

Planning Secretary's Environmental Assessment Requirements

Section 4.12(8) of the *Environmental Planning and Assessment Act 1979*
 Schedule 2 of the *Environmental Planning and Assessment Regulation 2000*

Application Number	SSD-19891249
Project Name	Condong Cogeneration Plant – Use of Recovered Timber Fuel
Development	<ul style="list-style-type: none"> • Operation of the existing cogeneration plant • Receipt, temporary storage and combustion of 120,000 tonnes per annum of recovered timber fuel • Upgrade of the existing fuel storage area, boiler, flue gas treatment system and ash collection system
Location	123-155 McLeod Street, Condong
Applicant	Cape Byron Management Pty Ltd
Date of Issue	17 June 2021
General Requirements	<p>The Environmental Impact Statement (EIS) for the development must meet the form and content requirements in clauses 6 and 7 of Schedule 2 of the Environmental Planning and Assessment Regulation 2000 (the Regulation).</p> <p>In addition, the EIS must include:</p> <ul style="list-style-type: none"> • a detailed description of the development, including: <ul style="list-style-type: none"> – an accurate history of the site, including development consents – the need and justification for the proposed development – alternatives considered including a description of feasible options within the development which may include a layout options analysis – likely staging of the development – likely interactions between the development and existing, approved and proposed operations on the site and in the vicinity of the site – plans of any proposed building works – contributions required to offset the proposal – infrastructure upgrades or items required to facilitate the development, including measures to ensure these upgrades are appropriately maintained. • consideration of all relevant environmental planning instruments, including identification and justification of any inconsistencies with these instruments • consideration of issues discussed in the public authority responses to request for key issues (see Attachment 2) • a risk assessment of the potential environmental impacts of the development, identifying the key issues for further assessment • a detailed assessment of the key issues specified below, and any other significant issues identified in this risk assessment, which includes: <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 of the development, including any cumulative impacts, taking into consideration relevant guidelines, policies, plans and statutes and – 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 – a demonstration of how the development is committed to implementing industry best practices and ongoing environmental improvement. • a consolidated summary of all the proposed environmental management and monitoring measures, highlighting commitments included in the EIS. <p>The EIS must also be accompanied by:</p> <ul style="list-style-type: none"> • high quality files of maps and figures of the subject site and proposal

	<ul style="list-style-type: none"> • a report from a qualified quantity surveyor providing: <ul style="list-style-type: none"> - a detailed calculation of the capital investment value (CIV) of the proposal (as defined in clause 3 of the Environmental Planning and Assessment Regulation 2000) of the proposal, including details of all assumptions and components from which the CIV calculation is derived. The report shall be prepared on company letterhead and indicate the applicable GST component of the CIV - an estimate of the jobs that will be created by the development during the construction and operational phases of the proposed development - certification that the information provided is accurate at the date of preparation.
Key issues	<p>The EIS must include an assessment of the potential impacts of the proposal (including cumulative impacts) and develop appropriate measures to avoid, mitigate, manage and/or offset these impacts.</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"> - justification for the proposal and that the proposal is permissible with consent - 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"> o State Environmental Planning Policy (Infrastructure) 2007 o State Environmental Planning Policy (State and Regional Development) 2011 o State Environmental Planning Policy (Coastal Management) 2018 o State Environmental Planning Policy No 33 - Hazardous and Offensive Development o State Environmental Planning Policy No 55 – Remediation of Land o Tweed Local Environmental Plan 2014. • Key Policies – including: <ul style="list-style-type: none"> - addressing the relevant provisions in, and consistency with, the following State and international waste legislation and policy: <ul style="list-style-type: none"> o NSW Energy from Waste Policy Statement (EPA 2021) o NSW Protection of the Environment Operations (Waste) Regulations 2014 o NSW Waste Avoidance and Resource Recovery Strategy 2014-2021 o NSW Waste Classification Guidelines o NSW Waste Levy Guidelines (EPA 2018) o European IPPC Bureau ‘Industrial Emissions Directive’ and BAT (Best Available Techniques) Reference Document (BREF) BREF 2019. • Suitability of the Site – including: <ul style="list-style-type: none"> - a detailed justification that the site can accommodate the proposed development having regard to: <ul style="list-style-type: none"> o the scope of the operations of the existing facility and its environmental impacts and relevant mitigation measures o its potential environmental impacts, permissibility, strategic context and existing site constraints - demonstration of the compatibility of the proposed use with surrounding land uses. • Community and Stakeholder Engagement – a community and stakeholder participation strategy identifying key community groups and stakeholders, including: <ul style="list-style-type: none"> - details and justification for the proposed consultation approach(s) - a description of the form of engagement activities undertaken, including details of how the Applicant has engaged in a genuine dialogue with the community - clear evidence of how each stakeholder identified in the community and stakeholder participation strategy has been consulted - details of issues raised by the community and surrounding landowners and occupiers - clear details of how issues raised during consultation have been addressed and whether they have resulted in changes to the development - details of the proposed approach to future community and stakeholder engagement based on the results of consultation - details of how monitoring data will be communicated and made publicly accessible to the community.

