



## APPENDIX A – SEARS TABLE

### SECRETARY'S ENVIRONMENTAL ASSESSMENT REQUIREMENTS

Item / Description	Document Reference
<b>Key Issues and Documentation</b>	
<p><b>Statutory Context</b></p> <p>Address all relevant legislation, environmental planning instruments (EPIs) (including drafts), plans, policies, guidelines and planning circulars.</p> <p>Identify compliance with applicable development standards and provide a detailed justification for any non-compliances.</p> <p>Provide an explanation of how the concept 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.</p> <p>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.</p> <p>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.</p> <p>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>	<p><b>EIS (Section 4)</b></p> <p><b>Appendix B – Statutory Compliance Table</b></p> <p><b>Appendix Z – Community Housing Provider Letter</b></p>
<p><b>Estimated Development Cost and Employment</b></p> <p>Provide the estimated development cost (EDC) of the development prepared in accordance with the relevant planning circular using the Standard Form of EDC Report.</p>	<p><b>Appendix D – Estimated Development Cost Report</b></p>

Item / Description	Document Reference
The EDC Report must separately specify the EDC of the residential component of the development.	
<p><b>Contributions and Public Benefit</b></p> <p>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.</p> <p>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>	<p><b>EIS (Section 4.3)</b></p>
<p><b>Engagement</b></p> <p>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.</p> <p>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.</p>	<p><b>EIS (Section 5)</b></p> <p><b>Appendix E – Engagement Report</b></p>
<p><b>Design Quality</b></p> <p>Provide a design excellence strategy which demonstrates how the concept development and future detailed design will achieve:</p> <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>	<p><b>EIS (Section 3.4 and Section 6.1.1)</b></p> <p><b>Appendix F – Design Excellence Strategy</b></p> <p><b>Appendix H – Design Report</b></p>

Item / Description	Document Reference
<p><b>Built Form and Urban Design</b></p> <p>Demonstrate how the proposed concept built envelope 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> <p>Provide an assessment of the concept envelope against the design principles for residential apartment development set out in Schedule 9 of the Housing SEPP and the <i>Apartment Design Guide</i> (ADG).</p> <p>Provide plans/details of the gross floor area and indicative dwellings that will be provided as affordable housing.</p>	<p>EIS (Section 6.1)</p> <p><b>Appendix G – Concept Envelope Drawings</b></p> <p><b>Appendix H – Design Report</b></p> <p><b>Appendix AA – Indicative Reference Scheme</b></p>
<p><b>Environmental Amenity</b></p> <p>Assess amenity impacts of the concept envelope 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.</p> <p>Provide a solar access analysis of the overshadowing impacts of the concept envelope 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.</p>	<p>EIS (Section 6.1.1)</p> <p><b>Appendix H – Design Report</b></p> <p><b>Appendix J – Visual Impact Assessment and View Sharing Report</b></p>
<p><b>Visual Impact</b></p> <p>Provide a visual analysis of the concept envelope from key viewpoints, including photomontages or perspectives showing the proposed and likely future development.</p> <p>Provide a visual impact assessment that addresses the visual impacts of the concept envelope on the existing catchment.</p>	<p>EIS (Section 6.1)</p> <p><b>Appendix J – Visual Impact Assessment and View Sharing Report</b></p>
<p><b>Transport</b></p> <p>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 TfNSW.</p>	<p>EIS (Section 6.1)</p> <p><b>Appendix K – Traffic Impact Assessment</b></p>
<p><b>Water Management</b></p>	<p><b>Appendix L – Concept Drainage Plans</b></p>

