

Planning Secretary's Environmental Assessment Requirements

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

Part 8 of the *Environmental Planning and Assessment Regulation 2021*

Application Number	SSD-76132994
Project Name	Coalcliff Eco-Tourist Facilities
Development	<ul style="list-style-type: none"> An ecotourist facility comprising 24x eco-tourist cabins (for a maximum of 72 guests) and communal pavilion Environmental facilities comprising publicly available observation decks and seating, multi-purpose building and amenities, publicly available walking track or boardwalk, and car parking Environmental protection works, including revegetation, weed management, natural regeneration, in-fill planting and maintenance
Location	Lot 100 DP 715 376, Lawrence Hargrave Drive, Coalcliff within Wollongong City Council local government area
Applicant	Mr Chris Ferreira
Date of Issue	09/02/2025
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 as prescribed by Part 8 of the <i>Environmental Planning and Assessment Regulation 2021</i> (the Regulation) have regard to the Department's <i>State Significant Development Guidelines</i> (2021). <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 plans of all components of the development consideration of issues discussed in the public authority responses to request for key issues (see Attachment 2) environmental risk assessment to identify the potential environmental impacts associated with the development, and a detailed assessment of the key issues specified below, including: <ul style="list-style-type: none"> a description of the existing environment adequate baseline data an assessment of the potential impacts of all stages and activities that form part of the development, including how works will be undertaken, physical area of disturbance and any cumulative impacts due to other developments in the vicinity (completed,