- **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 guidelines, including:
 - a description of all potential air emissions and odours and their sources, including construction, operational, transport sources and dust generation
 - details of the receiving environment, including meteorology and climate, topography, surrounding land use, sensitive receptors and ambient air quality
 - ‘worst case’ (including a trip or emergency shutdown) and reference facility emission scenarios
 - justification for the level of assessment undertaken based on risk factors, including but not limited to the proposal location, characteristics of the receiving environment and the type and quantity of the pollutants emitted
 - details of the proposed technology and a demonstration that it is technically fit for purpose, including details of commissioning and proof of performance
 - details of emission control techniques and practices, including emission sampling and monitoring, that will be employed, and benchmark these against best practice emission control and management, with reference to the European IPPC Bureau ‘Industrial Emissions Directive’, BAT (Best Available Techniques) Reference Document (BREF) BREF 2019 and the Environment Protection Authority’s ‘NSW Energy from Waste Policy’ (2021)
 - demonstrate a commitment to continual improvement with respect to emission control techniques and practices
 - an assessment of cumulative air quality impacts associated with the facility and surrounding developments, including any approved (but not yet constructed) developments
 - details of all proposed air quality and odour management, mitigation and monitoring measures.
- **Human Health Risk** – a quantitative human health risk assessment in accordance with the ‘Environmental Health Risk Assessment: Guidelines for assessing human health risks from environmental hazards’ (enHealth, 2012), including:
 - an assessment of the inhalation of criteria pollutants and exposure (from all pathways, i.e. inhalation, ingestion and dermal) to specific air toxics, including impacts from the transport of waste material
 - consideration of the impacts on drinking water sources and rainwater tanks, including the impacts on water quality and human health
 - consideration of the potential health related impacts caused by the incineration of per- and polyfluoroalkyl substances (PFAS) which may be present within the proposed waste fuel, including an assessment of the potential for intake via drinking water and food consumption.
- **Waste Feedstock** – including:
 - details and a description of the sources, classes, quantities and composition of waste streams that would be thermally treated at the facility
 - a waste availability analysis that includes details of waste supply arrangements in the short, medium and long-term and an assessment of any competition for the proposed waste streams in both Queensland and NSW
 - detailed comparison of the proposed plant design, treatment technology and waste feedstock with the selected reference facility(ies)
 - details of the processing capacity of the facility including typical, maximum and minimum rates of processing, the maximum annual throughput of waste and the maximum volume of waste to be stored at the premises at any one time
 - demonstration that waste used as a feedstock in the facility would be the residual from a resource recovery process that maximises the recovery of material in accordance with Environment Protection Authority guidelines and ‘NSW Energy from Waste Policy Statement’ (2021)
 - a detailed waste input sampling and monitoring program including a detailed description of waste processing procedures for each waste type received, how inappropriate materials will be excluded from the waste stream and contingency measures that would be implemented if inappropriate materials are identified
- **Waste Management** – including:
 - details on the location and size of stockpiles of any waste at the site
 - details of how the EPA’s recordkeeping and reporting requirements will be met

