

### Development details

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|---------------------------|--|
| <b>Application number</b> | SSD-31179510   |
| <b>Project name</b>       | Gregory Place Build-to-Rent Concept Development  |
| <b>Description</b>        | Concept proposal for an affordable housing and build-to-rent development comprising approximately 483 dwellings within three freestanding four to eight storey buildings |
| <b>Location</b>           | Lot 2 DP 802801<br>2A Gregory Place, Harris Park   |
| <b>Applicant</b>          | PACIFIC PLANNING PTY LIMITED   |
| <b>Date of issue</b>      | 28 April 2022  |

### Content and guidance

Any 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*.

Relevant policies and guidelines can be found at <https://www.planningportal.nsw.gov.au/major-projects/assessment/policies-and-guidelines>.

Some issues, assessment requirements and documentation may not apply to all developments. Applicants should identify and respond to the requirements that are applicable to the proposed development. If an issue is not considered to apply, applicants should provide reasoning as to why

### Key issues and documentation

| Issue and Assessment Requirements  | Documentation   |
|--|---|
| <b>1. Statutory Context</b> <ul style="list-style-type: none"><li>Address all relevant legislation, environmental planning instruments (EPIs) (including drafts), plans, policies and guidelines.</li><li>Identify compliance with applicable development standards and provide a detailed justification for any non-compliances.</li><li>If the development is only partly State significant development (SSD) declared under Chapter 2 of SEPP (Planning Systems) 2021, provide an explanation of how the remainder of the development is sufficiently related to the component that is SSD.</li></ul> | <ul style="list-style-type: none"><li>Address in EIS</li></ul>      |
| <b>2. Capital Investment Value and Employment</b>  | <ul style="list-style-type: none"><li>Cost Summary Report</li></ul> |

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| <ul style="list-style-type: none"> <li>• Provide a detailed calculation of the capital investment value (CIV) of the development, prepared by a qualified quantity surveyor.</li> <li>• Provide an estimate of the retained and new jobs that would be created during the construction and operational phases of the development, including details of the methodology to determine the figures provided.</li> </ul>   |  |
| <p><b>3. 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 <i>Better Placed</i>.</li> </ul> </li> <li>• Demonstrate that the development has been reviewed by the State Design Review Panel (SDRP). Recommendations are to be addressed prior to lodgement.</li> <li>• Detail the measures to ensure design integrity is maintained in subsequent stages of the planning process (such as post approval and any modifications).</li> </ul>  | <ul style="list-style-type: none"> <li>• Design Review Summary (where the project has been reviewed by the SDRP)</li> </ul>  |
| <p><b>4. Built Form and Urban Design</b></p> <ul style="list-style-type: none"> <li>• Explain and illustrate the proposed built form, including a detailed site and context analysis to justify the proposed site planning and design approach.</li> <li>• Demonstrate how the proposed built 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. Specifically, explain how the proposed building heights are justified given the site context, existing controls and overall design.</li> <li>• Demonstrate how the building design will deliver a high-quality development, including consideration of façade design, articulation, activation, roof design, materials, finishes, colours, any signage and integration of services.</li> <li>• Assess how the development complies with the relevant accessibility requirements.</li> </ul> | <ul style="list-style-type: none"> <li>• Architectural drawings</li> <li>• Design Report</li> <li>• Survey Plan</li> <li>• Building Code of Australia Compliance Report</li> <li>• Accessibility Report</li> </ul> |
| <p><b>5. Environmental Amenity</b></p> <ul style="list-style-type: none"> <li>• Address how good internal and external environmental amenity is achieved, including access to natural daylight and ventilation, pedestrian movement throughout the site, access to landscape and outdoor spaces.</li> <li>• Provide details on internal wayfinding, pedestrian access and pathway connections.</li> <li>• Assess amenity impacts on the surrounding locality, including lighting impacts, reflectivity, solar access, visual privacy, visual amenity, view loss and view sharing, overshadowing and wind impacts. A high level of</li> </ul>   | <ul style="list-style-type: none"> <li>• Shadow Diagrams</li> <li>• SEPP 65 Verification Statement</li> <li>• SEPP 65 Assessment</li> <li>• View Analysis</li> </ul>   |

