains a list of some of the guidelines, policies, and plans that may be relevant to the environmental assessment of this proposal.</p>

ATTACHMENT 1

Technical and Policy Guidelines

The following guidelines may assist in the preparation of the environmental impact statement. This list is not exhaustive and not all of these guidelines may be relevant to your proposal.

Many of these documents can be found on the following websites:

<https://www.planningportal.nsw.gov.au/major-projects/assessment/policies-and-guidelines>

<http://www.australia.gov.au/publications>

<http://www.epa.nsw.gov.au/>

<http://www.environment.nsw.gov.au/>

<http://www.dpi.nsw.gov.au/>

Policies, Guidelines & Plans	
Aspect	Policy / Methodology
State Significant Development Guidelines	
	State Significant Development Guidelines (DPIE, 2026)
	Undertaking Engagement Guidelines – Guidance for State Significant Projects (DPIE, 2026)
	Cumulative Impact Assessment Guidelines for State Significant Projects (DPIE, 2026)
	Planning Circular PS25-004: Changes to how development costs are calculated for planning purposes
	Standard Form of Estimated Development Cost (State significant projects) – October 2024
Air Quality	
	Protection of the Environment Operations (Clean Air) Regulation 2022
Air Quality	Approved Methods for the Sampling and Analysis of Air Pollutants in New South Wales (EPA, 2022)
	Approved Methods for the Modelling and Assessment of Air Pollutants in New South Wales (EPA, 2022)
Odour	Assessment and Management of Odour from Stationary Sources in NSW (DEC 2006)
	AGO Factors and Methods Workbook (AGO, 2018)
	Guidelines for Energy Savings Action Plans (DEUS, 2005)
Greenhouse Gas	National Greenhouse and Energy Reporting Scheme Measurement, Technical Guidelines for the estimation of emissions by facilities in Australia (Department of the Environment and Energy (DoEE), 2017)
	National Greenhouse Accounts Factors (DoEE, 2019)
	NSW Guide for Large Emitters (EPA, 2025)
	Emissions Reporting and Climate Change Mitigation and Adaptation Plans: Guidance for environment protection licensees (EPA, 2026)
Biodiversity	
	<i>Biodiversity Conservation Act 2016</i>
	Biodiversity Assessment Method (EES, 2021)
	Guidelines for Controlled Activities on Waterfront Land (NRAR, 2018)
	Developments adjacent to National Parks and Wildlife Service lands (DPIE, 2020)

Bush Fire	Planning for Bush Fire Protection (RFS, 2019)
Climate Change	EPA Climate Change Policy (EPA, 2023) Net Zero Plan Stage 1: 2020-2030 (DPIE, 2020)
Design Quality	Greener Places (Government Architect NSW, 2020) Better Placed (Government Architect NSW, 2017) NSW SDRP: Guidelines for Project Teams (GANSW Advisory Note, V3 2522/2020)
Fire Safety	Fire Safety Guidelines – Fire Safety in Waste Facilities (FRNSW, 2020) Fire Safety Guidelines – Access for fire brigade vehicles and firefighters Fire Safety Guidelines – Emergency services information package and tactical fire plans
Flooding	Flood Impact and Risk Assessment Flood Risk Management Guide (LU01) (DPE, 2022) Department of Planning and Environment Flood Risk Management Toolkit – https://www.environment.nsw.gov.au/topics/water/floodplains/floodplain-guideline Shelter in place guideline for flash flooding (DPHI, 2024)
Hazards and Risk	State Environmental Planning Policy (Resilience and Hazards) 2021 Applying SEPP 33 – Hazardous and Offensive Development Application Guidelines (DoP, 2011) Assessment Guideline: Multi-level Risk Assessment (Planning and Infrastructure, 2011)
Heritage	<i>Heritage Act 1977</i>
Non-Aboriginal Heritage	NSW Heritage Manual (HO and DUAP, 1996) The Burra Charter (ICOMOS Australia, 2013) Statements of Heritage Impact (HO and DUAP, 2002)
Aboriginal Heritage	Code of Practice for the Archaeological Investigation of Aboriginal Objects in New South Wales (DECCW, 2010) Guide to Investigating, Assessing and Reporting on Aboriginal Cultural Heritage in NSW (DECCW, 2011) Aboriginal Cultural Heritage Consultation Requirements for Proponents 2010 (DECCW, 2010)
Human Health Risk	Environmental Health Risk Assessment: Guidelines for assessing human health risks from environmental hazards (enHealth, 2012)
Noise and Vibration	Approved methods for measurement and analysis of environmental noise in NSW (EPA, 2022) Acoustics – Description and measurement of environmental noise (AS1055:2018) Noise Policy for Industry (EPA, 2017) NSW Road Noise Policy (DECCW, 2011)

