Ethos Urban

Statutory Requirement	EIS / Submissions Report (SR)	Technical Study
NSW Acts of Parliament		
Environmental Planning and Assessment Act 1979		
Section 1.3 Objects of the Act		
(a.) to promote the social and economic welfare of the community and a better environment by the proper management, development and conservation of the State's natural and other resources, **(b.)** to facilitate ecologically sustainable development by integrating relevant economic, environmental and social considerations in decision-making about environmental planning and assessment, **(c.)** to promote the orderly and economic use and development of land, **(d.)** to promote the delivery and maintenance of affordable housing, **(e.)** to protect the environment, including the conservation of threatened and other species of native animals and plants, ecological communities and their habitats, **(f.)** to promote the sustainable management of built and cultural heritage (including Aboriginal cultural heritage), **(g.)** to promote good design and amenity of the built environment, **(h.)** to promote the proper construction and maintenance of buildings, including the protection of the health and safety of their occupants, **(i.)** to promote the sharing of the responsibility for environmental planning and assessment between the different levels of government in the State, **(j.)** to provide increased opportunity for community participation in environmental planning and assessment.	Refer Table 1 below	
Section 4.15 Evaluation		
1) **Matters for consideration—general** In determining a development application, a consent authority is to take into consideration such of the following matters as are of relevance to the development the subject of the development application— **(a.)** the provisions of— **(i.)** any environmental planning instrument, and	EIS Section 4.1 SR Section 6	EIS Appendix C This document
(ii.) any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Planning Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and	N/A	N/A
(iii.) any development control plan, and	N/A - EIS Section 4.1	N/A
(iiia.) any planning agreement that has been entered into under section 7.4, or any draft planning agreement that a developer has offered to enter into under section 7.4, and	N/A	N/A
(iv.) the regulations (to the extent that they prescribe matters for the purposes of this paragraph), that apply to the land to which the development application relates,	N/A	SR Appendix C
(b.) the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality	EIS Sections 6.0, 7.3.3 SR Sections 6.0, 7.2	EIS Appendices D & W

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		SR Appendices F, J, K, L, M, O, P, R, S, T, U, W
(c.) the suitability of the site for the development,	EIS Section 7.3.4 SR Section 7.3	N/A
(d.) any submissions made in accordance with this Act or the regulations	SR Section 3.0 SR Section 5.0	SR Appendix D EIS Appendix J
(e.) the public interest	EIS Section 7.3.5 SR Section 7.4	EIS Appendix W
Environmental Planning and Assessment Regulation 2021		
192 Content of environmental impact statement		
(1) An environmental impact statement must contain the following— (a) a summary of the environmental impact statement,	EIS Executive Summary	N/A
(b) a statement of the objectives of the development, activity or infrastructure,	EIS Section 1.4	N/A
(c) an analysis of feasible alternatives to the carrying out of the development, activity or infrastructure, considering its objectives, including the consequences of not carrying out the development, activity or infrastructure,	EIS Section 2.6	N/A
(d) an analysis of the development, activity or infrastructure, including—	EIS Section 3	N/A
(i) a full description of the development, activity or infrastructure, and	EIS Section 3.1 EIS Section 6.0	N/A
(ii) a general description of the environment likely to be affected by the development, activity or infrastructure and a detailed description of the aspects of the environment that are likely to be significantly affected, and	EIS Section 7.3.3 EIS Section 6.0	N/A
(iii) the likely impact on the environment of the development, activity or infrastructure, and	EIS Section 7.3.3 EIS Section 6.0	N/A
(iv) a full description of the measures to mitigate adverse effects of the development, activity or infrastructure on the environment, and	N/A	EIS Appendix D
(d) an analysis of the development, activity or infrastructure, including— (v) a list of the approvals that must be obtained under another Act or law before the development, activity or infrastructure may lawfully be carried out,	EIS Section 4.1	EIS Appendix C
(e) a compilation, in a single section of the environmental impact statement, of the measures referred to in paragraph (d) (iv)	EIS Section 6.0	EIS Appendix D
(f) the reasons justifying the carrying out of the development, activity or infrastructure, considering biophysical, economic and social factors, including the principles of ecologically sustainable development set out in section 193.	EIS Executive Summary EIS Section 7.0 EIS Section 8.0	N/A
(2) This section is subject to the environmental assessment requirements that relate to the environmental impact statement.	N/A	EIS Appendix A

