



SSD Scoping Report

Blackwattle Bay – Stage 1
56-60 Pyrmont Bridge Road

Prepared for Trustee for Scape JV3 Blackwattle Property Trust

Beam Planning acknowledge that Aboriginal and Torres Strait Islander peoples are the First Peoples and Traditional Custodians of Australia. We pay respect to Elders past and present and commit to respecting the lands we walk on, and the communities we work with.

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1.0 Introduction

1.1 Overview

This Scoping Report has been prepared by Beam Planning for Trustee for Scape JV3 Blackwattle Property Trust (the applicant) to request Industry Specific Secretary’s Environmental Assessment Requirements (SEARs) for a State Significant Development Application (SSDA) relating to the construction of co-living development comprising approximately 601 beds (the proposed development) at 56-60 Pyrmont Bridge Road. This Scoping Report relates only to Building 1 in the Blackwattle Bay Precinct (the Site).

The site falls within The Bays Precinct, a State Significant Precinct (SSP), and within that the Blackwattle Bay Precinct. The renewal of Blackwattle Bay will revitalise the former industrial and commercial Sydney Fish Market site into a vibrant, well-designed and sustainable mixed-use precinct that provides new homes close to jobs and services. Redevelopment of the precinct will also complete the missing link of the 15km foreshore walk from Rozelle Bay to Woolloomooloo through the provision of a new foreshore promenade and boardwalk. The proposed development will contribute to these outcomes by providing a diverse housing option within the heart of the precinct, with significant accessibility to public transport and essential services.

This Scoping Report has been prepared with consideration of both the Department of Planning, Housing and Infrastructure’s (the Department) *State Significant Development Guidelines* (March 2024). It provides an overview of the project, sets out the statutory context, and identifies the key likely environmental and planning impacts that will be considered as part of the application.

The Applicant

Applicant	Trustee for Scape JV3 Blackwattle Property Trust
ABN	42 636 604 879
Address	L14, 275 George Street, Sydney NSW 2000

1.2 The Site

The site is located at 56-60 Pyrmont Bridge Road, Pyrmont, is legally described as Lot 2 in DP125720 (refer to **Table 1**) and is located in Pyrmont on the traditional land of the Gadigal People of the Eora Nation. Pyrmont is located within the City of Sydney Local Government Area (LGA) and is located adjacent to the Sydney CBD (refer to **Figure 1**). The entirety of the Blackwattle Bay Precinct covers approximately 10.4 hectares (ha) of land and approximately 10.6ha of water.

The site is situated within Area 17 of the Blackwattle Bay Precinct (refer to **Figure 2**). Area 17 refers to a portion of the precinct that is identified as 'Area 17' on the *Sydney Local Environmental Plan 2012* (Sydney LEP 2012) Floor space ratio map and generally covers the land of the previous Sydney Fish Market. Building 1 is in the southeast corner of Area 17 with Pyrmont Bridge Road to the south and the Western Distributor to the east (refer to **Figure 3**). Existing development on the site comprises a portion of the former Sydney Fish Market building, which is proposed to be demolished as part of the precinct's redevelopment. Demolition of the existing building will occur as part of a separate application.

Table 1 Site Details

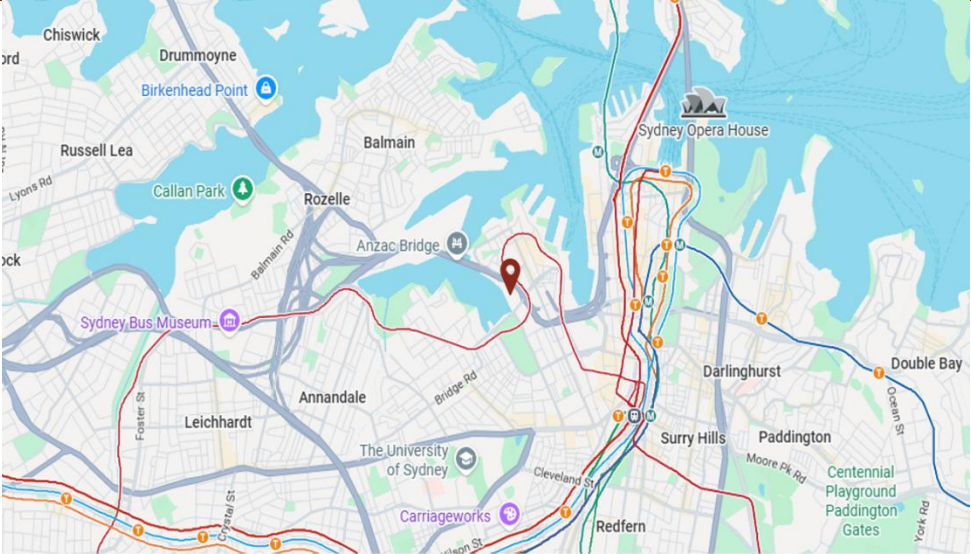
 Address	56-60 Pyrmont Bridge Road, Pyrmont	 NOT TO SCALE 
 Legal Description	Lot 2 in DP125720	
 Site Area	1,812m ²	
 Land Owner	Infrastructure NSW	

Figure 1 Location Plan



Figure 2 Site Aerial
Source: Woods-Bagot and modifications by Beam Planning



Figure 3 Location Plan (site outlined in red)

Source: Woods-Bagot and modifications by Beam Planning

2.0 Project Background

2.1 Planning History

Strategic planning for the renewal of the Blackwattle Bay has been ongoing for several years. In April 2016, the Minister for Planning approved a request from Urban Growth NSW to consider The Bays Precinct (including Blackwattle Bay and Bays West) as a State Significant Precinct (SSP). Subsequently, investigations into the SSP commenced by way of the Blackwattle Bay Sub-precinct Masterplan.