- a list and description, including quantities, composition and classification of waste material produced (solid, liquid and gaseous) from the facility
- describe how waste produced at the site would be treated, stored, used, disposed and handled on site, and transported to and from the site, and the potential impacts associated with these issues, including current and future offsite waste disposal methods
- demonstration that any waste material produced from the facility for land application is fit-for-purpose and poses minimal risk of harm to the environment in order to meet the requirements for consideration of a resource recovery exemption by the Environment Protection Authority
- identify the measures that would be implemented to ensure that the development is consistent with the aims, objectives and guidance in the NSW Waste Avoidance and Resource Recovery Strategy 2014 – 2021
- detailed description of any proposed immobilisation process for the flue gas residues, which immobilisation approval intended to be used (general or specific) and how the process will comply with legislated requirements.
- **Soils and Water** – a surface and groundwater assessment that includes:
 - an assessment of potential surface and groundwater impacts associated with the development, including potential impacts on watercourses, riparian areas, groundwater, and groundwater-dependent communities nearby
 - a detailed site water balance including a description of the water demands and breakdown of water supplies, any water licensing requirements and identification of an adequate and secure water supply for the life of the project
 - details of stormwater/wastewater management system including the capacity of onsite detention system(s), onsite sewage management and measures to treat, reuse or dispose of water
 - description of the measures to minimise water use
 - detailed flooding assessment
 - description of the proposed erosion and sediment controls during construction
 - characterisation of water quality at the point of discharge to surface and/or groundwater against the relevant water quality criteria
 - an assessment of risks associated with the disturbance of potentially contaminated soil during construction, including acid sulfate soils and potential acid sulfate soils
 - details of all soil and water management, mitigation and monitoring measures.
- **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 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 mitigation these measures and details of any proposed compliance monitoring programs.
- **Traffic and Transport** – a quantitative traffic impact assessment prepared in accordance with relevant Roads and Maritime Services and Austroads guidelines, that includes:
 - details of all daily and peak traffic volumes likely to be generated during all key stages of construction and operation, including a description of key access / haul routes, vehicle types and potential queuing impacts
 - an assessment of the predicted impacts of this traffic on road safety and the capacity of the road network, including a review of crash data and consideration of cumulative traffic impacts at key intersections using SIDRA or similar traffic model
 - plans demonstrating how all vehicles likely to be generated during construction and operation and awaiting loading, unloading or servicing can be accommodated on the site to avoid queuing in the street network
 - details and plans of the internal road network, loading dock servicing and provisions and on-site parking provisions in accordance with the relevant Australian Standards
 - swept path diagrams depicting vehicles entering, exiting and manoeuvring throughout the site

- details of road upgrades, infrastructure works or new roads or access points required for the development if necessary
- identification of the truck routes between waste source locations and the site for fuel deliveries, and between the site and potential disposal sites for waste generated
- details of the types of material being transported and whether the material would be classified as dangerous goods under the Australian Dangerous Goods Code
- a draft construction and operational traffic management plan.
- **Fire and Incident management** – including:
 - identification of the aggregate quantities of combustible waste products to be stockpiled at any one time
 - technical information on the environmental protection equipment to be installed on the premises such as air, water and noise controls, spill clean-up equipment and fire (including location of fire hydrants and water flow rates at the hydrant) management and containment measures
 - details regarding the fire hydrant system and its minimum water supply capabilities appropriate to the site's largest stockpile fire load
 - details of size and volume of stockpiles and their management and separation to minimise fire spread and facilitate emergency vehicle access
 - consideration of consistency with NSW Fire & Rescue Fire Safety Guideline – Fire Safety in Waste Facilities (February 2020).
- **Hazards and Risk** – including a preliminary risk screening completed in accordance with *State Environmental Planning Policy No. 33 – Hazardous and Offensive Development* and Applying SEPP 33 (DoP, 2011), with a clear indication of class, quantity and location of all dangerous goods and hazardous materials associated with the development. Should preliminary screening indicate that the project is “potentially hazardous” a Preliminary Hazard Analysis (PHA) must be prepared in accordance with *Hazardous Industry Planning Advisory Paper No. 6 – Guidelines for Hazard Analysis* (DoP, 2011) and *Multi-Level Risk Assessment* (DoP, 2011).
- **Airspace Safety** – including:
 - a plume rise assessment prepared in accordance with relevant Civil Aviation Safety Authority guidelines.
- **Socio-Economic** – including:
 - a social impact assessment in accordance with the Department's Draft Social Impact Assessment Guideline – State significant projects (October 2020)
 - an analysis of any potential economic impacts of the development, including a discussion of any potential economic benefits to the local and broader community.
- **Aboriginal Cultural Heritage** – an Aboriginal Cultural Heritage Assessment Report (ACHAR) which must:
 - be 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)
 - identify, describe and assess impacts on the Aboriginal cultural heritage values that exist across the development
 - provide evidence and details of consultation with Aboriginal people in accordance with the Aboriginal Cultural Heritage Consultation Requirements for Proponents (DECCW 2010).
- **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.
- **Biosecurity** – an assessment of any potential biosecurity risks associated with the movement of waste material interstate (to and from NSW to Queensland) and details of any management or mitigation measures.
- **Visual** – a visual impact assessment (including photomontages and perspectives) of the development layout and design (new infrastructure and storage areas), including any potential impacts on nearby public and private receivers and significant vantage points in the broader public domain.
- **Infrastructure Requirements** – including identification of any infrastructure upgrades required off-site to facilitate the development and describe any arrangements to ensure that the upgrades will be implemented in a timely manner and maintained.

