



8 April 2025

REF: WTJ24-479

NSW Department of Planning, Housing and Infrastructure  
Keiran Thomas – Housing Delivery Assessments  
Locked Bag 5022  
Parramatta NSW 2124

**Attention: Keiran Thomas – Director, Housing Delivery Assessments**

**RE: REQUEST FOR INDUSTRY-SPECIFIC SEARS  
PROPOSED MULTI DWELLING HOUSING - LAND LEASE COMMUNITY ESTATE  
PROPERTY AT 286-310 GREGORY STREET, SOUTH WEST ROCKS (LOT 3 DP801467)**

Dear Kieran,

We write on behalf of South West Rocks Living Pty Ltd (the Proponent) to the NSW Department of Planning, Housing and Infrastructure (DPHI) in support of a request for industry-specific Secretary's Environmental Assessment Requirements (SEARs), under the Rapid Assessment Framework (RAF). The intent of the letter is to demonstrate that the proposal is eligible for industry-specific SEARs.

The proposal involves the construction and operation of Broadlands South West Rocks at 286-310 Gregory Street, South West Rocks, legally described as Lot 3 DP801467 (subject site).

The subject site is located within the Kempsey Shire Local Government Area (LGA) and is zoned R1 General Residential and R3 Medium Density Residential, pursuant to the *Kempsey Local Environmental Plan 2013* (KLEP2013). The proposed development falls within the definition of 'multi dwelling housing', which is permissible with consent in the zone and under the KLEP2013.

The proposed development seeks consent for a Land Lease Community Estate comprising 101 dwelling sites, community facilities for residents and associated amenities and infrastructure, with a total Estimated Development Cost (EDC) of approximately \$30.248 million (ex GST).

The proposed development is declared State Significant Development (SSD) under Section 3.36(3) of the *Environmental Planning and Assessment Act 1979* (EP&A Act) and pursuant to:

- Clause 4(1)(g) of *State Significant Development Declaration Order (No 3) 2025* (SSD Order No.3 2025), being development specified in EOI application 233998 dated 24 January 2025 including development for the purposes of multi dwelling houses at 286-310 Gregory Street, South West Rocks, Lot 3/DP801467.

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## REQUEST FOR INDUSTRY-SPECIFIC SEARS

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This letter provides an overview of the proposed development and the relevant planning framework that applies to enable the issuance of industry-specific SEARs, which will then guide the preparation of a formal Environmental Impact Statement (EIS) for development of the subject site.

The proposal is considered to meet the criteria for industry-specific SEARs, based on the following:

- It does not constitute Designated Development
- It is wholly permissible pursuant to the KLEP2013
- It does not involve a concept development application (DA)

The following sections provide an overview of proposal to inform the NSW DPHI's decision making for the issuance of industry-specific SEARs.

### 1.0 SITE DESCRIPTION

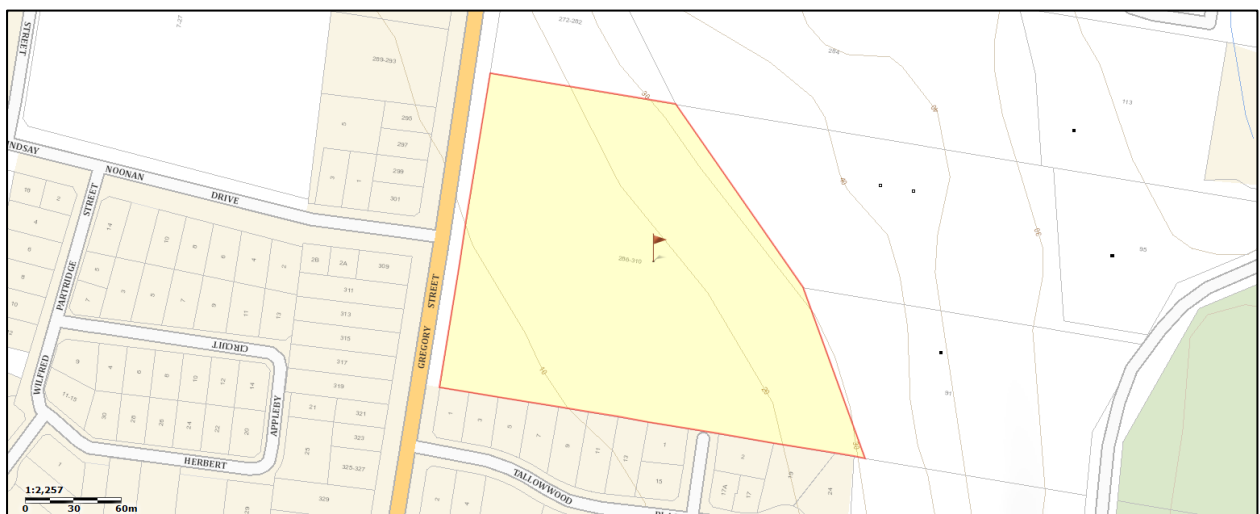
The subject site is currently vacant and has recently been cleared of most vegetation. The southern boundary is fenced, while the remaining site boundaries remain unfenced. The subject site has frontage to Gregory Street to the west, and Racemosa Circuit to the south. The land slopes from the northeast (RL30m) to the southwest (RL6m).

An overhead electricity transmission line runs along the Gregory Street frontage and traverses the subject site centrally from west to east. This transmission line is contained within a 20-metre-wide easement, refer to **Figure 3**.

Two (2) Restrictions on the Use of Land apply to the southern 40 metres of the subject site, designating these areas as an Inner Protection Area and Outer Protection Area, refer to **Figure 3**. These restrictions limit planting and natural regeneration in accordance with *NSW RFS Planning for Bushfire Protection 2019* (PBP).

The subject site is located within a predominately low density residential area with Rocks Central Shopping Centre located 300m north of the subject site.

Refer to **Figure 1** and **Figure 2** below.



**Figure 1. Cadastral Map (Source: SIX Maps, 2025)**



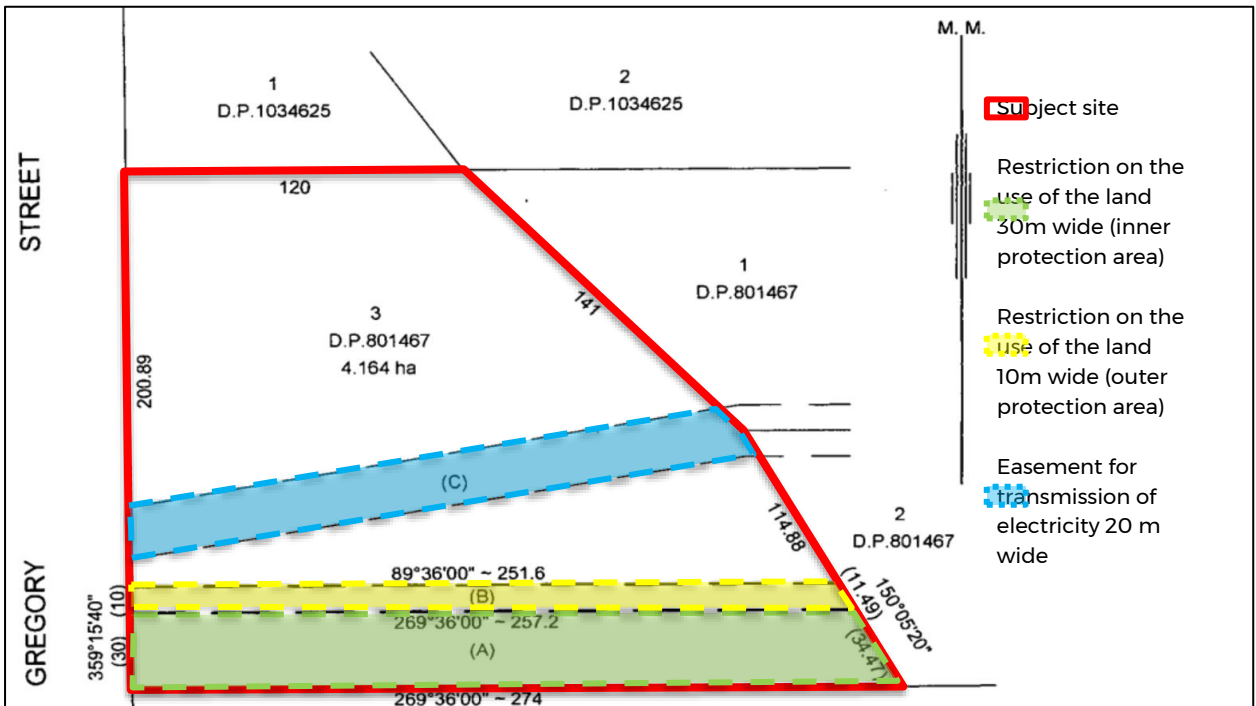
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**Figure 2. Aerial Map (Source: Near Map, 2025)**



**2.0 PROPONENT DETAILS**

The Proponent for this proposal is South West Rocks Living Pty Ltd, refer to **TABLE 1**.



