

# Planning Secretary's Environmental Assessment Requirements

Kogarah Golf Course Redevelopment – Concept & Stage 1 Works



<b>Application Number</b>	SSD-84467726
<b>Project Name</b>	Kogarah Golf Course Redevelopment – Concept & Stage 1 Works
<b>Development</b>	<p>Concept proposal and stage one development including:</p> <ul style="list-style-type: none"> <li>• Stage 1 works for demolition, clearing of vegetation, remediation, bulk earthworks, infrastructure delivery (including seawall), and roadworks</li> <li>• Concept proposal for the staged development of the site comprising five buildings to accommodate uses including warehousing, data centre, food and drink premises, hotel or motel accommodation, office premises, and trade-related enterprises.</li> </ul>
<b>Location</b>	<p>13-19A Marsh Street, Arncliffe in the Bayside LGA</p> <ul style="list-style-type: none"> <li>• Lot 100 DP1231954</li> <li>• Lot 31 DP1231486</li> <li>• Lot 14 DP213314</li> <li>• Lots 62 &amp; 63 DP1301057</li> <li>• Lot 1 DP329283</li> <li>• Lot 1 DP 108492</li> </ul>
<b>Applicant</b>	The Trustee for Cook Cove Property Trust 2
<b>Date of Issue</b>	17 June 2025
<b>General Requirements</b>	<p>The Environmental Impact Statement (EIS) for the development must:</p> <ul style="list-style-type: none"> <li>• comply with these assessment requirements</li> <li>• meet the form and content requirements in sections 190 and 192 of the Environmental Planning and Assessment Regulation 2021 (the Regulation)</li> <li>• have regard to the Department's <i>State Significant Development Guidelines (2021)</i>.</li> </ul> <p>In addition, the EIS must include:</p> <ul style="list-style-type: none"> <li>• 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</li> <li>• consideration of issues discussed in the public authority responses to request for key issues (see <b>Attachment 2</b>)</li> <li>• a detailed assessment of the key issues specified below, including: <ul style="list-style-type: none"> <li>– a description of the existing environment, using sufficient baseline data</li> <li>– an assessment of the potential impacts of all stages, all proposed uses and activities that form part of the development, including any cumulative impacts, taking into consideration relevant guidelines, policies, plans and statutes</li> <li>– 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</li> <li>– a description of the measures that would be implemented to avoid, minimise, mitigate and if necessary, offset the potential impacts of the development, including all proposed uses.</li> </ul> </li> </ul> <p>The EIS must also be accompanied by:</p> <ul style="list-style-type: none"> <li>• an Estimated Development Cost (EDC) Report prepared in accordance with the relevant planning circular using the Standard Form of EDC Report</li> <li>• 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</li> <li>• high quality files of maps and figures of the subject site and proposal</li> <li>• certification that the information provided is accurate at the date of preparation</li> <li>• 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>.</li> </ul>
<b>Key issues</b>	The EIS must address the following specific matters:

- **Statutory and Strategic Context** – including:
  - justification for the proposal and the suitability of the site
  - detailed justification that the proposed land uses are permissible with consent
  - details of any proposed consolidation or subdivision of land
  - a detailed description of the history of the site, including the relationship between the proposed development and all development consents, infrastructure approvals and approved plans previously and/or currently applicable to the site
  - details of likely staging of the proposal, and a clear description of what items will be delivered as part of stage 1 works, and what will be delivered in the future stages
  - details of how the proposal will interact and align with works under any local voluntary planning agreement (LVPA), including details of the approval pathway sought for these works
  - a response to clause 6.18 of the Bayside Local Environmental Plan 2021, including consideration of any site-specific development control plan
  - demonstration 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:
    - 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 (Primary Production) 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 (Precincts—Eastern Harbour City) 2021
    - Greater Sydney Region Plan: A Metropolis of Three Cities
    - Eastern City District Plan
    - Future Transport Strategy 2056.
- **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.
- **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 transport impact assessment prepared in accordance with the Transport for NSW Guide to Transport Impact Assessment (GTIA) and Austroads guidelines, that includes:
  - consideration of all deliverables and actions for construction and operation of the development in Appendix E – Scoping checklist of the GTIA
  - an estimate of trip generation, and trip distribution likely to be generated by the development for all stages of operation and construction (including the fully developed site)
  - an assessment of cumulative traffic impact on road performance and safety implications at key intersections using an appropriate modelling framework (including the consideration of existing base case, future base case and project case scenarios)
  - plans demonstrating how all vehicles likely to be generated during construction
  - details and plans of any proposed internal road network, access points, on-site parking provisions, in accordance with the relevant Australian Standards and Austroads/TfNSW technical guidelines
  - detail of ownership of estate road infrastructure
  - description of how the proposal will interact with M6 Motorway works
  - swept path diagrams for the largest vehicles manoeuvring through site access points, internal roads, hardstand areas and nearby intersections (where necessary)

