

Development details

Application number	SSD-100360960
Project name	Chatswood Dive Site – Concept and Stage 1 works
Location	339 Mowbray Road, 569, 589, and 607 Pacific Highway, and 5-8 Bryson Street, Chatwood within Willoughby City
Applicant	Landcom
Date of issue	5 December 2025

Content and guidance

The Environmental Impact Statement (EIS) must meet the minimum form and content requirements as prescribed by Part 8 of the *Environmental Planning and Assessment Regulation 2021* (EP&A Regulation) and the *State Significant Development Guidelines*. The EIS must also address the issues set out below.

Relevant policies, guidelines and planning circulars can be found at:

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

Key issues and supporting documentation

Issue and Assessment Requirements	Supporting Documentation
1. Statutory Context - Address all relevant legislation, environmental planning instruments (EPIs) (including drafts), plans, policies, guidelines and planning circulars. - Identify compliance with applicable development standards and provide a detailed justification for any non-compliances. - 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. - Address the requirements of any approvals applying to the site, including 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. - Demonstrate that any ancillary use is subordinate or subservient to the dominant purpose and that no prohibited uses are proposed. - Address any existing use rights that apply to the development.	Address in EIS <u>If required:</u> Clause 4.6 Variation Request (for any non-compliances with applicable development standards)

Planning Secretary's Environmental Assessment Requirements



Project Specific

2. Estimated Development Cost and Employment Provide the estimated development cost (EDC) of the development prepared in accordance with the relevant planning circular using the Standard Form of EDC Report.	EDC Report
3. Contributions and Public Benefit - 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. - Address Willoughby City Council's <i>Affordable Housing Policy</i> and any site-specific affordable housing contributions required under the <i>Willoughby Local Environmental Plan 2012</i>. - Demonstrate how the proposal supports the State and national housing priorities in the delivery of social and affordable housing. - Where a voluntary planning agreement is proposed, the draft planning agreement must: - be prepared in accordance with the <i>Planning agreements – Practice note- February 2021</i> - consider Willoughby City Council's Community Infrastructure Contributions rate applicable to residential upzonings in addition to any access roads and proposed public domain.	Address in EIS <u>If required:</u> Draft planning agreement
4. Construction, Operation and Staging Provide details of how construction and operation would be managed and any impacts mitigated.	Address in EIS
5. Engagement - Demonstrate that engagement and consultation activities have been undertaken in accordance with the <i>Undertaking Engagement Guidelines for State Significant Projects</i> and identify how issues raised, and feedback received have been considered in the design of the project. - If the development would have required an approval or authorisation under another Act but for the application of s 4.41 of the EP&A Act or requires an approval or authorisation under another Act to be applied consistently by s4.42 of the EP&A Act, the agency relevant to that approval or authorisation must be consulted.	Engagement Report
6. Design Quality - Demonstrate how the development will achieve: - design excellence in accordance with any applicable EPI provisions - good design in accordance with the seven objectives for good design in Better Placed. - Demonstrate how high-quality design outcomes consistent with the concept built form would be realised for future developments. - Demonstrate that the development has been reviewed by the State Design Review Panel (SDRP) where required under the <i>NSW SDRP: Guidelines for Project Teams</i>.	Design Excellence Strategy (where design excellence is required by an EPI) Design Review Report (where the project has been reviewed by the SDRP) Design Guide for future stages (where relevant)

Planning Secretary's Environmental Assessment Requirements



Project Specific

Recommendations of the SDRP are to be addressed prior to lodgement.	
7. Built Form and Urban Design - Demonstrate how the proposed development, including concept development application (DA) built form, public domain and road layout (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. - Provide an assessment of the concept DA built form against the design principles for residential apartment development set out in Schedule 9 of the Housing SEPP and the Apartment Design Guide (ADG). This should include a table which demonstrates how each dwelling (including affordable dwellings) performs against the ADG design criteria.	Concept Architectural Drawings for the Concept Application Design Report Survey Plan Schedule of Colours, Materials and Finishes Design Verification Statement
8. Environmental Amenity - 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. - Provide a solar access analysis of the overshadowing impacts of the concept DA built form 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.	Shadow Diagrams Chapter 4 Housing SEPP Assessment (ADG) <u>If required:</u> View Impact Analysis
9. Visual Impact - Provide a visual analysis of the concept DA built form from key viewpoints, including photomontages or perspectives showing the proposed and likely future development. - 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 concept DA built form on the existing catchment.	Visual Impact Analysis Visual Impact Assessment
10. Transport - Provide a Transport Impact Assessment (TIA) in accordance with the processes and methodology recommended in the <i>Guide to Transport Impact Assessment</i> (GITA) published by Transport for NSW (TfNSW), including (but not limited to): - detailed traffic modelling (e.g. SIDRA) will be required to document the impact of the proposed development on the existing and proposed road network with an existing base and a +10-year background traffic growth scenarios, with and without the proposed development, for weekday AM, PM and weekend peak periods - SIDRA modelling shall include, but not limited to, the following intersections:	Transport Impact Assessment <u>If required:</u> Preliminary Construction Traffic (or Transport) Management Plan

