

# Planning Secretary's Environmental Assessment Requirements

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

## Section 175 of the Environmental Planning and Assessment Regulation 2021

<b>Application Number</b>	SSD-37486043
<b>Project Name</b>	Oakdale East Industrial Estate
<b>Development</b>	Concept masterplan for an industrial estate to be built over 5 stages and Stage 1 works including intersection upgrades, bulk earthworks, estate roads, services, expansion of an existing warehouse in Precinct 1 and construction, fit-out and operation of a warehouse in Precinct 3.
<b>Location</b>	Part Lot 100 DP 1257276 and Lot 101 DP 1257276 2-10 Wallgrove Road, Horsley Park
<b>Applicant</b>	Goodman Property Services (Aust) Pty Ltd
<b>Date of Issue</b>	01/03/2022
<b>General Requirements</b>	<p>The Environmental Impact Statement (EIS) for the development must meet the form and content requirements in Division 5 of the Environmental Planning and Assessment Regulation 2021 (the Regulation) and must have regard to the State Significant Development Guidelines.</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 all development consents and approved plans previously and/or currently applicable to the site</li> <li>– the need and justification for the proposed development</li> <li>– alternatives considered including a description of feasible options within the development which may include a layout options analysis</li> <li>– likely staging of the development</li> <li>– likely interactions between the development and existing, approved and proposed operations on the site and in the vicinity of the site</li> <li>– plans of any proposed building works</li> <li>– contributions required to offset the development, 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 request for key issues (see <b>Attachment 2</b>)</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> <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> </ul> </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 the Dictionary of the Regulation), 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</li> <li>– certification that the information provided is accurate at the date of preparation.</li> </ul> </li> </ul>
<b>Key issues</b>	<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> <p><b>Statutory and Strategic Context</b> – including:</p> <ul style="list-style-type: none"> <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 (Planning Systems) 2021 – Chapter 2</li> <li>• State Environmental Planning Policy (Biodiversity and Conservation) 2021 – Chapter 6</li> <li>• State Environmental Planning Policy (Resilience and Hazards) 2021 – Chapter 3 and 4</li> <li>• State Environmental Planning Policy (Transport and Infrastructure) 2021 – Chapter 2 and 4</li> <li>• State Environmental Planning Policy (Industry and Employment) 2021 – Chapter 2 and 3</li> <li>• State Environmental Planning Policy (Precincts – Central River City) 2021</li> <li>• Greater Sydney Region Plan: A Metropolis of Three Cities</li> <li>• Our Greater Sydney 2056: Western City District Plan</li> <li>• Future Transport Strategy 2056</li> <li>• Western Sydney Aerotropolis Plan.</li> </ul> </li> <li>• details of any proposed consolidation or subdivision of land including proposed lots, sizes, dimensions and easements.</li> <li>• demonstrating the development is consistent with the objectives and controls outlined in the Oakdale East Site Specific Development Control Plan.</li> </ul> <p><b>Suitability of the Site</b> – including:</p> <ul style="list-style-type: none"> <li>• an analysis of site constraints including any easements or preserved corridors</li> <li>• a detailed justification that the site can accommodate the proposed development having regard to its potential environmental impacts, permissibility, strategic context and existing site constraints</li> <li>• an options analysis of the proposed bulk earthworks aiming to deliver balanced cut and fill and minimise the height and visual impact of the development including retaining walls and buildings, with consideration of proposed works and levels on adjoining properties</li> </ul> <p><b>Community and Stakeholder Engagement</b> – a community and stakeholder participation strategy identifying key community members and other stakeholders, including:</p> <ul style="list-style-type: none"> <li>• details and justification for the proposed consultation approach(s)</li> <li>• clear evidence of how each identified stakeholder has been consulted</li> <li>• details of the issues raised by the community and surrounding landowners and occupiers and how the issues have been addressed and whether they have</li> </ul>

- resulted in changes to the development
- details of the proposed approach to future community and stakeholder engagement based on the results of consultation.