- details of road upgrades, traffic control measures, new roads or access points required for the development if necessary (including approval-in-principle from the relevant road authority, where relevant)
- details on how the proposal will interact with works under the Voluntary Planning Agreement SVPA2024-25, including the approval pathway for delivery of this road upgrade
- details of the likely trip generation, construction vehicle routes, access and parking arrangements during Stage 1 construction works and measures to mitigate any construction traffic and parking impacts, detailed in a draft Construction Traffic Management Plan.
- details of the adequacy of existing public transport or any future public transport infrastructure within the vicinity of the site, pedestrian and bicycle networks and associated infrastructure to meet the likely future demand for the proposed development
- measures to integrate the development with the existing/future public transport network.
- **Water Management** – an integrated water management strategy, including:
  - a detailed site water balance including a description of the likely water demands and breakdown of water supplies, measures to minimise water use and any water licensing requirements
  - 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
  - conceptual 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
  - 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
  - identification of all works located on waterfront land and demonstration that the proposal meets the Guideline for Controlled Activities on Waterfront Land.
- **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:
  - align with the advice received in letters received from the NSW Department of Climate Change, Energy, the Environment and Water dated 12 June 2025 and Bayside Council dated 12 June 2025
  - 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 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
- **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.
- **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
- details of earthworks, including cut and fill volumes
- description of the proposed erosion and sediment controls during construction.
- **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:
  - consideration of noise in a fully developed site, including all uses proposed
  - 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 and prevailing meteorological conditions in the study area
  - consideration of noise impacts internal to the site, including the impact industrial land uses may have on the proposed hotel component
  - consideration of aircraft noise impacts, including those under clause 6.8 of the Bayside Local Environment Plan 2021
  - 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.
- **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.
- **Design Quality** – a design report which includes demonstration of the following:
  - how the development will achieve design excellence in accordance with any relevant EPI provisions
  - 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 that Aboriginal culture and heritage is considered and incorporated holistically in the design proposal consistent with the NSW Government's *Connecting with Country Framework*
  - demonstrates how the proposal will integrate with Pemulwuy Park
  - Where required by an EPI, the development has been subject to a competitive design process, and/or has been reviewed by the State Design Review Panel (SDRP) consistent with the NSW SDRP: Guidelines for Project Teams
  - that the recommendations of the Design Integrity Panel (where a competitive design process has been held) or the SDRP have been addressed.
- **Visual, including** - a visual impact assessment, including:
  - photomontages and perspectives of the proposed building form
  - details of staging, site coverage, setbacks, open space, landscaping, height, colour, scale
  - an assessment of the potential visual impacts of the development on the amenity of the surrounding area, including:
    - nearby public and private receivers
    - 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
  - detailed plans showing suitable landscaping which incorporates endemic species as well as how it maximises opportunities for green infrastructure, consistent with *Greener Places* (Government Architect NSW, 2020) including clear details on what is being delivered as part of the Stage 1 works.
- **Hazards and Risk** – including:
  - a preliminary risk screening completed in accordance with *State Environmental Planning Policy (Resilience and Hazards) 2021* 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,