	<p>underway or proposed), taking into consideration relevant guidelines, policies, plans and statutes</p> <ul style="list-style-type: none"> ○ justification for the level of assessment carried out for each of the key issues as they relate to the concept application ○ measures that would be implemented to avoid, minimise, mitigate and if necessary, offset potential impacts, including proposals for adaptive 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: <ul style="list-style-type: none"> ○ prepared in accordance with the relevant planning circular using the Standard Form of EDC Report ○ providing 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 survey plan, 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 Registered Environmental Assessment Practitioner Guidelines.
Key issues	<p>The EIS must address the following specific matters:</p> <p>1. Statutory and Strategic Context – including:</p> <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/approvals and approved plans previously and/or currently applicable to the site • details of all proposed land uses and activities, including how they meet land use definitions, and how they reasonably relate to each other, including through nominating the gross floor area and site coverage calculations of each SSD and non-SSD use as well as consideration of their locations across the site with respect to each other • description of how land uses proposed which are not SSD relate to the SSD components of the proposal, and detailed justification for their inclusion as part of the proposal • detailed justification of how the proposal is consistent with the objectives of the C2 Environmental Conservation zone of Wollongong Local Environmental Plan 2009 • demonstration that the proposal is consistent with the objectives and requirements for 'eco-tourist facilities' in section 5.13 of Standard Instrument (Local Environmental Plans) Order 2006 • 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"> ○ State Environmental Planning Policy (Biodiversity and Conservation) 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 ○ Wollongong Local Environmental Plan 2009 (WLEP 2009) ○ Illawarra-Shoalhaven Regional Plan 2041 (DPE, 2021) ○ Wollongong Local Strategic Planning Statement 2020 ○ Illawarra Escarpment Strategic Management Plan 2015 (IESMP). <ul style="list-style-type: none"> • operational details of the development including hours of operation, activities, and occupancy • details that address the matters raised by Wollongong City Council (Council) and the NSW Department of Climate Change, Energy, the Environment and Water – Biodiversity, Conservation and Science Group (BCS) at Attachment 2. <p>2. Suitability of the Site – including:</p> <ul style="list-style-type: none"> • 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, including but not limited to bush fire risk, biodiversity values and site servicing • demonstration that the site can be appropriately serviced by public utility infrastructure, having regard to the requirements of clause 7.1 of the WLEP 2009 • detailed justification that the proposed development is permissible with consent, including a robust demonstration of strategic merit and alignment of each component of the development with the statutory objectives for the land use zones • details that address the matters raised by Council and BCS at Attachment 2. <p>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):</p> <ul style="list-style-type: none"> • 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. <p>4. Biodiversity – a Biodiversity Development Assessment Report (BDAR) that assesses biodiversity impacts in accordance with the <i>Biodiversity Conservation Act 2016</i> and the Biodiversity Assessment Method 2020, unless a waiver is granted, or the site is on biodiversity certified land.</p> <p>Any BDAR must:</p> <ul style="list-style-type: none"> • use the template available at https://www.environment.nsw.gov.au/research-and-
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	<p>publications/publications-search/guidance-for-the-biodiversity-development-assessment-report-template</p> <ul style="list-style-type: none"> • identify all potential serious and irreversible impact entities, evaluate the nature of the impact on each entity and document measures to avoid, minimise or offset impacts on biodiversity • provide details of any Biodiversity Stewardship Agreement • address the matters raised by BCS at Attachment 2 • demonstrate how the biodiversity values of the whole site will be managed and financed in-perpetuity, including through a Biodiversity Management Plan and a Vegetation Management Plan • be accompanied by a summary of the commitments set out in the BDAR to avoid, minimise and mitigate the biodiversity impacts within the EIS. <p>Alternatively:</p> <ul style="list-style-type: none"> • provide details of the waiver granted • or, if the site is on biodiversity certified land, provide information to identify the site (using associated mapping) and demonstrate the proposed development is consistent with the relevant biodiversity measure conferred by the biodiversity certification. <p>5. Bush Fire – including:</p> <ul style="list-style-type: none"> • a bush fire assessment report that addresses the aims and objectives of Planning for Bushfire Protection 2019, specifically in relation to requirements for a special fire protection purpose development, and includes: <ul style="list-style-type: none"> ○ the identification of a suitable on site refuge and the provision of suitable Asset Protection Zones for the refuge ○ access that complies with Table 6.8b of PBP 2019. <p>6. Built Form and Urban Design – a design report which includes:</p> <ul style="list-style-type: none"> • a detailed site and context analysis to justify the proposed site planning, form, envelopes and design approach, having regard to the site constraints including, but not limited to, heritage, biodiversity, bush fire, water resources and site access as well as applicable planning controls and objectives • 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 (GANSW, 2017), including consideration of the Connecting with Country framework (GANSW, 2023) • details of how interface treatments with adjoining land uses will contribute to resilience of vegetation and habitat values. <p>7. Public Space – including:</p> <ul style="list-style-type: none"> • details of the parts of the site which will be publicly accessible and how the interface between private and publicly accessible spaces will be managed • details on uses, activities and facilities and their capacity, operating hours and access • details of the proposed education components and their programming, delivery method and associated staffing • demonstration how the development maximises the amount, access to and quality of public spaces
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	<ul style="list-style-type: none"> • demonstration how the development: <ul style="list-style-type: none"> ○ ensures that public space is welcoming, attractive and accessible for all ○ maximises permeability and connectivity ○ maximises the amenity of public spaces in line with their intended use, such as through adequate facilities, shade and wind protection. ○ maximises street activation ○ minimises potential vehicle, bicycle and pedestrian conflicts and ensures that pedestrian use of the footpath and Grand Pacific Walk is safe and easy. • addresses how Crime Prevention through Environmental Design (CPTED) principles are to be integrated into the development, in accordance with <i>Crime Prevention and the Assessment of Development Applications Guidelines</i>. <p>8. Trees and Landscaping – including:</p> <ul style="list-style-type: none"> • an arboricultural impact an assessment of the number, location, condition and significance of trees to be removed and retained and note any existing canopy coverage to be retained on-site • a detailed site-wide landscape plan, that: <ul style="list-style-type: none"> ○ details the proposed site planting, including location, number and species of plantings, heights of trees at maturity and proposed canopy