Item / Description	Document Reference
Detail the proposed concept drainage design and servicing infrastructure to be incorporated as part of the development (stormwater and wastewater).	
<p><b>Contamination and Remediation</b></p> <p>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.</p>	<p>EIS (Section 6.2)</p> <p><b>Appendix M – Preliminary Site Investigation</b></p> <p><b>Appendix N – Detailed Site Investigation</b></p> <p><b>Appendix O – Remedial Action Plan</b></p>
<p><b>Trees and Landscaping</b></p> <p>Provide a concept site-wide landscape plan, that:</p> <p>details the strategy of 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).</p> <p>provides evidence that opportunities to retain significant trees have been explored and/or inform the plan.</p> <p>Assess the anticipated number, location, condition and significance of trees to removed and retained and note any existing canopy coverage to be retained on-site as a result of the concept development.</p>	<p>EIS (Section 6.2)</p> <p><b>Appendix Q – Aboricultural Impact Assessment</b></p> <p><b>Appendix P – Landscape Report</b></p>
<p><b>Ecologically Sustainable Development (ESD)</b></p> <p>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.</p> <p>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>.</p>	<p>EIS (Section 6.2)</p> <p><b>Appendix R – Ecologically Sustainable Development Report</b></p>
<p><b>Biodiversity</b></p>	<p>EIS (Section 6.2)</p> <p><b>Appendix S – BDAR Waiver</b></p>

Item / Description	Document Reference
<p>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> <p>OR</p> <p>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.</p>	
<p><b>Waste Management</b></p> <p>Provide details of an overall strategy to be implemented to manage, reuse, recycle and safely dispose of waste, including in accordance with any council waste management requirements.</p> <p>Identify the indicative servicing arrangements for the site.</p>	<p><b>EIS (Section 6.2)</b></p> <p><b>Appendix T – Waste Management Plan</b></p>
<p><b>Social Impact</b></p> <p>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>	<p><b>EIS (Section 6.2)</b></p> <p><b>Appendix U – Social Impact Assessment</b></p>
<p><b>Flood Risk</b></p> <p>Identify the flood planning area and level as set out in the relevant EPI and other supporting documents to determine;</p> <p>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</p> <p>The site access and egress routes</p> <p>the potential effects of climate change,</p> <p>any relevant provisions of the <i>NSW Flood Risk Management Manual</i>, and any other relevant guidelines</p>	<p><b>EIS (Section 6.2)</b></p> <p><b>Appendix L – Stormwater and Civil Drawings</b></p> <p><b>Appendix V – Flood Impact Risk Assessment</b></p> <p><b>Appendix BB – Stormwater Management Plan</b></p>

Item / Description	Document Reference
<p>Where the concept 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.</p> <p>Detail any flood risk management measures that are to be incorporated as part of the concept development having regard to relevant guidelines (including any design solutions, flood modification measures, property modification measures, operational procedures or Flood Emergency Response Plan).</p>	
<p><b>Aboriginal Cultural Heritage</b></p> <p>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:</p> <p>Identifying that an appropriate prior planning process has already considered these impacts, e.g. a rezoning or development application, or</p> <p>Providing an initial assessment of the potential impacts.</p> <p>If potential impacts are significant, provide an Aboriginal Cultural Heritage Assessment Report (ACHAR) which:</p> <p>Identifies, describes and assesses any impacts to Aboriginal cultural heritage sites or values associated with the site.</p> <p>Is prepared in accordance with relevant guidelines.</p>	<p><b>EIS (Section 6.2.8)</b></p> <p><b>Appendix W – Aboriginal Cultural Heritage Assessment Report</b></p>
<p><b>Environmental Heritage</b></p> <p>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>	<p><b>EIS (Section 6.1)</b></p> <p><b>Appendix X – Heritage Impact Statement</b></p> <p><b>Appendix Y – Preliminary Historical Archaeological Assessment</b></p>
<p><b>Public Space</b></p> <p>If publicly accessible space is proposed as part of the concept development, demonstrate how the development:</p>	<p>Not applicable. Publicly accessible space is not proposed.</p>