Statutory Requirement	EIS / Submissions Report (SR)	Technical Study
35BA Embodied emissions for non-residential development under Sustainable Buildings SEPP (1) A development application for non-residential development under State Environmental Planning Policy (Sustainable Buildings) 2022 must— (a) disclose the amount of embodied emissions attributable to the development, and (b) describe the use of low emissions construction technologies in the development. (2) The amount disclosed under subsection (1)(a) must be determined using— (a) the form published on the NSW planning portal as in force from time to time, and (b) an itemised list of building materials for the development prepared by a quantity surveyor. Example— a bill of materials or bill of quantities (3) The amount disclosed under subsection (1)(a) must be certified by— (a) a quantity surveyor, or (b) a qualified designer, or (c) an engineer, or (d) an assessor accredited under NABERS.	SR Section 7.1.4	EIS Appendix BB
35C Net zero statement for non-residential development under Sustainable Buildings SEPP (1) This section applies to a development application for the following development— (a) large commercial development, (b) development to which State Environmental Planning Policy (Sustainable Buildings) 2022, section 3.4 applies. (2) The development application must include evidence that the development— (a) will not use on-site fossil fuels after the occupation and use of the development commence, or (b) incorporates the infrastructure, or space for the infrastructure, necessary for the development to not use on-site fossil fuels after 1 January 2035. **Note**— Infrastructure includes plant, equipment and ventilation. (3) The development application must include details of the following— (a) any renewable energy generation and storage infrastructure forming part of the development, (b) passive and technical design features that minimise energy consumption by users of the development. (4) The development application must include the following information if available— (a) the estimated annual energy consumption for the building in kilowatt hours per square metre of floor area, (b) the estimated amount of emissions relating to energy use in the building, including direct and indirect emissions. (5) The evidence and information required to be included in a development application under this section must be certified by a mechanical or electrical engineer.	EIS Section 4.1	EIS Appendix BB SR Appendix I
35D Energy and water use for large commercial development under Sustainable Buildings SEPP	Clause 35D is not applicable to the proposed development, which does not meet the threshold for 'large commercial development'.	
Biodiversity Conservation Act		
Section 7.9 Biodiversity assessment for State significant development or infrastructure (2) Any such application is to be accompanied by a biodiversity development assessment report unless the Planning Agency Head and the Environment Agency Head determine that the proposed development is not likely to have any significant impact on biodiversity values.	EIS Section 4.0	EIS Appendix Y

Statutory Requirement	EIS / Submissions Report (SR)	Technical Study
NSW Environmental Planning Instruments		
State Environmental Planning Policy (Biodiversity and Conservation) 2021		
Chapter 6 Water catchments		
6.6 Water quality and quantity (1) In deciding whether to grant development consent to development on land in a regulated catchment, the consent authority must consider the following— (a) whether the development will have a neutral or beneficial effect on the quality of water entering a waterway, (b) whether the development will have an adverse impact on water flow in a natural waterbody, (c) whether the development will increase the amount of stormwater run-off from a site, (d) whether the development will incorporate on-site stormwater retention, infiltration or reuse, (e) the impact of the development on the level and quality of the water table, (f) the cumulative environmental impact of the development on the regulated catchment, (g) whether the development makes adequate provision to protect the quality and quantity of ground water. (2) Development consent must not be granted to development on land in a regulated catchment unless the consent authority is satisfied the development ensures— (a) the effect on the quality of water entering a natural waterbody will be as close as possible to neutral or beneficial, and (b) the impact on water flow in a natural waterbody will be minimised.	EIS Section 4.0	EIS Appendix Y
6.7 Aquatic ecology (1) In deciding whether to grant development consent to development on land in a regulated catchment, the consent authority must consider the following— (a) whether the development will have a direct, indirect or cumulative adverse impact on terrestrial, aquatic or migratory animals or vegetation, (b) whether the development involves the clearing of riparian vegetation and, if so, whether the development will require— (i) a controlled activity approval under the Water Management Act 2000, or (ii) a permit under the Fisheries Management Act 1994, (c) whether the development will minimise or avoid— (i) the erosion of land abutting a natural waterbody, or (ii) the sedimentation of a natural waterbody, (d) whether the development will have an adverse impact on wetlands that are not in the coastal wetlands and littoral rainforests area, (e) whether the development includes adequate safeguards and rehabilitation measures to protect aquatic ecology, (f) if the development site adjoins a natural waterbody—whether additional measures are required to ensure a neutral or beneficial effect on the water quality of the waterbody. Example— Additional measures may include the incorporation of a vegetated buffer between the waterbody and the site. (2) Development consent must not be granted to development on land in a regulated catchment unless the consent authority is satisfied of the following—	SR 6.6.2	N/A