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**TABLE 1: PROPONENT CONTACT DETAILS**

|                        |                                       |
|------------------------|---------------------------------------|
| <b>Company Details</b> | South West Rocks Living Pty Ltd       |
| <b>Contact Name</b>    | Jim McBirnie                          |
| <b>Position</b>        | Development Director                  |
| <b>Contact Number</b>  | 0409 782 764                          |
| <b>Email Address</b>   | jim.mcbirnie@coriodevelopments.com.au |

### 3.0 ESTIMATED DEVELOPMENT COST

The EDC of the proposed development in accordance with the EDC definition under the *Environmental Planning & Assessment Regulation 2021* (EP&A Regulation), is estimated based on the scope of works outlined in **Section 4.0** below.

A preliminary Construction Cost Review has been prepared by Coutts Cost Consulting, and included in **Appendix 20**, which estimates a total EDC of \$30.248 million (ex GST).

### 4.0 PROJECT DETAILS

The proposal involves the construction and operation of Broadlands South West Rocks.

The proposal will seek development consent for the construction and operation of a Land Lease Community Estate for over 50's comprising 101 dwelling sites, community facilities for residents and associated infrastructure and amenities. The proposal plans, prepared by King + Campbell are included within **Appendix 1** and **Appendix 2**.

The particulars of this proposal are summarised below:

- Use of the subject site as multi dwelling housing
- Site preparation works including:
  - Bulk earthworks and retaining comprising 22,500m<sup>3</sup> of cut and 27,500m<sup>3</sup> fill
  - Removal of two (2) trees
  - Relocation of high voltage over head cables
- Construction of internal roadway and vehicle access via Gregory Street and Racemosa Circuit (emergency access only)
- Construction of a two (2) storey community building
- Installation of pool
- Installation of pickle ball court
- Installation of services
- Associated landscaping
- Associated public domain upgrades

The proposed housing estate would operate under the *Residential (Land Lease) Communities Act 2013* (LLC Act), providing an affordable housing complex where residents own the dwelling but not the underlying land.

Installation of the 101 dwellings would be subject to purchaser preference and are to be installed under the *Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2021* (LG Manufactured Housing Reg). Typically, each home is 2 to 3 bedrooms in size with single or double car garages (depending upon purchaser preference).





Figure 4. Site Plan (Source: King + Campbell, 2025)

## 5.0 STATUTORY CONTEXT

This section sets out the statutory planning framework and controls relevant to the proposal.

The following statutes, strategic plans and policies have been considered as part of the development planning phase:

### Commonwealth Planning:

- Commonwealth Environment Protection and Biodiversity Conservation Act 1999

### State Planning:

- Environmental Planning and Assessment Act 1979
- Environmental Planning and Assessment Regulation 2021
- Biodiversity Conservation Act 2016
- Rural Fires Act 1997
- Water Management Act 2000
- State Environmental Planning Policy (Resilience and Hazards) 2021
- State Environmental Planning Policy (Housing) 2021
- State Environmental Planning Policy (Transport and Infrastructure) 2021
- State Environmental Planning Policy (Planning Systems) 2021
- State Environmental Planning Policy (Biodiversity and Conservation) 2021

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- *State Environmental Planning Policy (Sustainable Buildings) 2022*

### Local Planning:

- *Kempsey Local Environmental Plan 2013*
- *South West Rocks Section 94 Contributions Plan*
- *Kempsey Development Control Plan 2013*

## 5.1 Environment Protection and Biodiversity Conservation Act 1999

Under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act), any action (which includes a development, project or activity) that is considered likely to have a significant impact on Matters of National Environmental Significance (MNES) (including nationally threatened ecological communities and species and listed migratory species) must be referred to the Commonwealth Minister for the Environment. The purpose of the referral is to allow a decision to be made about whether an action requires approval on a Commonwealth level. If an action is considered likely to have significant impact on MNES, it is declared a “controlled action” and formal Commonwealth approval is required.

The Ecological Report at **Appendix 14** includes an MNES assessment under the EPBC Act which has determined that while the proposed removal of two (2) trees represents a minor incremental habitat loss, the impact is not significant. As such, referral to the Commonwealth Minister for the Environment is not considered necessary and no further consideration of the EPBC Act is required.

## 5.2 Environmental Planning and Assessment Act 1979

The *Environmental Planning and Assessment Act 1979* (EP&A Act) is the overarching governing statute for all development in NSW and pursuant to Part 4, the proposal is declared SSD under Clause 4(1)(g) of the SSD Order No.3 2025 as follows:

*Development specified in EOI application 233998 dated 24 January 2025 including development for the purposes of multi dwelling houses at 286-310 Gregory Street, South West Rocks, Lot 3/DP801467*

### 5.2.1 Section 4.15(1) of the EP&A Act 1979

Section 4.15(1) of the EP&A Act specifies the matters, that a consent authority must consider when determining a DA. The forthcoming EIS will consider and address all matters outlined in Section 4.15 of the EP&A Act.

### 5.2.2 Section 4.46 of the EP&A Act 1979 – Integrated Development

Section 4.46 of the EP&A Act defines ‘Integrated Development’ as matters which require consent from the consent authority and one or more authorities under related legislation, however does not apply to SSDs.

Notably, if the provisions of Section 4.46 were applicable, the proposed development would not be nominated integrated development.



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### 5.3 Environmental Planning and Assessment Regulation 2021

#### 5.3.1 Section 7 – Designated Development

Section 7(1) of the EP&A Regulation states that:

*“Development described in Schedule 3, Part 2 is declared to be designated development unless it is not designated development under Schedule 3, Part 3.”*

The proposal, being multi dwelling housing, does not trigger Designated Development pursuant to Schedule 3 of the EP&A Regulation.

### 5.4 Biodiversity Conservation Act 2016

The *Biodiversity Conservation Act 2016* (BC Act) and *Biodiversity Conservation Regulation 2017* (BC Regulation) seek to maintain a healthy, productive and resilient environment for the greatest well-being of the community, now and into the future, consistent with the principles of ecologically sustainable development.

Part 7 of the BC Act sets out requirements for biodiversity assessments and approvals under the EP&A Act.

Pursuant to Section 7.2(1) of the BC Act, development or an activity is likely to significantly affect threatened species if:

- (a) it is likely to significantly affect threatened species or ecological communities, or their habitats, according to the test in section 7.3, or*
- (b) the development exceeds the biodiversity offsets scheme threshold if the biodiversity offsets scheme applies to the impacts of the development on biodiversity values, or*
- (c) it is carried out in a declared area of outstanding biodiversity value.*

Pursuant to Section 7.9 of the BC Act, an SSD “is to be accompanied by a biodiversity development assessment report (BDAR) 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”.

The proponent will prepare a BDAR or BDAR Waiver.

