Amended Planning Secretary's Environmental Assessment Requirements

Port of Newcastle Clean Energy Precinct
Concept and Stage 1 Development Application

Application Number	SSD-62423490
Project Name	Port of Newcastle Clean Energy Precinct – Concept and Stage 1 Development Application
Development	Concept and Stage 1 development application, comprising: • Concept Proposal for the Clean Energy Precinct (CEP), including production and storage infrastructure for hydrogen and ammonia, a water treatment plant, power supply landing yard and associated switchyard, utility easements and connections, internal roads and car parking, administration building, external road and intersection upgrades, warehousing and laydown facilities • Stage 1 works to facilitate the future development of the CEP, including: – enabling works across the site, comprising bulk earthworks and remediation, environmental protection works, infrastructure delivery (including stormwater, utility and trunk servicing works), roadworks, parking and hardstand areas – ancillary building works, comprising a new power supply switch yard and on-site substation, warehouse/workshop buildings and administration buildings – subdivision.
Location	Lot 22 DP1155723, Lots 3 & 7 DP1207051, Lots 29 – 33 DP1184229, Lot 8 DP119752, Lot 16 DP262783 and Part Lot 2 DP1207051 Kooragang Island in the Newcastle local government area
Applicant	The Trustee for the Port of Newcastle Unit Trust
Date of Issue	12 November 2025
General Requirements	The Environmental Impact Statement (EIS) for the development must: • comply with these assessment requirements • meet the form and content requirements in sections 190 and 192 of the Environmental Planning and Assessment Regulation 2021 (the Regulation) • have regard to the Department's *State Significant Development Guidelines.* In addition, the EIS must include: • a clear comprehensive description of the proposal for the site, including details of all activities and processes proposed to be carried out as part of the development, including any transmission infrastructure upgrades, pipelines or other ancillary infrastructure and activities required for construction, such as temporary concrete batching plants and/or helicopter movements • an accurate history of the site, including details of development consents, licences or management plans that apply to the site, such as for the Kooragang Island Waste Encapsulation Facility and remediation of the site • details of likely interactions between the development and existing, approved and proposed operations in the vicinity of the site, including port and berth operations, transmission, gas and water management infrastructure and the Australian Rail Track Corporation railway corridor • consideration of issues discussed in the public authority responses to request for key issues (see **Attachment 2** and **Attachment 3**) • a detailed assessment of the key issues specified below, including: – a description of the existing environment, using sufficient baseline data – details of construction, including timetable, hours and construction methods – an assessment of the potential impacts of all stages and activities that form part of the development, including any cumulative impacts, taking into consideration relevant guidelines, policies, plans and statutes – justification for the level of assessment carried out for each of the key issues as they relate to the Concept and Stage 1 development application – 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 consolidated summary of all the proposed environmental management and monitoring measures • consideration of the likely impacts of any related proposals associated with the development, including any electrical, water servicing or pipeline infrastructure and associated easements and/or corridors. The EIS must also be accompanied by: • high quality files of maps and figures of the subject site and proposal • an Estimated Development Cost (EDC) Report prepared in accordance with the relevant planning circular using the Standard Form of EDC Report • an estimate of the retained and new jobs that would be created during the construction and operational phases of the development, including details of the methodology to determine the figures provided • details on any staging of the construction and/or operation of the development • certification that the information provided is accurate at the date of preparation • a declaration from a Registered Environmental Assessment Practitioner that your EIS includes the information specified in the Department's *Registered Environmental Assessment Practitioner Guidelines*.
Key issues	The EIS must address the following specific matters: **1. Statutory and Strategic Context** – including: – a detailed description of the history of the site, including the relationship between the proposed development and all development consents, licences and approved plans for the site, such as for the Kooragang Island Waste Encapsulation Facility and on-site remediation works – demonstration that the proposal is consistent with all relevant planning strategies, environmental planning instruments, adopted precinct plans, draft plan(s) and adopted management plans and justification for any inconsistencies. This includes, but is not limited to: o State Environmental Planning Policy (Biodiversity and Conservation) 2021 o State Environmental Planning Policy (Industry and Employment) 2021 o State Environmental Planning Policy (Planning Systems) 2021 o State Environmental Planning Policy (Primary Production) 2021 o State Environmental Planning Policy (Resilience and Hazards) 2021 o State Environmental Planning Policy (Sustainable Buildings) 2022 o State Environmental Planning Policy (Transport and Infrastructure) 2021 o Hunter Regional Plan 2041 o Port of Newcastle Master Plan 2040 o Net Zero Plan Stage 1: 2020 – 2030 o NSW Electricity Strategy o NSW Renewables Energy Planning Framework o NSW Hydrogen Strategy o Future Transport Strategy 2056 o Newcastle Employment Lands Strategy. **2. Suitability of the Site** – including a detailed justification for the proposal and demonstration that the site can accommodate the proposed development, having regard to its potential environmental impacts, permissibility, strategic context and existing site constraints. **3. Community and Stakeholder Engagement** – a community and stakeholder engagement strategy consistent with the Department's *Undertaking Engagement Guidelines for State Significant Projects* for all stages of the development, including (but not limited to): – details of how issues raised, and feedback provided during engagement activities have been considered and responded to in the development – details of the proposed approach to future community and stakeholder engagement based on the results of consultation. **4. Hazards and Risk** – including a comprehensive Quantitative Risk Assessment (QRA), covering all aspects of the project which may impose public risks, to be prepared in accordance with *Hazardous Industry Planning Advisory Paper No. 6, 'Guideline of Hazard Analysis'* (HIPAP 6) demonstrating that the proposed development complies with the Department's *Hazardous Industry Planning Advisory*