	<ul style="list-style-type: none"> • Greenhouse Gas and Energy Efficiency – including an assessment of the energy use of the proposal and all reasonable and feasible measures that would be implemented on site to minimise the proposal’s greenhouse gas emissions (reflecting the Government’s goal of net zero emissions by 2050). • Life Cycle Assessment – a detailed life cycle assessment in accordance with the Australian Renewable Energy Agency guidance Life Cycle Assessment of Bioenergy Products and Projects (ARENA, 2016) • Ecologically Sustainable Development – including a description of how the proposal will incorporate the principles of ecologically sustainable development in the design, construction and ongoing operation of the development. • Planning Agreement/Development Contributions – demonstration that satisfactory arrangements have been or would be made to provide, or contribute to the provision of, necessary local and regional infrastructure required to support the development.
Consultation	<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"> • Tweed Shire Council • Environment Protection Authority • NSW Health (North Coast Public Health Unit) • Department of Education (including Condong Public School) • NSW Roads and Maritime Services • Transport for NSW • DPIE Biodiversity and Conservation Division • Department of Industry • NSW Fire and Rescue • Rural Fire Service • Essential Energy • WaterNSW • Department of Primary Industries (Biosecurity) • Department of Primary Industries (Agriculture) • Heritage NSW, Department of Premier and Cabinet • DPIE – Water • Natural Resources Access Regulator • Air Services Australia • Civil Aviation Safety Authority • surrounding local landowners, businesses and stakeholders • local and regional community and environmental groups • local sugar cane farmers • Condong Sugar Mill • Local Aboriginal Land Council • any other public transport, utilities or community service providers. <p>The EIS must describe the consultation process and the issues raised and identify where the design of the development has been amended in response to these issues. Where amendments have not been made to address an issue, a short explanation should be provided.</p>
Further consultation after 2 years	<p>If you do not lodge a Development Application and EIS for the development within two (2) years of the issue date of these SEARs, you must consult further with the Secretary in relation to the preparation of the EIS.</p>
References	<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:

<http://www.planning.nsw.gov.au>
<http://www.shop.nsw.gov.au/index.jsp>
<http://www.australia.gov.au/publications>
<http://www.epa.nsw.gov.au/>
<http://www.environment.nsw.gov.au/>
<http://www.dpi.nsw.gov.au/>

Plans and Documents

The EIS must include all relevant plans, architectural drawings, diagrams and relevant documentation required under Schedule 1 of the Environmental Planning and Assessment Regulation 2000. Provide these as part of the EIS rather than as separate documents.

In addition, the EIS must include the following:

1. An existing site survey plan drawn at an appropriate scale illustrating:
 - the location of the land, boundary measurements, area (sqm) and north point
 - the existing levels of the land in relation to buildings and roads
 - location and height of existing structures on the site
 - location and height of adjacent buildings and private open space
 - all levels to be to Australian Height Datum (AHD).
2. Locality/context plan drawn at an appropriate scale should be submitted indicating:
 - significant local features such as heritage items
 - the location and uses of existing buildings, shopping and employment areas
 - traffic and road patterns, pedestrian routes and public transport nodes.
3. Drawings at an appropriate scale illustrating:
 - detailed plans, sections and elevations of the existing building, which clearly show all proposed buildings
 - detailed plans of proposed access driveways, internal roads, carparking and external alterations services infrastructure.
4. Schedule of materials, colours and additions. finishes.

