

# 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*

<b>Application Number</b>	SSD-19908771
<b>Project Name</b>	Lockwood Road Data Centre
<b>Development</b>	<p>Construction and operation of a data centre comprising:</p> <ul style="list-style-type: none"> <li>- One four-storey data centre facility</li> <li>- High voltage electrical switchyard</li> <li>- One substation</li> <li>- One plant room</li> <li>- Hardstand, loading and carparking</li> <li>- 72 generators and associated fuel tanks</li> <li>- Ancillary office and administration building</li> <li>- Landscaping works and signage</li> </ul>
<b>Location</b>	Lot 10 DP1261354, 68-124 Lockwood Road, Erskine Park within the Penrith LGA
<b>Applicant</b>	Digital Realty
<b>Date of Issue</b>	11 June 2021
<b>General Requirements</b>	<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"> <li>• a detailed description of the development, including: <ul style="list-style-type: none"> <li>– an accurate history of the site, including any existing development consents that apply to the land</li> <li>– the need for the proposed development</li> <li>– justification for the proposed development</li> <li>– likely staging of the development</li> <li>– likely interactions between the development and existing, approved and proposed operations in the vicinity of the site</li> <li>– plans of any proposed building works contributions required to offset the proposal and</li> <li>– infrastructure upgrades or items required to facilitate the development, including measures to ensure these upgrades are appropriately maintained.</li> </ul> </li> <li>• consideration of all relevant environmental planning instruments, including identification and justification of any inconsistencies with these instruments</li> <li>• consideration of issues discussed in the public authority responses to key issues (available on the Department's Planning Portal)</li> <li>• a risk assessment of the potential environmental impacts of the development, identifying the key issues for further assessment</li> <li>• 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"> <li>– a description of the existing environment, using sufficient baseline data</li> </ul> </li> </ul>

	<ul style="list-style-type: none"> <li>– 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</li> <li>– 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.</li> <li>• a consolidated summary of all the proposed environmental management and monitoring measures, highlighting commitments included in the EIS.</li> </ul> <p>The EIS must also be accompanied by:</p> <ul style="list-style-type: none"> <li>• high quality files of maps and figures of the subject site and proposal</li> <li>• a report from a qualified quantity surveyor providing: <ul style="list-style-type: none"> <li>– 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</li> <li>– an estimate of the jobs that will be created by the development during the construction and operational phases of the proposed development and</li> <li>– certification that the information provided is accurate at the date of preparation.</li> </ul> </li> </ul>
<p><b>Key issues</b></p>	<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"> <li>• <b>Statutory and strategic context</b> – including: <ul style="list-style-type: none"> <li>– detailed justification for the proposal and the suitability of the site</li> <li>– detailed justification that the proposed land use is permissible with consent</li> <li>– details of any proposed consolidation or subdivision of land and any proposed or existing easements on the site</li> <li>– 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, including DA20/0493, DA15/0843, DA19/0818 and DA19/0817</li> <li>– 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"> <li>○ State Environmental Planning Policy (Infrastructure) 2007</li> <li>○ State Environmental Planning Policy (Western Sydney Employment Area) 2009</li> <li>○ State Environmental Planning Policy (State and Regional Development) 2011</li> <li>○ State Environmental Planning Policy No. 33 – Hazardous and Offensive Development</li> <li>○ State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017</li> <li>○ Penrith Local Environment Plan 2010</li> <li>○ Penrith Development Control Plan 2010</li> <li>○ Greater Sydney Region Plan: A Metropolis of Three Cities</li> <li>○ Our Greater Sydney 2056: Central City District Plan</li> <li>○ Future Transport Strategy 2056.</li> </ul> </li> </ul> </li> <li>• <b>Suitability of the site</b> – including:</li> </ul>