Planning Secretary's Environmental Assessment Requirements



Project Specific

▪ Mowbray Road (Classified Road) and Hampden Road (Local Road) ▪ Mowbray Road and Elizabeth Street (Local Road) ▪ Pacific Highway (Classified Road) and Nelson Street (Local Road) ▪ Pacific Highway and Mowbray Road ○ identification of the necessary road network infrastructure upgrades required to mitigate the development impact on the classified road network ○ proposed service vehicle access arrangements, noting the Mowbray Road and Hampden Road intersection is not designed to accommodate access by service vehicles and all service vehicle access must be accommodated via Nelson Street. • The proposed modifications to the traffic signals at Mowbray Road and Hampden Road would require TfNSW approval under section 87 of the <i>Roads Act 1993</i>. The application must: ○ include traffic modelling and a concept design of the proposed intersection works ○ be submitted to TfNSW for review and endorsement ○ demonstrate the realignment of the access road opposite Hamden Road can be accommodated (and designed) without adverse impacts to the operation of the state classified road network ○ be prepared in accordance with the TfNSW Guidelines for Signal Design, Austroads, Australian Standards and other relevant guidelines. • If the construction of the development is anticipated to cause interruptions to regular pedestrian or 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.	
• Provide a Rail Impact Assessment Report endorsed by the TfNSW Asset Management Branch Technically Assured Organisation (TAO) that considers: ○ any impacts on Mowbray Road Overbridge ○ how the development would achieve applicable rail specific TfNSW Standards and other applicable Standards, Codes and Guidelines. • Submit detailed survey plans and cross-sectional drawings prepared by a registered surveyor identifying the proposed development in relation to the rail corridor, rail assets, Transport Asset Manager of NSW land/easements and relevant first and second reserve zones below and above ground. • Provide a report demonstrating compliance with the Sydney Metro Underground Corridor Protection Technical Guidelines.	Rail Impact Assessment Report Internal shoring plans Anchor Plan Craneage Plans Geotechnical Report specific to Sydney Trains rail corridor/assets Survey plans and cross-sectional drawings
11. Noise and Vibration • 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	Noise and Vibration Impact Assessment

Planning Secretary's Environmental Assessment Requirements



Project Specific

sensitive receivers and structures and outline the proposed management and mitigation measures that would be implemented.	
12. Water Management - Detail the location, ownership and function of the stormwater channel that traverses the site and demonstrate the development would not impact its function. - Detail the proposed drainage design and servicing infrastructure to be incorporated as part of the development (stormwater and wastewater). - Demonstrate how the development complies with council's drainage requirements and identify proposed stormwater treatment and water quality management measures to minimise adverse environmental impacts. - Demonstrate water sensitive urban design and provide details into any sustainability initiatives proposed that will minimise the demand for drinking water, including any alternative water supply and end uses of drinking and non-drinking water. - Submit a completed growth form to Sydney Water as part of the feasibility application via a Water Servicing Coordinator (WSC).	Integrated Water Management Plan
13. Ground and Groundwater Conditions - Assess potential construction and operational impacts on soil and groundwater resources and related infrastructure and riparian lands on and near the site and including soil erosion. Where required, detail measures to mitigation any identified impacts. - Describe whether the development would result in an Aquifer Interference Activity in accordance with the NSW Aquifer Interference Policy. - 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.	Geotechnical Assessment Bulk Earthworks Plan <u>If required:</u> Groundwater Impact Assessment Salinity Management Plan Acid Sulfate Soils Management Plan
14. Contamination and Remediation 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.	Preliminary Site Investigation Report <u>If required:</u> Detailed Site Investigation Remedial Action Plan Preliminary Long-term Environmental Management Plan
15. Trees and Landscaping - Provide a concept site-wide landscape plan that: - details the location of the communal open space(s) and landscaped area(s), including landscaping strategies for these space(s) and area(s) - demonstrates how the proposed development would:	Concept Landscape Plan for the Concept Application Detailed Landscape Plan for the Stage 1 Development