### 5.5 Rural Fires Act 1997

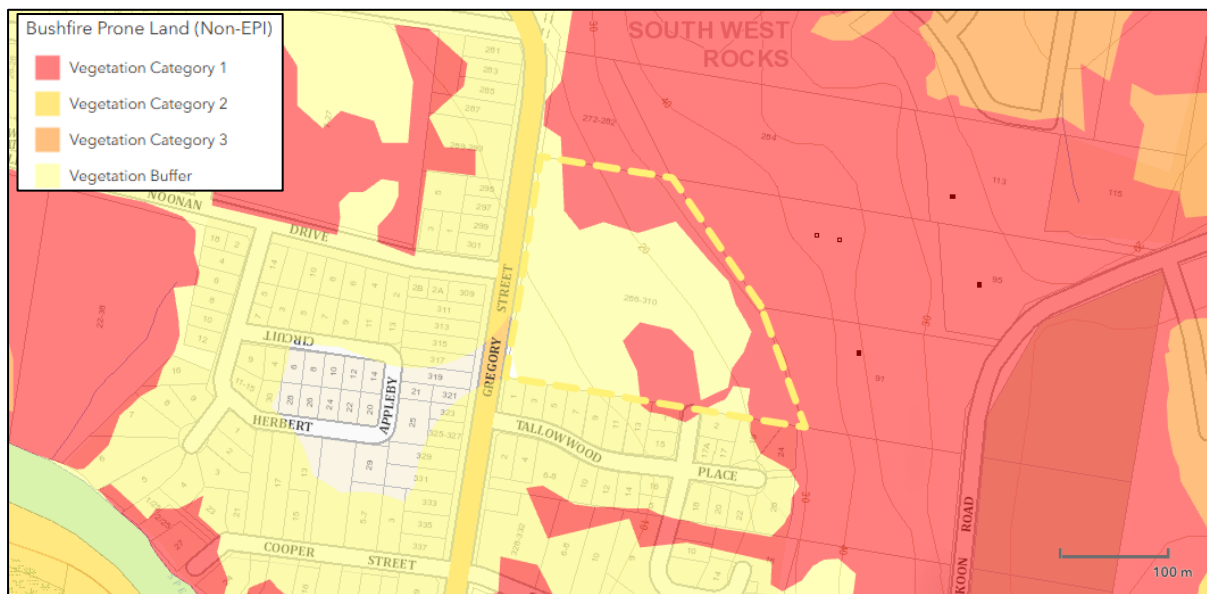
The *Rural Fires Act 1997* (RF Act) seek to ensure that development does not increase the risk of bushfire attack or increase risk to human life, property or other assets. The subject site is mapped as bushfire prone land comprising vegetation category 1 and vegetation buffer, refer to **Figure 5**.



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**Figure 5. Bushfire Prone Land Mapping (Source: ePlanning Spatial Viewer, 2025)**

Development for the purpose of multi dwelling housing is not nominated integrated development under Clause 100B of the *Rural Fires Act 1997* or Clause 47 of the *Rural Fires Regulation 2022* (RF Regulation).

A Bushfire Assessment Report has been prepared by Bushfire Building Solutions and is provided at **Appendix 6**.

The proposed multi dwelling housing has been assessed in accordance with the requirements of the RF Regulation and PBP. The assessment undertaken confirms that the proposal complies with Clause 45 of the RF Regulation and the provisions of PBP. Specific recommendations to ensure compliance with PBP are outlined in the Bushfire Assessment Report.

### 5.6 Water Management Act 2000

The objective of the WM Act is the sustainable and integrated management of the state's water for the benefit of both present and future generations.

Section 91 relates to Activity Approvals and outlines that an aquifer interference approval confers a right on its holder to carry out one or more specified aquifer interference activities at a specified location, or in a specified area,

For the purposes of the WM Act, aquifer interference activity means an activity involving:

- a) *the penetration of an aquifer,*
- b) *the interference with water in an aquifer,*
- c) *the obstruction of the flow of water in an aquifer,*
- d) *the taking of water from an aquifer in the course of carrying out mining, or any other activity prescribed by the regulations,*
- e) *the disposal of water taken from an aquifer as referred to in paragraph (d).*

Should the proposed development involve excavation that is below the existing ground water level, it may require an aquifer interference approval under the WM Act. Consultation with Department of



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Climate Change, Energy, the Environment and Water – Water Group (DCCEEW – Water) will be undertaken.

### 5.7 State Environmental Planning Policy (Planning Systems) 2021

#### 5.7.1 Chapter 2 – State and Regional Development

Chapter 2 of the *State Environmental Planning Policy (Planning Systems) 2021* (Planning Systems SEPP) contains planning provisions relating to State or regionally significant development, State significant Infrastructure, and critical State significant infrastructure. The forthcoming EIS will consider and address all matters outlined in Part 2.2 of the Planning Systems SEPP.

#### 5.7.2 Chapter 3 – Aboriginal land

The subject site is not mapped as land owned by the Aboriginal Land Council. No further consideration of Chapter 3 is required.

An Aboriginal Heritage Due Diligence Report is provided at **Appendix 13**.

### 5.8 State Environmental Planning Policy (Transport and Infrastructure) 2021

The T&I SEPP aims to facilitate the effective delivery of infrastructure across NSW.

#### 5.8.1 Section 2.48 - Development likely to affect an electricity transmission or distribution network

An overhead electricity transmission line runs along the Gregory Street frontage and a connecting overhead connection line traverses the subject site centrally from west to east to service a single dwelling. The existing transmission line which transverses the subject site is contained within a 20-metre-wide easement, refer to **Figure 3**. The proposed development involves the relocation and undergrounding of this electricity power line and amendment of the associated easement. The existing electricity lines located along the Gregory Street frontage are not proposed to be altered. The Electricity Reticulation Plan at **Appendix 12** confirms that the proposal is in accordance with the Essential Energy Infrastructure guidelines where the proposed development maintains a 3m safety margin from this powerline.

#### 5.8.2 Section 2.119 - Development with frontage to classified road

Primary vehicular access to the subject site is proposed from Gregory Street, adjacent to the northern site boundary. Access via the classified road is considered most appropriate, as providing primary vehicle access via Racemosa Circuit is not favourable from a traffic perspective. The location of the proposed primary vehicle access will provide approximately 100m separation from the intersection of Lindsay Noonan Drive, which the TIA at **Appendix 7** has identified is supportable.

#### 5.8.3 Section 2.120 - Impact of road noise or vibration on non-road development

Section 2.120 of the Transport and Infrastructure SEPP refers to development for the purpose of residential accommodation that is on land adjacent to a road with an annual average daily traffic (AADT) volume of more than 20,000 vehicles and that the consent authority considers is likely to be adversely affected by road noise or vibration. The traffic volume maps prepared by Transport for NSW do not identify Gregory Street as having an AADT volume of more than 20,000 vehicles. The TIA at **Appendix 7** has identified Gregory Street as having an AADT volume of 3,023 vehicles south bound and 2,983 north bound. Further consideration of Section 2.120 is not required.



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### 5.8.4 Section 2.122 - Traffic generating development

Section 2.122 of the Transport and Infrastructure SEPP refers to traffic generating development and identifies the triggers under Schedule 3. Development for the purpose of residential accommodation with access to a classified road is considered traffic generating development where 75 or more dwellings are proposed. Accordingly, the proposed development constitutes traffic generating development and the forthcoming EIS will be referable to Transport for NSW (TfNSW).

### 5.10 State Environmental Planning Policy (Housing) 2021

#### 5.10.1 Chapter 6 - Low and mid rise housing

Chapter 6 does not apply to the proposed development as the subject site is mapped as bushfire prone land.

### 5.11 State Environmental Planning Policy (Resilience and Hazards) 2021

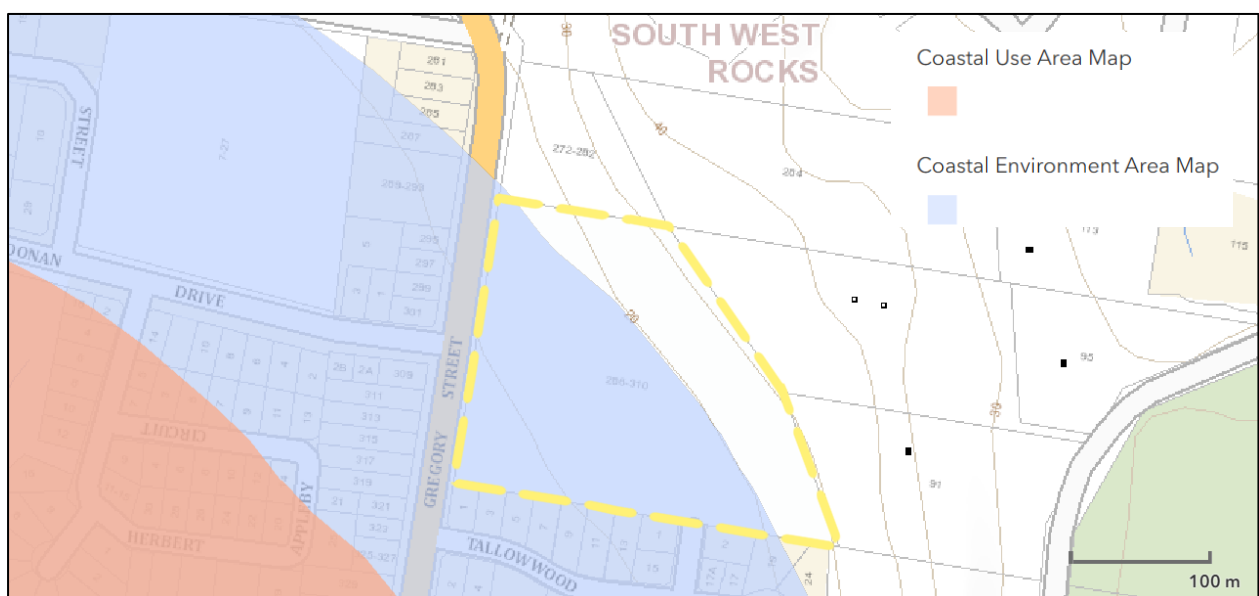
The *State Environmental Planning Policy (Resilience and Hazards) 2021* (Resilience and Hazards SEPP) contains planning provisions relating to:

- land use planning within the coastal zone, in a manner consistent with the objects of the *Coastal Management Act 2016*.
- management of hazardous and offensive development.
- remediation of contaminated land and to minimise the risk of harm.

