Planning Secretary's Environmental Assessment Requirements

Section 4.12(8) of the *Environmental Planning and Assessment Act 1979*

Part 8 of the Environmental Planning and Assessment Regulation 2021

Application Number	SSD-114188738
Project	Illawarra Firming Power Station
Location	23 Glastonbury Avenue, Unanderra (Lot 210 DP811435)
Proponent	Illawarra Firming Power Station Pty Ltd
Date of Issue	29 April 2026
General Requirements	The Environmental Impact Statement (EIS) must meet the minimum form and content requirements of Part 8 of the *Environmental Planning and Assessment Regulation 2021* (EP&A Regulation) and must have regard to the *State Significant Development Guidelines*. The EIS must include an environmental risk assessment to identify the potential environmental, social and economic impacts associated with the development. The level of assessment provided by the EIS should be proportionate to the scale and likely impacts of the development and have regard to applicable NSW Government policies and guidelines. The EIS must be accompanied by an Estimated Development Cost (EDC) report, providing: • a detailed calculation of the EDC of the development prepared in accordance with the relevant planning circular using the *Standard Form of EDC Report;* and • an estimate of the new jobs that would be created during the construction and operational phases, including details of the methodology to determine the figures provided.
Detailed Assessments	The EIS must provide detailed assessments of the following key issues: **1. Hazards and risk** – including: • a Preliminary Hazard Analysis (PHA) prepared consistent with *No. 6 – Guidelines for Hazard Analysis* (DPE, 2011) *and Assessment Guideline Multi-level Risk Assessment (Department of Planning & Infrastructure 2011)*, covering all aspects of the development that may pose risks to the public. The PHA must:

- be a Quantitative Risk Assessment (QRA);
- demonstrate that the risks from the development, including cumulative risk from all components required for the development, including connecting gas pipelines and pressure regulating station (if any), comply with the criteria set out in *Hazardous Industry Planning Advisory Paper No. 4 – Risk Criteria for Land Use Safety Planning* (DPE, 2011);

- a plume rise impact assessment prepared in accordance with Civil Aviation Safety Authority's guidelines for conducting plume rise assessments, and an assessment of the potential impact to aviation in the vicinity of the development; and
- a bush fire assessment report prepared in accordance with *Planning for Bush Fire Protection 2019* (NSW RFS, 2019);

2. **Air quality** – including:
   - an air quality impact assessment prepared in accordance with the *Approved Methods for the Modelling and Assessment of Air Pollutants in NSW* (EPA, 2022) including details of emission control techniques and practices; and
   - a demonstrated ability to comply with the *Protection of the Environment Operations Act 1997* and the *Protection of the Environment Operations (Clean Air) Regulation 2010;*

3. **Greenhouse gas** – including:
   - emissions estimates for gross and net Scope 1 and Scope 2 greenhouse gas emissions;
   - a greenhouse gas assessment prepared in accordance with the *NSW Guide for Large Emitters (*EPA, 2025) if total gross combined Scope 1 and Scope 2 emissions estimates exceed 25,000 tonnes of carbon dioxide equivalent in any financial year of the operation of the development; and
   - an assessment of the likely contribution of greenhouse gas emissions from the development to climate change impacts on the locality;

4. **Traffic and transport** – including:
   - a traffic impact assessment prepared in accordance with the methodology set out in *Guide to Traffic Impact Assessment* 2024 and part 12 *Austroads Guide to Traffic Management;*
   - an assessment of the likely impacts to traffic and transport along the site access route, including at the site access point; and
   - a concept level route analysis (including swept path analysis) for high risk Oversized or Over mass vehicles (if required).