In 2019, the functions of Urban Growth NSW were transferred to Infrastructure NSW, and in 2021, Infrastructure NSW submitted the SSP study to the Department. Following public exhibition, an amended study was prepared, submitted and exhibited in mid-2022. The SSP was finalised and amendments to the *Sydney LEP 2012* were gazetted in December 2022. The planning controls, which became effective on 8 September 2023, enabled:

- approximately 97,500m² of new residential gross floor area (GFA) allowing for about 1,200 new apartments (or around 2,400 new residents)
- approximately 100,320m² of new commercial and retail GFA creating about 5,600 jobs
- new buildings ranging between six and eight storeys up to a maximum of 35 storeys (or a maximum height of RL 141m)
- a 30m wide foreshore promenade providing continuous public access between the Glebe Island Bridge and the new Sydney Fish Market completing one of the final links of the harbour foreshore walk around the Pyrmont Peninsula
- over 30,000m² of new parks, foreshore promenade and public space
- contributions towards and provisions for infrastructure, such as community and cultural uses such as libraries, childcare facilities and/or community centres in the area and affordable housing.

Supporting the amendments to the *Sydney LEP 2012* were the Blackwattle Bay Design Guidelines which set out specific guidance to inform future development upon the site. The Design Guidelines have been established as a key consideration for future development under Clause 6.68(2A) of the *Sydney LEP 2012*.

Area 17 Planning Proposal

Following the SSP rezoning, in December 2023, Infrastructure NSW submitted a Planning Proposal to the Department to amend a number of the provisions relating to Area 17. The proposal sought to delete the requirement for a minimum 47% of gross floor area for non-residential purposes as a result of changes to work patterns and a subsequent reduction in demand for employment floor space following the COVID-19 pandemic. The Planning Proposal was motivated by increased pressure for the delivery of more housing in well-located areas in Sydney, with the Planning Proposal supporting the delivery of approximately 320 additional homes. Additional amendments also included a change to Clause 6.68(2)(a) requiring development to consider the Design Guidelines, rather than to be consistent with them. The amended planning framework came into effect to the Sydney LEP 2012 on 30 May 2025. Minor amendments were also made to the Blackwattle Bay Design Guidelines.

As part of the rezoning proposal, Infrastructure NSW entered into a Planning Agreement (SVPA2024-33) with the Minister to deliver works contributions towards the provision of State public infrastructure, payment of monetary contributions towards the Pyrmont Peninsula Metro Station and local infrastructure as well as transfer/dedication of land on which the contribution works have been constructed. As outlined in **Section 1.2** Building 1 is located within Area 17 and accordingly will fulfill the intent of the Planning Proposal by delivering new housing, in the form of co-living rooms, in a well-located area.

2.2 Planning Strategy

The redevelopment of the wider site will be delivered through various SSDAs and other applications including Review of Environmental Factors (REF) reflecting the scale and complexity of the project. This SSDA will be submitted concurrently with a Concept SSDA which will establish the overarching land use, built form, public domain and infrastructure parameters that will guide future detailed development applications.

Subsequent detailed SSDA's relating to the Concept SSDA will be prepared as follows:

- Stage 1 detailed SSDA – the subject of this Scoping Report, identified as Building 1 in **Figure 7**.
- Stage 2 detailed SSDA – this will be a detailed application for the development of Buildings 3, 4, 5 and 6 as well as associated public domain works, a site subdivision strategy and a sitewide civil strategy. This application will encompass public domain works south of Building 7 (refer to **Figure 5**).
- Future detailed SSDAs – future detailed applications will be sought for Buildings 2, 7 and 8 as depicted in **Figure 7**.

Outside of the areas covered by the Concept SSDA several other detailed applications will be submitted in relation to redevelopment of the site including (but not limited to) an Early Works SSDA and a Foreshore/VPA works SSDA. Infrastructure works identified in **Figure 6** will be undertaken via an alternative pathway subject to agreement with the relevant state agencies. Additionally, demolition will be undertaken by INSW via an alternative pathway, subject to agreement with the relevant state agencies. It is noted that development consent for the Bank Street Park (part of the required VPA works) has been obtained by Infrastructure NSW under SSD-53386706.