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| <p>environmental amenity for any surrounding residential or other sensitive land uses must be demonstrated.</p> <ul style="list-style-type: none"> <li>Provide a draft/concept 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).</li> </ul>   |  |
| <p><b>6. 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 with respect to existing views from the street, nearby reserves and heritage items.</li> <li>Where the visual analysis has identified potential for significant visual impact, provide a visual impact assessment that addresses the impacts of the development on the existing catchment.</li> </ul>   | <ul style="list-style-type: none"> <li>Visual Analysis</li> <li>Visual Impact Assessment</li> </ul>                      |
| <p><b>7. Public Space</b></p> <ul style="list-style-type: none"> <li>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.</li> <li>Demonstrate how the development: <ul style="list-style-type: none"> <li>ensures that public space is welcoming, attractive and accessible for all.</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> <li>minimises potential vehicle, bicycle and pedestrian conflicts.</li> </ul> </li> <li>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>.</li> </ul> | <ul style="list-style-type: none"> <li>Public Space Plan (as part of the Design Report)</li> <li>CPTED Report</li> </ul> |
| <p><b>8. Trees and Landscaping</b></p> <ul style="list-style-type: none"> <li>Assess the number, location, condition, and significance of trees to be removed and retained and note any existing canopy coverage to be retained on-site.</li> <li>Provide a concept site-wide landscape plan that details indicative site planting and: <ul style="list-style-type: none"> <li>provides evidence that opportunities to retain significant trees have been explored and/or informs the plan.</li> </ul> </li> </ul>   | <ul style="list-style-type: none"> <li>Arboricultural Impact Assessment</li> <li>Landscape Plan</li> </ul>               |

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| <ul style="list-style-type: none"> <li>○ demonstrates how the proposed development would: <ul style="list-style-type: none"> <li>▪ contribute to long term landscape setting in respect of the site and streetscape.</li> <li>▪ mitigate the urban heat island effect and ensure appropriate comfort levels on-site.</li> <li>▪ contribute to an increase in urban tree canopy cover.</li> <li>▪ maximise opportunities for green infrastructure, consistent with Greener Places.</li> </ul> </li> </ul>  |  |
| <p><b>9. 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>• Demonstrate how the development will meet or exceed the relevant industry recognised building sustainability and environmental performance standards.</li> <li>• Demonstrate how the development minimises greenhouse gas emissions (reflecting the Government's goal of net zero emissions by 2050) and consumption of energy, water (including water sensitive urban design) and material resources.</li> </ul>   | <ul style="list-style-type: none"> <li>• Draft/Concept ESD Report</li> </ul>   |
| <p><b>10. Traffic, Transport and Accessibility</b></p> <ul style="list-style-type: none"> <li>• Provide a transport and accessibility impact assessment, which includes: <ul style="list-style-type: none"> <li>○ an analysis of the existing transport network, including the road hierarchy and any pedestrian, bicycle or public transport infrastructure, current daily and peak hour vehicle movements, and existing performance levels of nearby intersections.</li> <li>○ details of the proposed development, including pedestrian and vehicular access arrangements (including swept path analysis of the largest vehicle and height clearances), parking arrangements and rates (including bicycle and end-of-trip facilities), drop-off/pick-up-zone(s) and bus bays (if applicable), and provisions for servicing and loading/unloading.</li> <li>○ analysis of the impacts of the proposed development (including justification for the methodology used), including predicted modal split, a forecast of additional daily and peak hour multimodal network flows as a result of the development (using industry standard modelling), identification of potential traffic impacts on road capacity, intersection performance and road safety (including pedestrian and cyclist conflict) and any cumulative impact from surrounding approved developments.</li> <li>○ measures to mitigate any traffic impacts, including details of any new or upgraded infrastructure to achieve acceptable performance and safety, and the timing, viability and mechanisms of delivery (including</li> </ul> </li> </ul> | <ul style="list-style-type: none"> <li>• Transport and Accessibility Impact Assessment</li> <li>• Draft Construction Traffic Management Plan</li> <li>• Draft Green Travel Plan or equivalent</li> </ul> |