Statutory Requirement	EIS / Submissions Report (SR)	Technical Study
(a) the direct, indirect or cumulative adverse impact on terrestrial, aquatic or migratory animals or vegetation will be kept to the minimum necessary for the carrying out of the development, (b) the development will not have a direct, indirect or cumulative adverse impact on aquatic reserves, (c) if a controlled activity approval under the Water Management Act 2000 or a permit under the Fisheries Management Act 1994 is required in relation to the clearing of riparian vegetation—the approval or permit has been obtained, (d) the erosion of land abutting a natural waterbody or the sedimentation of a natural waterbody will be minimised, (e) the adverse impact on wetlands that are not in the coastal wetlands and littoral rainforests area will be minimised. (3) In this section— coastal wetlands and littoral rainforests area has the same meaning as in the Coastal Management Act 2016, section 6.		
6.8 Flooding (1) In deciding whether to grant development consent to development on land in a regulated catchment, the consent authority must consider the likely impact of the development on periodic flooding that benefits wetlands and other riverine ecosystems. (2) Development consent must not be granted to development on flood liable land in a regulated catchment unless the consent authority is satisfied the development will not— (a) if there is a flood, result in a release of pollutants that may have an adverse impact on the water quality of a natural waterbody, or (b) have an adverse impact on the natural recession of floodwaters into wetlands and other riverine ecosystems.	EIS Section 6.6 SR Section 6.6.4	EIS Appendix O SR Appendix X
6.9 Recreation and public access (1) In deciding whether to grant development consent to development on land in a regulated catchment, the consent authority must consider— (a) the likely impact of the development on recreational land uses in the regulated catchment, and (b) whether the development will maintain or improve public access to and around foreshores without adverse impact on natural waterbodies, watercourses, wetlands or riparian vegetation. (2) Development consent must not be granted to development on land in a regulated catchment unless the consent authority is satisfied of the following— (a) the development will maintain or improve public access to and from natural waterbodies for recreational purposes, including fishing, swimming and boating, without adverse impact on natural waterbodies, watercourses, wetlands or riparian vegetation, (b) new or existing points of public access between natural waterbodies and the site of the development will be stable and safe, (c) if land forming part of the foreshore of a natural waterbody will be made available for public access as a result of the development but is not in public ownership—public access to and use of the land will be safeguarded. (3) This section does not apply to development on land in a regulated catchment if the land is in a special area under the Water NSW Act 2014.	SR Section 6.6.2	N/A
6.10 Total catchment management In deciding whether to grant development consent to development on land in a regulated catchment, the consent authority must consult with the council of each adjacent or downstream local government area on which the development is likely to have an adverse environmental impact.	SR Section 6.6.2	N/A
State Environmental Planning Policy (Transport and Infrastructure) 2021		
15 Railways		
2.98 Development adjacent to rail corridors (1) This section applies to development on land that is in or adjacent to a rail corridor, if the development—	N/A	SR Appendix D

