

17-21 Gillies Street and 20-24 Sinclair Street, Wollstonecraft NSW 2065

Scoping Report for SEARs

On behalf of RSL LifeCare

18 December 2025

The Planning Studio acknowledges the traditional custodians of the lands + waters of Australia, particularly the Gadigal People on whose traditional lands our office is located, and pay our respects to Elders past, present + emerging. We deeply respect the enduring Connection to Country + culture of Aboriginal and Torres Strait Islander peoples and are committed to walk alongside, listen + learn with community as we plan for equitable, sustainable, generous, and connected places. Always was, Always will be.

Project Director


Kate Bartlett

Contributors

Kate Bartlett (Director)

Adrian Melo (Associate Director)

Jacqui Bartlett (Consultant)

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			Name	Signature
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* This document is for discussion purposes only unless signed and dated by the persons identified. This document has been reviewed by the Project Director.

Contact

The Planning Studio
Suite 305, 84 Pitt Street
Sydney, NSW 2000
info@theplanningstudio.com.au

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1 Introduction

1.1 Project Description

The Planning Studio NSW Pty Ltd has been engaged by RSL Lifecare (ABN: 43 000 048 957) to prepare a request for Secretary's Environmental Assessment Requirements (SEARs) in accordance with Section 173 of Environmental Planning and Assessment Regulation 2021, (the Regulation), related to a State Significant Development Application (SSDA) for the development of the site as seniors housing under Section 4.12(8) and 4.38 of the Environmental Planning and Assessment Act 1979 (the Act).

The site is located at 17-21 Gillies Street and 20-24 Sinclair Street, Wollstonecraft NSW 2065 on 6 lots (20/9/DP4318, 19/9/DP4318, 18/9/DP4318, 2/DP1123805, 3/DP1123805 and 29/9/DP4318) and has an approximate area of 3,173m², and will comprise of independent living units, residential care facilities and an integrated administrative and communal facility.

This SEARs request has been informed by a concept proposal provided at **Appendix 1** which includes the following:

- 53 Independent Living Units (ILUs);
- 27 Residential Aged Care Facility (RACF) beds, including communal and support areas;
- A mixed ILU and RACF built form of approximately 13,059m² GBA (Gross Building Area);
- Basement and ground-level parking with 61 car spaces (approx. 3,307m²); and
- Associated landscaping, civil works and external services.

The proposed development will require the demolition of the existing residential dwellings on the site. This will also form part of the proposed SSDA.

The purpose of this report is to provide information to support the request to the Secretary to identify the SEARS for the preparation of an Environmental Impact Statement (EIS) for the proposed development. This request for SEARs should be read in conjunction with:

- Appendix 1 – Draft Concept Plans
- Appendix 2 – Estimated Development Cost

The report provides details of the strategic context of the development, a description of the proposed development; an overview of the key statutory requirements for the project and initial consultation; and the identification of key areas of assessment and how such matters will be dealt with in the EIS.

Under Schedule 1 of State Environmental Planning Policy (Planning Systems) 2021 (SEPP PS), Clause 28 specifies that development for the purpose of senior housing with a capital investment value (CIV) of more than \$30 million (in the Greater Sydney region); that includes a residential care facility; and, other components of the proposed development are not prohibited, is declared to be State Significant Development (SSD) by way of Section 2.6 of the SEPP.



The Estimated Development Cost for the project is \$76,623,315 (excl. GST) which includes a residential care facility, where no components of the proposal are prohibited. The development is therefore declared to be SSD.

1.2 Project Objectives

The project objectives include the construction of a seniors housing development that includes ILUs, RACF beds, basement parking, and associated landscaping, civil works and external services.

1.3 The Proponent

RSL Lifecare (RSLLC) is a charitable organisation caring for over 7,500 residents in our 27 retirement villages and 29 Aged Care Homes across NSW and the ACT. Since 1911, RSLLC has been serving the community by providing professional, caring support for veterans. Today, we welcome all members of the public – whether veteran or non-veteran – to live in our villages, care homes or at your home. Despite our growth and the passage of time, we remain true to our original aim and mission – to provide a home of peace and security to senior Australians. Our purpose is to enrich veterans’ and seniors’ lives. By striving to achieve this we will continue to provide innovative and personalised care for our clients and residents.

1.4 The Site

The subject site of 17-21 Gillies Street and 20-24 Sinclair Street, Wollstonecraft NSW 2065 is located within the North Sydney LGA on six lots and has an approximate area of 3,173m². Currently, the site consists of 6 detached residential dwellings adjoined to the Mater Hospital and owned by the Sisters of Mercy North Sydney and St Vincent’s. The site has three frontages and is bounded by Rocklands Lane to the north, Sinclair Street to the east, Rocklands Road to the south and Gillies Street to the west.

The site is zoned R4 High Density Residential and due to its proximity to Crows Nest Metro Station, the site also benefits from the TOD Planning Provisions. Crows Nest Village is less than 500m northeast of the site and provides access to boutique shops, dining precincts, and other retail opportunities. The site is ideally located as an aged care facility with Mater Hospital adjoining to the south and North Shore Hospital 1.3km to the northwest. There are also several recreational opportunities within close proximity, including North Sydney Oval, Waverton Park and the Kirribilli foreshore.

Photos of the site and its surroundings are provided in the Figure below.



