

Planning Secretary's Environmental Assessment Requirements

1-51 Aldington Road Industrial Estate



Application Number	SSD-74784709
Project Name	1-51 Aldington Road Industrial Estate
Development	Construction of an industrial estate comprising bulk earthworks, construction of three warehouses and ancillary office space, car parking, estate roads, landscaping, stormwater infrastructure, services and subdivision
Location	1-23 and 25-51 Aldington Road (Lots 39 and 40 DP 708347), Kemps Creek
Applicant	The Trustee for 1-51 Aldington Logistics Property Trust
Date of Issue	10 September 2025
General Requirements	<p>The Environmental Impact Statement (EIS) for the development must:</p> <ul style="list-style-type: none"> • 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 <i>State Significant Development Guidelines (2021)</i>. <p>In addition, the EIS must include:</p> <ul style="list-style-type: none"> • 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 • consideration of issues discussed in the public authority responses to request for key issues (see Attachment 2) • a detailed assessment of the key issues specified below, including: <ul style="list-style-type: none"> – a description of the existing environment, using sufficient baseline data – an assessment of the potential impacts of all stages and activities that form part of the development, including any cumulative impacts, taking into consideration relevant guidelines, policies, plans and statutes – 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 real-time management and/or contingency plans to manage significant risks to the environment. <p>The EIS must also be accompanied by:</p> <ul style="list-style-type: none"> • 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 • high quality files of maps and figures of the subject site and proposal • 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 <i>Registered Environmental Assessment Practitioner Guidelines</i>.
Key issues	<p>The EIS must address the following specific matters:</p> <ul style="list-style-type: none"> • Statutory and Strategic Context – including: <ul style="list-style-type: none"> – 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 – details of any proposed consolidation or subdivision of land – 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"> • Environment Protection and Biodiversity Conservation Act 1999 • State Environmental Planning Policy (Biodiversity and Conservation) 2021

- State Environmental Planning Policy (Industry and Employment) 2021
- State Environmental Planning Policy (Planning Systems) 2021
- State Environmental Planning Policy (Resilience and Hazards) 2021
- State Environmental Planning Policy (Sustainable Buildings) 2022
- State Environmental Planning Policy (Transport and Infrastructure) 2021
- State Environmental Planning Policy (Western Parkland City) 2021
- Our Greater Sydney 2056: Western City District Plan
- Future Transport Strategy 2056
- Mamre Road Precinct Development Control Plan 2021 (MRP DCP)
- Cumberland Plain Conservation Plan (CPCP).
- **Suitability of the Site** – including:
 - a detailed justification for the proposal and that the site can accommodate the proposed development having regard to its potential environmental impacts, permissibility, strategic context and existing site constraints
 - an options analysis of the proposed bulk earthworks to seek to deliver balanced cut and fill and minimise the height and visual impact of proposed retaining walls, with consideration of proposed works and levels on adjoining properties
 - a detailed description of the relationship between the proposed development, and other approved or proposed developments on surrounding sites.
- **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.
- **Traffic and Transport** – a quantitative traffic impact assessment prepared in accordance with relevant Transport for NSW (TfNSW) and Austroads guidelines, that includes:
 - details of the likely 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 and operation, including a description of key access / haul routes, vehicle types and potential queuing impacts
 - an assessment of the predicted impacts of development traffic on road safety and the capacity of the road network, including consideration of cumulative traffic impacts on existing performance levels of nearby intersections, using a calibrated SIDRA (or similar) traffic model. This is to include the identification and consideration of approved and proposed developments and road upgrades in the Mamre Road Precinct and evidence of consultation with TfNSW in relation to the assessment approach
 - if road or intersection upgrades are required, include an assessment of these works and provide details of the timing, staging, and delivery of the upgrades (construction and operation), evidence of consultation with TfNSW and Penrith City Council regarding these works, and any necessary landowners consent for these works
 - detailed justification for any variation to the MRP DCP road network or road design within the site, including written evidence of consultation with affected adjoining landowners
 - 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, loading docks, pedestrian and cycling facilities and on-site parking in accordance with the relevant Australian Standards and MRP DCP, including demonstration that driveways and internal circulation areas are designed to avoid conflict between heavy vehicles and light vehicle, pedestrian and cycle movements
 - details of the largest vehicle anticipated to access and move within the site, including swept path diagrams depicting vehicles entering, exiting and manoeuvring throughout the site and at key intersections.