	<p>2011) and <i>Multi-Level Risk Assessment</i> (DoP, 2011), should the preliminary risk screening indicate that the project is “potentially hazardous”.</p> <ul style="list-style-type: none"> <li>- a hazard analysis that reports on the consultation outcomes with the adjoining pipeline corridor and verifies that the scope of the proposal is consistent with the land uses, population limits, and remains compliant with the findings of the recent planning proposal’s pipeline risk analysis</li> </ul> <ul style="list-style-type: none"> <li>• <b>Airport Safeguarding</b> – details of how the proposal may impact on the operations of Sydney Airport, including potential intrusion into the obstacle limitation surface and consultation with Sydney Airport and the Australian Government Department of Infrastructure, Transport, Regional Development, Communications, Sport and the Arts</li> <li>• <b>Aboriginal Cultural Heritage</b> – 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:             <ul style="list-style-type: none"> <li>- identify, describe and assess impacts on the Aboriginal cultural heritage values that exist across the development site</li> <li>- provide evidence and details of consultation with Aboriginal people in accordance with the Aboriginal Cultural Heritage Consultation Requirements for Proponents (DECCW 2010)</li> <li>- include results of a surface survey and any test excavations and an unexpected finds protocol.</li> </ul> </li> <li>• <b>Non-Aboriginal Cultural Heritage</b> – a non-Aboriginal cultural heritage assessment (including both cultural and archaeological significance) which must detail potential impacts on heritage assets and any proposed management and mitigation measures.</li> <li>• <b>Biodiversity</b> – an assessment of the proposal’s biodiversity impacts in accordance with the <i>Biodiversity Conservation Act 2016</i>, including the preparation of a Biodiversity Development Assessment Report (BDAR) where required under the Act, except where a waiver for preparation of a BDAR has been granted.</li> <li>• <b>Social</b> – including a social impact assessment in accordance with the Department’s <i>Social Impact Assessment Guideline</i></li> <li>• <b>Infrastructure Requirements</b> – an infrastructure delivery, management and staging plan that includes:             <ul style="list-style-type: none"> <li>- an assessment of impacts of the development on existing utility infrastructure and service provider assets surrounding the site</li> <li>- a detailed written and/or graphical description of infrastructure required on the site, including any electrical substation/s and on-site switch yard/s</li> <li>- 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</li> <li>- details of interaction with Sydney Desalination Plant’s pipeline</li> <li>- a description of how any upgrades will be co-ordinated, funded and delivered on time and be maintained to facilitate the development</li> <li>- 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.</li> </ul> </li> <li>• <b>Ecologically Sustainable Development</b> – including:             <ul style="list-style-type: none"> <li>- identification of how ESD principles (as defined in section 193 of the EP&amp;A Regulation) are incorporated in the design and ongoing operation of the development</li> <li>- demonstration of how the development will meet or exceed the relevant industry recognised building sustainability and environmental performance standards</li> </ul> </li> <li>• <b>Planning Agreement/Development Contributions</b> – including consideration of any applicable State and local development contributions, and details of any existing Planning Agreements.</li> </ul>
<p><b>Consultation</b></p>	<p>During the preparation of the EIS, you must consult with the relevant local, State or Commonwealth Government authorities, service providers, community groups and affected landowners.</p> <p>In particular you must consult with:</p> <ul style="list-style-type: none"> <li>• Bayside Council</li> </ul>

	<ul style="list-style-type: none"> <li>• Department of Climate Change, Energy, the Environment and Water, specifically the:             <ul style="list-style-type: none"> <li>○ Water Group</li> </ul> </li> <li>• Heritage NSW</li> <li>• Department of Planning, Housing and Infrastructure</li> <li>• NSW Department of Primary Industries and Regional Development, specifically the:             <ul style="list-style-type: none"> <li>○ NSW Fisheries</li> </ul> </li> <li>• Transport for NSW</li> <li>• Fire &amp; Rescue NSW</li> <li>• Sydney Water</li> <li>• Sydney Airport</li> <li>• Sydney Desalination Plant</li> <li>• Australian Government Department of Infrastructure, Transport, Regional Development, Communications, Sport and the Arts</li> <li>• surrounding local landowners, businesses and stakeholders</li> <li>• local and regional community and environmental groups</li> <li>• Traditional Owners</li> <li>• La Perouse Local Aboriginal Land Council</li> <li>• any other public transport, utilities or community service providers.</li> </ul>
<b>SEARs Expiry</b>	SEARs will expire two years after the date of issue (or the date they were last modified).
<b>References</b>	The assessment of the key issues listed above must take into account relevant guidelines, policies, and plans as identified. While not exhaustive, <b>Attachment 1</b> contains a list of some of the guidelines, policies, and plans that may be relevant to the environmental assessment of this proposal.