Paper No. 4, 'Risk Criteria for Land Use Safety Planning' (HIPAP 4). The QRA must include, but is not limited to, the following:

- clearly identify all dangerous goods (DGs) associated with the proposal and all processes involving the production, transport and storage of these DGs
- consider industry best practice for the design and operation of the liquid anhydrous ammonia above-ground tanks, especially the design specifications in *PGS 12:2025 version 0.5 (October 2025) – Netherlands Standardisation Institute* (NEN)
- where the technology and/or operating parameters are unknown, the assessment is to be based on worst-credible scenarios, including all operating parameters and modelling assumptions when establishing the risk analysis
- where preliminary design details are available, undertake a risk analysis and demonstrate:
  - the risk of equipment propagation would not affect the on-site critical equipment within the CEP
  - the individual fatality risk contours for industrial uses from each production or storage area within the CEP will be self-contained within each area
- report on the results of a consequence analysis to demonstrate:
  - the consequence distances from all critical storages and processing facilities releases that may have an off-site impact
  - where the activities result in off-site impact, identify any sensitive receivers and critical industrial development within the extent of any consequence
  - the distance of propagation impact from the on-site critical equipment
- identifying all relevant Australian and International standards, and critical safety mitigation measures to safeguard against potential hazards. Particularly, identify all mitigation measures where the consequence of ammonia incidents may extend beyond the CEP's boundary, even if such incidents would satisfy the relevant risk criteria
- report on outcomes from the Dangerous Goods Movements Assessment and Geotechnical Assessment (see below requirements) and how the findings have been considered in the QRA
- provide details on the consultation outcomes with Safework NSW regarding compliance with Major Hazard Facility requirements under Chapter 9 of the Work Health and Safety Regulation 2025.

