

Development details

Application number	SSD-101805466
Project name	20-30 Lee Street, Sydney – Co-Living Development
Location	20-30 Lee Street, Haymarket within City of Sydney
Applicant	Frasers Property AHL Limited
Date of issue	30 January 2026

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
<p>1. Statutory Context</p> <ul style="list-style-type: none">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 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.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.	<p><u>If required:</u></p> <p>Clause 4.6 Variation Request (for any non-compliances with applicable development standards)</p>

Issue and Assessment Requirements	Supporting Documentation
<ul style="list-style-type: none"> • 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. • Provide an estimate of the retained and new jobs that would be created during the construction and operational phases, including details of the methodology to determine the figures provided. 	EDC Report
<p>2. Contributions and Public Benefit</p> <ul style="list-style-type: none"> • 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. • Where a voluntary planning agreement is proposed, prepare a draft planning agreement in accordance with the <i>Planning agreements – Practice note- February 2021</i>. 	<p>Address in EIS</p> <p><u>If required:</u></p> <p>Draft planning agreement</p>
<p>3. Engagement</p> <ul style="list-style-type: none"> • 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. <ul style="list-style-type: none"> ○ 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 s 4.42 of the EP&A Act, the agency relevant to that approval or authorisation must be consulted. 	Engagement Report
<p>4. Design Quality</p> <ul style="list-style-type: none"> • Demonstrate how the development will achieve design excellence in accordance with any applicable EPI provisions and achieve good design in accordance with the seven objectives for good design in Better Placed. 	<p>Design Excellence Strategy (where design excellence is required by an EPI)</p> <p>Design Review Report (where the project has been reviewed by the SDRP)</p>
<p>5. Built Form</p> <ul style="list-style-type: none"> • Demonstrate how the design delivers a high-quality development, including consideration of any changes to the facades, activation, roof design, materials, finishes, colours, any signage and integration of services. • Provide detailed drawings, schedules, and other information detailing the demolition and retention of building fabric and the adaptive-reuse of the existing buildings. • Demonstrate how the adaptive-reuse of the buildings: 	<p>Architectural Drawings</p> <p>Design Report</p> <p>Survey Plan</p> <p>Schedule of Colours, Materials and Finishes</p>

Issue and Assessment Requirements	Supporting Documentation
<ul style="list-style-type: none"> ○ Provides adequately sized rooms, servicing and staff areas, circulation areas, and communal spaces. ○ Achieves compliant floor to ceiling heights and fire separation and safety requirements. ○ Achieves solar access and natural ventilation to private and communal living areas and open spaces. ○ Achieves appropriate internal noise levels for private and communal areas. ● Address how the buildings are connected and demonstrate how such connection/s are appropriately sized and integrated with the structure of the buildings. ● Assess how the development complies with the relevant accessibility requirements. ● Demonstrate how the provision of new services will be coordinated throughout the building. ● Address lift capacity and wait time to demonstrate adequate handling capacity for future residents. ● Confirm the structural adequacy of any retained and new built form. ● Provide adequate waste management facilities addressing Council guidelines and relevant policies. ● Prepare a preliminary plan of management for the co-living use with reference to any relevant City of Sydney guidelines. 	<p>Design Verification Statement</p>
<p>6. Environmental Amenity</p> <ul style="list-style-type: none"> ● Address how good internal and external environmental amenity is achieved for the proposed building's rooms and common spaces including natural daylight and ventilation, visual privacy, shared amenities, and access to landscaped and outdoor spaces. ● Assess amenity impacts on the surrounding locality and demonstrate that a high level of environmental amenity for any surrounding public domain and sensitive land uses is achieved. ● Provide a solar access analysis of the overshadowing impacts of the development within the site, on surrounding properties and public spaces (during summer and winter solstice and spring and autumn equinox) at hourly intervals between 9am and 3pm, when compared to the existing situation and a compliant development (if relevant). ● Assess the local wind environment and identify potential measures to mitigate wind impacts from the development on surrounding streets/footpaths, and from the TOGA and Atlassian towers on open space, thoroughfares, roof terraces, and building entrances. 	<p>Shadow Diagrams</p> <p><u>If required:</u></p> <p>View Impact Analysis</p>
<p>7. Visual Impact</p> <ul style="list-style-type: none"> ● Provide a visual analysis of the development from key viewpoints, including photomontages or perspectives showing the proposed and likely future development. 	<p><u>If required:</u></p> <p>Visual Impact Assessment</p>