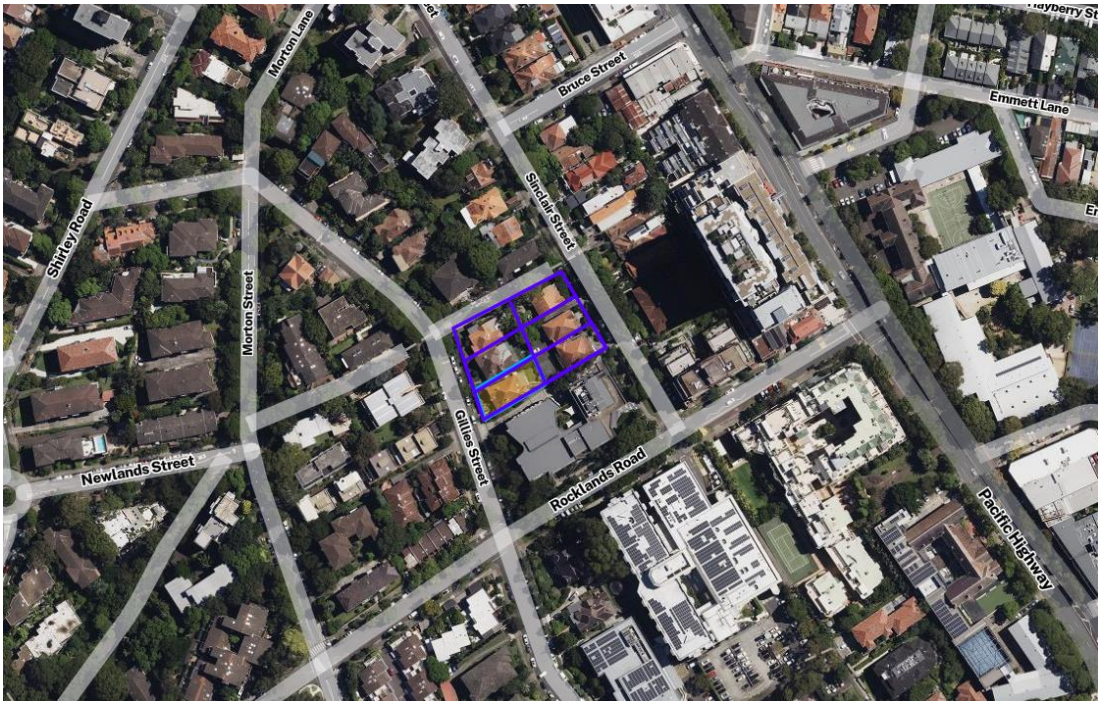


Figure 1: Site location (SDT Explorer)

The surrounding development consists of a mix of land uses, with detached dwelling houses and low to medium rise residential flat buildings located to the north, west and south of the site. To the south-east of the site is the Poche Centre of the Melanoma Institute Australia. The centre contains specialist clinics affiliated with the Melanoma Institute Australia, including surgeons, medical oncologists, dermatologists, and psychologists.

Figure 2 below provides an overview of the surrounding context of the site and its proximity to the new Metro Station at Crows Nest. The subject site is in close proximity to surrounding amenities, including a broader network of health facilities including the Mater Hospital and North Shore Hospital.



Figure 2: Context analysis (DKO Architecture)



2 Strategic Context

2.1 Strategic and Statutory Planning Background

In August 2020, the St Leonards and Crows Nest 2036 Plan was finalised by the then NSW Department of Planning, Industry and Environment. This Plan was intended to facilitate the urban renewal of St Leonards and Crows Nest for an expanding employment centre and growing residential community in the suburbs of St Leonards, Greenwich, Naremburn, Wollstonecraft, Crows Nest, and Artarmon. The Plan was developed as a strategic land use and infrastructure plan to guide future development in the precinct and contribute to the required more detailed site specific planning investigations.

In early 2024, the Department of Planning Housing and Infrastructure (DPHI) identified Crows Nest as a Transport Oriented Development (TOD) Accelerated Precincts, intended to play a significant role in boosting housing supply near major transport hubs while promoting walkable, vibrant areas.

In late 2024, DPHI finalised the rezoning proposal for the Crows Nest TOD Accelerated Precinct. This rezoning provided:

- capacity for 5,900 new homes;
- capacity for up to 2,500 new jobs;
- affordable housing contributions of between 3% to 18% for all new residential development in the precinct;
- more public parks and open spaces;
- better walking and cycling connections to the Metro and rail stations; and
- more trees to maintain the leafy character of the St Leonards and Crows Nest precinct.

The rezoning proposal resulted in amendments to the Willoughby Local Environmental Plan (LEP) 2012, North Sydney LEP 2013 and Lane Cove LEP 2009, with the new planning controls now in effect. Only the North Sydney LEP 2013 is relevant to the subject site.

Other key relevant strategic plans which will be addressed by the forthcoming EIS include:

- **Greater Sydney Region Plan:** The Greater Sydney Region Plan establishes directions, objectives and actions to achieve the 40-year vision which are focused on infrastructure and collaboration, liveability, productivity and sustainability. The plan identifies Crows Nest and St Leonards as key growth areas for urban renewal. Also, the plan recognises St Leonards as a strategic centre with opportunities to enhance its role as a major employment, health and education precinct.
- **North District Plan:** The North District Plan identifies St Leonards as a strategic centre within the Eastern Economic Corridor contributing significantly to NSW's economic growth. In this area, it is identified that there is further potential for urban renewal to align with infrastructure investment.
- **St Leonards and Crows Nest 2036 Plan:** The St Leonards and Crows Nest 2036 Plan was finalised in August 2020 and provides the strategic planning framework to guide future development in the area. The 2036 Plan recognised the changes in accessibility and opportunity provided by the new Crows Nest metro station,



particularly as a catalyst for urban renewal and to deliver homes, jobs, new and upgraded public spaces and community infrastructure.

The draft Sydney Plan is currently on exhibition and will apply to the site. This plan will be considered in the forthcoming EIS.

2.2 Impact of the development on site context

Consistent with the Department's Cumulative Impact Assessment Guidelines for State Significant Projects, the proposal will have a positive impact on the area by providing high-quality seniors housing that will allow local and future residents to 'age in place' and provide support services to the surrounding local community.

It will also significantly enhance the design quality, landscape and character of the local area, whilst also contributing to improved sustainability and climate change outcomes. Further assessment on the impact of the proposal and potential cumulative impacts will be detailed in the forthcoming Environmental Impact Statement (EIS).

The proposed development will be subject to a range of mitigation measures which will be identified within the EIS that appropriately manages the impacts of the proposed development on the site and surrounds. These are identified in **Section 6** below.

2.3 Key features of the site and surrounds

The below provides a preliminary summary of key considerations relevant to the site and future development that will be further addressed in any forthcoming EIS. It is noted that the industry specific SEARs which it is anticipated the project will be subject to will ensure that these matters are appropriately addressed:

- **Flooding:** The North Sydney Floodplain Risk Management Study and Plan (November 2022) identifies the site as partially flood affected in the northern corner of the site (see Figure below). Given that the site is only partially affected, it is likely that an appropriate flood solution will be achieved for the site and can be demonstrated in the forthcoming EIS.
- **Existing Vegetation:** The subject site and surrounding streets include several trees that will need to be appropriately considered as part of the ongoing design development. The site is not identified as likely to contain endangered or threatened species or communities.
- **Heritage:** The site is not identified as a heritage item, however the building to the east of the site at the corner of Sinclair Street and Rocklands Road (7-17 Sinclair Street) is identified as a locally listed heritage item (I1116 - Former Mater Misericordiae Maternity Hospital). This will be appropriately responded to in the future detailed design for the proposed development.