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| <p>proposed arrangements with local councils or government agencies) of any infrastructure improvements in accordance with relevant standards.</p> <ul style="list-style-type: none"> <li>proposals to promote sustainable travel choices for employees, residents, guests and visitors, such as connections into existing walking and cycling networks, minimising car parking provision, encouraging car share and public transport, providing adequate bicycle parking and high quality end-of-trip facilities, and implementing a Green Travel Plan.</li> <li>Provide a draft Construction Traffic Management Plan detailing predicted construction vehicle movements, routes, access and parking arrangements, coordination with other construction occurring in the area, and how impacts on existing traffic, pedestrian and bicycle networks would be managed and mitigated.</li> </ul> |  |
| <p><b>11. Biodiversity</b></p> <ul style="list-style-type: none"> <li>Assess 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>, including the preparation of a Biodiversity Development Assessment Report (BDAR), unless a waiver is granted, or the site is on biodiversity certified land.</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>  | <ul style="list-style-type: none"> <li>Biodiversity Development Assessment Report or BDAR Waiver</li> </ul>  |
| <p><b>12. Noise and Vibration</b></p> <ul style="list-style-type: none"> <li>Provide certification from an acoustic engineer that the development could achieve compliance with the relevant NSW Environment Protection Authority (EPA) guidelines.</li> </ul>  | <ul style="list-style-type: none"> <li>Noise and Vibration Impact certification</li> </ul>   |
| <p><b>13. Ground and Water Conditions</b></p> <ul style="list-style-type: none"> <li>Provide an assessment of the potential impacts on soil resources, including related infrastructure and riparian lands on and near the site.</li> <li>Provide an assessment of the potential impacts on surface and groundwater resources (quality and quantity), including related infrastructure, hydrology, aquatic and groundwater dependent ecosystems, drainage lines, downstream assets and watercourses.</li> <li>Provide an assessment of salinity and acid sulfate soil impacts.</li> </ul>   | <ul style="list-style-type: none"> <li>Geotechnical Assessment</li> <li>Surface and Groundwater Impact Assessment</li> <li>Salinity Management Plan and/or Acid Sulfate Soils Management Plan</li> </ul> |

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| <p><b>14. Stormwater and Wastewater</b></p> <ul style="list-style-type: none"> <li>Provide an Integrated Water Management Plan for the development that: <ul style="list-style-type: none"> <li>is prepared in consultation with the local council and any other relevant drainage or water authority.</li> <li>details the proposed drainage design for the site including any on-site treatment, reuse and detention facilities, water quality management measures and the nominated discharge points.</li> <li>demonstrates compliance with the local council or other drainage or water authority requirements and avoids adverse impacts on any downstream properties.</li> </ul> </li> <li>Where drainage infrastructure works are required that would be handed over to the local council, or other drainage or water authority, provide full hydraulic details and detailed plans and specification of proposed works that have been prepared in consultation with, and comply with the relevant standards of, the local council or other drainage or water authority.</li> </ul> | <ul style="list-style-type: none"> <li>Integrated Water Management Plan</li> </ul>               |
| <p><b>15. Flooding Risk</b></p> <ul style="list-style-type: none"> <li>Identify any flood risk on-site having regard to adopted flood studies, the potential effects of climate change, and any relevant provisions of the <i>NSW Floodplain Development Manual</i>.</li> <li>Assess the impacts of the development, including any changes to flood risk on-site or off-site, and detail design solutions and operational procedures to mitigate flood risk where required.</li> </ul>  | <ul style="list-style-type: none"> <li>Flood Risk Assessment</li> </ul>                          |
| <p><b>16. Contamination and Remediation</b></p> <ul style="list-style-type: none"> <li>In accordance with Chapter 4 of SEPP (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.</li> </ul>  | <ul style="list-style-type: none"> <li>Preliminary Site Investigation</li> </ul>                 |
| <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 this waste.</li> <li>Identify appropriate servicing arrangements for the site.</li> <li>If buildings are proposed to be demolished or altered, provide a hazardous materials survey.</li> </ul>  | <ul style="list-style-type: none"> <li>Hazardous Material Survey</li> </ul>                      |
| <p><b>18. Aboriginal Cultural Heritage</b></p> <ul style="list-style-type: none"> <li>Provide an Aboriginal Cultural Heritage Assessment Report prepared in accordance with relevant guidelines, identifying, describing and assessing any impacts for any Aboriginal cultural heritage values on the site.</li> </ul>  | <ul style="list-style-type: none"> <li>Aboriginal Cultural Heritage Assessment Report</li> </ul> |