Statutory Requirement	EIS / Submissions Report (SR)	Technical Study
(a) is likely to have an adverse effect on rail safety, or (b) involves the placing of a metal finish on a structure and the rail corridor concerned is used by electric trains, or (c) involves the use of a crane in air space above any rail corridor, or (d) is located within 5 metres of an exposed overhead electricity power line that is used for the purpose of railways or rail infrastructure facilities. **Note**— Section 2.48 also contains provisions relating to development that is within 5 metres of an exposed overhead electricity power line. (2) Before determining a development application for development to which this section applies, the consent authority must— (a) within 7 days after the application is made, give written notice of the application to the rail authority for the rail corridor, and (b) take into consideration— (i) any response to the notice that is received within 21 days after the notice is given, and (ii) any guidelines that are issued by the Planning Secretary for the purposes of this section and published in the Gazette. (3) Despite subsection (2), the consent authority is not required to comply with subsection (2)(a) and (b)(i) if the development application is for development on land that is in or adjacent to a rail corridor vested in or owned by ARTC or the subject of an ARTC arrangement. (4) Land is adjacent to a rail corridor for the purpose of this section even if it is separated from the rail corridor by a road or road related area within the meaning of the Road Transport Act 2013.		
2.99 Excavation in, above, below or adjacent to rail corridors (1) This section applies to development (other than development to which section 2.101 applies) that involves the penetration of ground to a depth of at least 2m below ground level (existing) on land— (a) within, below or above a rail corridor, or (b) within 25m (measured horizontally) of a rail corridor, or (c) within 25m (measured horizontally) of the ground directly below a rail corridor, or (d) within 25m (measured horizontally) of the ground directly above an underground rail corridor. (2) Before determining a development application for development to which this section applies, the consent authority must— (a) within 7 days after the application is made, give written notice of the application to the rail authority for the rail corridor, and (b) take into consideration— (i) any response to the notice that is received within 21 days after the notice is given, and (ii) any guidelines issued by the Planning Secretary for the purposes of this section and published in the Gazette. (3) Subject to subsection (5), the consent authority must not grant consent to development to which this section applies without the concurrence of the rail authority for the rail corridor to which the development application relates. (4) In deciding whether to provide concurrence, the rail authority must take into account— (a) the potential effects of the development (whether alone or cumulatively with other development or proposed development) on— (i) the safety or structural integrity of existing or proposed rail infrastructure facilities in the rail corridor, and (ii) the safe and effective operation of existing or proposed rail infrastructure facilities in the rail corridor, and (b) what measures are proposed, or could reasonably be taken, to avoid or minimise those potential effects. (5) The consent authority may grant consent to development to which this section applies without the concurrence of the rail authority concerned if— (a) the rail corridor is owned by or vested in ARTC or is the subject of an ARTC arrangement, or	N/A	SR Appendix D

Statutory Requirement	EIS / Submissions Report (SR)	Technical Study
(b) in any other case, 21 days have passed since the consent authority gave notice under subsection (2)(a) and the rail authority has not granted or refused to grant concurrence.		
17 Roads and Traffic		
2.119 Development with frontage to classified road (2) The consent authority must not grant consent to development on land that has a frontage to a classified road unless it is satisfied that— (a) where practicable and safe, vehicular access to the land is provided by a road other than the classified road, and (b) the safety, efficiency and ongoing operation of the classified road will not be adversely affected by the development as a result of— (i) the design of the vehicular access to the land, or (ii) the emission of smoke or dust from the development, or (iii) the nature, volume or frequency of vehicles using the classified road to gain access to the land, and (c) the development is of a type that is not sensitive to traffic noise or vehicle emissions, or is appropriately located and designed, or includes measures, to ameliorate potential traffic noise or vehicle emissions within the site of the development arising from the adjacent classified road.	EIS Section 6.3 SR Section 6.3.3	EIS Appendix H
2.122 Traffic-generating development (1) This section applies to development specified in Column 1 of the Table to Schedule 3 that involves— (a) new premises of the relevant size or capacity, or (b) an enlargement or extension of existing premises, being an alteration or addition of the relevant size or capacity. (2) In this section, relevant size or capacity means— (a) in relation to development on a site that has direct vehicular or pedestrian access to any road (except as provided by paragraph (b))—the size or capacity specified opposite that development in Column 2 of the Table to Schedule 3, or (b) in relation to development on a site that has direct vehicular or pedestrian access to a classified road or to a road that connects to a classified road where the access (measured along the alignment of the connecting road) is within 90m of the connection—the size or capacity specified opposite that development in Column 3 of the Table to Schedule 3. (3) A public authority, or a person acting on behalf of a public authority, must not carry out development to which this section applies that this Chapter provides may be carried out without consent unless the authority or person has— (a) given written notice of the intention to carry out the development to TfNSW in relation to the development, and (b) taken into consideration any response to the notice that is received from TfNSW within 21 days after the notice is given. (4) Before determining a development application for development to which this section applies, the consent authority must— (a) give written notice of the application to TfNSW within 7 days after the application is made, and (b) take into consideration— (i) any submission that RMS provides in response to that notice within 21 days after the notice was given (unless, before the 21 days have passed, TfNSW advises that it will not be making a submission), and (ii) the accessibility of the site concerned, including— (A) the efficiency of movement of people and freight to and from the site and the extent of multi-purpose trips, and (B) the potential to minimise the need for travel by car and to maximise movement of freight in containers or bulk freight by rail, and (iii) any potential traffic safety, road congestion or parking implications of the development.	The proposed development does not meet the threshold for traffic generating development.	SR Appendix D