In relation to the subject site, the following matters are highlighted.

#### 5.11.1 Chapter 2- Coastal Management

The subject site is mapped within the Coastal Environment Area under the Resilience and Hazards SEPP, refer to **Figure 6** below.



**Figure 6. Coastal Zone Map (Source: ePlanning Spatial Viewer, 2025)**



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Clause 2.10 of the Resilience and Hazards SEPP is applicable to development on land within the coastal environment area. The proposed development has carefully considered the subject sites proximity to Spencers Creek. The Stormwater Management Plan at **Appendix 4** includes details of the proposed stormwater measures to manage stormwater quantity and quality. The design considers the site's natural topography, with measures to manage runoff direction and volume effectively, reducing risks of soil erosion and sedimentation in coastal areas. The proposed development would not inhibit public access to the foreshore, beach, headland or rock platform for members of the public.

### 5.11.2 Remediation of land

Under Chapter 4 of the Resilience and Hazards SEPP, where a DA is made, the consent authority must not grant consent 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.*

Hunter Geotechnical Services has prepared a Preliminary Site Investigation (PSI) for the subject site and concluded that there is no indication of potential gross contamination requiring further investigation, refer to **Appendix 9**. The subject site is considered suitable for the proposed residential development.

## 5.12 State Environmental Planning Policy (Biodiversity and Conservation) 2021

### 5.12.1 Chapter 3 - Koala habitat protection 2020

Chapter 3 of the *State Environmental Planning Policy (Biodiversity and Conservation) 2021* (B&C SEPP) refers to the conservation and management of areas of natural vegetation that provide habitat for koalas.

The subject site is located within the R1 General Residential and the R3 Medium Density Residential zone under the KLEP2013 and in accordance with Section 3.3 of the B&C SEPP Chapter 3 does not apply to the subject site.

### 5.12.2 Chapter 4 - Koala habitat protection 2021

Chapter 4 of the B&C SEPP refers to conservation and management of areas of natural vegetation that provide habitat for koalas to support a permanent free-living population over their present range and reverse the current trend of koala population decline.

The subject site is located within the Kempsey Local Government Area (LGA), which is identified under Schedule 2. Consequently, the provisions of Chapter 4 are applicable to the site.

The subject site is mapped as subject to a koala management plan. The proposal is made in accordance with the *Comprehensive Koala Plan of Management for Eastern Portion of Kempsey Shire LGA* (CKPoM).

Vegetation subject to Chapter 4 of the B&C SEPP includes any Preferred Koala Food Tree with a diameter at breast height (DBH) of at least 250mm. The two affected trees, *Eucalyptus microcorys*

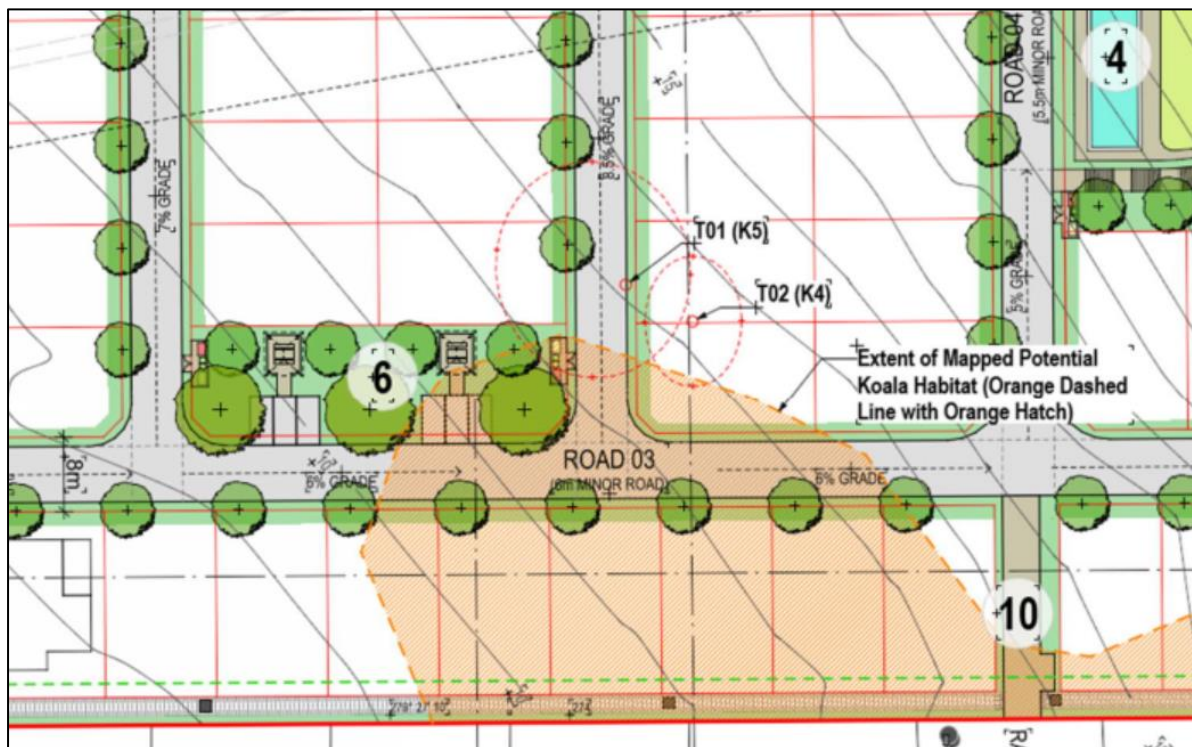


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(Tallowwood), fall within this category. As shown in **Figure 7**, the two (2) affected trees are located outside the mapped Potential Koala Habitat, and therefore their removal does not trigger offset requirements under the CKPoM.



**Figure 7. Potential Koala Habitat Mapping (Source: JB Enviro, 2025)**

The Ecological Report at **Appendix 14** has identified that no evidence of Koala activity was observed on the two (2) Tallowwoods.

### 5.13 State Environmental Planning Policy (Sustainable Buildings) 2022

The purpose of the *State Environmental Planning Policy (Sustainable Buildings) 2022* (Sustainable Buildings SEPP) is to encourage the design and delivery of sustainable buildings across NSW. It sets sustainability standards for both residential and non-residential development and contributes to NSW's target of achieving net zero by 2050. This includes objectives to minimise energy consumption and greenhouse gas emissions, improve good thermal performance and minimise the consumption of potable water.

#### 5.13.1 Chapter 2 - Standards for residential development - BASIX

BASIX development is defined under the EP&A Regulation as:

*BASIX development means the following development if it is not BASIX excluded development—*

- (a) development that involves the erection, but not the relocation, of a BASIX building,*
- (b) development that involves a change of building use by which a building becomes a BASIX building,*
- (c) development that involves the alteration of a BASIX building, if the estimated development cost is \$50,000 or more,*
- (d) development for the purposes of a swimming pool or spa, or combination of swimming pools and spas, that—*



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- (i) services 1 dwelling only, and
- (ii) has a capacity, or combined capacity, of 40,000 litres or more.

