

Development details

Application number	SSD- 129996753
Project name	Residential Flat Building at 4-16 McDougall St, Kirribilli
Location	4-16 McDougall St, Kirribilli within North Sydney
Applicant	KIRRIBILLI MCDUGALL HOLDINGS PTY LTD
Date of issue	29 June 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>.

Rezoning

Item	Supporting Information
1. Rezoning proposal • Site description • Local context • Proposed development	This section shall include: - the legal description of the site - relevant maps or diagrams - full description of the proposed development.

¹ Industry-specific SEARs only apply to SSD applications other than those that:

- would be designated development but for the Act, section 4.10(2), or
- are partly prohibited by an environmental planning instrument (EPI), or
- are wholly prohibited by an EPI, to the extent permitted by the Act, section 4.38(5), or
- are a concept development application for State significant development.

Planning Secretary's Environmental Assessment Requirements



Housing

Item	Supporting Information
2. Proposed Amendments • Address all relevant legislation, environmental planning instruments (EPIs) (including drafts), plans, policies, guidelines and planning circulars. • Identify compliance with applicable development standards and provide an explanation of proposed amendments. • Land application • Land use zoning • Height of buildings • Floor space ratio • Minimum allotment sizes (if applicable) • Provision of affordable housing • Site specific provisions • Development Control Plan (DCP) (if applicable) • State Environmental Planning Policies (SEPPs) • Contributions - State contributions - Local contributions	An explanation of the provisions that are to be included in the proposed legislative changes. This section should be clearly stated and contain enough information on the proposal including but not limited to: proposed zones and/or development standards if known at this stage.
3. Strategic and Site-Specific Merit • Regional Plans and strategies • Local strategic documents (e.g. LSPS, Housing Strategy)	- The proposals demonstrated alignment with the NSW strategic planning framework or current government priority. - A proposal's demonstrated environmental, social and economic impact on the site and surrounds and ability to be accommodated within the capacity of the current and/or future infrastructure and services.
4. Relevant Issues Including, but not limited to the following: • Connecting with Country • Environmental - Flooding - Bushfire - Biodiversity - Contamination - Heritage • Social and Economic - Urban Design - Affordable housing - Public benefit	The section shall cover off all relevant issues relating to the subject site and proposed changes.

Planning Secretary's Environmental Assessment Requirements



Housing

Item	Supporting Information
- Infrastructure funding and delivery - Transport - Utilities	
5. Consultation	Details of consultation undertaken with Government agencies, council or other authorities, and community consultation that is to be undertaken in relation to the proposal.
6. Annexures Proposed statutory maps.	Include details of the existing and proposed maps, where relevant, to identify the effect of the proposed changes and the area to which it applies.