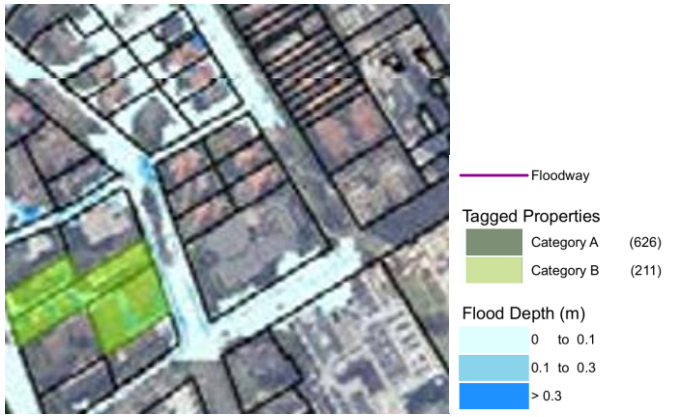


Figure 3: Extract of North Sydney Floodplain Risk Management Study and Plan (GRC Hydro)



3 Project

The project is a State Significant Development Application made in accordance with Part 4 Division 4.7, Section 4.38 of the Act for the overall proposal to include building envelopes, land uses, dwelling/bed yields and associated roads, and a DA for the proposal. The proposal aims to redevelop existing independent living units and residential aged care facility by upgrading its design into a modern Seniors Living and Aged Care.

3.1 The Proposal

The proposal designed by DKO Architecture will comprise of independent living, residential aged care, and an integrated administrative and communal facility. In addition to service functions, the project will also have communal landscaped spaces, designed to suit the residents. The SSD application consists of the following –

- 53 Independent Living Units (ILUs);
- 27 Residential Aged Care Facility (RACF) beds, including communal and support areas;
- A mixed ILU and RACF built form of approximately 13,059m² GBA (Gross Building Area);
- Basement and ground-level parking with 61 car spaces (approx. 3,307m²); and
- Associated landscaping, civil works and external services.

The proposal achieves a Gross Floor Area of 7,743m² across part 6 and part 8 storeys. Extracts of the proposal are provided below.

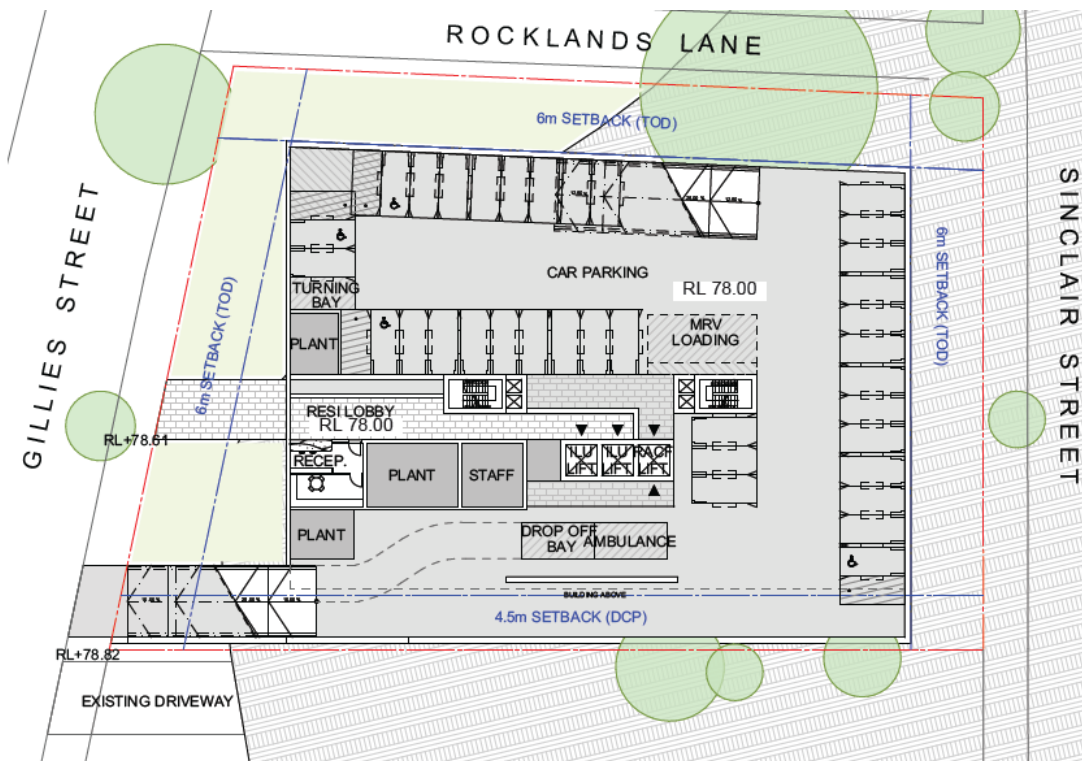


Figure 4: Lower Ground Level (DKO Architecture)