5. **Dangerous Goods Movements** – including a qualitative assessment of the likely risks associated with DG transport to and from the CEP by road, ships and pipelines to support the operation of the CEP. The assessment must demonstrate all activities proposed to be established in the CEP can be carried out in a safe and appropriate manner and must address the following matters:
   - *DG transport by road*
     - identify existing constraints for DG road transport (having regard to the scale of the CEP) with the existing and approved DG movements in the vicinity of the site using the same road infrastructure
     - report on all findings and necessary actions to enable DG road transport for all facilities and activities in the CEP
     - report on the consultation outcomes with relevant agencies on the feasibility of DG transport by road to enable activities proposed to be established in the CEP
   - *DG transport by ship*
     - consider impacts on navigation and simultaneous operations in the vicinity of the facility including accidental release of hazardous chemicals, transfer by pipeline, berthing and shipping for export/import
     - provide details of actions to be taken in the event of unplanned release of anhydrous ammonia and potential impacts on other terminals and simultaneous operations in close proximity
     - report on consultation outcomes with the Port Authority of NSW to address the issues identified in their SEARs response letter dated 8 October 2025. Provide the details of, and the timing for, any required plans, studies or analysis to address Port Authority of NSW requirements.

6. **Dangerous Goods** – including:
   - details regarding the handling, storage, control and use of any DGs, fuels, chemicals and products to be stored, transported and/or use on the site

- demonstration of compliance with all relevant Australian Standards and other guidelines for the storage and handling of any DGs, fuels, chemicals and products
- details of risk control measure(s), systems or procedures, including demonstration of appropriate separation and segregation, including bunds, to prevent leakage or the mitigation of pollutants into the environment from the site.

7. **Geotechnical** – a geotechnical assessment that provides a comprehensive analysis of the development capability of the site, including:
   - a description and assessment of potential impacts on soil resources and riparian land on and near the site, including soil erosion, salinity and acid sulfate soils
   - an assessment of site stability/subsidence and demonstration that all proposed infrastructure is capable of being constructed and operated at the site
   - details of all findings and necessary actions to enable the appropriate placement of all vessels, plant, processes, equipment, piping and above-ground or underground pipelines, with appropriate consideration of all potential hazards, including and not limited to, underground fires or ground-related thermal events
   - demonstration that the above-ground storage tanks for liquid anhydrous ammonia are capable to be constructed and operated at the proposed locations at the site
   - details of the consultation outcomes with the Pipeline Team (within NSW Climate and Energy Action, formerly NSW energy) regarding the pipeline design in the context of underground fires or ground-related thermal events and the feasibility of above-ground or underground pipelines for the development, in view of the findings from the geotechnical assessment and/or the contamination assessment.

8. **Contamination** – a site contamination assessment in accordance with the *Managing Land Contamination Planning Guidelines: SEPP 55 – Remediation of Land* (DUAP, 1998), including:
   - characterisation of soil types and properties and the nature and extent of any contamination on the site and surrounding area, including identification of contamination 'hot spots'
   - details of historic monitoring data and contamination studies for the site
   - details on the existing capping of contaminated soils (e.g. extent, depth, permeability) for the areas proposed to be developed
   - consideration of the likelihood and likely impacts of compromising the existing capping layer above known contaminated materials, the creation of preferential pathways for the migration of existing contaminated groundwater and increased pressure on contaminated soils caused by the weight of proposed structures
   - an assessment of the likely impacts on construction workers from soil vapour risks and consideration of design requirements to manage or mitigate against any risks
   - a detailed remediation action plan
   - details of proposed monitoring, management and mitigation measures, including an assessment of the effectiveness of the proposed management and mitigation measures during construction and operation of the CEP.

9. **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), which addresses the following matters:
   - an assessment of the potential impacts on the natural, cultural, social and recreational values of the nearby Hunter Wetlands National Park, Ramsar-listed wetlands of international significance, and neighbouring lands managed as part of the National Park (including those lands acquired under the *National Parks and Wildlife Act 1974* pending reservation)
   - a detailed assessment of the potential for serious and irreversible impacts on the Green and Golden Bell Frog, including both direct and indirect biodiversity impacts
   - an assessment of the likely direct and indirect impacts on key fish habitats and details of how the development will avoid, mitigate and/or offset any impacts, including impacts of any dredging and/or sea-dumping activities.