Documents to be Submitted

- Documents to submit include:
 - one (1) hard copy and one (1) electronic copy of all the documents and plans for review prior to exhibition
 - other copies as determined by the Department once the development application is lodged.
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Policies, Guidelines & Plans

Aspect	Policy / Methodology
Engagement	
	Undertaking Engagement Guide – Guidance for State Significant Projects – Exhibition Draft (DPIE, 2020)
Air Quality	
Air Quality	Protection of the Environment Operations (Clean Air) Regulation 2010
	Approved Methods for the Sampling and Analysis of Air Pollutants in New South Wales (DEC, 2007)
	Approved Methods for the Modelling and Assessment of Air Pollutants in New South Wales (EPA, 2016)
Odour	Assessment and Management of Odour from Stationary Sources in NSW (DEC 2006)
Greenhouse Gas	AGO Factors and Methods Workbook (AGO, 2018)
	Guidelines for Energy Savings Action Plans (DEUS, 2005)
Waste	
	Waste Avoidance and Resource Recovery Strategy 2014-2021 (EPA)
	The National Waste Policy: Less Waste More Resources 2009
	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)
	NSW Energy from Waste Policy Statement (EPA, 2021)
	Standards for Managing Construction Waste in NSW (EPA, 2018)
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 – 2nd Edition (DIPNR, 2003)
Groundwater	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)
	Water Sharing Plan for the Tweed River Area Unregulated and Alluvial Water Sources 2010
	Storing and Handling Liquids: Environmental Protection (DECC, 2007)
Stormwater	Managing Urban Stormwater: Strategic Framework. Draft (EPA, 1996)
	Managing Urban Stormwater: Council Handbook. Draft (EPA, 1997)
	Managing Urban Stormwater: Treatment Techniques (DEC, 2006)
	Managing Urban Stormwater: Source Control. Draft (EPA, 1998)
	Managing Urban Stormwater: Harvesting and Reuse (DEC, 2006)
Wastewater	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)
	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)
Contamination	State Environmental Planning Policy No. 55 – Remediation of Land
Traffic, Transport and Access	
	Roads Act 1993
	State Environmental Planning Policy (Infrastructure) 2007

Policies, Guidelines & Plans

Aspect	Policy / Methodology
	<p>Guide to Traffic Generating Development (RTA, 2002 as updated)</p> <p>Road Design Guide (RMS, 2015-2017)</p> <p>Guide to Traffic Management – Pt 12: Traffic Impacts of Development (Austroads, 2016)</p> <p>Guidelines for Planning and Assessment of Road Freight Access in Industrial Areas (Austroads, 2014)</p> <p>Bicycle Parking Facilities: Guidelines for Design and Installation (AS 2890.3:2015)</p> <p>Future Transport Strategy 2056 (TfNSW, 2018)</p> <p>NSW Freight & Ports Plan 2018-2023 (TfNSW, 2018)</p>
Hazards and Risk	<p>State Environmental Planning Policy No. 33 – Hazardous and Offensive Development</p> <p>Applying SEPP 33 – Hazardous and Offensive Development Application Guidelines (DoP, 2011)</p>
Biodiversity	<p>Biodiversity Conservation Act 2016</p> <p>Biodiversity Assessment Method (OEH, 2017)</p> <p>Guidelines for Controlled Activities on Waterfront Land (NRAR, 2018)</p>
Heritage	<p>Heritage Act 1977</p> <p>NSW Heritage Manual (HO and DUAP, 1996)</p> <p>The Burra Charter (ICOMOS Australia, 2013)</p> <p>Statements of Heritage Impact (HO and DUAP, 2002)</p> <p>Code of Practice for the Archaeological Investigation of Aboriginal Objects in New South Wales (DECCW, 2010)</p> <p>Guide to Investigating, Assessing and Reporting on Aboriginal Cultural Heritage in NSW (DECCW, 2011)</p> <p>Aboriginal Cultural Heritage Consultation Requirements for Proponents 2010 (DECCW, 2010)</p>
Noise and Vibration	<p>Acoustics - Description and measurement of environmental noise (AS1055:2018)</p> <p>Noise Policy for Industry (EPA, 2017)</p> <p>NSW Road Noise Policy (DECCW, 2011)</p> <p>Noise Criteria Guideline (RMS, 2015)</p> <p>Noise Mitigation Guideline (RMS, 2015)</p> <p>Interim Construction Noise Guideline (DECC, 2009)</p> <p>Assessing Vibration: A Technical Guide (DEC, 2006)</p> <p>Noise Guide for Local Government (EPA, 2013)</p>
Bushfire	<p>Planning for Bushfire Protection (RFS, 2019)</p>
Urban Design and Visual	<p>Control of Obtrusive Effects of Outdoor Lighting (AS 2482)</p> <p>Better Placed (Government Architect NSW, 2017)</p> <p>Greener Places (Government Architect NSW, 2020)</p>
Social	<p>Social Impact Assessment Guideline (DPE, 2017)</p>

ATTACHMENT 2
Government Authority Advice