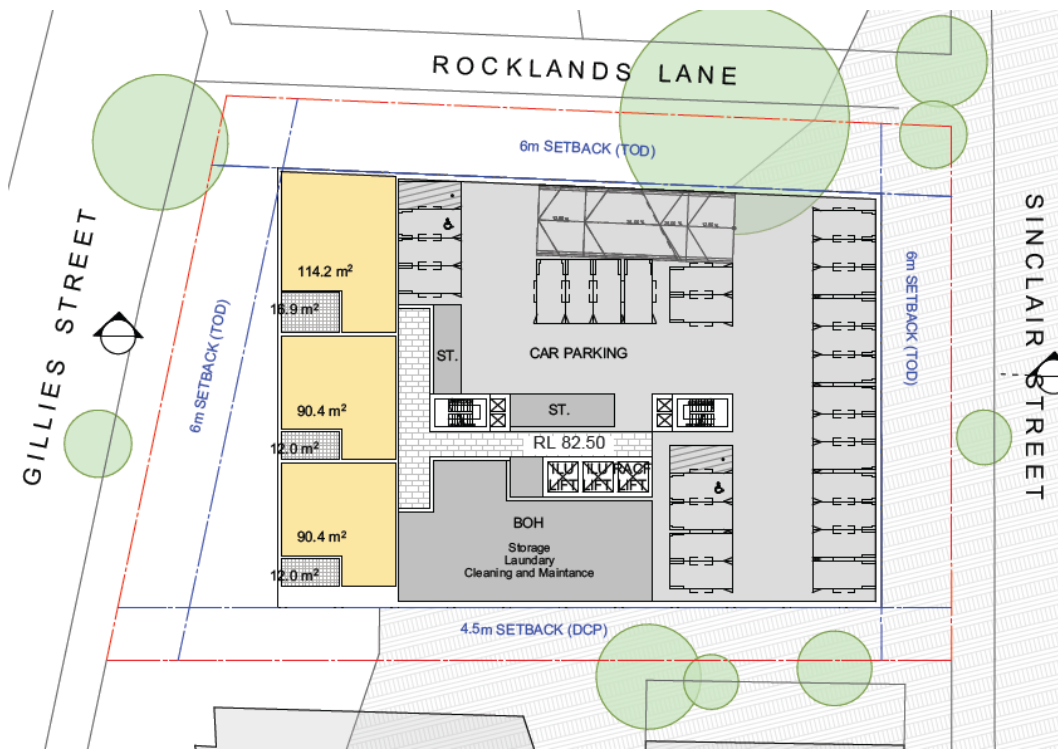


Figure 5: Ground Level (DKO Architecture)

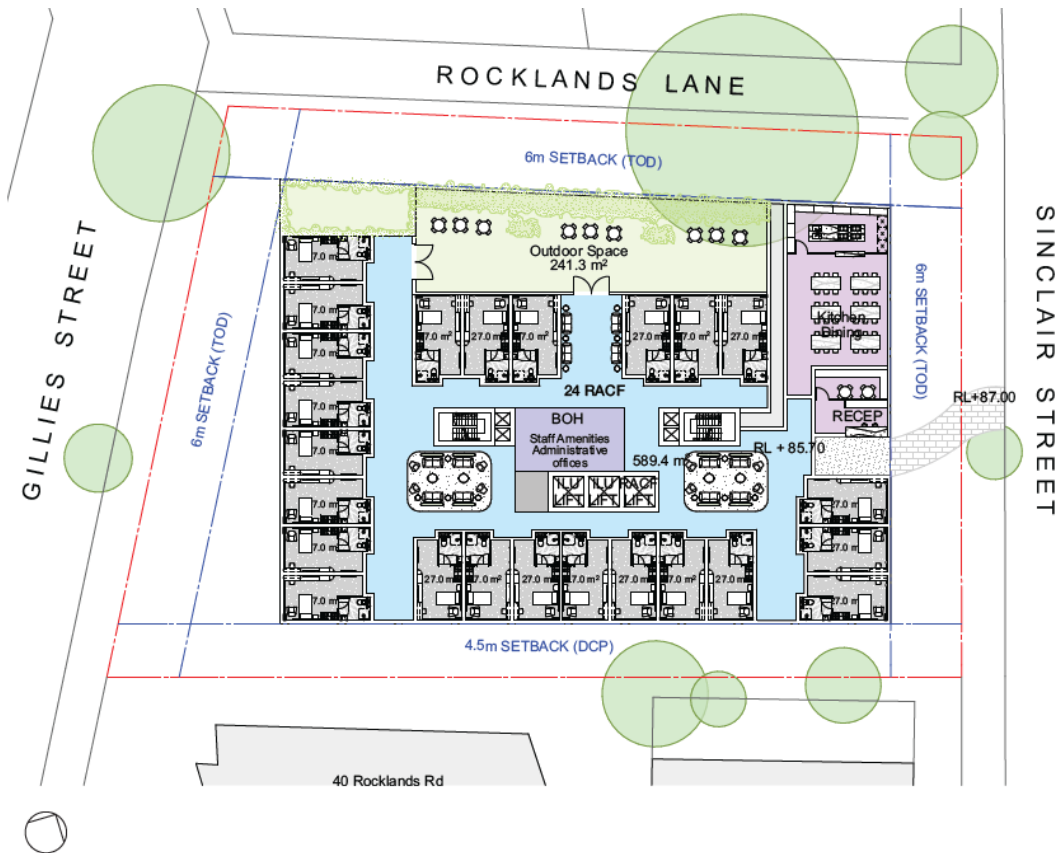


Figure 6: Sinclair Street - Level 1 (DKO Architecture)



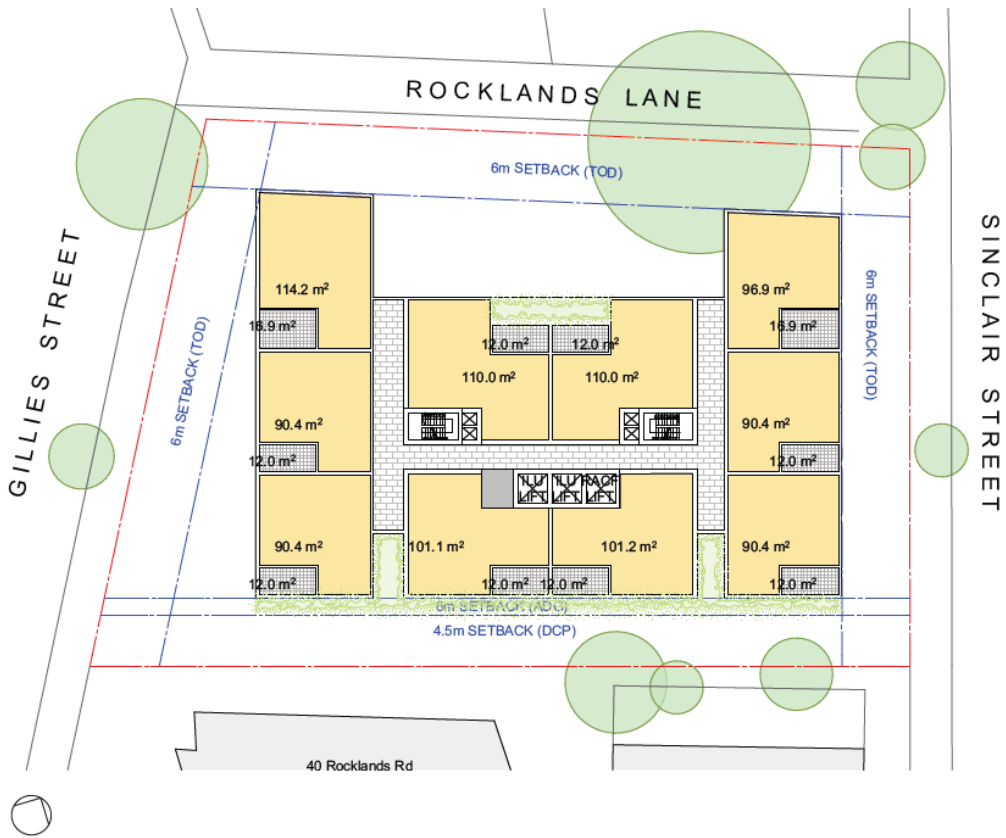


Figure 7: Sinclair Street – Level 1 (DKO Architecture)