Statutory Requirement	EIS / Submissions Report (SR)	Technical Study
(5) The consent authority must give TfNSW a copy of the determination of the application within 7 days after the determination is made.		
State Environmental Planning Policy (Planning Systems) 2021		
Schedule 1 State Significant Development - general 13 Cultural, recreation and tourist facilities (1) Development that has a capital investment value of more than $30 million for any of the following purposes— (a) film production, the television industry or digital or recorded media, (b) convention centres and exhibition centres, (c) entertainment facilities, (d) information and education facilities, including museums and art galleries, (e) recreation facilities (major), (f) zoos, including animal enclosures, administration and maintenance buildings, and associated facilities.	EIS Section 4.0	N/A
State Environmental Planning Policy (Resilience and Hazards) 2021		
Section 4.6 – Contamination and remediation to be considered in determining development application		
(1) A consent authority must not consent to the carrying out of any development on land unless— (a) it has considered whether the land is contaminated, and (b) if the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out, and(c) if the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for that purpose.	EIS Section 4.0 EIS Section 6.11	EIS Appendices M & I SR Appendix R
State Environmental Planning Policy (Sustainable Buildings) 2022		
Chapter 3 Standards for non-residential development		
3.2 Development consent for non-residential development (1) In deciding whether to grant development consent to non-residential development, the consent authority must consider whether the development is designed to enable the following— (a) the minimisation of waste from associated demolition and construction, including by the choice and reuse of building materials, (b) a reduction in peak demand for electricity, including through the use of energy efficient technology, (c) a reduction in the reliance on artificial lighting and mechanical heating and cooling through passive design, (d) the generation and storage of renewable energy, (e) the metering and monitoring of energy consumption, (f) the minimisation of the consumption of potable water. (2) Development consent must not be granted to non-residential development unless the consent authority is satisfied the embodied emissions attributable to the development have been quantified.	EIS Section 3.9 EIS Section 6.0 SR Section 7.0	EIS Appendix BB SR Appendix I
3.3 Other considerations for large commercial development (1) In deciding whether to grant development consent to large commercial development, the consent authority must consider whether the development minimises the use of on-site fossil fuels, as part of the goal of achieving net zero emissions in New South Wales by 2050. (2) Development consent must not be granted to large commercial development unless the consent authority is satisfied the development is capable of achieving the standards for energy and water use specified in Schedule 3. (3) For the purposes of subsection (2), development is capable of achieving a standard specified in Schedule 3 if there is a NABERS commitment agreement in place to achieve the standard.	The development is not prescribed office, hotel motel, or serviced apartment premises, and therefore, the definition of large commercial development does not apply.	