coverage (as a percentage of the site area) ○ provides evidence that opportunities to retain significant trees have been explored and/or informs the plan ○ demonstrates how the proposed development would: <ul style="list-style-type: none"> ▪ contribute to long term landscape setting in respect of the site and streetscape ▪ mitigate the urban heat island effect and ensure appropriate comfort levels on-site ▪ contribute to the objective of increased urban tree canopy cover ▪ maximise opportunities for green infrastructure, consistent with Greener Places and having regard to any bush fire risk. <p>9. Visual – including:</p> <ul style="list-style-type: none"> • a visual impact assessment (including photomontages and perspectives) of the development layout and design, including: <ul style="list-style-type: none"> ○ an outline of the principles used to inform the building scale, building materials and finishes, façade design, signage and lighting ○ details of potential impacts on: <ul style="list-style-type: none"> ▪ nearby public and private receivers ▪ significant and noteworthy vantage points in the broader public domain, including those identified in the advice by Council at Attachment 2 and Appendix 1 of the Wollongong City Council Development Control Plan. ○ a landscape plan showing suitable landscaping which incorporates endemic species <p>10. Environmental Rehabilitation – an environmental rehabilitation and restoration strategy that includes details of environmental protection works and environmental facilities across the site, including details of:</p>
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	<ul style="list-style-type: none"> the proposed environmental rehabilitation and restoration techniques management and disposal of waste and weeds ongoing management and maintenance program and techniques, including an economic assessment prepared by a suitably qualified person(s) that details funding mechanisms in perpetuity how the success of rehabilitation and restoration works will be monitored and measured. <p>11. Traffic and Transport – a quantitative traffic impact assessment prepared in accordance with relevant Transport for NSW and Austroads guidelines, that includes:</p> <ul style="list-style-type: none"> details of all daily and peak traffic volumes associated with all proposed uses and activities likely to be generated during all key stages of construction and operation, including a description of key access routes vehicle types and potential queuing impacts an assessment of the predicted impacts of this traffic on road safety and the capacity of the road network 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, pedestrian and cycling facilities and on-site parking associated with all proposed uses and activities in accordance with the relevant Australian Standards 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 demonstration of suitable access for emergency vehicles details and conceptual diagrams of proposed internal road and site access upgrades strategic designs for proposed road or intersection upgrades on the local and State road network, which addresses the Strategic Design Requirements for DAs fact sheet referenced in the advice provided by Transport for NSW at Attachment 2. <p>12. Water Management – an integrated water management strategy, including:</p> <ul style="list-style-type: none"> 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 a conceptual stormwater drainage design showing the location, details of all proposed stormwater management/treatment measures, on-site detention systems and/or any required watercourse crossings and which
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	<p>is consistent with advice from, and endorsed by, a suitably qualified geotechnical engineer</p> <ul style="list-style-type: none"> • a surface water discharge assessment in accordance with relevant EPA guidelines, including an assessment of potential impacts on watercourses and riparian areas, and characterisation of water quality at the point of discharge against the relevant water quality criteria using a MUSIC water quality model • details of any surface or groundwater mitigation, management and monitoring activities and methodologies • that addresses matters raised by NSW Department of Climate Change, Energy, the Environment and Water – Water Group (DCCEEW Water) at Attachment 2 including water take and impacts on waterfront land • that addresses the matters raised by BCS and Crown Lands at Attachment 2. <p>13. Flooding Risk – a Flood Impact and Risk Assessment that:</p> <ul style="list-style-type: none"> • identifies any flood risk on-site having regard to adopted flood studies, the potential effects of climate change, and any relevant provisions of the NSW Floodplain Development Manual • assesses the impacts of the development, including any changes to flood risk on-site or off-site, and detail design solutions and operational procedures to mitigate flood risk where required • addresses the matters raised by BCS at Attachment 2. <p>14. Contamination – In accordance with Chapter 4 of SEPP (Resilience and Hazards) 2021, assess and quantify any soil and groundwater contamination and demonstrate that the site is suitable (or will be suitable, after remediation) for the development including:</p> <ul style="list-style-type: none"> • a Preliminary Site Investigation (PSI) that establishes whether the site and surrounding area is contaminated • a Detailed Site Investigation (DSI) if required • a Preliminary Long term Environmental Management Plan, if required. <p>15. Soils – an assessment of potential impacts on soil resources and riparian land on and near the site, including impacts on soil erosion, salinity and acid sulfate soils, and which addresses the matters raised by BCS at Attachment 2.</p> <p>16. Geotechnical and Structural stability – including:</p> <ul style="list-style-type: none"> • a geotechnical impact assessment and slope stability assessment prepared by a suitably qualified engineer, including details of subsurface conditions and constraints of the site, details of any earthworks required, and which addresses the matters raised by Council and Transport for NSW (Roads) at Attachment 2 • details that address the matters raised by Sydney Trains at Attachment 2 including a rail specific impact assessment, structural report and drawing(s), drainage and civil plan(s), and evidence of adherence to the Development near Rail Corridors and Busy Roads – Interim Guideline 2008 • details that address the matters raised by BCS at Attachment 2. <p>17. Aboriginal Cultural Heritage – an Aboriginal Cultural Heritage Assessment Report (ACHAR) prepared in accordance with the Code of</p>
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	<p>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:</p> <ul style="list-style-type: none"> • 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 archaeological survey and test excavations (where required) undertaken in accordance with the relevant standards and requirements • be accompanied by a Heritage Interpretation Plan that allows for publicly accessible interpretation of historic and Aboriginal cultural values (as deemed appropriate by the Aboriginal Community) and integrated with the Grand Pacific Walk. <p>18. Non-Aboriginal Cultural Heritage – including:</p> <ul style="list-style-type: none"> • a Statement of Heritage Impact (SOHI) prepared by a suitably qualified heritage consultant prepared in accordance with the Guidelines for preparing a statement of heritage impact (2023) and requirements of Heritage NSW, including (but not limited to) an assessment of impacts on the Illawarra Escarpment Heritage Conservation Area, with reference to the visual impact assessment and Planning for Bushfire requirements • if the SOHI identifies impact on potential historical archaeology, a historical archaeological assessment should be prepared by a suitably qualified archaeologist in accordance with Archaeological Assessment and Assessing Significance for Historical Archaeological Sites and ‘Relics’ guidelines • an assessment of impacts on the Illawarra Escarpment, which is listed as a ‘Scenic Landscape of Statewide Significance’ on the Register of the National Trust of Australia (NSW) • details that address the matters raised by Council at Attachment 2. <p>19. Infrastructure Requirements and Utilities – an infrastructure delivery, management and staging plan that includes:</p> <ul style="list-style-type: none"> • 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 and off 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 • details of a completed Feasibility application/enquiry with Sydney Water, and details of other matters raised by Sydney Water at Attachment 2 • a description of how any upgrades will be co-ordinated, funded and delivered on time and be maintained to facilitate the development
