

Planning Secretary's Environmental Assessment Requirements

Ferndale Industrial Precinct – Stages 2 and 3



Application Number	SSD-99320494
Project Name	Ferndale Industrial Precinct - Stages 2 and 3
Development	Site preparation works and bulk earthworks, construction of roads, stormwater infrastructure and services, construction and operation of two warehouse and distribution centres with ancillary office space and a total gross floor area of 17,380 square metres, hardstand areas, car parking, landscaping, signage and subdivision.
Location	275 Adams Road, Luddenham (Lot 3 DP 623799) in the Liverpool local government area
Applicant	The Trustee for Coombes Family Trust No. 13
Date of Issue	10 December 2025
General Requirements	The Environmental Impact Statement (EIS) for the development must: • comply with these assessment requirements • meet the form and content requirements in sections 190 and 192 of the Environmental Planning and Assessment Regulation 2021 (the Regulation) • have regard to the Department's <i>State Significant Development Guidelines (2021)</i>. In addition, the EIS must include: • a clear comprehensive description of the proposal for the site, including details of all stages, 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: – 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 management and/or contingency plans to manage significant risks to the environment. The EIS must also be accompanied by: • 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	The EIS must address the following specific matters: • Statutory and Strategic Context – including: – a detailed description of the history of the site, including the relationship between the proposed development and all development consents and approved plans previously and/or currently applicable to the site, including DA315-7-2003 and SSD-10446 – 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: ○ 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
- Future Transport Strategy 2056.
- Western Sydney Aerotropolis Plan
- Western Sydney Aerotropolis Precinct Plan (Precinct Plan)
- Western Sydney Aerotropolis Development Control Plan (WSA DCP) 2022
- details of any proposed consolidation or subdivision of land.
- **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 (including the vision and objectives of the Agribusiness Precinct and land use zoning) 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:
 - details of the likely construction trip generation, construction vehicle routes, access and parking arrangements during construction works and measures to mitigate any construction traffic and parking impacts, detailed in a draft Construction Traffic Management Plan
 - 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, mode split, arrival/departure profiles and trip distribution using the benchmarking method (where tenants are unknown) or first principles method (where tenants are known)
 - consideration of the road requirements of the Precinct Plan including an assessment of the proposed internal local roads against the relevant sections of the Precinct Plan, including ensuring any variations do not impede the development of adjoining sites and allow for a permeable street network
 - details of consultation with Transport for NSW and Liverpool City Council regarding the relationship between the development and any existing or proposed transport infrastructure upgrades required for the proposal or in the surrounding area
 - details of road upgrades, infrastructure works or new roads or access points required for the development, in accordance with the outcomes of consultation with Transport for NSW and Liverpool City Council, including any interim and ultimate site access arrangements
 - an assessment of cumulative traffic impact on road performance and safety implications at key intersections (including Adams Road/Elizabeth Drive and Adams Road/The Northern Road) 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 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 any proposed internal road network, access points, loading dock provision and servicing, on-site parking provisions, and sufficient pedestrian and cyclist facilities, in accordance with the relevant Australian Standards, Austroads/TfNSW technical guidelines, the Precinct Plan and WSA DCP
 - swept path diagrams for the largest vehicles manoeuvring through site access points, internal roads, hardstand areas and nearby intersections (where necessary)
- **Design Quality and Urban Design** – including:
 - a design excellence strategy, that:

- demonstrates how the proposed development has been informed by the outcomes of the reviews carried out prior to lodgement of the application by the State Design Review Panel (SDRP) required under section 4.31 of State Environmental Planning Policy (Western Parkland City) 2021 (Western Parkland City SEPP)
 - demonstrates how the proposed development will achieve design excellence in accordance with the requirements of Part 4.5 of the Western Parkland City SEPP and recommendations from the SDRP
 - details 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) and the WSA DCP.
- a design report that:
 - explains and illustrates the proposed built form, including a detailed site and context analysis to justify the proposed site planning and design approach and 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
 - demonstrates how the proposed built form (layout, height, bulk, scale, separation, setbacks, interface and articulation) addresses and responds to the context, site characteristics, streetscape and existing and future character of the locality
 - 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* and the *Recognise Country Guidelines for development in the Aerotropolis* (2022), including undertaking early engagement with Traditional Owners
 - assesses how the development complies with relevant accessibility requirements.
- **Visual** - 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
 - 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
- **Landscaping** – a detailed site-wide landscape plan, including:
 - an arborist report, tree protection plan and vegetation management plan
 - detailed plans showing suitable landscaping which incorporates endemic species, heights of trees at maturity and proposed canopy coverage and location of trees to be removed and retained, including demonstration of consistency with the Western Sydney Aerotropolis Landscape Species List to minimise wildlife attraction risk
 - demonstration of how the development would contribute to the long-term landscape setting in respect of the site and streetscape, contribute to the objective of increased urban tree canopy cover, mitigate the urban heat island effect and maximise opportunities for green infrastructure consistent with *Greener Places* and having regard to any bush fire risk.
- **Water Management** – a Water and Stormwater Management Plan prepared in accordance with the '*Technical guidance for achieving Wianamatta–South Creek stormwater management targets*' (Technical Guidance) (DPE 2022) and '*MUSIC modelling toolkit for Wianamatta–South Creek*', including:
 - details of the proposed stormwater and wastewater drainage design including the capacity of any onsite detention system(s), onsite sewage management and measures to treat, reuse or dispose of water, consistent with the requirements of the WSA DCP and the Blue Green Infrastructure framework of the Precinct Plan
 - detail how the development will integrate with any planned regional stormwater infrastructure on the development site with Sydney Water Corporation's draft Western Sydney Aerotropolis Cosgroves Creek Stormwater Scheme Plan
 - details of how the proposed stormwater drainage system will connect to Sydney Water's regional stormwater system, including details of any interim solution(s), consistent with the Technical Guidance