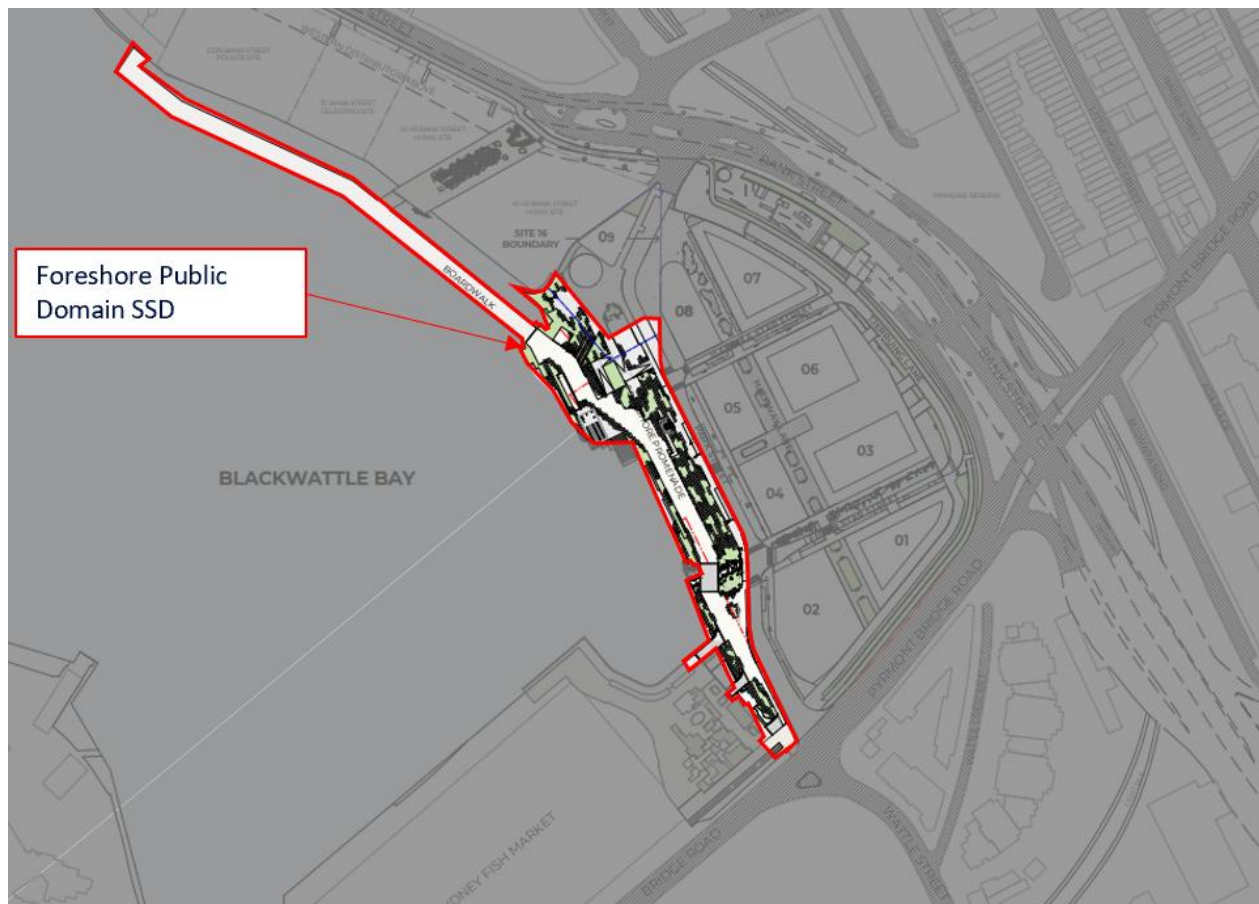


Figure 4: Site area of proposed foreshore and public domain SSDA

Source: Mirvac

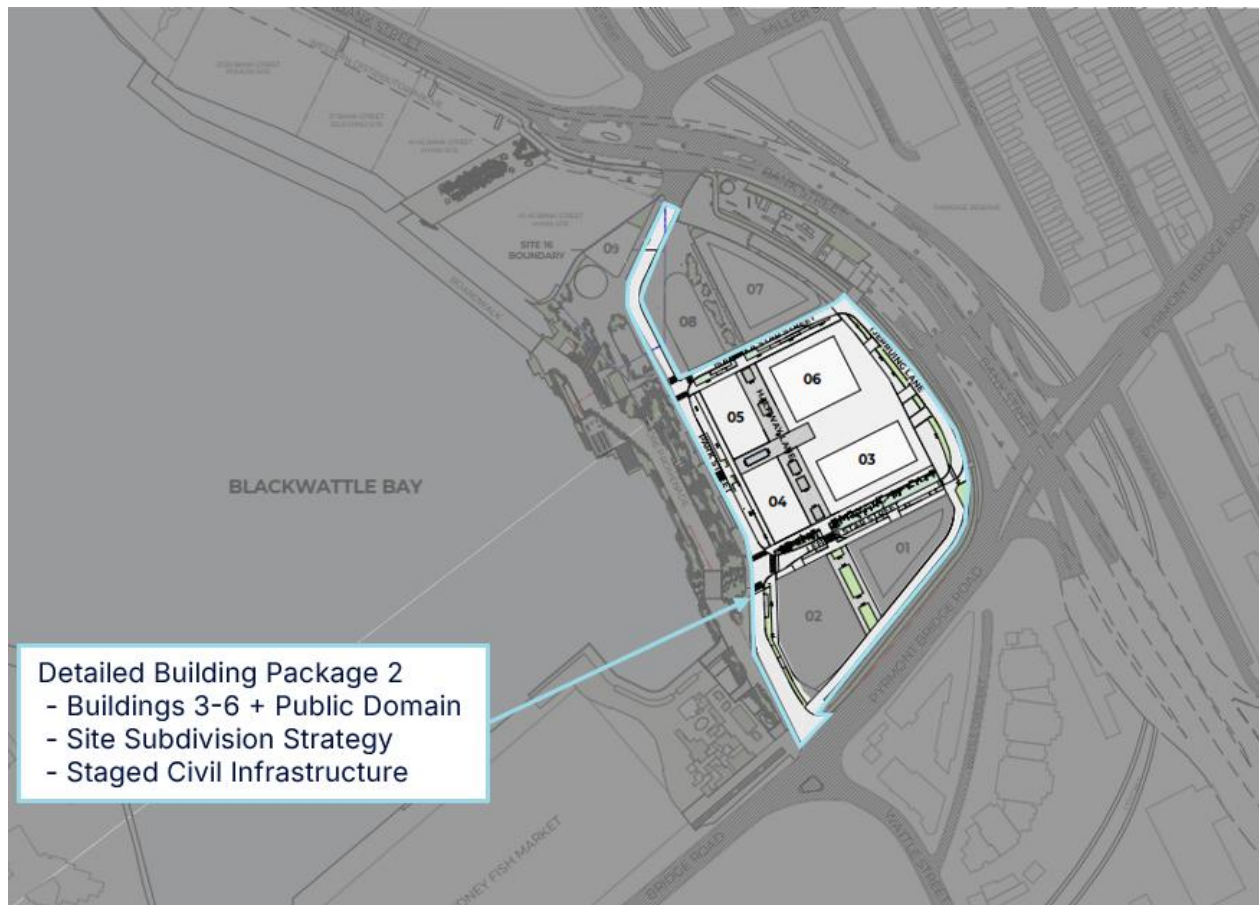


Figure 5 Site area of Stage 2 detailed SSDA

Source: Mirvac

2.2.1 Concept SSDA

As outlined in **Section 2.2**, a Concept SSDA is being prepared concurrently to the subject application. The purpose of the Concept SSDA is to guide the built form for the detailed design of future buildings within Areas 16 and 17. The project vision is based around four key design principles:

- **Natural Edge:** A precinct rooted in landscape that celebrates the foreshore connection.
- **Everyday Harbour:** A place for locals that are driven by everyday community uses.
- **Living Culture:** An active ground plane that embraces Country and Pyrmont's industrial history.
- **Future Made Well:** Sustainable regeneration of the land and water to benefit future generations.

The Concept SSDA will establish maximum building envelopes, future land uses and maximum GFA to guide future development. It will also outline the location of public open space and pedestrian and vehicular connections through the site. It aims to deliver the following:

- 126,717m² of gross floor area across 8 buildings including:
 - Residential dwellings
 - Co-living rooms
 - Cultural and creative spaces
 - A mix of non-residential uses

As detailed in **Section 2.2**, separate SSDAs will be prepared for the construction of a landscaped waterfront promenade and boardwalk at the interface of Blackwattle Bay and Bays West. The promenade will provide a high-quality recreational link to the new Sydney Fish Market (adjacent to the site) and Bank Street Park (to the north).



Figure 8 Concept SSDA Vision

Source: Woods-Bagot with modifications by Beam Planning

3.0 Strategic Context

The project will facilitate development that is aligned with the relevant Region, District and local strategic plans. The proposal aligns with these plans as it will facilitate and support the delivery of increased housing and activated retail uses within an identified precinct. An evaluation against the relevant objectives of the Greater Sydney Region Plan, NSW Housing Strategy, the Eastern City District Plan, and draft Sydney Plan, as detailed in **Table 2**, demonstrates the significant strategic merit of the proposed co-living development in facilitating the revitalisation of the Blackwattle Bay precinct.

Table 2 Strategic Context

Strategic Plan	Strategic Context
Greater Sydney Region Plan – A Metropolis of Three Cities	The Greater Sydney Region Plan is the overarching strategy for growing and shaping the Greater Sydney Area. It sets a 40-year vision (to 2056) and establishes a 20-year plan to manage growth and change for Greater Sydney in the context of social, economic and environmental matters. The Region Plan provides housing targets to inform the District Plans for a 0–5-year timeframe, as well as Council specific 6–10-year targets for LGAs. The 0-5 year housing target for the Eastern City was 46,550 and the strategic housing target is 157,5000. The proposed development is consistent with the following directions of the Greater Sydney Region Plan which will be further explored in the EIS: • Objective 6: Services and infrastructure meet communities' changing needs: The proposed development will provide an essential housing tenure, to meet the changing and increasing needs of Sydney's student population. • Objective 7: Communities are healthy, resilient