Issue and Assessment Requirements	Supporting Documentation
<ul style="list-style-type: none"> 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. 	
<p>8. Transport</p> <ul style="list-style-type: none"> The EIS is to detail the provision of bicycle parking and loading and servicing facilities for all uses on site, including co-living dwellings and retail uses. Provide a Transport Impact Assessment (TIA), in accordance with the Guide to Transport Impact Assessment (GTIA). Address the impacts of the development on the transport network and impacts to the state classified road network as a result of increased bus and pedestrian/active transport movements. Provide a preliminary Construction Transport Management Plan (CTMP), that demonstrates how construction vehicle movement can be managed to minimise impacts to the transport network including public transport operation and safety of pedestrians and cyclists. Provide an assessment of loading and servicing provisions, access arrangements for the loading dock, and prepare a Draft Loading and Servicing Plan that: <ul style="list-style-type: none"> Details service vehicle movements and site access arrangements. This should include vehicle type and likely arrival and departure times of service vehicles. Demonstrate that the proposed loading and servicing arrangements would not have an impact on transport operations and safety of pedestrians and cyclists Provide a Rail Impact Assessment Report that: <ul style="list-style-type: none"> details the impacts from the proposed development in relation to the rail corridor, rail tunnel, any electrical substation and assets, and any Transport Asset Manager (TAM) land and easements. address the requirements of TfNSW Asset Management Branch standard 'Airspace and External Developments' and 'Development Near Rail Tunnels' include any supporting survey plans and cross-sections. 	<p>Transport Impact Assessment</p> <p>Preliminary Construction Traffic (or Transport) Management Plan</p> <p>Draft Loading and Servicing Plan</p> <p>Rail Impact Assessment Report</p>
<p>9. Noise and Vibration</p> <ul style="list-style-type: none"> 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. The assessment must also detail the internal noise and vibration environment and identify appropriate mitigation measures to ensure internal amenity is achieved with reference to the <i>Development near rail corridors</i> 	<p>Noise and Vibration Impact Assessment</p>

Issue and Assessment Requirements	Supporting Documentation
<p><i>and busy roads – interim guideline</i> and other relevant guidance and circulars.</p>	
<p>10. Water and soils</p> <ul style="list-style-type: none"> • 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. • In accordance with Chapter 4 of the State Environmental Planning Policy (Resilience and Hazards) 2021, assess and quantify any soil and groundwater contamination and demonstrate that the site is suitable (or will be suitable, after remediation) for the development. • If the proposed development is on land identified as having high salinity or acid sulfate soil potential, provide a Salinity Management Plan or Acid Sulfate Soil Management Plan that includes appropriate management measures and strategies. • Provide an Integrated Water Management Plan for the development that: <ul style="list-style-type: none"> ○ is prepared in consultation with the local council and any other relevant drainage or water authority ○ outlines the water-related servicing infrastructure required by the development (informed by the anticipated annual and ultimate increase in servicing demand) and evaluates opportunities to reduce water demand (such as recycled water provision) ○ details the proposed drainage design (stormwater and wastewater) for the site including any on-site treatment, reuse and detention facilities, water quality management measures and nominated discharge points ○ demonstrates compliance with the local council or other drainage or water authority requirements and avoids adverse downstream impacts ○ includes hydraulic details, plans, and specifications for any proposed water and drainage infrastructure ○ addresses if any water resource is likely to be affected by the development, including groundwater, in either a temporary and permanent capacity and assesses any requirements or standards specified in the <i>Water Management Act 2000</i> and any other relevant EPIs, plans or guidelines ○ addresses the potential for flooding and describes the pre and post development scenario(s) for flood behaviour, constraints and risk on the site, and identifies the relevant flood planning levels and any mitigation measures required to reduce impacts and improve safety with consideration of the NSW Flood Risk Management Manual, Council policies, planning controls, government studies, information, requirements and any additional relevant development controls and guidelines. 	<p>Integrated Water Management Plan</p> <p>Preliminary Site Investigation Report</p> <p><u>If required:</u></p> <p>Salinity Management Plan</p> <p>Acid Sulfate Soil Management Plan</p> <p>Detailed Site Investigation</p> <p>Remedial Action Plan</p> <p>Preliminary Long-term Environmental Management Plan</p>