- evidence that the proposal has been through a Feasibility assessment with Sydney Water to secure endorsement of the proposed stormwater management strategy, including the delivery of any regional stormwater infrastructure
- 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 NSW Department of Climate Change, Energy, the Environment and Water - Water Group Groundwater Toolkit
- where water and drainage infrastructure works are required that would be handed over to the local council, or other drainage or water authority, 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
- 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.
- **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 that addresses the requirements of the WSA DCP (Section 2.5.5) and Technical Guidance.
- **Flooding** – a flood impact risk assessment (FIRA) in accordance with the *Flood risk management guideline LU01 - Flood impact and risk assessment* (2023). The FIRA must:
 - identify any flood risk on-site (mainstream and overland) having regard to adopted flood studies, the potential effects of climate change, and any relevant provisions of the NSW Flood Risk Management Manual (2023)
 - addresses the relevant provisions contained within the WSA DCP (Section 2.5.1 – Flood Management)
 - 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.
- **Noise and Vibration** – a quantitative noise and vibration impact assessment undertaken by a suitably qualified acoustic consultant in accordance with the relevant Environment Protection Authority guidelines and Australian Standards which includes:
 - the identification of impacts associated with construction, site emission and traffic generation at noise affected sensitive receivers, including the provision of operational noise contours and a detailed sleep disturbance assessment
 - details of noise monitoring survey, background noise levels, noise source inventory and 'worst case' noise emission scenarios
 - consideration of annoying characteristics of noise and prevailing meteorological conditions in the study area
 - a cumulative impact assessment inclusive of impacts from other developments
 - details and analysis of the effectiveness of proposed management and mitigation measures to adequately manage identified impacts, including a clear identification of residual noise and vibration following application of these mitigation measures and details of any proposed compliance monitoring programs.

- **Airport Safeguarding** – an aviation impact assessment, including:
 - an assessment of the potential impact of the proposed development on the Western Sydney International (Nancy-Bird Walton) Airport operations
 - a wildlife hazard assessment and wildlife management plan
 - consideration of related matters in the *Aviation Safeguarding Guidelines – Western Sydney Aerotropolis and surrounding areas*, the Western Parkland City SEPP and the National Airports Safeguarding Framework, including (but not limit to) public safety, wildlife hazards, lighting, wind shear 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.
- **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.
- **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, considering Chapter 3 of the WSA Precinct Plan
 - 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.
- **Air Quality and Odour** – a quantitative assessment of the potential air quality, dust and odour impacts of the development (construction and operation) on surrounding landowners, businesses and sensitive receptors, in accordance with relevant Environment Protection Authority guidelines, including:
 - details of a proposed trigger action response plan (TARP) to be implemented during construction, 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
 - details of proposed mitigation, management and monitoring measures.
- **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, including consideration of impacts on the operations of Western Sydney Airport
 - 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*.

	• Hazards and Risk – including: – a preliminary risk screening completed in accordance with <i>State Environmental Planning Policy (Resilience and Hazards) 2021</i> 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 <i>Hazardous Industry Planning Advisory Paper No. 6 – Guidelines for Hazard Analysis</i> (DoP, 2011) and <i>Multi-Level Risk Assessment</i> (DoP, 2011), should the preliminary risk screening indicate that the project is “potentially hazardous”. • Bush Fire – a bush fire assessment report that addresses the aims and objectives of Planning for Bushfire Protection 2019, and includes: – details of proposed operational access for emergency services personnel – details of emergency and evacuation arrangements for occupants/visitors – a draft bush fire emergency management and evacuation plan that provides an outline of how the development will be managed / mitigated to address potential bush fire impacts. • Biodiversity – 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 (including for any works on land mapped as avoided or excluded under the Cumberland Plain Conservation Plan), except where a waiver for preparation of a BDAR has been granted. • Social – including a social impact assessment in accordance with the Department’s <i>Social Impact Assessment Guideline</i> • Ecologically Sustainable Development – including: – 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: ○ 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 Liverpool City Council Section 7.12 Aerotropolis Contributions Plan 2024, Western Sydney Aerotropolis Special Infrastructure Contribution, Housing and Productivity Contribution, and/or details of any proposed Planning Agreement – a Cost Summary Report, as detailed in the Liverpool City Council Section 7.12 Aerotropolis Contributions Plan 2024.
Consultation	During the preparation of the EIS, you must consult with the relevant local, State or Commonwealth Government authorities, service providers, community groups and affected landowners. In particular you must consult with: • Liverpool City Council • NSW Department of Climate Change, Energy, the Environment and Water, specifically the: ○ Conservation Programs, Heritage and Regulation Group ○ Water Group ○ Heritage NSW • Transport for NSW • Fire & Rescue NSW • NSW Rural Fire Service