10. **Water** – an integrated water management strategy, including:
    - a detailed site water balance, including a description of the water demands and breakdown of water supplies, measures to minimise water use and any water licensing requirements

- a description of groundwater and surface water conditions and all works/activities that may intercept, extract, use, divert or receive surface water and/or groundwater (both temporary and permanent)
- details of the proposed stormwater/wastewater drainage design, including the capacity of onsite detention system(s), onsite sewage management and measures to treat, reuse or dispose of water
- an assessment of potential surface and groundwater impacts (both quality and quantity) associated with the development, which:
  - includes potential impacts on watercourses, riparian areas, groundwater, and groundwater-dependent communities in the vicinity of the site
  - includes characterisation of water quality at the point of discharge against the relevant water quality criteria using a MUSIC water quality model
  - includes a water pollution discharge impact assessment and conceptual groundwater model
  - is prepared in accordance with relevant EPA guidelines, water quality guidelines and the Department of Climate Change, Energy, the Environment and Water – Water Group's Groundwater Toolkit
  - provides details of any surface or groundwater mitigation, management and monitoring activities and methodologies
- details of erosion and sediment control measures during construction.

11. **Flooding** – a flood impact risk assessment (FIRA) in accordance with the *Flood risk management guideline LU01 – Flood impact and risk assessment* (2023). The FIRA must:
    - identify any flood risk on-site (mainstream and overland) having regard to adopted flood studies, the potential effects of climate change, and any relevant provisions of the *NSW Flood Risk Management Manual* (2023)
    - assess the impacts of the development, including any changes to flood risk on-site or off-site, and detail of design solutions and operational procedures to mitigate flood risk where required
    - identify flood behaviour, flood constraints and risks on the site and adjoining areas including the potential impacts of climate change for the full range of events up to and including the probable maximum flood (PMF) event
    - include details of proposed management measures to minimise the impacts of flooding on the development and flood risk to the community.

12. **Traffic and Transport** – a quantitative transport impact assessment prepared in accordance with relevant Transport for NSW and Austroads guidelines (including the *Guide to Transport Impact Assessment* (TfNSW, 2024)), that includes:
    - details of the likely construction trip generation, construction vehicle routes, access and parking arrangements during construction works and measures to mitigate any construction traffic and parking impacts, detailed in a draft Construction Traffic Management Plan
    - details of all daily and peak traffic volumes likely to be generated during all key stages of construction, operation and decommissioning, including a description of key access / haul routes, vehicle types and potential queuing impacts
    - details of all over-size and/or over-mass (OSOM) vehicles required for the development
    - concept-level route analysis for OSOM vehicles in accordance with Transport for NSW requirements, including a high-level 3D swept path analysis to generally indicate locations where civil works are likely to be required
    - an assessment of cumulative traffic impact on road performance and safety implications at key intersections (including the proposed new roundabout at the Tourle Street / Delta Street site access) using an appropriate modelling framework (including the consideration of existing base case, future base case and project case scenarios)
    - identification and assessment of any required road upgrades, traffic control measures, new roads or access points necessary to service the development (supported by approval-in-principle from the relevant road authority, where relevant), including details of the proposed roundabout at the Tourle Street / Delta Street site access
    - 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 proposed internal road network, access points, servicing and on-site parking provisions, and sufficient pedestrian and cyclist facilities, in accordance with the relevant Australian Standards and Austroads/TfNSW technical guidelines
- swept path diagrams for the largest vehicles manoeuvring through site access points, internal roads, hardstand areas and nearby intersections (where necessary)
- an assessment of the impact of the development on the Australian Rail Track Corporation railway corridor, including details of any management measures required to protect railway infrastructure.