	Noise Criteria Guideline (RMS, 2015)
	Noise Mitigation Guideline (RMS, 2015)
	Interim Construction Noise Guideline (DECC, 2009)
	Assessing Vibration: A Technical Guide (DEC, 2006)
	Noise Guide for Local Government (EPA, 2013)
Social	
	Social Impact Assessment Guideline for State Significant Projects (DPIE, 2026)
Soils and Water	
Erosion and Sediment	Managing Urban Stormwater: Soils & Construction (Landcom, 2004)
	Soil and Landscape Issues in Environmental Impact Assessment (DLWC, 2000)
	Wind Erosion – 2 nd Edition (DIPNR, 2003)
Groundwater	Groundwater assessment toolbox for major projects in NSW - Overview document Technical guideline (DPE, 2022)
	Guidelines for Groundwater Documentation for SSD/SSI Projects Technical guideline (DPE, 2022)
	Minimum Groundwater Modelling Requirements for SSD/SSI Projects, Technical guideline (DPE, 2022)
	Cumulative Groundwater Impact Assessment Approaches Information paper (DPE, 2022)
	National Water Quality Management Strategy Guidelines for Groundwater Protection in Australia (ARMCANZ/ANZECC, 2000)
	NSW State Groundwater Policy Framework Document (DLWC, 1997)
	NSW Aquifer Interference Policy (NOW, 2012)
Stormwater	Water Sharing Plan for the Greater Metropolitan Region Groundwater Sources (NOW, 2011)
	Storing and Handling Liquids: Environmental Protection (DECC, 2007)
	Managing Urban Stormwater: Strategic Framework. Draft (EPA, 1996)
	Managing Urban Stormwater: Council Handbook. Draft (EPA, 1997)
	Managing Urban Stormwater: Treatment Techniques (DEC, 2006)
Wastewater	Managing Urban Stormwater: Source Control. Draft (EPA, 1998)
	Managing Urban Stormwater: Harvesting and Reuse (DEC, 2006)
	National Water Quality Management Strategy: Guidelines for Sewerage Systems – Effluent Management (ARMCANZ/ANZECC, 1997)
	National Water Quality Management Strategy: Guidelines for Sewerage Systems – Use of Reclaimed Water (ARMCANZ/ANZECC, 2000)
Contamination	National Water Quality Management Strategy – Guidelines for Water Recycling: Managing Health and Environmental Risks (Phase 1) (EPHC, NRMMC & AHMC, 2006)
	National Water Quality Management Strategy – Guidelines for Water Recycling: Managing Health and Environmental Risks (Phase 2) (EPHC, NRMMC & AHMC, 2009)
	State Environmental Planning Policy (Resilience and Hazards) 2021
Traffic, Transport and Access	Managing Land Contamination Planning Guidelines, SEPP 55 – Remediation of Land (DUAP & EPA, 1998)
	Consultants reporting on contaminated land: Contaminated Land Guidelines (EPA, 2020)
	<i>Roads Act 1993</i>
	State Environmental Planning Policy (Transport and Infrastructure) 2021
	Guide to Transport Impact Assessment (TfNSW, 2024)

Road Design Guide (RMS, 2015-2017)

Guide to Traffic Management – Pt 12: Traffic Impacts of Development (Austroads, 2016)

Guidelines for Planning and Assessment of Road Freight Access in Industrial Areas (Austroads, 2014)

Bicycle Parking Facilities: Guidelines for Design and Installation (AS 2890.3:2015)

Integrated Public Transport Service Planning Guidelines: Sydney Metropolitan Area (TfNSW, 2013)

Future Transport Strategy 2056 (TfNSW, 2018)

Greater Sydney Services and Infrastructure Plan (TfNSW, 2018)

NSW Freight & Ports Plan 2018-2023 (TfNSW, 2018)

Upper Canal and Warragamba Pipeline Corridors

Guidelines for Development Adjacent to the Upper Canal and Warragamba Pipelines (WaterNSW, 2018)

Visual

Control of Obtrusive Effects of Outdoor Lighting (AS 2482)

Waste

NSW Waste and Sustainable Material Strategy 2041 (EPA, 2021)

NSW Plastics Action Plan (EPA, 2021)

NSW Energy from Waste Policy Statement (EPA, 2021)

NSW Energy from Waste Infrastructure Plan (2021)

The National Waste Policy: Less Waste More Resources 2018

Waste Classification Guidelines (EPA, 2014)

Environmental guidelines: Composting and Related Organics Processing Facilities (DEC, 2004)

Environmental guidelines: Use and Disposal of Biosolid Products (EPA, 1997)

Composts, soil conditioners and mulches (Standards Australia, AS 4454)

Standards for Managing Construction Waste in NSW (EPA, 2018)

Waterways

Risk-based Framework for Considering Waterway Health Outcomes in Strategic Land-use Planning (OEH, 2017)

Guidelines for controlled activity approvals - <https://water.dpie.nsw.gov.au/our-work/licensing-and-trade/controlled-activity-approvals/guidelines>

ATTACHMENT 2
Government Authority Advice