5. **Noise and vibration** – including:
   - a construction noise impact assessment prepared in accordance with the

	Interim Construction Noise Guideline (DECCW, 2009); • an operational noise impact assessment prepared in accordance with the *NSW Noise Policy for Industry* (EPA, 2017); • a road noise impact assessment prepared in accordance with the *NSW Road Noise Policy* (EPA, 2011); and • an assessment of the likely vibration amenity and structural impacts of the development under *Assessing Vibration: A Technical Guideline (DEC, 2006) and German Standard DIN 4150-3 Structural Vibration – effects of vibration on structures.*
Other Assessments	The EIS must provide an assessment of the following other issues: **1. Energy security** – including: • an assessment of the adequacy, security and reliability of gas supply for the development, having regard to its role in providing dispatchable and firming capacity to the electricity system, including: ○ an estimate of the volume of gas required to support the development (including annual and peak gas demand); ○ a quantitative assessment of the likely availability of gas within the source pipeline, having regard to the overall high-pressure gas supply network; ○ an assessment of potential impacts on gas supply to other users during periods of coincident peak gas demand and National electricity market system stress; and ○ consideration of alternative or contingency gas supply options in the event that the primary gas supply becomes unavailable; **2. Soils and land** – including: • an assessment of the impacts of the development on soils, including a preliminary investigation into potential contamination across the site, in accordance with the *State Environmental Planning Policy (Resilience and Hazards) 2021* (Hazards SEPP); and • a description of the erosion and sediment control measures that would be implemented to mitigate any impacts during construction; **3. Water** – including: • a groundwater impact assessment having regard to the *Groundwater assessment toolbox for major projects in NSW* (DPE, 2022); • a surface water impact assessment having regard to the *NSW Water Quality and River Flow Objectives* (DECCW, 2006), *Australian and New Zealand Guidelines for Fresh and Marine Water Quality* (ANZG, 2018) and

	ANZECC Guidelines and Water Quality Objectives in NSW (DEC, 2006); • a detailed site water balance and details of all water take for the life of the development, and any water licensing requirements; • details of wastewater disposal arrangements; and • an assessment of flooding and the hydrological impacts of the development; 4. **Biodiversity** – including: a Biodiversity Development Assessment Report that assesses the likely biodiversity impacts of the development in accordance with the Biodiversity Assessment Method (BAM); *Note: A BDAR is not required if the Planning Secretary and the Environment Agency Head determine that the development is unlikely to have a significant impact on biodiversity values.* 5. **Heritage** – including: • an assessment of the likely Aboriginal impacts of the development in accordance with the *Due Diligence Code of Practice for the Protection of Aboriginal Objects in New South Wales* (DECCW, 2010); • a Statement of Heritage Impact (SOHI) prepared by a suitably qualified heritage consultant in accordance with the *Guidelines for preparing Statements of Heritage Impact;* and • a historical archaeological assessment prepared by a suitably qualified archaeologist in accordance with the *Archaeological Assessment guidelines and Assessing Significance for Historical Archaeological Sites and Relics;* 6. **Visual amenity** – including: an assessment of the likely visual and landscape character impacts of the development on the amenity of the surrounding area and private residences in the vicinity of the development; 7. **Social** – including: a Social Impact Assessment prepared in accordance with the *Social Impact Assessment Guideline for State Significant Projects*; 8. **Economic** – including: an assessment of the economic impacts or benefits of the development for the region and the state of NSW; and 9. **Waste** – including: the identification, quantification and classification of the likely waste streams to be generated during construction and operation, and a description of the measures to be implemented to manage, reuse, recycle and safely dispose of this waste.
Plans and Documents	Include all documentation required under Part 8 of the EP&A Regulation and the *State Significant Development Guidelines – Preparing an Environmental Impact Statement*.

Engagement	Describe the consultation undertaken in accordance with the *Undertaking Engagement Guidelines for State Significant Projects*. The EIS must detail how issues raised and feedback provided have been considered and responded to in the development.
Expiry Date	If you do not lodge a Development Application and EIS within 2 years of the issue date of these SEARs, your SEARs will expire. If an extension to these SEARs will be required, please consult with the Planning Secretary 3 months prior to the expiry date.
References	The assessment of the key issues listed above must take into account relevant guidelines, policies, and plans as identified. A list of some of the legislation, policies and guidelines that may be relevant to the assessment of the project can be found at: • https://www.planning.nsw.gov.au/policy-and-legislation/planning-reforms/rapid-assessment-framework/improving-assessment-guidance ; • https://www.planningportal.nsw.gov.au/major-projects/assessment/policies-and-guidelines ; and • https://www.dcceew.gov.au/environment/epbc/publications#assessments