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	<ul style="list-style-type: none"> • 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. <p>20. Wastewater Management – Should the development include on-site wastewater management, a site and soil evaluation report that includes:</p> <ul style="list-style-type: none"> • estimated design wastewater loading, considering average and peak wastewater flows • details on the design and capacity of proposed on-site wastewater management system/s including effluent management area/s • a plan showing the location of wastewater treatment and effluent management system/s with appropriate setbacks, buffer distances to natural drainage lines and stormwater structures • coordination with geotechnical investigation of the site that ensures that wastewater infrastructure will not destabilise the site • coordination with relevant geotechnical investigation, soils assessments and other analyses of the site that ensures that any on-site wastewater application can be appropriately contained within the site • coordination with biodiversity, landscape and environment assessments to consider impacts associated with any on-site wastewater application • details that address the matters raised by Crown Lands at Attachment 2. <p>21. Noise and Vibration – a noise and vibration impact assessment undertaken by a suitably qualified acoustic consultant in accordance with the relevant Environment Protection Authority guidelines and Australian Standards. The assessment must detail construction and operational noise and vibration impacts on nearby sensitive receivers and structures and outline the proposed management and mitigation measures that would be implemented. The assessment must also consider the impacts of existing noise sources on the proposed development and receivers. The Acoustic Assessment is to:</p> <ul style="list-style-type: none"> • be undertaken by acoustic specialists with knowledge of, and access to, technical expertise relevant to the proposed development and associated equipment and activities • present noise contours informing of the predicted noise levels, assessed against typical background noise levels across day, evening and night-time periods, and model noise predictions on ‘worst-case scenario’ conditions such as maximum capacity, most impactful equipment/activities and meteorological conditions occurring • assess the cumulative impact of the proposal in conjunction with the operation of other nearby developments (existing and proposed) • details permanent and temporary noise and vibration mitigation measures. <p>22. Air Quality and Odour – an 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.</p>
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	<p>23. Waste – including:</p> <ul style="list-style-type: none"> • 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. <p>24. Social – including a social impact assessment in accordance with the Department's Social Impact Assessment Guideline.</p> <p>25. Economic – including:</p> <ul style="list-style-type: none"> • an analysis of any potential economic impacts of the development, including a discussion of any potential economic benefits to the local and broader community • details of how maintenance and management of each use will promote local employment generation • details of funding arrangements for the ongoing maintenance of environmental protection works across the site for the life of the development • an assessment of the economic benefits of the development, including the improved and maintained biodiversity values across the site. <p>26. Ecologically Sustainable Development – a sustainability strategy that includes:</p> <ul style="list-style-type: none"> • identification of how ESD principles (as defined in section 193 of the EP&A Regulation) are incorporated and embedded 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 • demonstration of how the development is aligned with the NSW Government's Net Zero Plan Stage 1: 2020-2030 and Wollongong City Council's Net Zero Wollongong Climate Change Mitigation Plan 2023-30 and Climate Change Adaptation Plan for Wollongong • if Chapter 3 of State Environmental Planning Policy (Sustainable Buildings) 2022 applies: <ul style="list-style-type: none"> ○ demonstration of how the development has been designed to address the provisions set out in in Chapter 3.2(1) ○ 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. • a net zero statement (as defined in section 35C of the EP&A Regulations) that includes: <ul style="list-style-type: none"> ○ evidence of how the development will either be fossil fuel-free after the occupation of the development commences or transition to be fossil fuel-free by 1 January 2035.
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	<ul style="list-style-type: none"> ○ details of any renewable energy generation and storage infrastructure implemented and any passive and technical design features that minimise energy consumption. ○ estimations of annual energy consumption for the building and amount of emissions relating to energy use in the building (if information is available) • details addressing the matters raised by Council at Attachment 2. <p>27. Construction, Operation and Staging – including:</p> <ul style="list-style-type: none"> • details of proposed operations, including uses and activities, patron capacity, hours of operation, lighting and illumination, and typical events to be held • if staging is proposed, provide details of how construction and operation would be managed and any impacts mitigated. <p>28. Planning Agreement/Development Contributions – including consideration of any applicable State and local development contributions, such as the Housing and Productivity Contribution and/or draft contributions plan(s), and/or details of any Planning Agreement required should a contributions plan not be in place.</p>
Consultation	<p>During the preparation of the EIS, you must consult with the relevant local, State or Commonwealth Government authorities, service providers, community groups and affected landowners. In particular you must consult with:</p> <ul style="list-style-type: none"> • Wollongong City Council • NSW Department of Climate Change, Energy, the Environment and Water, specifically the: <ul style="list-style-type: none"> ○ Biodiversity, Conservation and Science Group ○ Water Group ○ Environment Protection Authority ○ National Parks and Wildlife Service ○ Heritage NSW • NSW Department of Planning, Housing and Infrastructure, specifically: <ul style="list-style-type: none"> ○ Crown Lands • Transport for NSW (Roads) • Sydney Trains • NSW Rural Fire Service • Subsidence Advisory NSW • Sydney Water • Endeavour Energy • surrounding local landowners, businesses and stakeholders • local and regional community and environmental groups • Illawarra Local Aboriginal Land Council • any other public transport, utilities or community service providers. <p>The EIS must detail the engagement undertaken and demonstrate how it was consistent with the <i>Undertaking Engagement Guidelines for State Significant Projects</i>. The EIS must detail how issues raised and feedback provided have been considered and responded to in the project.</p>
SEARs Expiry	<p>If you do not lodge a Development Application and EIS for the development within 2 years of the issue date of these SEARs, your SEARs will expire. If</p>