**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 (using traffic generation rates agreed with Transport for NSW), including a description of key accesses, haul routes, vehicle types, potential queuing impacts, swept paths and sight distance requirements
- detailed justification of proposed access arrangements for Precinct 5 with consideration of future transport corridors, easements and site levels and outcomes of consultation with key stakeholders on the proposed arrangement
- 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 model. This is to include the identification and consideration of approved and proposed developments/planning proposals/road upgrades in the vicinity of the site in the 2026, 2031 and 2036 scenarios
- details of road upgrades, infrastructure works or new roads or access points required for the development, supported by modelling
- integration with and impacts on the future Southern Link Road and consideration of Clause 33B of the WSEA SEPP
- 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 on public roads, including a loading management plan
- details and plans of the proposed internal road network, loading docks, servicing areas, on-site parking including provisions for electric vehicle charging, pedestrian and cyclist facilities, in accordance with the relevant Australian Standards
- details of the largest vehicle anticipated to access and move within the site, including swept path analysis and diagrams depicting vehicles entering, exiting and manoeuvring throughout the site
- assessment of existing and future transport networks, including buses, and their ability to accommodate the forecast number of trips generated by the development
- details of sustainable travel initiatives for the development.

**Hazards and Risk** – including:

- a preliminary risk screening completed in accordance with State Environmental Planning Policy (Resilience and Hazards) 2021, that includes:
  - a clear indication of class, storage and handling quantities and location of all dangerous goods and hazardous materials associated with the development
- a Preliminary Hazard Analysis (PHA) prepared in accordance with Hazardous Industry Planning Advisory Paper No. 6 – Guidelines for Hazard Analysis (DoP, 2011) and Multi-Level Risk Assessment (DoP, 2011), should the preliminary risk screening indicate that the project is “potentially hazardous”.

**Urban Design and Visual, including:**

- demonstration of how the development will achieve design excellence in accordance with any relevant EPI provisions and the objectives for good design in Better Placed (Government Architect NSW, 2017)
- a visual impact assessment (including photomontages and perspectives) of the development layout and design (buildings and storage areas), including:
  - details of staging, site coverage, setbacks, open space, landscaping, pad heights and building heights, colour, scale, building materials and finishes, façade design, signage and lighting, particularly in terms of potential impacts on:
    - nearby public and private receivers

- ii. significant vantage points in the broader public domain
  - details of measures to minimise visual impacts on nearby residential receivers including consideration of Clause 23 of the WSEA SEPP
  - consideration of the layout and design of the development having regard to the surrounding vehicular, pedestrian and cycling networks
- detailed plans showing suitable landscaping including minimum setbacks, incorporating endemic species and maximising opportunities for green infrastructure, consistent with Greener Places (Government Architect NSW, 2020).

**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, operation 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 these mitigation measures and details of any proposed compliance monitoring programs.

**Soils and Water** – a surface and groundwater assessment that includes:

- a topographic assessment and justification the proposed earthworks are site responsive and contextually appropriate
- an assessment of potential surface and groundwater impacts associated with the development, including potential impacts on watercourses, riparian areas, groundwater, groundwater-dependent communities, wetlands and acid sulfate soils
- assessment of impacts on drainage paths into the Warragamba pipelines corridor, particularly at Reedy Creek and consideration of Water NSW's *Guideline for Development Adjacent to the Upper Canal and Warragamba Pipelines, September 2021*
- a detailed site water balance including a description of the water demands and breakdown of water supplies, and any water licensing requirements
- details of the stormwater/wastewater management system including how it will be designed, operated and maintained, including the capacity of onsite detention system(s) and measures to treat, reuse or dispose of water
- description of the measures to minimise water use
- 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 (including proposed mitigation measures to manage any impacts to receiving waters and monitoring activities and methodologies)
- detail measures to retain, rehabilitate and restore riparian lands along Reedy Creek.