and socially connected: The proposed development provides unique opportunities for social interaction, and its proximity to public transport and the harbour foreshore allows the community to grow healthy and resilient. • Objective 8 - Greater Sydney's communities are culturally rich with diverse neighbourhoods: The proposed development is part of a mix of residential and non-residential land uses that will support a diverse worker, student and resident population on the site. • Objective 10 - Greater housing supply: The co-living development will provide a significant amount of student accommodation within the Precinct. • Objective 11 - Housing is more diverse and affordable: The proposed development will provide a diverse and affordable housing typology in the form of co-living, which will allow students greater access to this location. • Objective 12 - Great places that bring people together: The proposed development will provide a unique and great place that will bring student of different demographics together to enjoy the precinct and its provision of high-quality public spaces and retail tenancies. • Objective 14 - A Metropolis of Three Cities - integrated land use and transport creates walkable and 30-minute cities: The proposed development will provide co-living accommodation within close proximity to the future Pyrmont Metro Station and other public transport infrastructure. It incorporates high density development that will support integrated land uses and contribute to a '30-minute city'. • Objective 18 - Harbour CBD is stronger and more competitive: The provision of retail tenancies within the proposed development will create new jobs that will strengthen the Harbour CBD. Additionally, the provision of co-living housing at scale will allow greater contribution to the local economy. • Objective 22 - Investment and business activity in centres: The proposed retail tenancies and student accommodation will support investment and business activity in the Harbour CBD. • Objective 30 - Urban tree canopy cover is increased: The proposed development will be integrated into the proposed landscaping of the public domain and will provide associated landscaping throughout the development. The alignment of the proposed development with these objectives will be detailed further in the EIS.
Eastern City District Plan	The Eastern City District Plan underpins the Greater Sydney Region Plan and sets out the 20-year vision for the District through 'Planning Priorities' that are linked to the Region Plan. Under this plan, the suburb of Pyrmont is identified under the Bays Precinct Transformation Plan as part of an innovation corridor containing the White Bay Power Station, Bays Market District and a Waterfront Promenade. The recognition of The Bays Precinct in the Plan supports urban renewal and alleviate potential long-term capacity constraints. The proposed development is consistent with the following priorities of the East District Plan which will be further explored in the EIS: • Planning Priority E4 - Fostering healthy, creative, culturally rich and socially connected communities: The proposed development is part of a mix of residential and non-residential land uses that will support a diverse worker, student and resident population on the site. • Planning Priority E5 - Providing housing supply, choice and affordability, with access to jobs services and public transport: The proposed development will provide a dense supply of housing, in a