## **ATTACHMENT 1**

### **Technical and Policy Guidelines**

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

Many of these documents can be found on the following websites:

<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/>

<b>Policies, Guidelines &amp; Plans</b>	
<b>Aspect</b>	<b>Policy / Methodology</b>
<b>State Significant Development Guidelines</b>	
	State Significant Assessment Guidelines (DPIE, 2021)
	Undertaking Engagement Guide – Guidance for State Significant Projects (DPIE, 2021)
	Cumulative Impact Assessment Guidelines for State Significant Projects (DPIE, 2021)
	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
<b>Air Quality</b>	
	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)
	NSW Guide for Large Emitters (EPA, 2025)
<b>Biodiversity</b>	
	<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)
<b>Bush Fire</b>	
	Planning for Bush Fire Protection (RFS, 2019)
<b>Climate Change</b>	
	EPA Climate Change Policy (EPA, 2023)
	Net Zero Plan Stage 1: 2020-2030 (DPIE, 2020)
<b>Design Quality</b>	
	Greener Places (Government Architect NSW, 2020)

<b>Policies, Guidelines &amp; Plans</b>	
<b>Aspect</b>	<b>Policy / Methodology</b>
	Better Placed (Government Architect NSW, 2017)
	NSW SDRP: Guidelines for Project Teams (GANSW Advisory Note, V3 2522/2020)
<b>Fire Safety</b>	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
<b>Flooding</b>	Flood Impact and Risk Assessment Flood Risk Management Guide (LU01) (DPE, 2022)
	Department of Planning and Environment Flood Risk Management Toolkit – <a href="https://www.environment.nsw.gov.au/topics/water/floodplains/floodplain-guidelines">https://www.environment.nsw.gov.au/topics/water/floodplains/floodplain-guidelines</a>
	Shelter in place guideline for flash flooding (DPHI, 2024)
<b>Hazards and Risk</b>	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)
<b>Heritage</b>	<i>Heritage Act 1977</i>
Non-Aboriginal Heritage	NSW Heritage Manual (HO and DUAP, 1996)
	The Burra Charter (ICOMOS Australia, 2013)
	Statements of Heritage Impact (HO and DUAP, 2002)
Aboriginal Heritage	Code of Practice for the Archaeological Investigation of Aboriginal Objects in New South Wales (DECCW, 2010)
	Guide to Investigating, Assessing and Reporting on Aboriginal Cultural Heritage in NSW (DECCW, 2011)
	Aboriginal Cultural Heritage Consultation Requirements for Proponents 2010 (DECCW, 2010)
<b>Human Health Risk</b>	Environmental Health Risk Assessment: Guidelines for assessing human health risks from environmental hazards (enHealth, 2012)
<b>Noise and Vibration</b>	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)
<b>Social</b>	Social Impact Assessment Guideline for State Significant Projects (DPIE, 2021)

<b>Policies, Guidelines &amp; Plans</b>	
<b>Aspect</b>	<b>Policy / Methodology</b>
<b>Soils and Water</b>	
Erosion and Sediment	Managing Urban Stormwater: Soils & Construction (Landcom, 2004)
	Soil and Landscape Issues in Environmental Impact Assessment (DLWC, 2000)
	Wind Erosion – 2 <sup>nd</sup> 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)
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, NRMCC & AHMC, 2006)
	National Water Quality Management Strategy – Guidelines for Water Recycling: Managing Health and Environmental Risks (Phase 2) (EPHC, NRMCC & AHMC, 2009)
	State Environmental Planning Policy (Resilience and Hazards) 2021
<b>Traffic, Transport and Access</b>	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 Transport Impact Assessment (TfNSW, 2024)
	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)

## Policies, Guidelines & Plans

Aspect	Policy / Methodology
	Integrated Public Transport Service Planning Guidelines: Sydney Metropolitan Area (TfNSW, 2013) Future Transport Strategy 2056 (TfNSW, 2018) Greater Sydney Services and Infrastructure Plan (TfNSW, 2018) NSW Freight & Ports Plan 2018-2023 (TfNSW, 2018)
<b>Upper Canal and Warragamba Pipeline Corridors</b>	Guidelines for Development Adjacent to the Upper Canal and Warragamba Pipelines (WaterNSW, 2018)
<b>Visual</b>	Control of Obtrusive Effects of Outdoor Lighting (AS 2482)
<b>Waste</b>	NSW Waste and Sustainable Material Strategy 2041 (EPA, 2021) NSW Plastics Action Plan (EPA, 2021) NSW Energy from Waste Policy Statement (EPA, 2021) 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)
<b>Waterways</b>	Risk-based Framework for Considering Waterway Health Outcomes in Strategic Land-use Planning (OEH, 2017) Guidelines for controlled activity approvals - <a href="https://water.dpie.nsw.gov.au/our-work/licensing-and-trade/controlled-activity-approvals/guidelines">https://water.dpie.nsw.gov.au/our-work/licensing-and-trade/controlled-activity-approvals/guidelines</a>

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