Item / Description		Document Reference
<p>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.</p> <p>provides accessible public space.</p> <p>maximises permeability and connectivity.</p> <p>maximises the amenity of public spaces in line with their intended use, such as through adequate facilities, solar access, shade and wind protection.</p> <p>maximises street activation.</p> <p>minimises potential vehicle, bicycle and pedestrian conflicts.</p>		
<p><b>Hazards and Risks</b></p> <p>If the concept 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:</p> <p>Report on any consultation outcomes with operators.</p> <p>Consider whether the development would cause these storages non-compliance with <i>Australian Standards</i>.</p> <p>Where applicable, provide a Hazard Analysis in line with relevant guidelines and planning circular.</p>		<p>Not applicable. The proposal is not affected by above ground dangerous good storages from the surrounding developments or underground high-pressure dangerous goods pipelines.</p>
<b>Agency Advice</b>		
<b>Agency</b>	<b>Advice</b>	
<b>NSW DCCEEW Water Group</b>	<ol style="list-style-type: none"> <li>1. A detailed and consolidated site water balance.</li> <li>2. Description of all works/activities that may intercept, extract, use, divert or receive surface water and/or groundwater. This includes the description of any development, activities or structures that will intercept, interfere with or remove groundwater, both temporary and permanent.</li> <li>3. Details of all water take for the life of the project and post closure where applicable. This is to include water taken directly and indirectly, and the relevant water source where water entitlements</li> </ol>	<p><b>EIS (Section 6.2.8)</b></p> <p><b>Appendix BB – Stormwater Management Plan</b></p>

Item / Description	Document Reference
<p>are required to account for the water take. If the water is to be taken from an alternative source confirmation should be provided by the supplier that the appropriate volumes can be obtained.</p> <p>4. Details of Water Access Licences (WALs) held to account for any take of water where required, or demonstration that WALs can be obtained prior to take of water occurring. This should include an assessment of the current market depth where water entitlement is required to be purchased. Any exemptions or exclusions to requiring approvals or licenses under the Water Management Act 2000 should be detailed by the proponent.</p> <p>5. A description of groundwater conditions that provides an understanding of groundwater level across the site under a range of wet and dry conditions.</p> <p>6. Assessment of impacts on surface and ground water sources (both quality and quantity), related infrastructure, adjacent licensed water users, basic landholder rights, watercourses, riparian land, groundwater dependent ecosystems, and ground water levels; including measures proposed to reduce and mitigate these impacts.</p>	
<b>SES</b>	
<p><b>Flood Impact Assessment</b></p> <p>Recommend the proposed Flood Impact Assessment prepared to accompany the State Significant Development Application (SSDA)<sup>3</sup> includes: an assessment of the flood risk up to and including the Probable Maximum Flood (PMF) on site and surrounding access/egress routes.</p> <ul style="list-style-type: none"> <li>▪ climate change considerations.</li> <li>▪ time to onset, duration of inundation.</li> <li>▪ depth, velocity and hydraulic hazard of any flooding.</li> <li>▪ an assessment of the impact of the proposed development on flood behaviour.</li> </ul>	<p><b>Appendix V – Flood Impact Risk Assessment</b></p>
<b>Sydney Water</b>	
<p><b>Water-related Infrastructure Requirements</b></p> <p>The proponent of the development should determine service demands following servicing investigations and demonstrate that satisfactory arrangements for drinking water, wastewater, and recycled water (where required) services have been made.</p>	<p><b>Appendix BB – Stormwater Management Plan</b></p>