Strategic Plan	Strategic Context
	diverse typology, co-living. It will provide affordable housing within a location with high accessibility to jobs, services and public transport, particularly with the Pyrmont Metro Station. • Planning Priority E6 - Creating and renewing great places and local centres and respecting the district's heritage: The proposed development will provide a unique and great place that will bring student of different demographics together to enjoy the precinct and its provision of high-quality public spaces and retail tenancies. The comprehensive redevelopment of Area 17 will allow the co-living development to be well integrated into the former Sydney Fish Market site, assisting in transforming Blackwattle Bay and the surrounding area. • Planning Priority E10 - Integrated land use and transport planning and a 30-minute city: The proposed development will provide co-living accommodation within close proximity to the future Pyrmont Metro Station and other public transport infrastructure. It incorporates high density development that will support integrated land uses and contribute to a '30-minute city'. The alignment of the proposed development with these planning priorities will be detailed further in the EIS.
Pyrmont Peninsula Place Strategy	The Pyrmont Peninsula Place Strategy (PPPS) sets out the 20-year vision of the NSW Government to rejuvenate and renew key sites across the Peninsula through new active hubs and activities, and enhances streetscape, shopfronts and public spaces. It aims to transform the Peninsula into an innovative, cultural and creative precinct and an engine room of the Eastern Harbour CBD. It will connect to the current Sydney CBD Innovation Corridor and other jobs precincts via Sydney Metro. The proposed development is consistent with the following directions of the PPPS, which will be further detailed in the EIS: • Direction #1 - Investment and innovation to boost jobs, creativity, tourism and night life: The proposal will include student accommodation and retail tenancies in a unique waterfront location next to Blackwattle Bay, boosting the local economy and provision of jobs. • Direction #2 - New or upgraded buildings fit with the Peninsula's evolving character: The comprehensive redevelopment the precinct will allow the co-living development to be well integrated into the former Sydney Fish Market site, assisting in transforming Blackwattle Bay and the surrounding area. • Direction #3 - New, lively and attractive centres for everyone to enjoy: The co-living development will provide the student demographic group access to a precinct with high quality public and retail spaces. • Direction #5 - Better spaces, streets and parks; a rich canopy of trees; and access to the foreshore: The proposed development will be well integrated into the proposed landscaping a range of public spaces, including interaction with the waterfront promenade. • Direction #6 - Celebrating Pyrmont Peninsula's culture, heritage and connections to Country: The development will be deeply informed by Connecting with Country principles and the history of the site, such as through the retained focus on Water Country and marine and green restoration. • Direction #8 - An adaptive, sustainable and resilient built environment: The proposed development and the remaining stages of the project will ensure generous landscaping, pedestrianised laneways and contemporary building design will ensure a low environmental impact and a sustainable urban footprint. • Direction #9 - A diversity of housing types, tenure and price points: The proposed development will provide an affordable and diverse housing type within the heart of the Blackwattle Precinct. • Direction #10 - A cohesive, agreed approach to bring the best outcomes for Pyrmont Peninsula: As aforementioned, the proposed development is part of a coordinated and comprehensive redevelopment program, in which its outcome will support and facilitate the renewal the precinct. A more detailed discussion of the alignment of the proposed development with these directions will be undertaken in the EIS.
Blackwattle Bay sub-precinct master plan	The Blackwattle Bay sub-precinct master plan (Master plan) was finalised by the Department in July 2022 as part of the rezoning process. It complements the vision, directions, structure plan and place priorities of the PPPS by providing clearer guidance on how the area can accommodate growth and change over time. The proposed development aligns with the key principles as it: • Contributes to the activation of the waterfront promenade, in which the benefits will benefit from direct access to the foreshore and other related public spaces, • Enhances site permeability and interaction by providing a dense co-living development within the heart of the Area 17 renewal, which will provide unique opportunities for social interaction and diverse demographics Further discussion on alignment with the Master plan will be undertaken in the EIS.
City Plan 2036: Local Strategic Planning Statement	The proposed development will help enable a liveable, inclusive and connected city. The proposal aligns with the following principles of the City of Sydney LSPS which will be expanded upon in the EIS as follows: • I2: Align development and growth with supporting infrastructure