*BASIX building means a building that contains at least 1 dwelling, but does not include the following—*

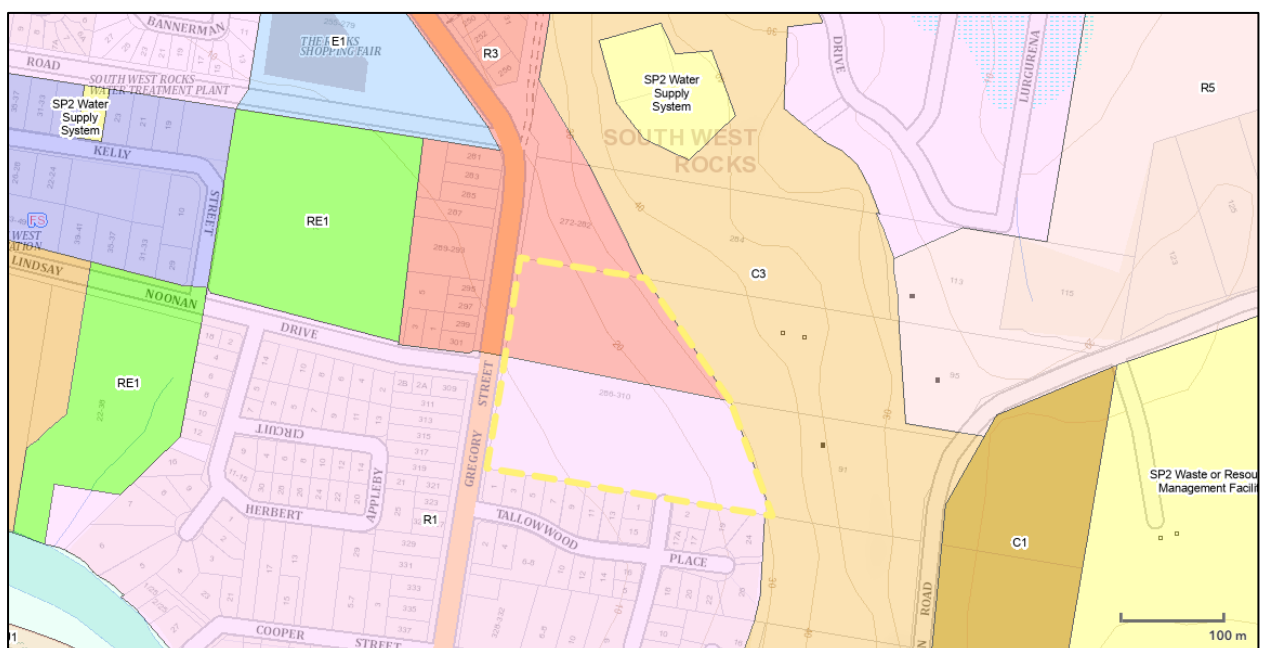
- (a) hotel or motel accommodation,
- (b) a boarding house, hostel or co-living housing that—
  - (i) accommodates more than 12 residents, or
  - (ii) has a gross floor area exceeding 300 square metres.

The proposed development does not meet the definition of BASIX development. In accordance with Planning Circular PS 21-016, the proposed built form does not constitute a BASIX building, as it does not include any dwellings. Furthermore, while a swimming pool is proposed, it is intended to service all 101 future dwellings, rather than a single dwelling, and therefore does not trigger BASIX requirements.

However, the proposed development will be designed in accordance with the principles of ecologically sustainable development (ESD), and an assessment of the proposal against Section 193 of the EP&A Regulation will be included in the EIS. A Section J Report will be provided at part of the EIS.

### 5.14 Kempsey Local Environmental Plan 2013

The subject site is located within the R1 General Residential and the R3 Medium Density Residential zone under the KLEP2013 as shown in **Figure 8**.



**Figure 8. KLEP2013 Zoning Map (Source: NSW Legislation, 2025)**

#### 5.14.1 Land use

Under the *Standard Instrument - Principal Local Environmental Plan* the proposal would be considered 'multi dwelling housing', which is defined as follows:

*multi dwelling housing means 3 or more dwellings (whether attached or detached) on one lot of land, each with access at ground level, but does not include a residential flat building.*



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Note—

*Multi dwelling housing is a type of residential accommodation*

The proposal would comprise 101 detached dwellings on one (1) lot of land and therefore meets the definition of multi dwelling housing.

The proposed detached dwellings would be in the form of relocatable/manufactured homes. As contemplated by the NSW Land and Environment Court in *TMT Devco Pty Ltd v Cessnock City Council [2008] NSWLEC 211*, a Manufactured Housing Estate (MHE) may be characterised as a form of multi dwelling housing. Thereby, confirming the permissibility of the proposed development at the subject site.

### 5.14.2 Permissibility

The objectives of the R1 General Residential zone include:

- *To provide for the housing needs of the community.*
- *To provide for a variety of housing types and densities.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*
- *To encourage urban infill and redevelopment in areas that surround existing or proposed facilities and services.*

Within the R1 General Residential zone, the following development is permitted without consent:

- *Environmental protection works; Home-based child care; Home occupations*

Within the R1 General Residential zone, the following development is permitted with consent:

- *Attached dwellings; Boarding houses; Centre-based child care facilities; Community facilities; Dwelling houses; Group homes; Home industries; Hostels; **Multi dwelling housing**; Neighbourhood shops; Oyster aquaculture; Places of public worship; Pond-based aquaculture; Residential flat buildings; Respite day care centres; Roads; Semi-detached dwellings; Seniors housing; Shop top housing; Tank-based aquaculture; Any other development not specified in item 2 or 4*

Within the R1 General Residential zone, the following development is prohibited:

- *Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Backpackers' accommodation; Biosolids treatment facilities; Boat building and repair facilities; Camping grounds; Car parks; Caravan parks; Cemeteries; Commercial premises; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Entertainment facilities; Extractive industries; Farm buildings; Farm stay accommodation; Forestry; Freight transport facilities; Function centres; Heavy industrial storage establishments; Helipads; Highway service centres; Industrial retail outlets; Industrial training facilities; Industries; Information and education facilities; Local distribution premises; Mortuaries; Passenger transport facilities; Public administration buildings; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Restricted premises; Rural industries; Rural workers' dwellings; Service stations; Sewage treatment plants; Sex services premises; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Veterinary hospitals; Warehouse or distribution centres; Waste or resource management facilities; Wholesale supplies*



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The objectives of the R3 Medium Density Residential zone include:

- *To provide for the housing needs of the community within a medium density residential environment.*
- *To provide a variety of housing types within a medium density residential environment.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*
- *To encourage urban infill and redevelopment in areas that surround existing or proposed facilities and services.*

Within the R3 Medium Density Residential zone, the following development is permitted without consent:

- *Environmental protection works; Home-based child care; Home occupations*

Within the R3 Medium Density Residential zone, the following development is permitted with consent:

- *Attached dwellings; Boarding houses; Centre-based child care facilities; Community facilities; Group homes; Home industries; **Multi dwelling housing**; Neighbourhood shops; Oyster aquaculture; Places of public worship; Respite day care centres; Roads; Seniors housing; Tank-based aquaculture; Any other development not specified in item 2 or 4*

Within the R3 Medium Density Residential zone, the following development is prohibited:

- *Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Biosolids treatment facilities; Boat building and repair facilities; Camping grounds; Caravan parks; Cemeteries; Commercial premises; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Emergency services facilities; Entertainment facilities; Exhibition villages; Extractive industries; Farm buildings; Farm stay accommodation; Forestry; Freight transport facilities; Function centres; Heavy industrial storage establishments; Helipads; Highway service centres; Industrial retail outlets; Industrial training facilities; Industries; Information and education facilities; Local distribution premises; Marinas; Mooring pens; Mortuaries; Passenger transport facilities; Public administration buildings; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Restricted premises; Rural industries; Rural workers' dwellings; Service stations; Sewage treatment plants; Sex services premises; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Veterinary hospitals; Warehouse or distribution centres; Waste or resource management facilities; Wholesale supplies*

The proposed development is permissible with consent within the R1 General Residential zone and the R3 Medium Density Residential zone. The proposed development is aligned with the objectives of the R1 General Residential and the R3 Medium Density Residential zones as the proposal would deliver additional housing within a medium density setting, helping to meet local housing demand while maintaining a scale and character compatible with the surrounding residential area. The proposed development would make efficient use of land within an established urban area, located in proximity to the Rocks Central Shopping Centre and public transport connections

## 6.0 OTHER APPROVALS/COMMENTS

No other approvals are sought for this proposal.