13. **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, which includes:
    - a description of the existing air quality environment and identification of applicable air quality goals
    - an emissions inventory of all sources of air emissions
    - consideration of 'worst case' emission scenarios and impacts at proposed emission limits, including an assessment of cumulative impacts
    - details of proposed mitigation, management and monitoring measures.
14. **Human Health** – including:
    - an Environmental Health Risk Assessment and a Health Impact Assessment, prepared in accordance with the relevant National enHealth guidance
    - a description and assessment of any potential risks relating to all known and potential contaminants of concern (CoC), including per- and polyfluoroalkyl substances (PFAS), that may be associated with the development and, if applicable, identification of appropriate mitigation measures
    - a mosquito risk assessment and, if necessary, a mosquito management plan for the development site.
15. **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 (including, but not limited to, low frequency 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 'feasible and reasonable' management and mitigation measures to adequately manage identified impacts, including a clear identification of residual noise and vibration impacts following application of these mitigation measures and details of any proposed compliance monitoring programs.
16. **Infrastructure Requirements** – an infrastructure delivery, management and staging plan that includes:
    - an assessment of impacts of the development on existing utility infrastructure and service provider assets on and surrounding the site
    - a detailed written and/or graphical description of infrastructure required on the site, including any water or transmission infrastructure, associated easements and corridors, electrical substation/s, on-site switch yard/s and pipelines
    - a detailed description of the development's relationship with the proposed Port of Newcastle CEP Recycled Water Supply (SSI-90523963)
    - details of the existing capacity of the site to service the proposed development and any extension or augmentation, property tenure or staging requirements for the provision of utilities, including arrangements for electrical network requirements, drinking water, wastewater and recycled water
    - a description of how any upgrades will be co-ordinated, funded and delivered on time and be maintained to facilitate the development

- identification of any existing infrastructure or easements on or off the site which may be impacted by construction or operation of the development and details of measures to be implemented to address any impacts.

17. **Visual** – including:
    - an assessment of the potential visual impacts of the development on the amenity of the surrounding area (including photomontages and perspectives)
    - conceptual landscape plans showing suitable landscaping which incorporates endemic species.

18. **Waste** – including:
    - details of the quantities and classification of all waste streams to be generated on site during the development, including spoil disposal
    - details of waste storage, handling and disposal during the development
    - identify options and strategies for waste minimisation, reuse and recycling across all activities and processes during the development.

19. **Bush Fire** – a bush fire assessment report that addresses the aims and objectives of *Planning for Bush Fire Protection 2019* and includes:
    - details of proposed operational access for emergency services personnel
    - details of emergency and evacuation arrangements for occupants/visitors
    - a draft bush fire emergency management and evacuation plan that provides an outline of how the development will be managed / mitigated to address potential bush fire impacts.

20. **Aboriginal Cultural Heritage** – an Aboriginal Cultural Heritage Assessment Report (ACHAR):
    - prepared in accordance with *the Code of Practice for Archaeological Investigation in NSW* (DECCW, 2010) and guided by the *Guide to Investigating, Assessing and Reporting on Aboriginal Cultural Heritage in New South Wales* (OEH, 2011)
    - that provides evidence and details of adequate and continuous consultation with Aboriginal people in accordance with the *Aboriginal Cultural Heritage Consultation Requirements for Proponents* (DECCW, 2010).

21. **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.

22. **Social** – including:
    - a social impact assessment in accordance with the Department's *Social Impact Assessment Guideline*
    - a workforce accommodation and transport strategy for construction and operation of the development
    - a Crime Prevention Through Environmental Design (CPTED) assessment.

23. **Economic** – including an analysis of any potential economic impacts of the development, along with a discussion of any potential economic benefits to the local community, the broader region and the State as a whole.
24. **Climate Change** – including:
    - preparation of a Greenhouse Gas Assessment in accordance with the *NSW Guide for Large Emitters* (EPA, 2025)
    - preparation of a Climate Change Mitigation Plan and a Climate Change Adaptation Plan in accordance with relevant Environment Protection Authority requirements.