Planning Secretary's Environmental Assessment Requirements



Project Specific

▪ contribute to long term landscape setting in respect of the site and streetscape ▪ mitigate the urban heat island effect and ensure appropriate comfort levels on-site ▪ contribute to an increase in urban tree canopy cover ▪ maximise opportunities for green infrastructure, consistent with Greener Places. • Provide a detailed landscape plan for the Stage 1 development, that 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). • 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: ○ any existing canopy coverage to be retained on-site ○ tree root mapping. if the proposal involves significant impacts to tree-protection zones of retained trees identified as being significant.	<u>If required:</u> Arboricultural Impact Assessment
16. Ecologically Sustainable Development (ESD) • Identify how ESD principles (as defined in section 193 of the EP&A Regulation) are incorporated in the design and ongoing operation of the development. • Where relevant, provide an assessment of the development against the standards for non-residential development set out in Chapter 3 of <i>State Environmental Planning Policy (Sustainable Buildings) 2022</i>.	ESD Report BASIX Certificate
17. Biodiversity • 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 and the Biodiversity Assessment Method 2020</i>. OR • 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.	Biodiversity Development Assessment Report
18. Waste Management • Provide the measures to be implemented to manage, reuse, recycle and safely dispose of waste, including in accordance with any council waste management requirements. • Identify appropriately sited waste storage areas, collection access paths/roads, and appropriate servicing arrangements for the site.	Waste Management Plan
19. Social Impact • 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 Guideline for State Significant Projects</i>.	Address in EIS <u>If required:</u> Social Impact Assessment in

Planning Secretary's Environmental Assessment Requirements



Project Specific

	accordance with the guidelines
20. Flood Risk - Identify the flood planning area and level as set out in the relevant EPI and other supporting documents to determine: - 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 - the site access and egress routes - the potential effects of climate change - any relevant provisions of the <i>NSW Flood Risk Management Manual</i>, and any other relevant guidelines. - 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. - 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).	Flood Impact and Risk Assessment (FIRA)
21. Aboriginal Cultural Heritage - Where there is known, or reasonably likely, to be Aboriginal cultural heritage on or near the site demonstrate that impacts have been adequately investigated and assessed by: - identifying that an appropriate prior planning process has already considered these impacts, e.g. a rezoning or development application, or - providing an initial assessment of the potential impacts. - If potential impacts are significant, provide an Aboriginal Cultural Heritage Assessment Report (ACHAR) which: - identifies, describes and assesses any impacts to Aboriginal cultural heritage sites or values associated with the site - is prepared in accordance with relevant guidelines - includes evidence of adequate and continuous consultation with Aboriginal parties in relation to assessing impacts, selecting options for avoidance of Aboriginal heritage and identifying appropriate mitigation measures.	If required: Aboriginal Cultural Heritage Assessment Report
22. Environmental Heritage - Provide a Statement of Heritage Impact and Archaeological Assessment prepared by a suitably qualified heritage consultant and in accordance with the relevant guidelines which: - identifies all heritage items within the site and its vicinity - assesses the impacts on any identified heritage items and discuss attempts to avoid and/or mitigate the impact on the heritage significance including any options analysis	Statement of Heritage Impact Conservation Management Plan If required: Archaeological Assessment

Planning Secretary's Environmental Assessment Requirements



Project Specific

- o assesses the visual impacts of the proposal on any heritage items within the visual catchment. • Provide an assessment of the proposal against previous relevant environmental heritage assessments undertaken for the site. • Prepare a Conservation Management Plan for the site to ensure the conservation of the onsite heritage items and their curtilage, as well as providing conservation policies for the future development of the site.	
23. Public Space • Provide an assessment into the open space demand resulting from the proposal and the resulting population growth. • Demonstrate how the development: - o 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 (including council's) and advice from the Willoughby City Council and the Department - o provides accessible public space - o maximises permeability and connectivity - o maximises the amenity of public spaces in line with their intended use, such as through adequate facilities, solar access, shade and wind protection - o maximises street activation - o minimises potential vehicle, bicycle and pedestrian conflicts. • Address how Crime Prevention through Environmental Design (CPTED) principles are to be integrated into the development, in accordance with <i>Crime Prevention and the Assessment of Development Applications Guidelines</i>.	Public Space Plan
24. Hazards and Risks • 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: - o report on any consultation outcomes with operators - o consider whether the development would cause these storages non-compliance with <i>Australian Standards</i>. • Where applicable, provide a Hazard Analysis in line with relevant guidelines and planning circular.	<u>If required:</u> Hazard Analysis
25. Utilities • In consultation with relevant service providers, prepare a services and utilities impact assessment that: - o assesses the capacity of existing services and utilities and identify any upgrades required to facilitate the development - o assesses the impacts of the proposal on existing utility infrastructure and service provider assets and describe how any potential impacts would be managed.	Utilities Impact Statement