## REQUEST FOR INDUSTRY-SPECIFIC SEARS

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It is highlighted that the proposed housing estate would operate under the LLC Act, with the installation of the 101 dwellings subject to purchaser preference and to be installed in accordance with the LG Manufactured Housing Reg.

The LG Manufactured Housing Reg refers to the 'installation' of a manufactured home, rather than its 'erection'. The installation process involves connecting the major sections (and any associated structures) of the relocatable home, attaching them to footings, and connecting essential utilities, including gas, electricity, telephone, water, sewerage, and drainage. The proposed development will establish the necessary in-ground infrastructure to ensure these utilities are in place and ready for the installation of the manufactured homes.

Each dwelling will undergo the Section 68 approval process under the *Local Government Act 1993* (LG Act). Planning Circular PS 21-016 specifies that this approval ensures compliance with structural and safety standards and that utility connections meet the relevant servicing and safety requirements. Planning Circular PS 21-016 identifies that for each individual dwelling, the approval process would require the dwelling:

- *be of a design certified by a practising structural engineer as structurally sound;*
- *be installed in accordance with the specifications in the engineer's certificate or such other specifications as are in the approval for the installation on the land; and*
- *have compliance plates attached.*

It is important to note that a Manufactured Housing Estate (MHE) is a type of multi dwelling housing. This is consistent with the nature of the development, where multiple dwellings (manufactured homes) are located on the same site and operated as part of a cohesive land lease community, refer to **Section 5.14.1** above for further details.

The Licence to Operate a Manufactured Housing Estate is issued by Council under the LG Act and allows the development to operate under the framework of the LLC Act, which regulates the management and operation of land lease communities. The LLC Act specifically governs the ongoing operation of these communities, including issues like the management of leased land and the rights and responsibilities of residents. The connection between these legislative frameworks supports the understanding of an MHE as a form of multi-dwelling housing, where individual homes are installed and maintained on leased land.

## 7.0 INDUSTRY-SPECIFIC SEARS

This section reviews the relevant industry-specific SEARs and includes commentary on how the Applicant intends to respond to each item, where applicable. Refer to **TABLE 2** for further details.

| TABLE 2: INDUSTRY-SPECIFIC SEARS   |  |  |
|--|--|--|
| Issue and Assessment Requirements  | Documentation  | Applicant Comments   |
| <p><b>1. Statutory Context</b></p> <ul style="list-style-type: none"><li>▪ Address all relevant legislation, environmental planning instruments (EPIs) (including drafts), plans, policies, guidelines and planning circulars.</li><li>▪ Identify compliance with applicable development standards and provide a detailed justification for any non-compliances.</li></ul> | <p>If required: Clause 4.6 Variation Request (for any noncompliance with applicable development standards)</p> | <p>Noted - the proposal will address the requirement of this item.</p> |



## REQUEST FOR INDUSTRY-SPECIFIC SEARS

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**TABLE 2: INDUSTRY-SPECIFIC SEARS**

| Issue and Assessment Requirements   | Documentation  | Applicant Comments   |
|---|--|--|
| <ul style="list-style-type: none"> <li>▪ Provide an explanation of how the development as described in the EIS is consistent with the development as was described in the request for SEARs (including any components that were not SSD) and provide a justification for any differences.</li> <li>▪ Address the requirements of any approvals applying to the site, including any concept approval, any endorsed or draft master plan, precinct plan or any recommendation from Gateway determination. Provide an accurate summary of the detailed assessment of the impacts of the project and integrate the findings and recommendations of technical reports into the justification and evaluation of the project as a whole.</li> <li>▪ If affordable housing is being proposed, provide the name and ABN of the registered community housing provider that will be responsible for managing the affordable housing component, along with documentation confirming the provider's agreement to this responsibility.</li> </ul> |  |  |
| <p><b>2. Estimated Development Cost and Employment</b></p> <ul style="list-style-type: none"> <li>▪ Provide the estimated development cost (EDC) of the development prepared in accordance with the relevant planning circular using the Standard Form of EDC Report.</li> <li>▪ As applicable, the EDC Report must separately specify the EDC of:               <ul style="list-style-type: none"> <li>○ the residential component of the development.</li> <li>○ the tenant component of the built-to-rent development.</li> <li>○ the seniors housing component of the development.</li> </ul> </li> </ul>   | EDC Report.  | Noted – an EDC Report will support the proposal.   |
| <p><b>3. Contributions and Public Benefit</b></p> <ul style="list-style-type: none"> <li>▪ Address the requirements any relevant contribution plan(s), planning agreement or EPI requiring a monetary contribution, dedication of land and/or works-in-kind agreement. and include details of any proposal for further material public benefit.</li> </ul>  | Address in EIS <u>if required</u> : <ul style="list-style-type: none"> <li>▪ Draft planning agreement</li> </ul> | Noted – A VPA is not sought under this proposal. This item will be addressed within the EIS. |



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| TABLE 2: INDUSTRY-SPECIFIC SEARS  |  |  |
|---|--|--|
| Issue and Assessment Requirements   | Documentation  | Applicant Comments   |
| <ul style="list-style-type: none"> <li>▪ Where a voluntary planning agreement is proposed, prepare a draft planning agreement in accordance with the Planning agreements – Practice note- February 2021.</li> </ul>   |  |  |
| <p><b>4. Engagement</b></p> <ul style="list-style-type: none"> <li>▪ Demonstrate that engagement and consultation activities have been undertaken in accordance with the Undertaking Engagement Guidelines for State Significant Projects and identify how issues raised, and feedback received have been considered in the design of the project. <ul style="list-style-type: none"> <li>○ If the development would have required an approval or authorisation under another Act but for the application of s 4.41 of the EP&amp;A Act or requires an approval or authorisation under another Act to be applied consistently by s 4.42 of the EP&amp;A Act, the agency relevant to that approval or authorisation must be consulted.</li> </ul> </li> </ul>  | Engagement Report  | Noted - the proposal will address the requirements of this item through the listed reports.  |
| <p><b>5. Design Quality</b></p> <ul style="list-style-type: none"> <li>▪ Demonstrate how the development will achieve: <ul style="list-style-type: none"> <li>○ design excellence in accordance with any applicable EPI provisions.</li> <li>○ good design in accordance with the seven objectives for good design in Better Placed.</li> </ul> </li> <li>▪ Demonstrate that the development: <ul style="list-style-type: none"> <li>○ where required by an EPI or concept approval, or where proposed, has been subject to a competitive design process, carried out in accordance with an endorsed brief and Design Excellence Strategy; or</li> <li>○ in all other instances, has been reviewed by the State Design Review Panel (SDRP) where required under the NSW SDRP: Guidelines for Project Teams.</li> </ul> </li> <li>▪ Recommendations of the jury and Design Integrity Panel (where a competitive design process has been held) or the SDRP are to be addressed prior to lodgement.</li> </ul> | <p>Design Excellence Strategy (where design excellence is required by an EPI)</p> <p>Competition Report (where a competitive design process has been held)</p> <p>Design Review Report (where the project has been reviewed by the SDRP)</p> | <p>No EPI's applicable to the subject site or proposal require a design excellence strategy, competition report or design review report.</p> <p>Design quality will be addressed in the EIS.</p> |
| <p><b>6. Built Form and Urban Design</b></p> <ul style="list-style-type: none"> <li>▪ Demonstrate how the proposed built</li> </ul>   | Architectural Drawings<br>Design Report  | Noted - the proposal will address the  |