Strategic Plan	Strategic Context
	• I3: Support community wellbeing with social infrastructure • L1: A creative and socially connected city • L2: Create great places • L3: New homes for a diverse community • P1: Growing a stronger, more competitive Central Sydney • P2: Developing innovative and diverse business clusters in City Fringe • S2: Creating better buildings and places to reduce emissions and waste and use water efficiently • G1: Open, accountable and collaborative planning The proposed development will align with these principles as the co-living development will deliver residential dwellings within a 5 to 10 minute walk of the Wentworth Park and Bank Street Light Rail and the future Pyrmont Metro Station. Additionally, the proposed development is part of a precinct-wide renewal that will deliver a range of land uses and spaces adjacent to a waterfront promenade that all residents, workers and visitors will benefit from.
Housing for All: City of Sydney Local Housing Strategy	The proposed development also gives effect to the City of Sydney Local Housing Strategy's core priorities for well-located, diverse and affordable housing supported by infrastructure. • Priority H1: Facilitating more homes in the right locations • Priority H2: Coordinating housing growth with the delivery of infrastructure • Priority H3: Increasing diversity and choice in housing • Priority H4: Increasing the diversity and number of homes available for lower-income households • Priority H5: Increasing the amount of social and supported housing • Priority H6: Improving NSW Government controlled site outcomes • Priority H7: Increasing liveability, sustainability and accessibility through high-quality residential design The proposed development falls within a well-served location, with excellent connections to public transport, public spaces, essential services and the Sydney CBD. Through the provision of housing, in the form of co-living rooms, a housing supply that is diverse and affordable can be facilitated within the precinct. Further discussion of the alignment with these priorities will be outlined in the EIS.
State Infrastructure Strategy 2022-2042	The NSW Government's response to the State Infrastructure Strategy 2022–2042: Staying Ahead emphasises delivering <i>“the right projects in the right place at the right time”</i> and integrating infrastructure investment with land-use planning to support liveability, productivity and long-term growth. The Strategy recognises that access to <i>“affordable and quality housing”</i> is a key enabler of prosperous and thriving communities, and supports the delivery of secure, affordable and diverse housing. It also explicitly promotes planning outcomes that deliver more <i>“housing, jobs, amenities and services”</i> in locations where there is spare capacity in existing and planned infrastructure and calls for strategic land use plans to consider social and affordable housing in locations well-connected to key infrastructure, services and amenities. Consistent with these directions, the proposed development will provide a diverse housing option, in the form of co-living in a location that is well-connected to key infrastructure, services and amenities. The development of Building 1 within the wider Blackwattle Bay Precinct leverages investment in mass transit infrastructure and seeks to co-locate housing with services and amenities, including community facilities and open space.
Draft Sydney Plan	The draft Sydney Plan is the New South Wales Government's strategic land-use plan for the Sydney region, designed to guide growth over the next 20 years. It sets the framework for how the region will manage population growth, housing supply, infrastructure investment, jobs, sustainability and liveability across 33 local government areas (LGAs). The draft Sydney Plan is intended to replace the existing Greater Sydney Region Plan – A Metropolis of Three Cities (2018) and associated District Plans once finalised. The draft Sydney Plan has developed the following priorities which will inform local strategic planning and assessment processes, infrastructure planning and prioritisation of public and private investment decisions. The proposed development aligns with these priorities which will be further explored in the EIS: • Aboriginal outcomes • Housed • Prosperous • Connected • Resilient • Liveable • Coordinated

4.0 Project

4.1 Project Vision and Intended Outcomes

The vision for the site is to create a unique and vibrant co-living development within a precinct earmarked for significant renewal, that will support the needs of the community and deliver much needed housing and infrastructure in response to National, State and Local Government priorities. The co-living development will:

- Facilitate greater housing supply and contribute to the delivery of a steady supply of housing to meet demand in a well-situated area.
- Provide housing that is diverse, with the co-living development ensuring there is housing choice in terms of housing type, tenure and price point.
- Ensure environmental sustainability and liveability by locating new housing in immediate proximity to services, facilities and employment opportunities, in a precinct earmarked for significant renewal.
- Renew the former Sydney Fish Market as a great place and centre to live and visit, and to create the Blackwattle Bay Precinct as a key destination.

4.2 Project Overview

This proposed SSDA seeks consent for the construction of a 27 storey co-living building comprising approximately 601 rooms, ground floor retail premises, communal living areas and communal open space at 56-60 Pyrmont Bridge Road, Pyrmont. The proposal will be aligned with the intended outcome of the Concept SSDA which will be proposed to be concurrently assessed with the detailed SSDA.

Development consent will be sought for construction of Building 1 comprising approximately 18,248m² of gross floor area and consisting of:

- 601 co-living rooms of varied sizes, including terrace rooms on the podium level.
- Various communal living areas.
- Communal open space in the form of an embellished landscaped podium.
- Ground floor retail premises, services, car parking and loading dock.
- Bicycle storage, including a dedicated lift to access bike storage.

The proposed development will seek consent for the building itself, and all public domain and interface works will be delivered through separate SSDAs. **Figure 9 - Figure 12** illustrate the conceptual design for the proposed development.