	<ul style="list-style-type: none"> <li>– a detailed justification that the site can accommodate the proposed development, having regard to the scope of the proposed operation and its environmental impacts and relevant mitigation measures and</li> <li>– an analysis of site constraints.</li> <li>• <b>Community and stakeholder engagement</b> – including: <ul style="list-style-type: none"> <li>– a community and stakeholder participation strategy identifying key community members and other stakeholders</li> <li>– details and justification for the proposed consultation approach(s)</li> <li>– clear evidence of how each stakeholder identified in the community and stakeholder participation strategy has been consulted</li> <li>– discussion on the issues raised by the community and surrounding landowners and occupiers</li> <li>– clear details of how issues raised during consultation have been addressed and whether they have resulted in changes to the development and</li> <li>– details of the proposed approach to future community and stakeholder engagement based on the results of consultation.</li> </ul> </li> <li>• <b>Noise and vibration</b> – including: <ul style="list-style-type: none"> <li>– 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: <ul style="list-style-type: none"> <li>○ the identification of impacts associated with construction, site emissions and traffic generation at noise affected sensitive receivers, including the provision of operational noise contours and a detailed sleep disturbance assessment</li> <li>○ details of noise monitoring survey, background noise levels, noise source inventory and ‘worst case’ noise emission scenarios</li> <li>○ consideration of annoying characteristics of noise and prevailing meteorological conditions in the study area</li> <li>○ a cumulative impact assessment inclusive of impacts from other developments and</li> <li>○ 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 measures and details of any proposed compliance monitoring programs.</li> </ul> </li> </ul> </li> <li>• <b>Urban design and visual</b> – including: <ul style="list-style-type: none"> <li>– a detailed design and options analysis of the development including diagrams, illustrations and drawings with reference to built form, height, setbacks, bulk and scale in context of the immediate locality, the wider area and desired future character of the area.</li> <li>– a visual impact assessment (including photomontages and perspectives) of the development layout and design (buildings and storage areas), including staging, site coverage, setbacks, open space, landscaping, height, colour, scale, building materials and finishes, façade design, signage and lighting, particularly in terms of potential impacts on: <ul style="list-style-type: none"> <li>○ nearby public and private receivers</li> <li>○ significant vantage points in the broader public domain</li> </ul> </li> <li>– consideration of the layout and design of the development having regard to the surrounding vehicular, pedestrian and cycling networks and</li> <li>– detailed plans showing suitable landscaping which incorporates endemic species.</li> </ul> </li> <li>• <b>Air quality and odour</b> – including: <ul style="list-style-type: none"> <li>– an assessment of the air quality impacts of the development during construction and operation, prepared in accordance with the relevant Environment Protection Authority guidelines. The assessment must include: <ul style="list-style-type: none"> <li>○ scenarios which assess construction works, realistic operations, back-up generator testing and a justified worst-case scenario</li> </ul> </li> </ul> </li> </ul>
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- justification for the proposed back-up power source and any alternatives considered
- an assessment of emissions from the back-up generators against the standards of concentration outline in the Protection of the Environment Operations (Clean Air) Regulation 2010 (including, but not limited to, polycyclic aromatic hydrocarbons (PAHs) and oxides of nitrogen (NOx) impacts)
- an assessment of criteria pollutants in accordance with the *Approved Methods for Modelling and Assessment of Air Pollutants in NSW* (EPA, 2016) and
- details of any mitigation, management and monitoring measures (including for back-up generators) required to ensure compliance with section 128 of the *Protection of the Environment Operations Act 1997*.
- **Infrastructure requirements** – including:
  - a detailed written and/or graphical description of infrastructure required on the site, including any electrical substation/s and on-site switch yard/s
  - detailed justification for the chosen back-up power system, including:
    - a comprehensive assessment of alternative, commercially available technologies (solar power/large-scale batteries, hydrogen cells, etc)
    - demonstration of a commitment to continual improvement with respect to the design of the back-up power system and its associated emissions
  - a detailed overview of the proposed back-up generator system, including:
    - number of generators
    - individual capacity of each generator (in terms of megawatts and megajoules per second)
    - maximum operating time during a power outage event
    - testing procedure, frequency and duration
    - confirmation regarding whether testing will be carried out individually or in clusters
    - confirmation and, if necessary, justification of the need to test during the evening or night-time period
  - 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
  - an infrastructure delivery and staging plan, including a description of how infrastructure on and off-site will be co-ordinated and funded to ensure it is in place prior to the commencement of construction and
  - an assessment of the impacts of the development on existing utility infrastructure and service provider assets surrounding the site, including the adjacent Warragamba Pipelines' corridor, and a description of how any potential impacts would be avoided and minimised.
- **Traffic and access** – including:
  - details of all traffic types and volumes likely to be generated during construction and operation, including a description of key access routes and any road upgrades or new road alignments required for the development
  - an assessment of the predicted impacts of this traffic on road safety and the capacity of the road network, including consideration of cumulative traffic impacts at key intersections using SIDRA or similar traffic modelling. This is to include the identification and consideration of approve, proposed and future developments/road upgrades in the vicinity
  - an options analysis for different site access points with consideration of access restrictions from potential distributor roads
  - details and plans of any proposed internal road network, loading dock, servicing and provisions, on-site parking provisions, and sufficient pedestrian and cyclist facilities, in accordance with relevant Australian Standards