25. **Ecologically Sustainable Development** – including:
    - identification of how ecologically sustainable development (ESD) principles (as defined in section 193 of the EP&A Regulation) are incorporated in the design and ongoing operation of the development
    - demonstration of how the development will meet or exceed the relevant industry recognised building sustainability and environmental performance standards
    - demonstration of how the development minimises greenhouse gas emissions (reflecting the Government's goal of net zero emissions by 2050) and consumption of energy, water (including water sensitive urban design) and material resources
    - if Chapter 3 of State Environmental Planning Policy (Sustainable Buildings) 2022 applies:

	➢ demonstrate how the development has been designed to address the provisions set out in in Chapter 3.2(1) ➢ provide a NABERS Embodied Emissions Material Form to disclose the amount of embodied emissions attributable to the development, in accordance with section 35BA of the EP&A Regulation. **26. Planning Agreement/Development Contributions** – demonstration that satisfactory arrangements have been made or would be made to provide, or contribute to the provision of, necessary local and State infrastructure required to support the development.
Consultation	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. In particular you must consult with: • Newcastle City Council • Port Stephens Council • Lake Macquarie Council • SafeWork NSW • Department of Climate Change, Energy, the Environment and Water, specifically: o Environment and Heritage Group o Water Group o Environment Protection Authority o National Parks and Wildlife Service • Department of Planning, Housing and Infrastructure, specifically: o Crown Lands Division o Energy Division (Pipelines and Gas Networks) • Transport for NSW • Port Authority of NSW • Fire and Rescue NSW • NSW Rural Fire Service • State Emergency Service • Heritage NSW • NSW Health, including the Hunter New England Local Health District • Department of Primary Industries and Regional Development, specifically: o Department of Primary Industries – Fisheries o Hunter Local Land Services o Resources and Geoscience Division o Regional Development and Delivery o Local Land Services • Essential Energy • EnergyCo • Ausgrid • Transgrid • Australian Rail Track Corporation • Hunter Bird Observers Club • surrounding local landowners, businesses and stakeholders • local and regional community and environmental groups • Awabakal Local Aboriginal Land Council • any other public transport, utilities or community service providers.
SEARs Expiry	SEARs will expire two years after the date of issue (or the date they were last modified).
References	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.

ATTACHMENT 1

Technical and Policy Guidelines

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

Many of these documents can be found on the following websites:
https://www.planningportal.nsw.gov.au/major-projects/assessment/policies-and-guidelines
http://www.australia.gov.au/publications
http://www.epa.nsw.gov.au/
http://www.environment.nsw.gov.au/
http://www.dpi.nsw.gov.au/

Policies, Guidelines & Plans

Aspect	Policy / Methodology
State Significant Development Guidelines	
	State Significant Assessment Guidelines (DPHI, 2024)
	Undertaking Engagement Guide – Guidance for State Significant Projects (DPHI, 2024)
	Cumulative Impact Assessment Guidelines for State Significant Projects (DPIE, 2022)
	Planning Circular PS24-002: Changes to how development costs are calculated for planning purposes
	Standard Form of Estimated Development Cost (State significant projects) – March 2024
	Social Impact Assessment Guideline for State Significant Projects (DPHI, 2025)
Agriculture	
Land Use Conflict and Agricultural Land	Land Use Conflict Risk Assessment Guide (DPI, 2011)
	Infrastructure Proposals on Rural Land (DPI, 2013)
	The Land and Soil Capability Assessment Scheme: Second Approximation (OEH, 2012)
	Australian Soil and Land Survey Handbook (CSIRO, 2024)
	Guidelines for Surveying Soil and Land Resources (CSIRO, 2008)
	Managing Biosecurity Risks in Land Use Planning and Development Guide (DPI, 2020)
Air Quality	
Air Quality	Protection of the Environment Operations (Clean Air) Regulation 2022
	Approved Methods for the Sampling and Analysis of Air Pollutants in New South Wales (EPA, 2022)
	Approved Methods for the Modelling and Assessment of Air Pollutants in New South Wales (EPA, 2022)
Odour	Assessment and Management of Odour from Stationary Sources in NSW (DEC 2006)
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)
	NSW Guide for Large Emitters (EPA, 2025)
Biodiversity	
	Biodiversity Conservation Act 2016
	Biodiversity Assessment Method (EES, 2021)
	Significant Impact Guidelines for the Vulnerable Green and Golden Bell Frog (*Litoria aurea*) (Australian Government DEWHA, 2009)
	Developments Adjacent to National Parks and Wildlife Service Lands (DPIE, 2020)
Bush Fire	
	Planning for Bush Fire Protection (RFS, 2019)