	• Sydney Water • Western Sydney Airport Corporation • Air Services Australia • Civil Aviation Safety Authority • surrounding local landowners, businesses and stakeholders • local and regional community and environmental groups • Gandangara Local Aboriginal Land Council • any other public transport, utilities or community service providers.
SEARs Expiry	SEARs will expire two years after the date of issue (or the date they were last modified).
References	The assessment of the key issues listed above must take into account relevant guidelines, policies, and plans as identified. While not exhaustive, Attachment 1 contains a list of some of the guidelines, policies, and plans that may be relevant to the environmental assessment of this proposal.

ATTACHMENT 1

Technical and Policy Guidelines

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

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

<https://www.planningportal.nsw.gov.au/major-projects/assessment/policies-and-guidelines>

<http://www.australia.gov.au/publications>

<http://www.epa.nsw.gov.au/>

<http://www.environment.nsw.gov.au/>

<http://www.dpi.nsw.gov.au/>

Policies, Guidelines & Plans	
Aspect	Policy / Methodology
State Significant Development Guidelines	
	State Significant Assessment Guidelines (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)
	NSW Guide for Large Emitters (EPA, 2025)
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)

Policies, Guidelines & Plans	
Aspect	Policy / Methodology
	Better Placed (Government Architect NSW, 2017)
	NSW SDRP: Guidelines for Project Teams (GANSW Advisory Note, V3 2522/2020)
Fire Safety	
	Fire Safety Guidelines – Fire Safety in Waste Facilities (FRNSW, 2020)
	Fire Safety Guidelines – Access for fire brigade vehicles and firefighters
	Fire Safety Guidelines – Emergency services information package and tactical fire plans
Flooding	
	Flood Impact and Risk Assessment Flood Risk Management Guide (LU01) (DPE, 2022)
	Department of Planning and Environment Flood Risk Management Toolkit – https://www.environment.nsw.gov.au/topics/water/floodplains/floodplain-guidelines
	Shelter in place guideline for flash flooding (DPHI, 2024)
Hazards and Risk	
	State Environmental Planning Policy (Resilience and Hazards) 2021
	Applying SEPP 33 – Hazardous and Offensive Development Application Guidelines (DoP, 2011)
	Assessment Guideline: Multi-level Risk Assessment (Planning and Infrastructure, 2011)
Heritage	
	<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)

Policies, Guidelines & Plans	
Aspect	Policy / Methodology
Soils and Water	
Erosion and Sediment	Managing Urban Stormwater: Soils & Construction (Landcom, 2004)
	Soil and Landscape Issues in Environmental Impact Assessment (DLWC, 2000)
	Wind Erosion – 2 nd Edition (DIPNR, 2003)
Groundwater	Groundwater assessment toolbox for major projects in NSW - Overview document Technical guideline (DPE, 2022)
	Guidelines for Groundwater Documentation for SSD/SSI Projects Technical guideline (DPE, 2022)
	Minimum Groundwater Modelling Requirements for SSD/SSI Projects, Technical guideline (DPE, 2022)
	Cumulative Groundwater Impact Assessment Approaches Information paper (DPE, 2022)
	National Water Quality Management Strategy Guidelines for Groundwater Protection in Australia (ARMCANZ/ANZECC, 2000)
	NSW State Groundwater Policy Framework Document (DLWC, 1997)
	NSW Aquifer Interference Policy (NOW, 2012)
	Water Sharing Plan for the Greater Metropolitan Region Groundwater Sources (NOW, 2011)
Stormwater	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)
	Managing Urban Stormwater: Source Control. Draft (EPA, 1998)
Wastewater	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)
	National Water Quality Management Strategy – Guidelines for Water Recycling: Managing Health and Environmental Risks (Phase 1) (EPHC, NRMMC & AHMC, 2006)
Contamination	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
	Managing Land Contamination Planning Guidelines, SEPP 55 – Remediation of Land (DUAP & EPA, 1998)
Traffic, Transport and Access	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)
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