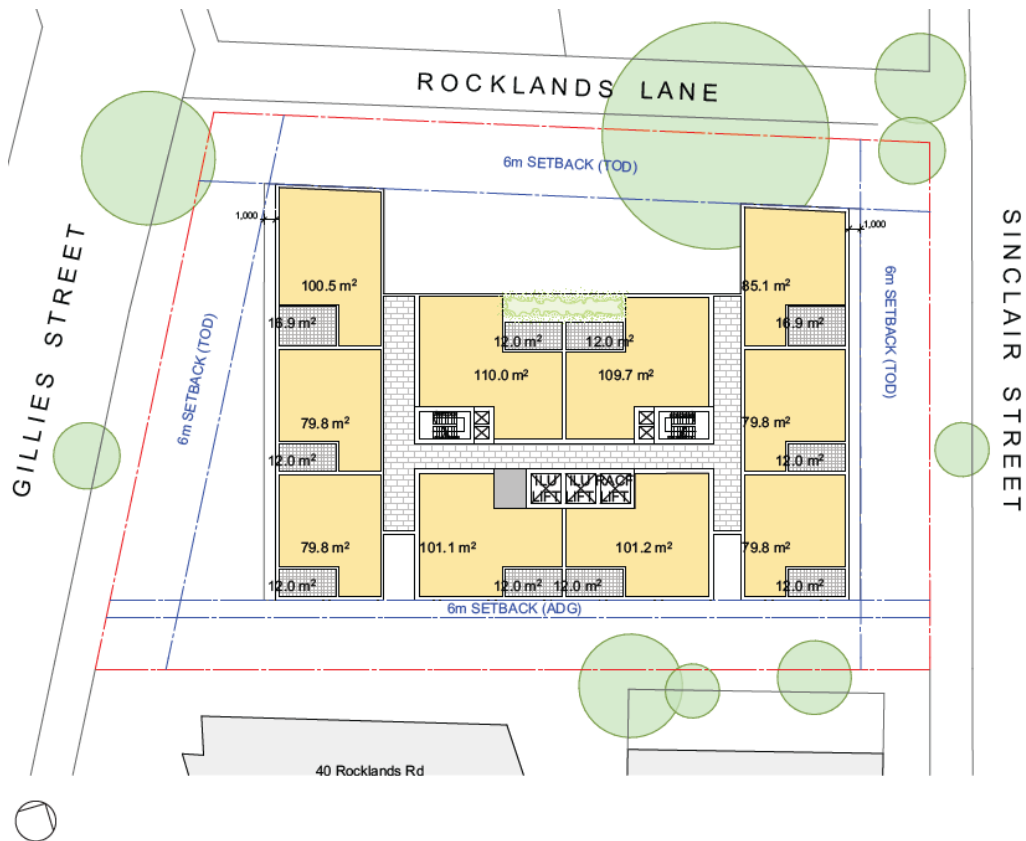


Figure 8: Typical level 3-6 Residential Level (DKO Architecture)



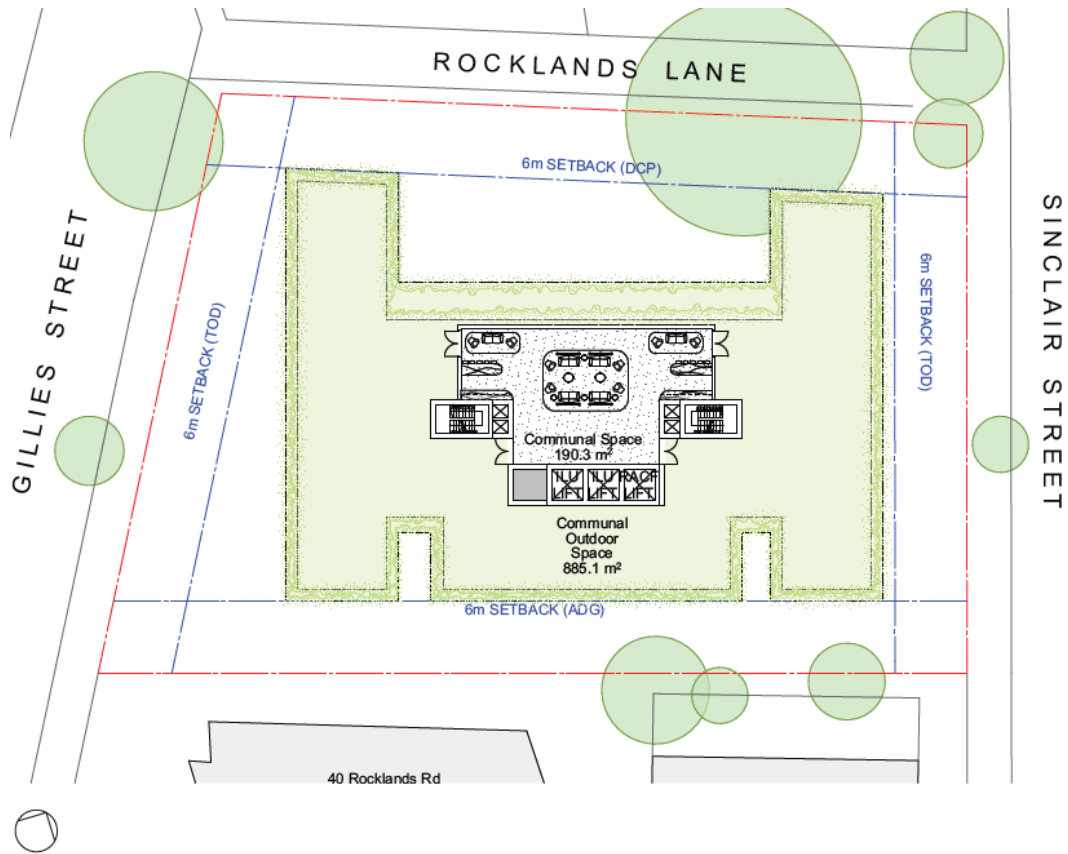


Figure 9: Level 7 (DKO Architecture)