	<ul style="list-style-type: none"> <li>– details of the largest vehicle anticipated to access and move within the site, including swept path analysis</li> <li>– swept path diagrams depicting vehicles entering, exiting and manoeuvring throughout the site and</li> <li>– 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.</li> <li>• <b>Hazards and risk</b> – including: <ul style="list-style-type: none"> <li>– a preliminary risk screening completed in accordance with <i>State Environmental Planning Policy No. 33 – Hazardous and Offensive Development</i> 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 <i>Hazardous Industry Planning Advisory Paper No. 6 – Guidelines for Hazard Analysis</i> (DoP, 2011) and <i>Multi-Level Risk Assessment</i> (DoP, 2011)</li> <li>– details regarding the location and number of back-up generators, diesel fuel storage tanks, pest control products, flammable liquids, dangerous goods to be stored on site and lithium-ion batteries (with details of peak discharge rate (MW)) to be installed to service the development and</li> <li>– details of total volume of diesel fuel storage tanks.</li> </ul> </li> <li>• <b>Fire and incident management</b> – including: <ul style="list-style-type: none"> <li>– identification of the aggregate quantities of combustible waste products to be stockpiled at any one time</li> <li>– 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</li> <li>– details regarding the fire hydrant system and its minimum water supply capabilities appropriate to the site’s largest stockpile fire load</li> <li>– details of size and volume of stockpiles and their management and separation to minimise fire spread and facilitate emergency vehicle access and</li> <li>– detailed information relating to the proposed structures addressing relevant levels of compliance with Volume One of the National Construction Code (NCC).</li> </ul> </li> <li>• <b>Building Code of Australia</b> – including: <ul style="list-style-type: none"> <li>– a Compliance Report to ensure proposed buildings will comply with relevant classes of building set out in national construction codes and</li> <li>– a site investigation report for the demolition of any structures, a work plan, site plans and waste and hazardous materials plan.</li> </ul> </li> <li>• <b>Bushfire</b> – including: <ul style="list-style-type: none"> <li>– An assessment of bushfire risks and asset protection zones (APZ) in accordance with NSW Rural Fire Service guidelines</li> <li>– an assessment of the risk of bushfire, including addressing the requirements of <i>Planning for Bush Fire Protection 2019</i> (RFS). Any proposed Asset Protection Zones must not adversely affect environmental objectives (e.g. buffers) and</li> <li>– address the provision of a bushfire evacuation plan and a bushfire management plan.</li> </ul> </li> <li>• <b>Flooding</b> – including: <ul style="list-style-type: none"> <li>– An assessment of flood risk on the site. The assessment should determine: the flood hazard in the area; address the impact of flooding on the proposed development for the full range of events up to the probable maximum flood, and the development’s impact (including filling) on flood behaviour (i.e. levels, velocities and duration of flooding) and drainage lines of the site and adjacent lands; and address adequate egress and safety in a flood event</li> </ul> </li> </ul>
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	<ul style="list-style-type: none"> <li>– address the provisions of a flood evacuation plan, if required and</li> <li>– an assessment of potential impacts on floodplain and stormwater management and any impact to flooding in the catchment.</li> <li>• <b>Soils and water</b> – including: <ul style="list-style-type: none"> <li>– 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</li> <li>– details of the drainage easement that runs through the site</li> <li>– a detailed site water balance including a description of the water demands and breakdown of water supplies, and any water licensing requirements</li> <li>– 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</li> <li>– demonstration of satisfactory arrangements for drinking water, wastewater and if required recycled water services have been made</li> <li>– description of the measures to minimise water use</li> <li>– description of the proposed erosion and sediment controls during construction, including the existing sediment basins and</li> <li>– characterisation of the nature and extent of any contamination on the site and surrounding area.