Policies, Guidelines & Plans

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

Policies, Guidelines & Plans

Aspect	Policy / Methodology
	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)
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	Groundwater assessment toolbox for major projects in NSW - Overview document Technical guideline (DPE, 2022)
	Guidelines for Groundwater Documentation for SSD/SSI Projects Technical guideline (DPE, 2022)
	Minimum Groundwater Modelling Requirements for SSD/SSI Projects, Technical guideline (DPE, 2022)
	Cumulative Groundwater Impact Assessment Approaches Information paper (DPE, 2022)
	National Water Quality Management Strategy Guidelines for Groundwater Protection in Australia (ARMCANZ/ANZECC, 2000)
	NSW State Groundwater Policy Framework Document (DLWC, 1997)
	NSW Aquifer Interference Policy (NOW, 2012)
	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 (Resilience and Hazards) 2021
	Managing Land Contamination Planning Guidelines, SEPP 55 – Remediation of Land (DUAP & EPA, 1998)
	Consultants reporting on contaminated land: Contaminated Land Guidelines (EPA, 2020)
Traffic, Transport and Access	
	Roads Act 1993
	State Environmental Planning Policy (Transport and Infrastructure) 2021
	Guide to Transport Impact Assessment (TfNSW, 2024)
	Road Design Guide (RMS, 2015-2017)
	Guide to Traffic Management – Pt 12: Traffic Impacts of Development (Austroads, 2016)

Policies, Guidelines & Plans

Aspect	Policy / Methodology
	Guidelines for Planning and Assessment of Road Freight Access in Industrial Areas (Austroads, 2014)
	Development Near Rail Corridors and Busy Roads – Interim Guideline (Department of Planning, 2008)
	Bicycle Parking Facilities: Guidelines for Design and Installation (AS 2890.3:2015)
	Integrated Public Transport Service Planning Guidelines: Sydney Metropolitan Area (TfNSW, 2013)
	Future Transport Strategy 2056 (TfNSW, 2018)
	Greater Sydney Services and Infrastructure Plan (TfNSW, 2018)
	NSW Freight & Ports Plan 2018-2023 (TfNSW, 2018)
Upper Canal and Warragamba Pipeline Corridors	
	Guidelines for Development Adjacent to the Upper Canal and Warragamba Pipelines (WaterNSW, 2018)
Visual	
	Control of Obtrusive Effects of Outdoor Lighting (AS 2482)
Waste	
	NSW Waste and Sustainable Material Strategy 2041 (EPA, 2021)
	NSW Plastics Action Plan (EPA, 2021)
	NSW Energy from Waste Policy Statement (EPA, 2021)
	NSW Energy from Waste Infrastructure Plan (2021)
	The National Waste Policy: Less Waste More Resources 2018
	Waste Classification Guidelines (EPA, 2014)
	Environmental guidelines: Composting and Related Organics Processing Facilities (DEC, 2004)
	Environmental guidelines: Use and Disposal of Biosolid Products (EPA, 1997)
	Composts, soil conditioners and mulches (Standards Australia, AS 4454)
	Standards for Managing Construction Waste in NSW (EPA, 2018)
Waterways	
	Risk-based Framework for Considering Waterway Health Outcomes in Strategic Land-use Planning (OEH, 2017)
	Guidelines for controlled activity approvals (DCCEW Water Group, 2025)

ATTACHMENT 2

Government Authority Advice