**Infrastructure Requirements** – an infrastructure management plan that includes:

- 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

- details of how the requirements of Sydney Water will be met for water supply, recycled water, trade wastewater and protection of existing stormwater assets
- 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
- details of sustainability initiatives to minimise drinking water demand, demonstrate water sensitive urban design and water conservation measures
- consideration of downstream impacts on the Water NSW pipelines corridor including pre-developed and post-developed surface water flows.
- an assessment of any other risks to the integrity and security of the pipelines, including but not limited to, vibration, soil, water, infrastructure interaction and transport routes across or near the corridor.
- details of measures to avoid any adverse impacts on the pipelines corridor
- consideration of proposed infrastructure works adjacent to the site and the pipelines corridor (such as the proposed gas pipeline extension).

**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 details of proposed mitigation, management and monitoring measures.

**Contamination** – including:

- an assessment of site suitability under the provisions of SEPP 55
- provision of a Site Audit Statement for any completed remediation works and verification the site has been made suitable for its intended use
- confirmation that the development is consistent with the approved remediation works under Fairfield Council DA 347.1/2021.

**Biodiversity** – including:

- an assessment of the proposal's biodiversity impacts in accordance with the Biodiversity Conservation Act 2016 and the Biodiversity Assessment Method (BAM), 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
- an assessment of long term impacts of detention basins and spill into Reedy Creek
- impacts from ancillary infrastructure and noise and lighting impacts on fauna during operation
- a vegetation management plan for the Reedy Creek riparian corridor through the site.
- a biosecurity management plan.

**Bush Fire** – a bush fire assessment report prepared by an accredited consultant that demonstrates the development meets the aims and objectives of Planning for Bushfire Protection 2019.

**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).

**Aboriginal Cultural Heritage** – an assessment of cultural values in consultation with the Aboriginal community 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 assessment must:

- identify, describe and assess impacts on the Aboriginal cultural heritage values that exist across the development

	<ul style="list-style-type: none"> <li>• provide evidence and details of consultation with Aboriginal people in accordance with the Aboriginal Cultural Heritage Consultation Requirements for Proponents (DECCW 2010)</li> <li>• include justification for reliance on any previous Aboriginal Cultural Heritage Assessment Report carried out for the site.</li> </ul> <p><b>Non-Aboriginal Cultural Heritage</b> – 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.</p> <p><b>Socio-Economic</b> – including:</p> <ul style="list-style-type: none"> <li>• a social impact assessment in accordance with the Department's Social Impact Assessment Guideline</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> <p><b>Ecologically Sustainable Development</b> – including:</p> <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</li> <li>• a description of the measures to be implemented to minimise consumption of resources, especially energy and water and the minimisation of waste.</li> </ul> <p><b>Waste Management</b> – including:</p> <ul style="list-style-type: none"> <li>• details of the quantities and classification of all waste streams to be generated during demolition, construction and operation and proposed storage, handling and disposal requirements</li> <li>• a waste management plan reflecting the targets in the NSW Waste and Sustainable Material Strategy 2041 and the National Waste Policy 2018.</li> </ul> <p><b>Airport Safeguarding</b> – including an assessment of relevant matters in the Western Sydney Aerotropolis Plan and State Environmental Planning Policy (Western Sydney Aerotropolis) 2020.</p> <p><b>Flooding and Coastal Hazards</b> – including a flood assessment and modelling to determine the design flood levels and an assessment of any proposed filling and development on flood behaviour for a range of flood events. The assessment must consider any relevant Council flood studies and floodplain risk management plans and the NSW Floodplain Development Manual 2005.</p> <p><b>Planning Agreement/Development Contributions</b> – including consideration of any applicable Section 7.11 / 7.12 Contribution Plan and/or details of any Voluntary Planning Agreement (VPA) and demonstration that satisfactory arrangements have been or would be made to provide, or contribute to the provision of, necessary local and regional infrastructure as required by the WSEA SEPP or any other policy or plan. During preparation of the EIS, consultation must be undertaken with the relevant parties regarding any VPA required.</p>
<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>• Fairfield City Council</li> <li>• Department of Planning and Environment, including the: <ul style="list-style-type: none"> <li>– Environment, Energy and Science Group</li> <li>– Water Group (including the Natural Resources Access Regulator)</li> <li>– Infrastructure Contributions and Agreements team</li> </ul> </li> </ul>