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| TABLE 2: INDUSTRY-SPECIFIC SEARS  |  |  |
|---|--|--|
| Issue and Assessment Requirements   | Documentation  | Applicant Comments   |
| <p>form (layout, height, bulk, scale, separation, setbacks, interface and articulation) addresses and responds to the context, site characteristics, streetscape and existing and future character of the locality. Where relevant explain and illustrate the application of any bonuses under an EPI.</p> <ul style="list-style-type: none"> <li>▪ If relevant, provide an assessment of the development against: <ul style="list-style-type: none"> <li>○ the design principles for seniors housing set out in Schedule 8 of <i>State Environmental Planning Policy (Housing) 2021</i> (Housing SEPP) and the <i>Seniors Housing Design Guide</i>.</li> <li>○ the design principles for residential apartment development set out in Schedule 9 of the Housing SEPP and the <i>Apartment Design Guide</i> (ADG). This should include a table which demonstrates how each dwelling (including affordable dwellings) performs against the ADG design criteria.</li> </ul> </li> <li>▪ If affordable housing is proposed, provide a floorplan outlining the gross floor area and dwellings that are provided as affordable housing.</li> </ul> | <p>Survey Plan<br/>Schedule of Colours, Materials and Finishes<br/>Design Verification Statement</p>                         | <p>requirements of this item through the listed reports.</p>   |
| <p><b>7. Environmental Amenity</b></p> <ul style="list-style-type: none"> <li>▪ Assess amenity impacts on the surrounding locality, including solar access, visual privacy, view loss and view sharing, as well as wind, lighting and reflectivity impacts. A high level of environmental amenity for any surrounding residential or other sensitive land uses must be demonstrated.</li> <li>▪ Provide a solar access analysis of the overshadowing impacts of the development within the site, on surrounding properties and public spaces (during winter solstice) at hourly intervals between 9am and 3pm, comparing the proposed development, existing situation and where applicable, a development with no bonuses applied.</li> </ul>   | <p>Shadow Diagrams</p> <p>Chapter 4 Housing SEPP Assessment (ADG)</p> <p><u>If required:</u></p> <p>View Impact Analysis</p> | <p>Chapter 4 of the Housing SEPP is not applicable to the proposal.</p> <p>All built form proposed is significantly setback from all site boundaries ensuring no shadow impacts on adjoining properties. The dwelling typology is low rise residential dwellings (Manufactured Homes) and will comply with the requirements set out in the Local Government Regulations. Accordingly, shadow diagrams would not be applicable to this type of development.</p> |



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| TABLE 2: INDUSTRY-SPECIFIC SEARS  |   |   |
|---|---|---|
| Issue and Assessment Requirements   | Documentation   | Applicant Comments  |
|   |   | Environmental amenity will be addressed within the EIS.                                     |
| <p><b>8. Visual Impact</b></p> <ul style="list-style-type: none"> <li>Provide a visual analysis of the development from key viewpoints, including photomontages or perspectives showing the proposed and likely future development.</li> <li>If the proposal would result in significant visual impact not anticipated by the planning controls, provide a visual impact assessment that addresses the visual impacts of the development on the existing catchment.</li> </ul>  | <p>Visual Impact Analysis</p> <p><u>If required:</u><br/>Visual Impact Assessment</p>   | Noted – the proposal will be informed by photomontages and perspective drawings.            |
| <p><b>9. Transport</b></p> <ul style="list-style-type: none"> <li>Provide a Transport Impact Assessment (TIA) in accordance with the processes and methodology recommended in the Guide to Transport Impact Assessment (GITA) published by TfNSW.</li> <li>If the construction of the development would cause interruptions to regular pedestrian and transport routes (including public transport, active transport or general traffic), a preliminary Construction Traffic (or Transport) Management Plan (CTMP) should be prepared as part of the TIA to mitigate any such impacts.</li> </ul> | <p>Transport Impact Assessment</p> <p><u>If required:</u><br/>Preliminary Construction Traffic (or Transport) Management Plan</p> | Noted – the proposal will address the requirements of this item through the listed reports. |
| <p><b>10. Noise and Vibration</b></p> <ul style="list-style-type: none"> <li>Provide a noise and vibration impact assessment prepared in accordance with the relevant NSW Environment Protection Authority (EPA) guidelines. The assessment must detail construction and operational noise and vibration impacts on nearby sensitive receivers and structures and outline the proposed management and mitigation measures that would be implemented.</li> </ul>   | Noise and Vibration Impact Assessment.  | Noted – the proposal will be supported by a Noise and Vibration Impact Assessment.          |
| <p><b>11. Water Management</b></p> <ul style="list-style-type: none"> <li>Detail the proposed drainage design and servicing infrastructure to be incorporated as part of the development (stormwater and wastewater).</li> <li>Demonstrate how the development complies with council's drainage</li> </ul>  | Integrated Water Management Plan  | Noted – the proposal will address the requirements of this item through the listed reports. |



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**TABLE 2: INDUSTRY-SPECIFIC SEARS**

| Issue and Assessment Requirements  | Documentation   | Applicant Comments  |
|--|---|---|
| <p>requirements and identify proposed stormwater treatment and water quality management measures to minimise adverse environmental impacts.</p>  |   |   |
| <p><b>12. Ground and Groundwater Conditions</b></p> <ul style="list-style-type: none"> <li>▪ Assess potential impacts on soil resources and related infrastructure and riparian lands on and near the site and including soil erosion.</li> <li>▪ Where required provide a Groundwater Impact Assessment in accordance with relevant Groundwater Guidelines. If the proposed development is on land identified as having high salinity or acid sulfate soil potential in an EPI provide a Salinity Management Plan or Acid Sulfate Soil Management Plan that includes appropriate management measures and strategies.</li> </ul>   | <p>Geotechnical Assessment</p> <p><u>If required:</u></p> <p>Groundwater Impact Assessment</p> <p>Salinity Management Plan</p> <p>Acid Sulfate Soils Management Plan</p>  | <p>Noted – the proposal is supported by a Geotechnical Report at <b>Appendix 10</b>. No further investigations are required.</p>  |
| <p><b>13. Contamination and Remediation</b></p> <ul style="list-style-type: none"> <li>▪ In accordance with Chapter 4 of the <i>State Environmental Planning Policy (Resilience and Hazards) 2021</i>, assess and quantify any soil and groundwater contamination and demonstrate that the site is suitable (or will be suitable, after remediation) for the development.</li> </ul>   | <p>Preliminary Site Investigation.</p> <p><u>If required:</u></p> <ul style="list-style-type: none"> <li>▪ Detailed Site Investigation.</li> <li>▪ Remedial Action Plan.</li> <li>▪ Preliminary Long-term Environmental Management Plan.</li> </ul> | <p>Noted – the proposal is supported by a Preliminary Site Investigation (PSI), refer to <b>Appendix 9</b>. The PSI has confirmed no further investigations are required.</p> |
| <p><b>14. Trees and Landscaping</b></p> <ul style="list-style-type: none"> <li>▪ Provide a landscape plan, that: <ul style="list-style-type: none"> <li>○ details the proposed site planting, including location, number and species of plantings, heights of trees at maturity and proposed canopy coverage (as a percentage of the site area).</li> <li>○ provides evidence that opportunities to retain significant trees have been explored and/or inform the plan.</li> </ul> </li> <li>▪ If the proposal involves impacts to trees, provide an Arboricultural Impact assessment that assesses the number, location, condition and significance of trees to be removed and retained including: <ul style="list-style-type: none"> <li>○ any existing canopy coverage to be retained on-site.</li> <li>○ tree root mapping. if the proposal involves significant impacts to tree-</li> </ul> </li> </ul> | <p>Landscape Plan</p> <p><u>If required:</u></p> <p>Arboricultural Impact Assessment</p>  | <p>Noted – the proposal will address the requirements of this item through the listed reports.</p>  |



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| TABLE 2: INDUSTRY-SPECIFIC SEARS  |  |   |
|---|--|---|
| Issue and Assessment Requirements   | Documentation  | Applicant Comments  |
| protection zones of retained trees identified as being significant  |  |   |
| <p><b>15. Ecologically Sustainable Development (ESD)</b></p> <ul style="list-style-type: none"> <li>Identify how ESD principles (as defined in section 193 of the EP&amp;A Regulation) are incorporated in the design and ongoing operation of the development.</li> <li>Where relevant, provide an assessment of the development against the standards for non-residential development set out in Chapter 3 of State Environmental Planning Policy (Sustainable Buildings) 2022.</li> </ul>  | <p>ESD Report.</p> <p>BASIX Certificate</p>  | <p>Noted – the proposal will provide a Section J Report for the proposed Community Clubhouse Building.</p>                        |
| <p><b>16. Biodiversity</b></p> <ul style="list-style-type: none"> <li>Unless a waiver has been granted, provide a Biodiversity Development Assessment Report (BDAR) that assesses any biodiversity impacts associated with the development in accordance with the <i>Biodiversity Conservation Act 2016</i> and the <i>Biodiversity Assessment Method 2020</i>. OR</li> <li>If the development is on biodiversity certified land, provide information to identify the site (using associated mapping) and demonstrate the proposed development is consistent with the relevant biodiversity measure conferred by the biodiversity certification.</li> </ul> | <p>Biodiversity Development Assessment Report or BDAR Waiver.</p>  | <p>Noted – Based on the findings of the Ecological Assessment at <b>Appendix 14</b>, the proposal will include a BDAR Waiver.</p> |
| <p><b>17. Waste Management</b></p> <ul style="list-style-type: none"> <li>Provide the measures to be implemented to manage, reuse, recycle and safely dispose of waste, including in accordance with any council waste management requirements.</li> <li>Identify appropriately sited waste storage areas, collection access paths/roads, and appropriate servicing arrangements for the site.</li> </ul>   | <p>Waste Management Plan.</p>  | <p>Noted – the proposal will be supported by a Waste Management Plan.</p>   |
| <p><b>18. Social Impact</b></p> <ul style="list-style-type: none"> <li>The EIS must consider social impacts and, should any significant social impacts be identified, a Social Impact Assessment must be prepared in accordance with the <i>Social Impact Assessment Guidelines for State Significant Projects</i>.</li> </ul>  | <p>Address in EIS</p> <p><u>If required:</u></p> <p>Social Impact Assessment in accordance with the guidelines</p> | <p>Noted – the proposal will address the requirement of this item within the EIS.</p>   |