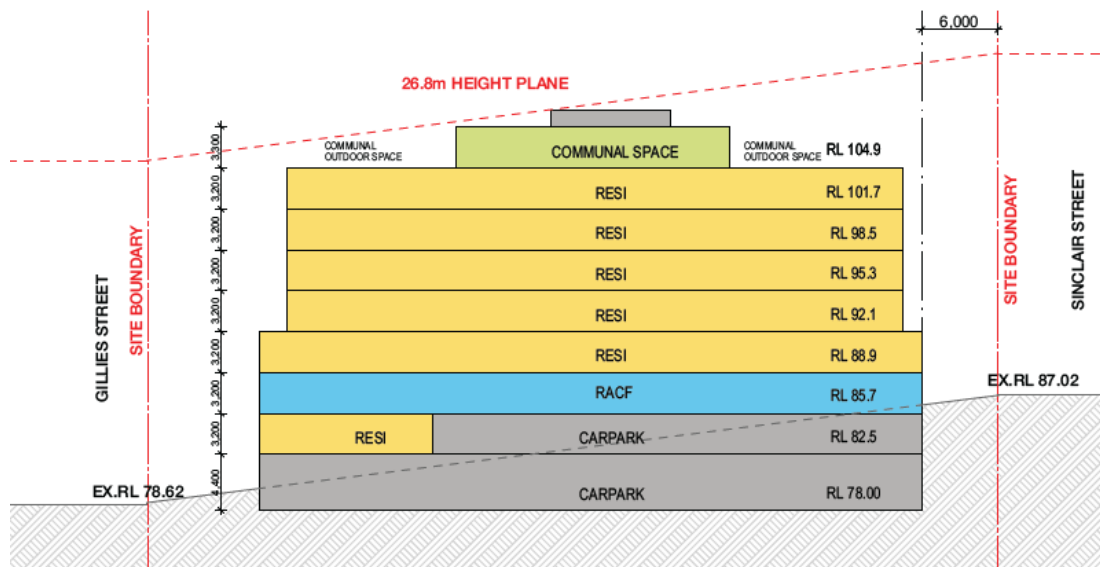


Figure 10: Section (DKO Architecture)



3.2 Project layout and area and mitigation measures

The development proposes to demolish the existing residential dwellings to construct a new seniors living and aged care development including a new residential care facility.

The following design elements have been carefully planned to mitigate impacts of the development on surrounding properties:

- Careful consideration of massing at site interfaces with setbacks adjacent to adjoining properties to protect sun access and privacy to adjoining residential properties and provide a relationship to the surrounding streets;
- Ensuring an appropriate street address and public interface of the seniors living community with surrounding streetscapes are achieved;
- Delivering an appropriate amount of areas of the site as landscaped grounds to support significant landscaping and canopy. This will also assist with privacy between buildings on the site and solar access;
- Driving innovative and sustainable design outcomes through the delivery of high quality buildings and architecture;
- Ensuring an appropriate relationship with the small local reserve (Sinclar Street Rose Garden) at the end of Rocklands Lane; and
- Residential care facility able to maintain a separate and safe 'home' environment for high-care needs residents, and as a local health hub.

A detailed analysis of the impact of the development and further mitigation measures will be addressed in the EIS report.

3.3 Project timeline and delivery

The project is intended to be delivered over a 2-4 year period, depending on statutory assessment timeframes and construction obligations.

1. Lodgement of SSDA: Late April / Early May 2026
2. Construction Commencement: Mid 2027
3. Construction Completion and Occupancy: mid-2029

3.4 Project justification

The intent of the project is to deliver a contemporary and high-quality Seniors Living and Aged Care development that aligns with the changing approach to seniors living, including increasing focus on 'aging in place'. The development does this by offering independent or self-contained dwellings on site, whilst still delivering residential care beds for those that need to transition to a high-care model as they age, and for respite accommodation in the wider community.

This model aligns with the recommendations from the recent Royal Commission and enables the site to operate as a local hub for those in the community as they age. The subject site is an excellent location for seniors housing as it is in close proximity to several significant amenities including:



- broader network of health facilities including the Mater Hospital and North Shore Hospital;
- Crows Nest Metro Station; and
- Crows Nest Local Centre which provides a range of services.

3.4.1 Do Nothing

The site currently consists of 6 detached dwellings. This low density housing in close proximity to the above identified amenities does not address the intent of the TOD Rezoning proposal finalised by the Department. Were this housing to be retained, it would:

- Result in a lack of diversity in levels of seniors living and aged care options;
- Retain low density housing in an area that has been identified for significant growth;
- Not support the broader delivery of the SLCN Plan 2036 adopted by the Department.

3.4.2 Design Alternatives

Extensive preliminary town planning and design/architectural investigations have occurred to progress the proposed development to the current preliminary stage. Alternative options for the proposed development were continually assessed for town planning merit. The applicant will illustrate the evolution to the current design in the EIS.



4 Statutory Context

The key statutory requirements for the project are summarised in the table below.