Figure 9 Proposed Ground Floor Plan

Source: FK



Figure 10 Proposed Podium Level 3

Source: FK



Figure 11 Typical Floor Plan (L04-15)
Source: FK

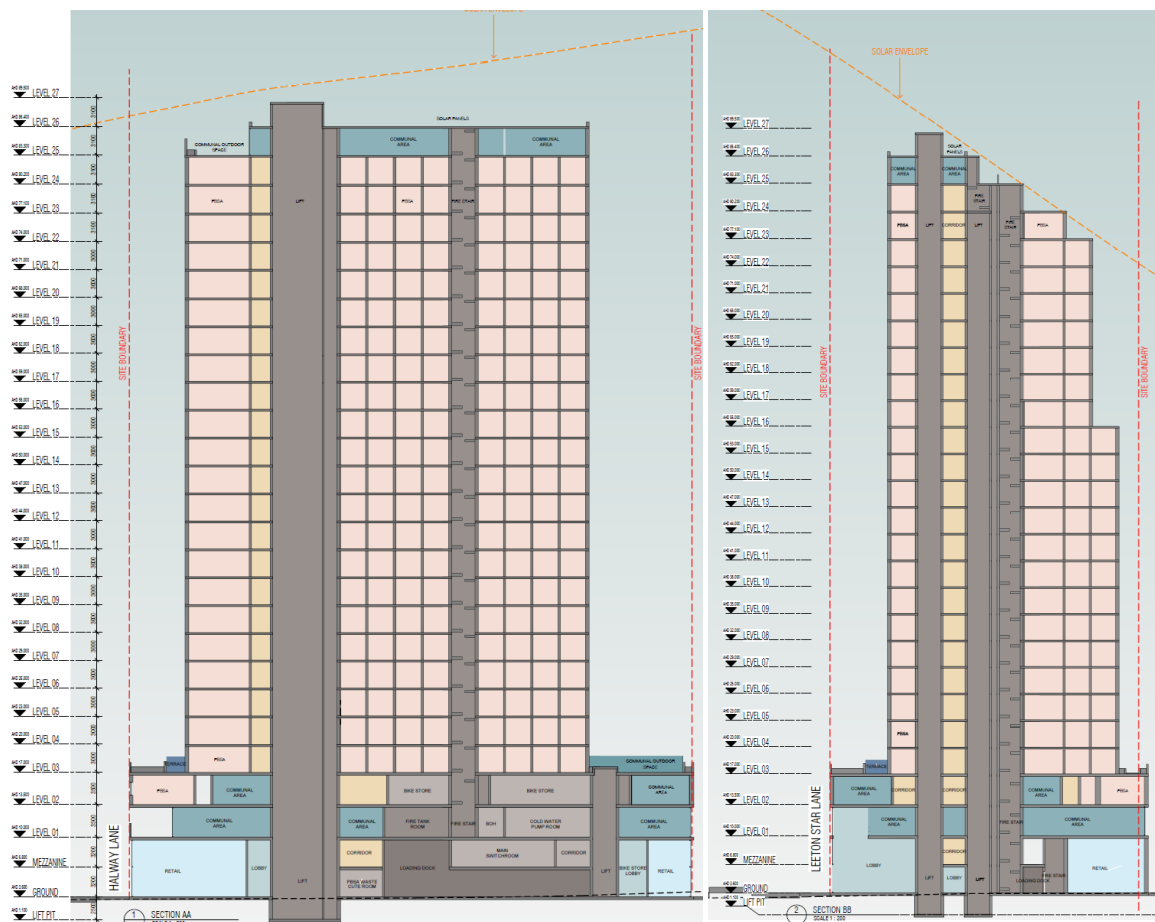


Figure 12 Proposed Sections
Source: FK

5.0 Statutory Context

Table 3 provides an overview of the key statutory requirements for the project.

Table 3 Statutory Context

Matter	Comments
Power to Grant Consent	The Bays Precinct, including Blackwattle Bay, is an identified site under Section 2 of Schedule 2 of the <i>State Environmental Planning Policy (Planning Systems) 2021</i> (Planning Systems SEPP). Within the Bays Precinct, within which includes the subject site, any development with an estimated development cost (EDC) of more than \$10 million is declared SSD. The estimated development cost for the proposed development will exceed \$10 million, therefore it is classified as SSD.
Permissibility	The proposal is located on land which the Sydney LEP 2012 applies. The site is zoned MU1 Mixed Use. Co-living housing and retail premises are each permissible with consent in the MU1 Mixed Use Zone.
Other Approvals	• <i>Biodiversity conservation Act 2019</i>: Given the urban nature of the site, a waiver to the requirement for a Biodiversity Development Assessment Report (BDAR) will be sought prior to the lodgement of the SSDA. • <i>Water Management Act 2000</i>: Authorisation may be required if groundwater is to be impacted during construction. • <i>Sydney Water Act 1994</i>: Section 78 of the Sydney Water Act 1994 requires consent authorities to notify Sydney Water where an application for development could affect Sydney Water services. Accordingly, the applicant will consult with Sydney Water during the preparation of the EIS if deemed necessary. • <i>Protection of the Environment Operations Act 1997</i> - The Protection of the Environment Operations Act 1997 (POEO Act) enforces licences and approvals formerly required under separate Acts relating to air, water and noise pollution, and waste management with a single integrated licence. Under Section 48 of the POEO Act, premise-based scheduled activities (as defined in Schedule 1 of the EP&A Act) require an Environment Protection Licence (EPL). Assessments carried as part of the EIS for the proposal would determine the need for an EPL. The general provisions of the POEO Act in relation to the control of pollution of the environment will apply throughout the development. During construction, appropriate management measures would be implemented in relation to the control of noise, dust, erosion and sedimentation, and stormwater discharge to ensure that the pollution control provisions of the POEO Act are satisfied. • <i>Heritage Act 1977</i>: An approval under Part 4, or an excavation permit under section 139, of the <i>Heritage Act 1977</i> may be required depending on the findings of the archaeological assessment. • <i>National Parks and Wildlife Act 1974</i>: An Aboriginal Cultural Heritage Assessment Report will be prepared (if required) as part of the SSDA.
Pre-conditions to exercising the power to grant consent	• <i>Environment Protection and Biodiversity Conservation Act 1999</i> • <i>State Environmental Planning Policy (Biodiversity and Conversation) 2021</i> • <i>State Environmental Planning Policy (Resilience and Hazards) 2021</i> • <i>State Environmental Planning Policy (Housing) 2021</i> • <i>State Environmental Planning Policy (Transport and Infrastructure) 2021</i>
Mandatory matters for consideration	• <i>Environmental Planning and Assessment Act 1979</i> • <i>State Environmental Planning Policy (Biodiversity and Conversation) 2021</i> • <i>State Environmental Planning Policy (Resilience and Hazards) 2021</i> • <i>State Environmental Planning Policy (Industry and Employment) 2021</i> • <i>State Environmental Planning Policy (Transport and Infrastructure) 2021</i> • <i>State Environmental Planning Policy (Sustainable Buildings) 2021</i> • <i>State Environmental Planning Policy (Housing) 2021</i> • <i>Environment Protection and Biodiversity Conservation Act 1999</i> • <i>Sydney Local Environmental Plan 2012</i>