- **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 schools and aged care facility on Bakers Lane and the BAPS Temple), 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 proposed and approved developments in the MRP and adjoining areas
 - 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** – including:
 - an Erosion and Sediment Control Plan and a Water and Stormwater Management Plan prepared in accordance with the ‘Technical guidance for achieving Wianamatta–South Creek stormwater management targets’ (Technical Guidance), ‘MUSIC modelling toolkit for Wianamatta–South Creek’ and the MRP DCP
 - 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)
 - an assessment of potential surface and groundwater impacts (both quality and quantity) associated with the development, including potential impacts on watercourses, riparian areas, groundwater, and groundwater-dependent communities nearby in accordance with relevant water quality guidelines and the Department of Climate Change, Energy, the Environment and Water - Water Group (DCCEEW-Water) Groundwater Toolkit
 - details of any surface or groundwater mitigation, management and monitoring activities and methodologies.
 - 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, including details of any interim solutions, consistent with the Technical Guidance
 - evidence of completing a feasibility process with Sydney Water to ascertain servicing needs and resolve design requirements relating to the regional stormwater scheme
 - details of how the proposed stormwater drainage system will connect to Sydney Water’s regional stormwater system and evidence of consultation with Sydney Water on the design of trunk drainage infrastructure within the site and connections to adjoining land
 - where water and drainage infrastructure works are required that would be handed over to the local council, or other drainage or water authority (i.e. Sydney Water), provide full hydraulic details and detailed plans and specification of proposed works that have been prepared in consultation with, and comply with the relevant standards, the local council or other drainage or water authority
 - an assessment of potential impacts on soil resources and riparian land on and near the site
 - details of provisions for supplying potable water and disposal of wastewater including any agreements entered into with relevant authorities such as Sydney Water and Penrith City Council
 - impacts on soil erosion, salinity and acid sulfate soils
 - details of earthworks, including cut and fill volumes, and how the earthworks strategy has been designed to appropriately integrate finished levels with surrounding properties, development and infrastructure and minimise amenity impacts from any boundary retaining walls
 - a flood impact risk assessment (FIRA) prepared in accordance with the *Flood risk management guideline LU01 – Flood impact and risk assessment* and the NSW

Flood Risk Management Manual (2023) and section 2.5 of the MRP DCP and details, where required, of an emergency management and response strategy for local catchment (and/ or overland) and mainstream flooding.

- **Built Form and Urban Design** – a design report that:
 - identifies design options considered during the iterative design process and demonstrates the proposed development has been optimised to provide an integrated landscape design and minimises amenity impacts by having regard to the relevant evaluation criteria in *Better Placed* (Government Architect NSW, 2017)
 - demonstrates how the development will achieve good design in accordance with the seven objectives for good design in *Better Placed*
 - demonstrates that Aboriginal culture and heritage is considered and incorporated holistically in the design proposal consistent with the NSW Government's *Connecting with Country Framework*
 - explains and illustrates the proposed built form, including a detailed site and context analysis to justify the proposed site planning and design approach
 - demonstrates how the building design will deliver a high-quality development, including consideration of façade design, articulation, materials, finishes, colours, any signage and integration of services
 - responds to the urban design objectives and controls of the MRP DCP, including providing a setback of at least 20m to the future Southern Link Road that does not include built form components, such as driveways or fire access roads, in this area;
 - assesses how the development complies with relevant accessibility requirements.
- **Visual and landscaping – including:**
 - a visual impact assessment, including:
 - photomontages and perspectives of the development layout and design (buildings and storage areas)
 - an assessment of the potential visual impacts of the development on the amenity of the surrounding area, including nearby public and private receivers and significant vantage points in the broader public domain.
 - consideration of the layout and design of the development having regard to the surrounding vehicular, pedestrian and cycling networks, approved and proposed development, conservation areas and the public domain
 - detailed plans showing suitable landscaping which incorporates species in accordance with the MRP DCP species list.
- **Air Quality and Odour** – a quantitative assessment of the potential incremental and precinct-wide cumulative air quality, dust and odour impacts of the development (construction and operation) that includes:
 - impacts on surrounding landowners, educational and aged care facilities, businesses and sensitive receptors, in accordance with the relevant NSW Environment Protection Authority guidelines.
 - clear and sufficient information on proposed construction activities and scheduling
 - a cumulative assessment that considers all proposed and approved developments in the MRP for both construction and operations.
 - details of a proposed trigger action response plan (TARP) using mitigation, management and monitoring measures supported by the cumulative quantitative assessment, that are part of an integrated and coordinated plan to manage cumulative dust impacts.
- **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 surrounding the site
 - 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
 - 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.
- **Waste** – including:

- details of the quantities and classification of all waste streams to be generated on site during the development
- details of waste storage, handling and disposal during the development
- 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 and Sustainable Materials Strategy 2041*.
- **Contamination** – a site contamination assessment in accordance with the Managing Land Contamination Planning Guidelines: SEPP 55 – Remediation of Land (DUAP, 1998), including:
 - characterisation of the nature and extent of any contamination on the site and surrounding area
 - a Detailed Site Investigation (DSI) and a Remedial Action Plan, if the Preliminary Site Investigation indicates contamination is present and a DSI is required.
- **Hazards and Risk** – including:
 - a preliminary risk screening completed in accordance with State Environmental Planning Policy No. 33 – Hazardous and Offensive Development and Applying SEPP 33 (DoP, 2011), 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”.
- **Fire and Emergency Services** – including details of compliance with relevant fire safety provisions of the National Construction Code, including details demonstrating the proposed fire access trail complies with section 10 of the Fire Safety Guideline – Access for fire brigade vehicles and firefighters (Fire and Rescue NSW, 2020) and relevant National Construction Code requirements.
- **Bush Fire** – a bush fire assessment report that addresses the aims and objectives of Planning for Bushfire Protection 2019.
- **Airport Safeguarding** – including a risk assessment of the proposed development on the Western Sydney Airport operations and addressing related matters in the Western Sydney Aerotropolis Plan and Western City Parkland SEPP and the National Airports Safeguarding Framework and associated guidelines, including (but not limit to) wildlife hazards, lighting and the prescribed airspace.
- **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). The ACHAR must:
 - identify, describe and assess impacts on the Aboriginal cultural heritage values that exist across the development site
 - provide evidence and details of consultation with Aboriginal people in accordance with the Aboriginal Cultural Heritage Consultation Requirements for Proponents (DECCW 2010)
 - include results of a surface survey and any test excavations and an unexpected finds protocol.
- **Non-Aboriginal Cultural Heritage** – a non-Aboriginal cultural heritage assessment (including both cultural and archaeological significance) which must detail potential impacts on heritage assets and any proposed management and mitigation measures.
- **Biodiversity** – an assessment of the proposal’s biodiversity impacts in accordance with the *Biodiversity Conservation Act 2016*, including the preparation of a Biodiversity Development Assessment Report (BDAR) where required under the Act, except where a waiver for preparation of a BDAR has been granted. This includes any works within land identified as ‘excluded’ or ‘avoided’ under the Cumberland Plain Conservation Plan.
- **Social** – including a social impact assessment in accordance with the Department’s *Social Impact Assessment Guideline*.
- **Economic** – including:
 - an analysis of any potential economic impacts of the development, including a discussion of any potential economic benefits to the local and broader community.
- **Ecologically Sustainable Development** – including:

	<ul style="list-style-type: none"> - identification of how 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: <ul style="list-style-type: none"> • 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. • Planning Agreement/Development Contributions – including consideration of any applicable State and local development contributions, such as the Western Sydney Aerotropolis Special Infrastructure Contribution, Housing and Productivity Contribution and Mamre Road Precinct Development Contributions Plan.
Consultation	<p>During the preparation of the EIS, you must consult with the relevant local, State or Australian Government authorities, service providers, community groups and affected landowners.</p> <p>In particular you must consult with:</p> <ul style="list-style-type: none"> • Penrith City Council • Transport for NSW • Sydney Water • NSW Department of Climate Change, Energy, the Environment and Water - Conservation Programs, Heritage and Regulation Group • surrounding local landowners, businesses and stakeholders – including schools and aged care facilities • 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 (DPIE, 2021)
	Undertaking Engagement Guide – Guidance for State Significant Projects (DPIE, 2021)
	Cumulative Impact Assessment Guidelines for State Significant Projects (DPIE, 2021)
	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
Air Quality	
	Protection of the Environment Operations (Clean Air) Regulation 2022
Air Quality	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)
	AGO Factors and Methods Workbook (AGO, 2018)
	Guidelines for Energy Savings Action Plans (DEUS, 2005)
Greenhouse Gas	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)
Biodiversity	
	<i>Biodiversity Conservation Act 2016</i>
	Biodiversity Assessment Method (EES, 2021)
	Guidelines for Controlled Activities on Waterfront Land (NRAR, 2018)
	Developments adjacent to National Parks and Wildlife Service lands (DPIE, 2020)
Bush Fire	
	Planning for Bush Fire Protection (RFS, 2019)
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)

Policies, Guidelines & Plans	
Aspect	Policy / Methodology
	NSW SDRP: Guidelines for Project Teams (GANSW Advisory Note, V3 2522/2020)
Fire Safety	Fire Safety Guidelines – Fire Safety in Waste Facilities (FRNSW, 2020)
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
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	<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)
Human Health Risk	Environmental Health Risk Assessment: Guidelines for assessing human health risks from environmental hazards (enHealth, 2012)
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) 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)
Social	Social Impact Assessment Guideline for State Significant Projects (DPIE, 2021)
Soils and Water	Managing Urban Stormwater: Soils & Construction (Landcom, 2004)
Erosion and Sediment	Soil and Landscape Issues in Environmental Impact Assessment (DLWC, 2000) Wind Erosion – 2 nd Edition (DIPNR, 2003)

Policies, Guidelines & Plans	
Aspect	Policy / Methodology
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)
Stormwater	Water Sharing Plan for the Greater Metropolitan Region Groundwater Sources (NOW, 2011)
	Storing and Handling Liquids: Environmental Protection (DECC, 2007)
	Managing Urban Stormwater: Strategic Framework. Draft (EPA, 1996)
	Managing Urban Stormwater: Council Handbook. Draft (EPA, 1997)
	Managing Urban Stormwater: Treatment Techniques (DEC, 2006)
Wastewater	Managing Urban Stormwater: Source Control. Draft (EPA, 1998)
	Managing Urban Stormwater: Harvesting and Reuse (DEC, 2006)
	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)
Contamination	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)
	State Environmental Planning Policy (Resilience and Hazards) 2021
Traffic, Transport and Access	Managing Land Contamination Planning Guidelines, SEPP 55 – Remediation of Land (DUAP & EPA, 1998)
	Consultants reporting on contaminated land: Contaminated Land Guidelines (EPA, 2020)
	<i>Roads Act 1993</i>
	State Environmental Planning Policy (Transport and Infrastructure) 2021
	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)
	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)

Policies, Guidelines & Plans	
Aspect	Policy / Methodology
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	<p>NSW Waste and Sustainable Material Strategy 2041 (EPA, 2021)</p> <p>NSW Plastics Action Plan (EPA, 2021)</p> <p>NSW Energy from Waste Policy Statement (EPA, 2021)</p> <p>NSW Energy from Waste Infrastructure Plan (2021)</p> <p>The National Waste Policy: Less Waste More Resources 2018</p> <p>Waste Classification Guidelines (EPA, 2014)</p> <p>Environmental guidelines: Composting and Related Organics Processing Facilities (DEC, 2004)</p> <p>Environmental guidelines: Use and Disposal of Biosolid Products (EPA, 1997)</p> <p>Composts, soil conditioners and mulches (Standards Australia, AS 4454)</p> <p>Standards for Managing Construction Waste in NSW (EPA, 2018)</p>
Waterways	<p>Risk-based Framework for Considering Waterway Health Outcomes in Strategic Land-use Planning (OEH, 2017)</p> <p>Guidelines for controlled activity approvals - https://water.dpie.nsw.gov.au/our-work/licensing-and-trade/controlled-activity-approvals/guidelines</p>

ATTACHMENT 2
Government Authority Advice