Table 1 – Statutory Context	
Matter	Guidance
Power to grant consent	<p>The proposed development is deemed as a State Significant Development under section 4.36 of the EP&A Act.</p> <p>Section 4.38 of the Act provides the power to grant consent for State significant development.</p> <p>Under Schedule 1 of State Environmental Planning Policy (Planning Systems) 2021 (SEPP PS), Clause 28 specifies that development for the purpose of senior housing with a capital investment value (CIV) of more than \$30 million (in the Greater Sydney region); that includes a residential care facility; and, other components of the proposed development are not prohibited, is declared to be State Significant Development (SSD) by way of Section 2.6 of the SEPP.</p> <p>The EDC for the project is \$76,623,315 (excl. GST), includes a residential care facility where no components of the proposal are prohibited. This is as the SEPP Housing permits Seniors Housing on land to which the SEPP applies pursuant to s79 of the Housing SEPP. The development is therefore declared to be SSD.</p> <p>The consent authority is the Minister for Planning (or delegate thereof).</p> <p>It is proposed to lodge a Development Application in accordance with Section 4.12(8) and 4.15 of the Act.</p>
Permissibility	<p>The site is currently zoned as Zone R4 High Density Residential by the NSLEP 2013. Although Seniors Housing is not permitted in the R4 Zone, s81 of the Housing SEPP permits Seniors Housing on land to which Part 5 of the SEPP applies. s79 of the Housing SEPP identifies the Zone R4 High Density Residential as land to which Part 5 applies.</p>
Other Approvals	<p>The proposal may require dewatering however this will be confirmed prior to lodgement of the SSDA.</p> <p>Further approvals required will include:</p> <ul style="list-style-type: none"> • Roads Act 1993 – Section 138 – Works in the local and classified road reserves including new driveway crossings. • Local Government Act 1993 – Stormwater works.
Pre-existing conditions to exercise the	<p>State Environmental Planning Policy (Housing) 2021</p> <p>Chapter 3, Part 5 of this SEPP pertains to housing for seniors and people with a disability.</p>



Table 1 – Statutory Context

Matter	Guidance
<p>power to grant consent</p>	<p>Development consent may not be granted unless the development satisfies certain development standards; satisfies design requirements at Schedule 4 of the SEPP; fire sprinklers are provided to the residential care facility; the development satisfies Sections 93-94 with respect to access to services and facilities; access to water and sewer infrastructure; and the consent authority considers Seniors Living Policy; Urban Design Guideline for Infill Development, March 2004 and the Design Principles at Division 6.</p> <p><u>Chapter 4 —Design of Residential Apartment Development</u></p> <p>The consent authority must take into account the advice of the design review panel, the design quality principles; and the objectives of the Apartment Design Guide. The application may be reviewed by the State Design Review Panel.</p> <p>State Environmental Planning Policy (Resilience and Hazards) 2021</p> <p>Chapter 4 (Remediation of Land) requires the consent authority to consider whether the subject land is contaminated. If the land requires remediation to ensure that it is made suitable for a proposed use, the consent authority must be satisfied that the land can be suitably remediated for that purpose.</p> <p>Any required reporting and consequential remediation work will be documented and provided to satisfy the consent authority that the site is suited to its intended purpose in this respect.</p> <p>State Environmental Planning Policy (Sustainable Buildings) 2022</p> <p>A BASIX Certificate must be provided since the proposed independent living units are BASIX affected development. As required by cl2.1(5) the proposal will need quantify the embodied emissions attributable to the development.</p>
<p>Mandatory matters for concern</p>	<p>Environmental Planning and Assessment Act 1979</p> <p>Division 2.6 Community Participation</p> <p>Section 4.15 Evaluation – Heads of consideration for the assessment of development applications.</p> <p>Environmental Planning and Assessment Regulation 2021</p> <p>Section 59 Additional requirements for State significant development.</p> <p>Section 173 Application having regard to the State Significant Development Guidelines and Environmental Assessment Requirements issued by the Secretary.</p> <p>Section 190 Form of environmental impact statements, including a declaration made by a registered environmental assessment practitioner.</p> <p>Sections 191-192 in terms of compliance section 176 and the content of EIS’s.</p>



Table 1 – Statutory Context

Matter	Guidance
	<p>Section 193 Principles of ecologically sustainable development.</p> <p>Biodiversity Conservation Act 2016</p> <p>Clause 7.9 of the Biodiversity Conservation Act 2016 applies to SSDA and requires such applications to be accompanied by a Biodiversity Development Assessment Report (BDAR) report unless it is determined the proposal is not likely to have any significant impact on biodiversity values.</p> <p>The proposed development is not likely to have any significant impact on biodiversity values.</p> <p>The SEARs will likely include a necessity to address the provisions of any relevant EPI's, Policies and Guidelines. The relevant planning framework includes:</p> <ul style="list-style-type: none"> • State Environmental Planning Policy (Housing) 2021 • State Environmental Planning Policy (Resilience and Hazards) 2021 • State Environmental Planning Policy (Biodiversity and Conservation) 2021 • State Environmental Planning Policy (Transport and Infrastructure) 2021 • State Environmental Planning Policy (Industry and Employment) 2021 • State Environmental Planning Policy (Planning Systems) 2021 • State Environmental Planning Policy (Sustainable Buildings) 2022 • Accelerated Transport Oriented Development Precincts Rezoning • North Sydney Local Environmental Plan 2013 • North Sydney Development Control Plan 2025 • Department of Planning and Environment, Seniors Housing Design Guide, 2023 • Department of Planning and Environment, Apartment Design Guide, 2015 • Government Architect NSW, 'Better Placed' document • NSW Government, Local Character and Place Guideline, February 2019 • Water Sensitive Urban Design Policy and Technical Guidelines • North Sydney Local Strategic Planning Statement, 2020 • North Sydney Local Housing Strategy, 2019 • Crows Nest Transport Oriented Development Precinct Design Guide, November 2024 <p>Draft planning instruments, council policy and guidelines:</p> <p>At the time of writing, there are no draft planning instruments or council policies and guidelines that apply.</p>



The proposed development is permissible with consent under the current planning framework that applies to the site. The below provides a preliminary summary of the key development standards identified in the NSLEP 2013 that will be appropriately considered in the forthcoming EIS.

Table 2 – North Sydney LEP 2013	
Clause	Description
<u>2.1 Land use zones</u>	The Seniors Housing is not permitted in the R4 High Density Residential Zoning under the NSLEP 2013. However, Seniors Housing is permitted on the site under SEPP Housing.
<u>4.3 Height of buildings</u>	Base of 23m but Housing SEPP s87 provides an increase of 3.8m as the site is located in the R4 High Density Residential Zone which allows residential flat buildings. This provides a maximum of 26.8m .
<u>4.4 Floor space ratio</u>	2:1 but Housing SEPP s87 provides a bonus of 25% as the site is located in the R4 High Density Residential Zone which allows residential flat buildings. This provides an increased maximum of 2.5:1 .
<u>5.21 Flooding</u>	The site is potentially affected by flooding and will need to consider the provisions of this clause. Below is an extract of the North Sydney Floodplain Risk Management Study and Plan (November 2022).
Part 7 Crows Nest Transport Oriented Development Precinct	
<u>7.1 Objectives</u>	The objectives of this part are to— (a) increase housing supply in the Crows Nest Transport Oriented Development Precinct, and (b) enable a variety of land uses within walking distance of the St Leonards train and Crows Nest metro stations, and (c) deliver housing supported by public spaces, vibrancy and community amenity, and (d) increase the amount of affordable housing in the Precinct.
<u>7.3 Design guide</u>	Development consent must not be granted for development on land to which this part applies unless the consent authority is satisfied the development will be consistent with the Crows Nest Transport Oriented Development Precinct Design Guide.