</li> </ul> </li> <li>• <b>Waste</b> – including: <ul style="list-style-type: none"> <li>– details of the quantities and classification of all waste streams to be generated on site during the development</li> <li>– details of waste storage, handling and disposal during the development and</li> <li>– details of 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.</li> </ul> </li> <li>• <b>Ecologically sustainable development</b> – including: <ul style="list-style-type: none"> <li>– a description of how the proposal will incorporate the principles of ecologically sustainable development in the design, construction and ongoing operation of the development</li> <li>– consideration of the use of green walls, green roofs and/or cool roofs in the design of the development and</li> <li>– a description of the measures to be implemented to minimise consumption of resources, especially energy and water.</li> </ul> </li> <li>• <b>Alternative energy</b> – including a detailed justification for the chosen back-up power system, incorporating: <ul style="list-style-type: none"> <li>– a comprehensive assessment of alternative, commercially available technologies (solar power/large-scale batteries, hydrogen cells, etc) and</li> <li>– demonstration of a commitment to continual improvement with respect to the design of the back-up power system and its associated emissions.</li> </ul> </li> <li>• <b>Greenhouse gas and energy efficiency</b> – 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).</li> <li>• <b>Cultural Heritage and Aboriginal Cultural Heritage</b> – including: <ul style="list-style-type: none"> <li>– identification and assessment of potential impacts on Aboriginal cultural heritage values, including a description of any measures to avoid, mitigate and/or manage any impacts and justification for reliance on any previous Aboriginal Cultural Heritage Assessment Report or other heritage assessment for the site must be provided</li> <li>– evidence that consultation with Aboriginal has been undertaken and documented in any previous assessments</li> <li>– a description of the impacts on Aboriginal cultural heritage values and</li> <li>– an assessment of non-Aboriginal cultural heritage items and values of the site and surrounding area.</li> </ul> </li> </ul>
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	<ul style="list-style-type: none"> <li>• <b>Biodiversity</b> – including an assessment of the proposal's biodiversity impacts in accordance with the <i>Biodiversity Conservation Act 2016</i>, 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.</li> <li>• <b>Socio-economic</b> – including: <ul style="list-style-type: none"> <li>– a social impact assessment in accordance with the Department's Draft Social Impact Assessment Guideline – State significant projects (October 2020) and</li> <li>– an analysis of any potential economic impacts of the development, including a discussion of any potential economic benefits to the local and broader community.</li> </ul> </li> <li>• <b>Planning agreement/development contributions</b> – 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, including evidence of a Satisfactory Arrangements Certificate under the WSEA SEPP.</li> </ul>
<b>Consultation</b>	<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"> <li>• Penrith City Council</li> <li>• Greater Sydney Commission</li> <li>• Transport for NSW</li> <li>• NSW Roads and Maritime Service</li> <li>• Environment Protection Authority</li> <li>• DPIE Environment, Energy and Science Group (formerly OEH)</li> <li>• DPIE Central (Western) team</li> <li>• NSW Fire and Rescue</li> <li>• NSW Rural Fire Service</li> <li>• Endeavour Energy</li> <li>• Sydney Water</li> <li>• WaterNSW</li> <li>• Western Sydney Planning Partnership</li> <li>• surrounding local landowners and stakeholders</li> <li>• any other public transport, utilities or community service providers.</li> </ul> <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>
<b>Further consultation after 2 years</b>	<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>
<b>References</b>	<p>The assessment of the key issues listed above must take into account relevant guidelines, policies, and plans as identified. While not exhaustive, <b>Attachment 1</b> 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.