Issue and Assessment Requirements	Supporting Documentation
<p>11. Public Domain, Trees and Landscaping</p> <ul style="list-style-type: none"> • Provide a landscape plan, that: <ul style="list-style-type: none"> ○ 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). ○ assess the number, location, condition and significance of any trees to be removed and retained and note any existing canopy coverage to be retained on-site. ○ incorporates opportunities for additional and green planting on the ground level and proposed rooftop and terrace areas. Note: the landscape design must also be supported by structural advice, confirming that any proposed landscaping on structure can be accommodated. • 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"> ○ 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 • Demonstrate how the development 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. • Demonstrate how the development: <ul style="list-style-type: none"> ○ addresses potential impacts/interfaces with the Atlassian, Toga Development and Henry Dean Plaza. ○ addresses the activation and safety along Lee Street with the special consideration of vehicles, pedestrians and cyclists. ○ addresses wayfinding to demonstrate legible, safe and equitable access to any building entrances, including those without visibility from the street. ○ ensures that public spaces are welcoming, attractive and accessible for all. ○ maximises permeability, connectivity and street activation. ○ maximises the amenity of public spaces in line with their intended use, such as through adequate facilities, solar access, shade and wind protection. ○ 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>. 	<p>Landscape Plan</p> <p><u>If required:</u></p> <p>Arboricultural Impact Assessment</p> <p>Public Space Plan</p>

Issue and Assessment Requirements	Supporting Documentation
<p>12. Ecologically Sustainable Development (ESD)</p> <ul style="list-style-type: none"> 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. Demonstrate how the development will meet or exceed the relevant industry recognised building sustainability and environmental performance standards. Provide an assessment of the development against the relevant standards set out in the State Environmental Planning Policy (Sustainable Buildings) 2022 and/or Council's legislation and policies (as relevant). 	<p>ESD Report</p>
<p>13. Biodiversity</p> <ul style="list-style-type: none"> 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>. 	<p>Biodiversity Development Assessment Report or BDAR Waiver</p>
<p>14. Waste Management</p> <ul style="list-style-type: none"> 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. 	<p>Waste Management Plan</p>
<p>15. Social Impact</p> <ul style="list-style-type: none"> 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>. 	<p>Address in EIS</p> <p><u>If required:</u></p> <p>Social Impact Assessment in accordance with the guidelines</p>
<p>16. Flood Risk</p> <ul style="list-style-type: none"> 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"> 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. 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 	<p><u>If required:</u></p> <p>Flood Impact and Risk Assessment (FIRA)</p>

Planning Secretary's Environmental Assessment Requirements



Housing

Issue and Assessment Requirements	Supporting Documentation
<p>determining the scope and category of the FIRA the requirements outlined in the FIRA guide must be considered.</p> <ul style="list-style-type: none"> 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). 	
<p>17. Aboriginal Cultural Heritage</p> <ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> Identifies, describes and assesses any impacts to Aboriginal cultural heritage sites or values associated with the site. Is prepared in accordance with relevant guidelines. 	<p><u>If required:</u></p> <p>Aboriginal Cultural Heritage Assessment Report</p>
<p>18. Environmental Heritage</p> <ul style="list-style-type: none"> 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. 	<p>Statement of Heritage Impact</p> <p><u>If required:</u></p> <p>Archaeological Assessment</p>
<p>19. Hazards and Risks</p> <ul style="list-style-type: none"> 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"> Report on any consultation outcomes with operators. 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. 	<p><u>If required:</u></p> <p>Hazard Analysis</p>