Table 2 – North Sydney LEP 2013

Clause	Description
	The forthcoming proposal will demonstrate how the Guide has been appropriately addressed.
<u>7.4 Design excellence</u>	The proposed development will ensure that the requirements of this clause are appropriately addressed, with the detailed development exhibiting Design Excellence. The subject site does not need to undergo a Design Competition or similar process.
<u>7.5 Affordable housing</u>	The affordable housing maps identifies a base rate of 3%. All affordable housing contributions within the TOD Accelerated Precincts are mandatory either as a monetary contribution or an in-kind contribution, and any affordable homes provided must be managed by a registered Community Housing Provider (CHP).



5 Community Engagement

Community and key stakeholder consultation will be conducted in accordance with the Department's Undertaking Engagement Guidelines for State Significant Projects.

Key stakeholders to be included in the consultation exercise may include:

- Neighbouring property owners and the wider community;
- Local community groups;
- Government and government agencies/authorities including:
 - North Sydney Council;
 - NSW Department of Planning, Housing and Infrastructure;
 - Transport for NSW;
 - Sydney Water;
 - AusGrid.

The methods of consultation will be confirmed by the social planning expert and may include:

- Direct meetings with key stakeholders;
- Open meetings with the public;
- The use of digital social media platforms;
- Traditional media platforms such as newspapers.

Further consultation with the relevant stakeholders and community will be undertaken following issue of the SEARs.



6 Potential Environmental Impacts

Based on a preliminary assessment of the proposal, the following environmental assessment matters have been identified for consideration as part of the SSDA:

Table 3 – Categories of Assessment Matters	
Group	Specific Matters
Access	<ul style="list-style-type: none"> • Disabled access; • Vehicular access to the site • Loading and waste access • Access to services and facilities by future residents
Amenity	<ul style="list-style-type: none"> • Noise <ul style="list-style-type: none"> ○ Plant and equipment ○ Operational ○ Construction ○ Surrounding road network • Privacy • Overshadowing • Traffic • Construction • Air Quality
Biodiversity	<ul style="list-style-type: none"> • Tree removal • Canopy cover • Landscape
Built Environment	<ul style="list-style-type: none"> • Form, massing and scale • Urban Design • CPTED
Economic	<ul style="list-style-type: none"> • Natural resource use • Livelihood • Opportunity cost
Hazards and Risks	<ul style="list-style-type: none"> • Land contamination • Waste management



Table 3 – Categories of Assessment Matters	
Group	Specific Matters
Land	<ul style="list-style-type: none"> • Geotechnical conditions and excavation
Social	<ul style="list-style-type: none"> • Demand for the proposal • Way of life • Community • Accessibility • Health and wellbeing • Surroundings • Decision-making systems
Water	<ul style="list-style-type: none"> • Stormwater management and Water Sensitive Urban Design.

The following drawings, technical studies, and documentation (grouped into the likely level of assessment) are anticipated as being prepared and submitted as part of the EIS.

6.1 Plans and Design Related Documents

- Environmental Impact Statement, reviewed for adequacy by a registered environmental assessment practitioner;
- Site Survey;
- Architectural Plans:
 - Demotion Plan;
 - Site analysis;
 - Shadow diagrams;
 - Perspectives/ Visual Analysis;
 - Schedule of finishes and materials;
 - 3D Model and photomontages;
- Signage details (where proposed);
- Pedestrian Wind Environment Assessment;
- Design verification statement and Assessment against ADG;
- BASIX/NatHERS Certificate(s) – including embodied emissions;
- Landscape and Public Domain Plans;
- Stormwater Management Plans; and
- Erosion and Sediment Control Plan.



- Urban Design Review Report, to review the proposal against ADG; the principles of the Urban Design Protocol for Australian Cities as well as the objectives of 'Better Placed – an integrated design policy for the built environment of NSW', to assist the State Design Review Panel;
- Arboriculture Impact Assessment;
- Connecting with Country framework;
- Community and Key Stakeholder Report, prepared in accordance with the Department's Undertaking Engagement Guidelines for State Significant Projects;
- Transport Impact Assessment including Traffic, Parking and Green Travel Plan;
- Noise and Vibration Assessment;
- Social Impact Assessment, prepared in accordance with NSW Undertaking Engagement Guidelines for State Significant Projects October 2022;
- Contamination Assessment (Preliminary Site Investigation and if required Detailed Site Investigation and Remedial Action Plan); and
- Aboriginal Cultural Heritage Assessment Report (ACHAR). Note: an initial AHIMS study has not shown any known items.
- Construction Management Plan;
- Geotechnical Report including ground water assessment;
- Waste Management Plan;
- Operational Plan of Management;
- CPTED Assessment;
- ESD Report;
- BCA Assessment;
- Accessibility Compliance Report;
- Disability Access Review;
- Water Sensitive Urban Design Report;
- Water Management Plan;
- Stormwater Assessment Report; and
- Waste Management Plan.



7 Conclusion

This report accompanies a request to the Department of Planning and Environment for SEARs for the construction of a seniors housing development at 20/9/DP4318, 19/9/DP4318, 18/9/DP4318, 2/DP1123805, 3/DP1123805 and 29/9/DP4318, known as 17-21 Gillies Street and 20-24 Sinclair Street, Wollstonecraft NSW 2065.

The proposed development represents a significant contribution to the supply of seniors housing options in the LGA. The proposal is a positive housing and social outcome for the community as it allows older people to age in place.

An EIS will be prepared in accordance with the SEARs and legislative requirements defined under the Regulation. Given the nature of the project, its location and land use history of the site, the development is considered to be suited to the site and its context and will represent a positive social and housing outcome for the community.



8 Appendices

Appendix 1 – Draft Concept Plans

Appendix 2 – Estimated Development Cost