Statutory Requirement	EIS / Submissions Report (SR)	Technical Study
(4) Subsection (2), to the extent it relates to energy use, does not apply to large commercial development on land to which the following local environmental plans apply— (a) Sydney Local Environmental Plan 2012, (b) Sydney Local Environmental Plan (Green Square Town Centre) 2013, (c) Sydney Local Environmental Plan (Green Square Town Centre—Stage 2) 2013. (5) Despite subsection (4), subsection (2) applies to large commercial development to the extent that the development relates to prescribed serviced apartments.		
3.4 Other considerations for certain State significant development (1) This section applies to non-residential development that is declared to be State significant development by State Environmental Planning Policy (Planning Systems) 2021, section 2.6(1) and specified in that policy, Schedule 1, sections 13–15. (2) In deciding whether to grant development consent to development to which this section applies, the consent authority must consider whether the development will minimise the use of on-site fossil fuels, as part of the goal of achieving net zero emissions in New South Wales by 2050.	EIS Section 3.9 EIS Section 6.0 SR Section 6.6.3 SR Section 7.0	EIS Appendix BB SR Appendix I
Sydney Local Environmental Plan 2012		
Clause 2.3 Zone Objectives and Land Use Table		
(2) The consent authority must have regard to the objectives for development in a zone when determining a development application in respect of land within the zone.	Refer Table 2 below	N/A
Section 2.7 Demolition requires development consent		
The demolition of a building or work may be carried out only with development consent.	EIS Section 3.0 SR Section 4.0	SR Appendix E, H, L
Section 4.3 Height of buildings		
(2) The height of a building on any land is not to exceed the maximum height shown for the land on the Height of Buildings Map.	EIS Section 4.0 EIS Section 6.1.2	EIS Appendices B & F SR Appendix E
Section 4.4 Floor space ratio		
(2) The maximum floor space ratio for a building on any land is not to exceed the floor space ratio shown for the land on the Floor Space Ratio Map.	EIS Section 4.0	EIS Appendices B & F SR Appendix E
Section 5.10 Heritage Conservation		
(4) **Effect of proposed development on heritage significance** The consent authority must, before granting consent under this clause in respect of a heritage item or heritage conservation area, consider the effect of the proposed development on the heritage significance of the item or area concerned. This subclause applies regardless of whether a heritage management document is prepared under subclause (5) or a heritage conservation management plan is submitted under subclause (6).	EIS Section 4.0 EIS Section 6.4 SR Section 6.2	EIS Appendices U & V SR Appendices J, K, L
Section 5.21 Flood Planning		
(2) Development consent must not be granted to development on land the consent authority considers to be within the flood planning area unless the consent authority is satisfied the development— (a) is compatible with the flood function and behaviour on the land, and (b) will not adversely affect flood behaviour in a way that results in detrimental increases in the potential flood affectation of other development or properties, and (c) will not adversely affect the safe occupation and efficient evacuation of people or exceed the capacity of existing evacuation routes for the surrounding area in the event of a flood, and	EIS Section 4.0 EIS Section 6.6 SR Section 6.6.4	EIS Appendix O SR Appendix X

Statutory Requirement	EIS / Submissions Report (SR)	Technical Study
(d) incorporates appropriate measures to manage risk to life in the event of a flood, and (e) will not adversely affect the environment or cause avoidable erosion, siltation, destruction of riparian vegetation or a reduction in the stability of river banks or watercourses.		
Section 6.21C Design Excellence		
(1) Development consent must not be granted to development to which this Division applies unless, in the opinion of the consent authority, the proposed development exhibits design excellence.	EIS Section 4.1 EIS Section 6.1	EIS Appendices E & HH SR Appendix M, L
Section 7.3 Car parking spaces not to exceed maximum set out in this division		
(1) Development consent must not be granted to development that includes car parking spaces in connection with a proposed use of land if the total number of car parking spaces (including existing car parking spaces) provided on the site would be greater than the maximum set out in this Division.	EIS Section 4.0 EIS Section 6.3	EIS Appendix H SR Appendix O
Section 7.14 Acid Sulfate Soils		
(3) Development consent must not be granted under this clause for the carrying out of works unless an acid sulfate soils management plan has been prepared for the proposed works in accordance with the Acid Sulfate Soils Manual and has been provided to the consent authority.	EIS Section 4.0 EIS Section 6.11 SR Section 6.7	EIS Appendix M SR Appendix R
(6) Despite subclause (2), development consent is not required under this clause to carry out any works if— (a) the works involve the disturbance of less than 1 tonne of soil, and (b) the works are not likely to lower the watertable.	SR Section 6.7.1 The works involve the disturbance of less than 1 tonne of soil and are not likely to lower the water table.	SR Appendix R

Table 1 Consistency with EP&A Act Objects

Objects	Comment	Key EIS/SR Reference
(a) to promote the social and economic welfare of the community and a better environment by the proper management, development and conservation of the State's natural and other resources,	The project directly promotes the social and economic welfare of the community by facilitating the revitalisation of one of NSW' premier cultural institutions, including provision of facilities to better display and educate the community in respect of the State's cultural resources. The project will facilitate improved environmental outcomes through the delivery of more sustainable and efficient buildings. It conserves the State's cultural resources particularly through the proposed conservation works to the Heritage Core buildings and the proposed retention of those elements of the Wran Building recognised of State heritage significance. The proposed development also provides for the continual evolution of the museum in response to contemporary museum standards and the important recognition of First Nations connection to the land on which the Powerhouse Museum Complex is located, both of which are expressly recognised in the State heritage listing of the Powerhouse Museum Complex.	EIS Sections 2.0, 3.0, 6.0, 7.0 EIS Appendices E, F, J, T, U, V, W, BB SR Appendices F, G, J, K, L, P, Q, R, S, T, U, W SR Appendix L
(b) to facilitate ecologically sustainable development by integrating relevant economic,	The EIS and SR take into account the principles of ESD in the planning assessment of the project,	EIS Section 7.0