	an extension to these SEARs will be required, please consult with the Planning Secretary 3 months prior to the expiry date.
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.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/>

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	
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)
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	

Policies, Guidelines & Plans

Aspect	Policy / Methodology
	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)
	Better Placed: Connecting with Country, Issue no.03 - 2023
	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)
	Development near Rail Corridors and Busy Roads – Interim Guideline (2008)
	Excavation adjacent to Transport for NSW infrastructure - GTD2020/001 Version No.01 – 2 July 2020 (TfNSW)
	NSW Coastal Design Guidelines 2023
	Wollongong Coastal Zone Management Plan (Council 2017)
	Illawarra Escarpment Strategic Management Plan 2015 (Council 2015)
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)

Policies, Guidelines & Plans

Aspect	Policy / Methodology
	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)
	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)
Groundwater	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)
	Managing Urban Stormwater: Strategic Framework. Draft (EPA, 1996)
Stormwater	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)
	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)
Wastewater	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)

Policies, Guidelines & Plans

Aspect	Policy / Methodology
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	
	<i>Roads Act 1993</i>
	State Environmental Planning Policy (Transport and Infrastructure) 2021
	Guide to Transport Impact Assessment (TfNSW 2024)
	Strategic Design Requirements for DAs fact sheet (TfNSW 2022)
	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)
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 - https://water.dpie.nsw.gov.au/our-work/licensing-and-trade/controlled-activity-approvals/guidelines

ATTACHMENT 2
Government Authority Advice