6.0 Community Engagement

Engagement with the relevant government agencies and key surrounding landowners has commenced and will continue to be undertaken in accordance with the requirements of the SEARs. As part of the early consultation process, a pre-scoping meeting with the Department was held on 31 March 2026 to introduce the project and to discuss the nature of the proposed development. A meeting is also was also held with the City of Sydney on 15 April 2026 to introduce the proposed development and to understand their preliminary feedback on the proposal.

The applicant will also be undertaking future engagement to inform the EIS in accordance with the SEARs and DPE *Undertaking Engagement Guidelines for State Significant Projects (2021)*. Consultation is anticipated with the following government and industry stakeholders:

- Government agencies and statutory authorities, including:
 - The Department of Planning, Housing and Infrastructure
 - Transport for NSW
 - NSW Government Architect
 - Infrastructure NSW
 - City of Sydney Council
- Public agencies and utility providers
- Local community, including:
 - Neighbouring landowners
 - Surrounding residents and businesses
 - Local Indigenous community
 - Local community groups and members

7.0 Proposed Assessment of Impacts

Table 4 identifies the matters requiring further assessment in the EIS and the proposed approach to assessing each of these matters.

Table 4 Key Assessment Matters

Assessment Matter	Proposed Approach
Built Form & Urban Design	The EIS, supported by the Architectural Plans and Urban Design Report, will demonstrate that the proposed built form is appropriate for the site and is consistent with the Concept SSDA. The Urban Design Report will expand upon the principles and envelope outlined in the Concept SSDA and will include an assessment of the building height, bulk and massing, setbacks, streetscape amenity and active frontages. The built form will also demonstrate consistency as relevant with the requirements of the Blackwattle Bay Design Guidelines (May 2025) and Sydney LEP 2012.
Building Height & FSR	The proposed building envelope has been determined by the maximum building height prescribed by the Sydney LEP 2012 in conjunction with the maximum building envelope that ensures no additional overshadowing to the Sydney Fish Market Urban Park and Wentworth Park and in accordance with Clause 6.18 of the Sydney LEP 2012. The maximum FSR will be consistent with the provision of the building envelope established within the Concept SSDA (~18,248m ²) noting the maximum 129,291m ² permitted in Area 17 under Clause 6.68(2)(c) of the Sydney LEP 2012.
Residential Amenity	Key residential amenity matters will be addressed within the EIS and the Urban Design Report. This will include an assessment against the development standards and non-discretionary development standards for co-living developments as outlined in the Housing SEPP.
Landscaping	Landscape Plans a Landscape Design Report will accompany the EIS to demonstrate the high quality landscaped treatment of the podium.
Design Excellence	Clauses 6.21C and 6.21D of the Sydney LEP 2012 apply to the site. An Alternative Design Excellence Strategy will be prepared to in consultation with the Government Architect NSW. It will replace the need for a formal design competition by setting out the alternative design excellence process for the project, ensuring it is still able to achieve 'design excellence' in accordance with the requirement in Clauses 6.21C and 6.21D of the <i>Sydney Local Environment Plan 2012</i> (SLEP 2012). The EIS will identify how the proposed development has achieved design excellence in accordance with the alternative design excellence strategy.
Traffic, Transport and Parking	A Traffic and Transport Impact Assessment will accompany the EIS, providing an assessment of the proposed traffic and parking impacts of the co-living development, as well as a Construction Traffic Management Plan. A Green Travel Plan will also be prepared and accompany the EIS to promote sustainable travel choices for employees, residents, guests and visitors.
Acoustic Amenity	The EIS will be supported by a Noise and Vibration Impact Assessment which will assess the impact of traffic generation of the surrounding road network on the acoustic amenity of sensitive receivers proposed on the site. The Noise and Vibration Impact Assessment will also assess the impact of non-residential development proposed on the site on the proposed and neighbouring residential properties. Noise and vibration impact associated with the construction of the development will also be addressed.
Other Impacts	The following additional matters will be assessed as part of the EIS: • Connecting with Country • BCA and Fire Safety • Accessibility • Visual Impacts • Reflectivity • Wind Impacts • Ecologically Sustainable Development • Water Management • Flooding • Geotechnical Conditions • Contamination • Waste Management • Construction Impacts • Social Impacts

Assessment Matter	Proposed Approach
	• Public Art • Utilities, Infrastructure and Services • Operational Management • CPTED
Matters of consideration not requiring further assessment	Public Domain • As outlined above, no public domain will be addressed within the Concept SSDA and Stage 2 SSDA. The proposed development will illustrate how the built form ties into the proposed public domain. Bushfire • The site is not identified as bushfire prone land. Heritage • The site does not contain any heritage items, is not located within a heritage conservation area, and is not located immediately adjacent to any heritage items Aboriginal Cultural Heritage • The SSP Study included an assessment of Aboriginal Cultural Heritage. The site is in Survey Unit 1 of the Aboriginal Cultural Heritage Assessment Report which is identified as having nil to low archaeological potential due to the extent and degree of land reformation that has occurred in this location over time. As such, no further assessment is required. Arboricultural Impacts • The site does not contain any existing trees or vegetation.