Objects	Comment	Key EIS/SR Reference
environmental and social considerations in decision-making about environmental planning and assessment,	finding that the development will on balance result in significant positive social, economic, environmental and social benefits to the community.	EIS Appendices E, F, N, P, Q, R, BB SR Appendices F, I, Q, R SR Section 7.1.2 SR Appendix L
(c) to promote the orderly and economic use and development of land,	The project promotes the orderly and economic use and development of the existing Powerhouse Ultimo site to facilitate the revitalisation and enhancement of existing museum facilities to deliver a better cultural outcome for the community. The project makes use of and enhances the existing land and key buildings to deliver a facility that is more closely aligned with the objectives of the Powerhouse and which is aligned with the project objectives.	EIS Section 6.0 EIS Appendices E, F EIS Appendices F, Q
(d) to promote the delivery and maintenance of affordable housing,	Not applicable.	N/A
(e) to protect the environment, including the conservation of threatened and other species of native animals and plants, ecological communities and their habitats,	The proposed development will not result in any adverse impacts on native animals and plants, ecological communities or their habitats.	EIS Section 6.12 EIS Appendix Y
(f) to promote the sustainable management of built and cultural heritage (including Aboriginal cultural heritage),	The proposal facilitates the sustainable management and adaptive reuse of built and cultural heritage within the site in a manner that is consistent with the requirements of the *Heritage Act 1977* and *National Parks and Wildlife Act 1974*, relevant guidelines and applicable planning instruments/policies. The proposed development recognises all aspects of the site's built and cultural heritage from its cultural significance to the First Nations community; the industrial heritage as the site of the first state-owned, large electricity generating station in NSW; the c1988 adaptive reuse of the industrial site to a museum and the continued need for the museum to evolve as a museum for the applied arts, sciences and technology for the people of Ultimo, NSW, interstate and international visitors and future generations. The revitalisation of the site in the manner proposed will significantly enhance the contribution that the Powerhouse will make towards the management and display of the State's significant cultural heritage items held within the Powerhouse' collections, including at the new Powerhouse Ultimo alongside Powerhouse Parramatta and Castle Hill.	EIS Sections 3.0, 6.4, 6.7 EIS Appendices E, F, T, U, V SR Appendices J, K, L, U
(g) to promote good design and amenity of the built environment,	The project promotes good design, with the engagement of leading architects and designers to design the alterations to existing buildings and new built and public domain elements, and through engagement with the State Design Review Panel to provide independent review of design and amenity outcomes. The proposal will result in significant improvements to design and amenity within the built environment, notably through the new entrance and museum forecourt connection to the Ultimo Goods Line, the removal of non-significant structures and fabric within the Heritage Core buildings and Wran Building, and the re-activation of Harris Street.	EIS Section 3.0, 6.1, 6.2, 6.7, 6.10 EIS Appendices E, F, J, S, X, FF, GG, HH SR Appendices F, J, K, L, M, O, P, T, U, W

Objects	Comment	Key EIS/SR Reference
(h) to promote the proper construction and maintenance of buildings, including the protection of the health and safety of their occupants,	The project has been designed in accordance with the applicable planning and building design standards, and will be required to be constructed and maintained in accordance with the applicable building and occupational health standards.	EIS Sections 6.10, 6.14, 6.15, 6.17 EIS Appendices E, F, M, O, P, Q, R, X, Z, AA, BB, CC, DD, GG SR Appendices F, Q, R, V, H
(i) to promote the sharing of the responsibility for environmental planning and assessment between the different levels of government in the State,	In accordance with the requirements of the Act, the Regulation and the NSW Department of Planning, Housing and Infrastructure's (DPHI) *State Significant Development Guidelines*, the EIS/SR has been prepared in accordance with the applicable requirements on behalf of the applicant, Infrastructure NSW. Infrastructure NSW and DPHI have consulted with the relevant local government authority, City of Sydney, during the preparation and assessment of the SSDA. The SR also sets out a response to the various agency submissions prepared in respect of the SSDA.	EIS Sections 1-8 EIS Appendix J Appendices D, G SR Appendix G SR Appendix D
(j) to provide increased opportunity for community participation in environmental planning and assessment.	The community has been provided with a number of opportunities for participation in the planning process, including engagement undertaken during the preparation of the EIS in accordance with the DPHI *Undertaking Engagement Guidelines for State Significant Projects* and during the statutory exhibition period for the EIS. The SR sets out how feedback provided by the community has been considered and how this has informed the final project for which consent is sought.	EIS Section 5.0 EIS Appendix J Appendices D, G