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| <p><b>19. Environmental Heritage</b></p> <ul style="list-style-type: none"> <li>Provide a Statement of Heritage Impact (SOHI) prepared by a suitably qualified heritage consultant in accordance with the guidelines in the NSW Heritage Manual and the following: <ul style="list-style-type: none"> <li>all heritage items (state and local) within the vicinity of the site including built heritage, landscapes and archaeology, detailed mapping of these items, and assessment of why the items and site(s) are of heritage significance;</li> <li>compliance with the relevant Conservation Management Plan;</li> <li>compliance with the advice and recommendations provided by the Heritage Council Approvals Committee (HCAC) at its meeting on 2 March 2021;</li> <li>the impacts of the proposal on heritage item(s) including a visual impact assessment;</li> <li>the attempts to avoid and/or mitigate the impact on the heritage significance or cultural heritage values of the site and the surrounding heritage items; and</li> <li>justification for any changes impacting on the heritage significance or cultural heritage values of the site and the surrounding heritage items including any options analysis.</li> </ul> </li> <li>If the SOHI identifies impact on potential historical and/or maritime archaeology, an historical and/or maritime archaeological assessment should be prepared by a suitably qualified archaeologist in accordance with the <i>guidelines Archaeological Assessment</i> (1996) and <i>Assessing Significance for Historical Archaeological Sites and Relics</i> (2009).</li> <li>Archaeological Assessment (if potential impacts to archaeological resources are identified), prepared in accordance with the relevant guidelines, which assesses any impacts and outlines measures to ensure they are minimised and mitigated.</li> </ul> | <ul style="list-style-type: none"> <li>Statement of Heritage Impact</li> <li>Archaeological Assessment</li> </ul> |
| <p><b>20. Social Impact</b></p> <ul style="list-style-type: none"> <li>Provide a Social Impact Assessment (SIA) prepared in accordance with the <i>Social Impact Assessment Guidelines for State Significant Projects</i>. Where possible, the SIA should also discuss the following: <ul style="list-style-type: none"> <li>The physical distribution of the affordable dwellings with the market (BTR) dwellings on the site</li> <li>The distribution and type of common areas with consideration to the social locality</li> <li>Common pedestrian connections</li> <li>Short and long term impacts on the surrounding locality</li> </ul> </li> </ul>  | <ul style="list-style-type: none"> <li>Social Impact Assessment</li> </ul>  |
| <p><b>21. Infrastructure Requirements and Utilities</b></p> <ul style="list-style-type: none"> <li>In consultation with relevant service providers:</li> </ul>  | <ul style="list-style-type: none"> <li>Infrastructure Delivery, Management and Staging Plan</li> </ul>            |



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| <ul style="list-style-type: none"> <li>○ assess the impacts of the development on existing utility infrastructure and service provider assets surrounding the site.</li> <li>○ identify any infrastructure upgrades required on-site and off-site to facilitate the development and any arrangements to ensure that the upgrades will be implemented on time and be maintained.</li> </ul>  |   |
| <p><b>22. Construction, Operation and Staging</b></p> <ul style="list-style-type: none"> <li>• If staging is proposed, provide details of how construction and operation would be managed and any impacts mitigated.</li> </ul>   | <ul style="list-style-type: none"> <li>• Address in EIS</li> </ul>    |
| <p><b>23. Contributions and Public Benefit</b></p> <ul style="list-style-type: none"> <li>• Address the requirements of any relevant contribution plan(s), planning agreement or EPI requiring a monetary contribution, dedication of land and/or works-in-kind and include details of any proposal for further material public benefit.</li> <li>• Where the development proposes alternative public benefits or a departure from an existing contributions framework, the local council, the Department and relevant State agencies are to be consulted prior to lodgement and details, including how comments have been addressed, are to be provided.</li> <li>• Demonstrate a contribution to public benefit which is commensurate with the scale of the development.</li> </ul>   | <ul style="list-style-type: none"> <li>• Address in EIS</li> </ul>    |
| <p><b>24. Engagement</b></p> <ul style="list-style-type: none"> <li>• Detail engagement undertaken and demonstrate how it was consistent with the <i>Undertaking Engagement Guidelines for State Significant Projects</i>. Detail how issues raised and feedback provided have been considered and responded to in the project. In particular, applicants must consult with:               <ul style="list-style-type: none"> <li>○ the relevant Department assessment team.</li> <li>○ any relevant local councils.</li> <li>○ any relevant agencies (including the Western Parkland City Authority for development within the Western Parkland City).</li> <li>○ the community.</li> <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.</li> </ul> </li> </ul> | <ul style="list-style-type: none"> <li>• Engagement Report</li> </ul> |