	<ul style="list-style-type: none"> <li>• Transport for NSW and NSW Roads and Maritime Services including the: <ul style="list-style-type: none"> <li>- Corridor Preservation Team</li> <li>- Greater Sydney Division</li> <li>- Archbold Road upgrade and extension project team</li> <li>- Proposed Southern Link Road project team</li> </ul> </li> <li>• Rural Fire Service</li> <li>• TransGrid</li> <li>• Endeavour Energy</li> <li>• Sydney Water</li> <li>• WaterNSW</li> <li>• Heritage NSW, Department of Premier and Cabinet</li> <li>• Local Aboriginal Land Council</li> <li>• surrounding landowners, businesses and stakeholders</li> <li>• any other public transport, utilities or community service providers.</li> </ul> <p>The EIS must detail the engagement undertaken and demonstrate how it was consistent with the <i>Undertaking Engagement Guide: Guidance for State Significant Projects</i>. The EIS must detail how issues raised and feedback provided have been considered and responded to in the project. Where amendments have not been made to address an issue, a short explanation should be provided.</p>
<b>SEARs Expiry</b>	SEARs will expire two years after the date of issue (or the date they were last modified).
<b>References</b>	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.

## **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 the Environmental Planning and Assessment Regulation 2021. 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 and 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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<b>Policies, Guidelines &amp; Plans</b>	
<b>Aspect</b>	<b>Policy / Methodology</b>
<b>State Significant Development Guidelines</b>	
	State Significant Assessment Guidelines (DPIE, 2021)
	Undertaking Engagement Guide – Guidance for State Significant Projects (DPIE, 2021)
	Cumulative Impact Assessment Guidelines for State Significant Projects (DPIE, 2021)
<b>Traffic, Transport and Access</b>	
	Roads Act 1993
	State Environmental Planning Policy (Infrastructure) 2007
	Guide to Traffic Generating Development (RTA, 2002 as updated)
	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)
	Parking Facilities – Off Street Car Parking and Parking Facilities – Off Street Commercial Vehicle Facilities, Australian Standards
	Fairfield City Wide Development Control Plan 2012 – Car Parking, Vehicle and Access Management – Chapter 12
	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)
<b>Hazards and Risk</b>	
	State Environmental Planning Policy No. 33 – Hazardous and Offensive Development
	Applying SEPP 33 – Hazardous and Offensive Development Application Guidelines (DoP, 2011)
	Assessment Guideline: Multi-level Risk Assessment (Planning and Infrastructure, 2011)
<b>Urban Design and Visual</b>	
	Control of Obtrusive Effects of Outdoor Lighting (AS 2482)
	Better Placed (Government Architect NSW, 2017)
	Greener Places (Government Architect NSW, 2020)
<b>Noise and Vibration</b>	
	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)
<b>Soils and Water</b>	
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 Greater Metropolitan Region Groundwater Sources (NOW, 2011)
	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
	Managing Land Contamination Planning Guidelines, SEPP 55 – Remediation of Land (DUAP & EPA, 1998)
	Consultants reporting on contaminated land: Contaminated Land Guidelines (EPA, 2020)
<b>Air Quality and Greenhouse Gas</b>	
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)
	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)
<b>Biodiversity</b>	
	<i>Biodiversity Conservation Act 2016</i>
	Biodiversity Assessment Method (EES, 2021)

	Biodiversity Conservation Regulation 2017
	Guidelines for Controlled Activities on Waterfront Land (NRAR, 2018)
<b>Bush Fire</b>	
	Planning for Bush Fire Protection (RFS, 2019)
<b>Heritage</b>	
	<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)
<b>Social</b>	
	Social Impact Assessment Guideline for State Significant Projects (DPIE, 2021)
<b>Flooding and Coastal Hazards</b>	
	NSW Floodplain Development Manual 2005
<b>Waste</b>	
	NSW Waste and Sustainable Material Strategy 2041 (EPA, 2021)
	NSW Plastics Action Plan (EPA, 2021)
	NSW Energy from Waste Policy Statement (EPA, 2021)
	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)
	Standards for Managing Construction Waste in NSW (EPA, 2018)

**ATTACHMENT 2**  
**Government Authority Advice**