Table 2 Consistency with Sydney Local Environmental Plan 2012 MU1 Mixed Use zone objectives

Objective	Comment	EIS/SR Reference
To encourage a diversity of business, retail, office and light industrial land uses that generate employment opportunities.	The revitalisation of Powerhouse Ultimo is a key catalyst project to support the development of a diverse creative industries cluster as outlined in the Pyrmont Peninsula Place Strategy and City of Sydney Local Strategic Planning Statement. The delivery of enhanced museum and creative industry uses within the site will directly contribute to economic diversity and employment within the wider Pyrmont Peninsula.	EIS Sections 4.0, 6.0 SR Sections 4.0, 6.3
To ensure that new development provides diverse and active street frontages to attract pedestrian traffic and to contribute to vibrant, diverse and functional streets and public spaces.	A key outcome of the project will be a significant improvement to the activation of key frontages to Harris Street and the Ultimo Goods Line to attract and support pedestrian traffic and public safety. The project will further enhance the quality and functionality of the Goods Line by providing a significant new public plaza within the established network of public spaces, and support improved movement within and through the wider precinct. The proposed removal of non-significant external structures opens up the site for the delivery of three public landscaped courtyards which are integrated within the design of the proposed works to the Powerhouse Museum Complex. The proposal includes the new Central Courtyard, The Terrace, and the Post Office Courtyard. These elements are crucial for creating vibrant and functional public spaces.	EIS Sections 4.0, 6.1, 6.2, 6.10 SR Sections 4.0, 6.2, 6.3

Objective	Comment	EIS/SR Reference
To minimise conflict between land uses within this zone and land uses within adjoining zones.	The design, construction and operational parameters of the project have been designed to mitigate against any potential land use conflicts, and will rather enhance the relationship between the site and surrounding business, educational, public domain, infrastructure and residential precincts within the locality.	EIS Section 6.0 SR Sections 4.0, 6.0
To encourage business, retail, community and other non-residential land uses on the ground floor of buildings.	No residential land uses are proposed as part of the project, and the design incorporates active frontages to all key ground floor interfaces, including new museum entrances and creative industry tenancies to Harris Street. New food and beverage facilities are proposed at the ground level fronting The Goods Line.	EIS Sections 3.0, 3.5.1 6.1 SR Sections 4.0, 6.0
To ensure land uses support the viability of nearby centres.	The revitalisation of Powerhouse Ultimo is a key catalyst project to support the development of a diverse creative industries cluster within Pyrmont-Ultimo that is complementary to the metropolitan centre of the Sydney CBD and Tech Central Precincts as outlined in the Pyrmont Peninsula Place Strategy and City of Sydney Local Strategic Planning Statement. The delivery of enhanced museum and creative industry uses within the site will directly contribute to economic diversity and employment within the wider Pyrmont Peninsula.	EIS Section 6.0 SR Sections 4.0, 6.0
To integrate suitable business, office, residential, retail and other land uses in accessible locations that maximise public transport patronage and encourage walking and cycling.	The project is highly accessible by public and active transport and includes measures to support the use of these transport measures. The project connects with and enhances the quality of the Ultimo Goods Line, which is a significant pedestrian connection within the broader pedestrian network within the region, and is located in close proximity to local and regional bike routes. The site is located directly adjacent to light rail and bus stops, with heavy rail and metro services also available within walking distance of the site. The project incorporates facilities for visitors and staff utilising active transport modes, and includes measures to promote use of both active and public transport options.	EIS Sections 3.0, 6.3 SR Sections 4.0, 6.0