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**TABLE 2: INDUSTRY-SPECIFIC SEARS**

| Issue and Assessment Requirements   | Documentation   | Applicant Comments   |
|---|---|--|
| <p><b>19. Flooding Risk</b></p> <ul style="list-style-type: none"> <li>▪ Identify the flood planning area and level as set out in the relevant EPI and other supporting documents to determine; <ul style="list-style-type: none"> <li>○ The flood extent and velocity up to the Probable Maximum Flood and risk on-site having regard to adopted flood studies and, floodplain risk management studies and plans</li> <li>○ The site access and egress routes</li> <li>○ the potential effects of climate change,</li> <li>○ any relevant provisions of the <i>NSW Flood Risk Management Manual</i>, and any other relevant guidelines</li> </ul> </li> <li>▪ Where the development is occurring on flood prone land a flood impact and risk assessment (FIRA) must be prepared having regard to the <i>Flood Impact and Risk Assessment - Flood Risk Management Guide LU01</i>. When determining the scope and category of the FIRA the requirements outlined in the FIRA guide must be considered.</li> <li>▪ Detail any flood risk management measures that are to be incorporated as part of the development having regard to relevant guidelines (including any design solutions, flood modification measures, property modification measures, operational procedures or Flood Emergency Response Plan).</li> </ul> | <p><u>If required:</u></p> <p>Flood Impact and Risk Assessment (FIRA)</p> | <p>Noted - the proposal will address the requirement of this item within the EIS.</p>              |
| <p><b>20. Bush Fire Risk</b></p> <ul style="list-style-type: none"> <li>▪ If the development is on mapped bush fire prone land, or a bush/grass fire threat is identified on or adjoining the site, provide a bush fire assessment that details proposed bush fire protection measures and demonstrates compliance with <i>Planning for Bush Fire Protection</i>.</li> </ul>  | <p>Bush Fire Assessment.</p>  | <p>Noted - the proposal will address the requirements of this item through the listed reports.</p> |
| <p><b>21. Aboriginal Cultural Heritage</b></p> <ul style="list-style-type: none"> <li>▪ Where there is known, or reasonably likely, to be Aboriginal cultural heritage</li> </ul>   | <p><u>If required:</u></p>  | <p>Noted - An Aboriginal Heritage Due Dilligence Assessment is provided</p>                        |



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**TABLE 2: INDUSTRY-SPECIFIC SEARS**

| Issue and Assessment Requirements   | Documentation   | Applicant Comments   |
|---|---|--|
| <p>on or near the site demonstrate that impacts have been adequately investigated and assessed by:</p> <ul style="list-style-type: none"> <li>○ Identifying that an appropriate prior planning process has already considered these impacts, e.g. a rezoning or development application, or</li> <li>○ Providing an initial assessment of the potential impacts.</li> </ul> <ul style="list-style-type: none"> <li>▪ If potential impacts are significant, provide an Aboriginal Cultural Heritage Assessment Report (ACHAR) which: <ul style="list-style-type: none"> <li>○ Identifies, describes and assesses any impacts to Aboriginal cultural heritage sites or values associated with the site.</li> <li>○ Is prepared in accordance with relevant guidelines.</li> </ul> </li> </ul>       | <p>Aboriginal Cultural Heritage Assessment Report.</p>                                      | <p>at <b>Appendix 13</b>. An ACHAR is not considered required for the proposal. The proposal will address the requirement of this item within the EIS.</p> |
| <p><b>22. Environmental Heritage</b></p> <ul style="list-style-type: none"> <li>▪ Where there is potential for direct or indirect impacts on environmental heritage, provide a Statement of Heritage Impact and Archaeological Assessment (where required), in accordance with the relevant guidelines.</li> </ul>  | <p><u>If Required:</u><br/>Statement of Heritage Impact.<br/>Archaeological Assessment.</p> | <p>N/A. There are no heritage items on or in close proximity to the subject site. As such a Heritage Impact Assessment is not required.</p>                |
| <p><b>23. Public Space</b></p> <ul style="list-style-type: none"> <li>▪ If public space is proposed as part of the development, demonstrate how the development: <ul style="list-style-type: none"> <li>○ maximises the amount, access to and quality of public spaces (including open space, public facilities and streets/plazas within and surrounding the site), reflecting relevant design guidelines and advice from the local council and the Department.</li> <li>○ provides accessible public space.</li> <li>○ maximises permeability and connectivity.</li> <li>○ maximises the amenity of public spaces in line with their intended use, such as through adequate facilities, solar access, shade and wind protection.</li> <li>○ maximises street activation.</li> </ul> </li> </ul> | <p><u>If required:</u><br/>Public Space Plan</p>  | <p>N/A Public space is not proposed as part of the development.</p>  |



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| TABLE 2: INDUSTRY-SPECIFIC SEARS   |  |   |
|--|--|---|
| Issue and Assessment Requirements  | Documentation                              | Applicant Comments  |
| <ul style="list-style-type: none"><li>o minimises potential vehicle, bicycle and pedestrian conflicts</li></ul>  |  |   |
| <p><b>24. Hazards and Risk</b></p> <ul style="list-style-type: none"><li>▪ If the development is affected by above ground dangerous goods storages from the surrounding developments and/or underground high-pressure dangerous goods pipelines in the vicinity of proposal location:<ul style="list-style-type: none"><li>o Report on any consultation outcomes with operators.</li><li>o Consider whether the development would cause these storages non-compliance with Australian Standards.</li></ul></li><li>▪ Where applicable, provide a Hazard Analysis in line with relevant guidelines and planning circular.</li></ul> | <p><u>If required:</u> Hazard Analysis</p> | <p>Noted - the proposal is not affected by above ground dangerous goods storages from the surrounding developments and/or underground high-pressure dangerous goods pipelines in the vicinity of proposal location.</p> |

The proposal is considered to meet the eligibility criteria for industry-specific SEARs. As such, it is requested that NSW DPHI issue formal SEARs for the preparation of an EIS for this proposal as SSD.

Should you require any further information to do so, please do not hesitate to contact the undersigned on 0400 878 696 or via email at [acogill@willowtp.com.au](mailto:acogill@willowtp.com.au).

Your sincerely,



Abbie Cogill  
Senior Planner  
Willowtree Planning Pty Ltd

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**Appendix 1** Architectural Plans

**Appendix 2** Landscape and Civil Plan

**Appendix 3** Kempsey Development Control Plan 2013 Assessment

**Appendix 4** Stormwater Management Plan

**Appendix 5** Preliminary Home Designs

**Appendix 6** Bushfire Assessment Report

**Appendix 7** Traffic Impact Assessment

**Appendix 8** Water and Sewer ET's



## **REQUEST FOR INDUSTRY-SPECIFIC SEARS**

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**Appendix 9** Preliminary Site Investigation

**Appendix 10** Geotechnical Assessment

**Appendix 11** Survey Plan

**Appendix 12** Electrical Reticulation Plan

**Appendix 13** Aboriginal Heritage Due Diligence Report

**Appendix 14** Ecological Report

**Appendix 15** Operational Waste Management Plan

**Appendix 16** BCA and Access Statement

**Appendix 17** Arboricultural Impact Assessment

**Appendix 18** Design Statement

**Appendix 19** Preliminary Cost Report

**Appendix 20** Artist Renders