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**Documents to be Submitted**

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Documents to submit include:

- 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
<b>Engagement</b>	Undertaking Engagement Guide – Guidance for State Significant Projects – Exhibition Draft (DPIE, 2020)
<b>Traffic, Transport and Access</b>	<p>Roads Act 1993</p> <p>State Environmental Planning Policy (Infrastructure) 2007</p> <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>Integrated Public Transport Service Planning Guidelines: Sydney Metropolitan Area (TfNSW, 2013)</p> <p>Future Transport Strategy 2056 (TfNSW, 2018)</p> <p>Greater Sydney Services and Infrastructure Plan (TfNSW, 2018)</p> <p>NSW Freight &amp; Ports Plan 2018-2023 (TfNSW, 2018)</p>
<b>Soils and Water</b>	
<i>Erosion and Sediment</i>	<p>Managing Urban Stormwater: Soils &amp; Construction (Landcom, 2004)</p> <p>Soil and Landscape Issues in Environmental Impact Assessment (DLWC, 2000)</p> <p>Wind Erosion – 2nd Edition (DIPNR, 2003)</p>
<i>Groundwater</i>	<p>National Water Quality Management Strategy Guidelines for Groundwater Protection in Australia (ARMCANZ/ANZECC, 2000)</p> <p>NSW State Groundwater Policy Framework Document (DLWC, 1997)</p> <p>NSW Aquifer Interference Policy (NOW, 2012)</p> <p>Water Sharing Plan for the Greater Metropolitan Region Groundwater Sources (NOW, 2011)</p> <p>Storing and Handling Liquids: Environmental Protection (DECC, 2007)</p>
<i>Stormwater</i>	<p>Managing Urban Stormwater: Strategic Framework. Draft (EPA, 1996)</p> <p>Managing Urban Stormwater: Council Handbook. Draft (EPA, 1997)</p> <p>Managing Urban Stormwater: Treatment Techniques (DEC, 2006)</p> <p>Managing Urban Stormwater: Source Control. Draft (EPA, 1998)</p> <p>Managing Urban Stormwater: Harvesting and Reuse (DEC, 2006)</p>
<i>Wastewater</i>	National Water Quality Management Strategy: Guidelines for Sewerage Systems - Effluent Management (ARMCANZ/ANZECC, 1997)

## Policies, Guidelines & Plans

Aspect	Policy / Methodology
	<p>National Water Quality Management Strategy: Guidelines for Sewerage Systems - Use of Reclaimed Water (ARMCANZ/ANZECC, 2000)</p> <p>National Water Quality Management Strategy – Guidelines for Water Recycling: Managing Health and Environmental Risks (Phase 1) (EPHC, NRMCC &amp; AHMC, 2006)</p> <p>National Water Quality Management Strategy – Guidelines for Water Recycling: Managing Health and Environmental Risks (Phase 2) (EPHC, NRMCC &amp; AHMC, 2009)</p>
<i>Contamination</i>	State Environmental Planning Policy No. 55 – Remediation of Land
<b>Hazards and Risk</b>	<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>
<b>Biodiversity</b>	<p>Biodiversity Conservation Act 2016</p> <p>Biodiversity Assessment Method (OEH, 2017)</p>
<b>Heritage</b>	<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>
<b>Noise and Vibration</b>	<p>Acoustics - Description and measurement of environmental noise (AS1055:2018)</p> <p>Assessing Vibration: A Technical Guide (DEC 2006)</p> <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 Guide for Local Government (EPA, 2013)</p> <p>Interim Construction Noise Guideline (DECC, 2009)</p> <p>Noise Criteria Guideline (RMS, 2015)</p>

## Policies, Guidelines & Plans

Aspect	Policy / Methodology
	Noise Mitigation Guideline (RMS, 2015)
<b>Air Quality</b>	
	Protection of the Environment Operations (Clean Air) Regulation 2010
<i>Air Quality</i>	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)
<i>Odour</i>	Assessment and Management of Odour from Stationary Sources in NSW (DEC 2006)
<i>Greenhouse Gas</i>	AGO Factors and Methods Workbook (AGO, 2018)
	Guidelines for Energy Savings Action Plans (DEUS, 2005)
<b>Upper Canal and Warragamba Pipeline Corridors</b>	
	Guidelines for Development Adjacent to the Upper Canal and Warragamba Pipelines (WaterNSW, 2018)
<b>Bushfire</b>	
	Planning for Bushfire Protection (RFS, 2019)
<b>Waste</b>	
	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: Use and Disposal of Biosolid Products (EPA, 1997)
	Composts, soil conditioners and mulches (Standards Australia, AS 4454)
	NSW Energy from Waste Policy Statement (EPA, 2015)
	Standards for Managing Construction Waste in NSW (EPA, 2018)
<b>Urban Design and Visual</b>	
	Control of Obtrusive Effects of Outdoor Lighting (AS 2482)
	Better Places (Government Architect NSW, 2017)
	Greener Places (Government Architect NSW, 2020)
<b>Social</b>	
	Social Impact Assessment Guideline (DPE, 2017)
	Draft Social Impact Assessment Guideline (DPIE 2020)