Item / Description	Document Reference
<p>The proponent must obtain endorsement and/or approval from Sydney Water to ensure that the proposed development does not adversely impact on any existing water, wastewater or stormwater main, or other Sydney Water asset, including any easement or property. To do this, it is recommended that the proponent register a direct <b>Feasibility</b> enquiry with Sydney Water as soon as possible via an approved Water Servicing Coordinator (WSC) to ascertain servicing needs and to ensure the proposed development is considered in any potential planning that we might be undertaking.</p> <p>When determining landscaping options, the proponent should take into account that certain tree species can cause cracking or blockage of Sydney Water pipes and therefore should be avoided.</p> <p>The proponent should consider taking measures to minimise or eliminate potential flooding, degradation of water quality, and avoid adverse impacts on any heritage items, and create pipeline easements where required.</p> <p>Strict requirements for the protection of Sydney Water’s stormwater assets may apply to this site. The proponent should ensure that satisfactory steps/measures been taken to protect existing stormwater assets, such as avoiding building over and/or adjacent to stormwater assets and building bridges over stormwater assets.</p>	
<p><b>Integrated Water Cycle Management</b></p> <p>The proponent should outline any sustainability initiatives that will minimise/reduce the demand for drinking water, including any alternative water supply and end uses of drinking and non-drinking water that may be proposed, and demonstrate water sensitive urban design (principles are used), and any</p> <p>Sydney Water Corporation ABN 49 776 225 038 1 Smith Street, Parramatta, NSW 2150   PO Box 399, Parramatta, NSW 2124 Telephone 13 20 92 Media (24/7) 8849 5151 sydneywater.com.au</p> <p>water conservation measures that are likely to be proposed. This will allow water conservation measures that are likely to be proposed. This will allow water conservation measures that are likely to be proposed. This will allow water conservation measures that are likely to be proposed. This will allow</p> <p>Sydney Water to determine the impact of the proposed development on our existing services and required system capacity to service the development.</p>	<p>Service demand and Integrated Water Cycle Management can be confirmed with Sydney Water through a feasibility application during the future detailed SSDA phase.</p>

Item / Description	Document Reference
<p>It is recommended that the proponent engages directly with Sydney Water via the Feasibility process and discuss IWCM opportunities.</p>	
<p><b>Growth Information</b></p> <p>Sydney Water supports government-backed growth initiatives within our area of operations, striving to provide timely and cost-effective water and wastewater infrastructure without undue impacts. To offer robust servicing advice and investigate staged servicing possibilities, we require the proponent to provide <b>anticipated ultimate and annual growth data</b> for this development as outlined in the enclosed Growth Data Form.</p> <p>A <b>Feasibility application</b> will enable a comprehensive servicing review ensuring the proposed development is considered in any potential planning that we might be undertaking. Failure to provide this information may impede proper planning requirements for the proposed development and for the broader area. The completed growth form should be submitted by the proponent to Sydney Water as part of the Feasibility application via a Water Servicing Coordinator (WSC), citing this referral response and our reference number.</p>	<p>Service demand can be confirmed with Sydney Water through a feasibility application during the future detailed SSDA phase.</p>
<p><b>Next Steps</b></p> <p>Next Steps:</p> <p>Further investigations may be required to determine the servicing requirements for this site. It is recommended that a Water Servicing Coordinator is engaged as soon as possible, and a Feasibility application is submitted with Sydney Water prior to the preparation of the EIS.</p> <p>The proponent should complete and return the enclosed Growth Data Form as part of their Feasibility application submission. The Growth Data Form should be updated promptly with Sydney Water in case of changes or every six months.</p> <p>The Department is advised to forward the enclosed <i>Sydney Water Development Application Information Sheet (for proponent)</i> to assist the proponent in progressing their development. This Info Sheet contains details on how to make further applications to Sydney Water and provides more information on Infrastructure Contributions.</p>	<p>Service demand can be confirmed with Sydney Water through a feasibility application during the future detailed SSDA phase.</p>
<p><b>Transport for NSW</b></p>	

Item / Description	Document Reference
<p data-bbox="203 233 383 336"><b>Traffic Impact Assessment (TIA)</b></p> <p data-bbox="450 233 1592 523">A TIA is to be submitted in support of the future Development Application (DA). For TIAs commenced and applications lodged on or after 4 November 2024, the TIA needs to be prepared in accordance with the Guide to Transport Impact Assessment (GTIA). The Guide replaces the Guide to Traffic Generating Developments and can be found with this link. The TIA will enable TfNSW to understand the impacts the DA may have on the state classified road network that it manages. In addition to the above the TIA shall address the development impacts on the local road network that is managed by the Council. As such, consultation should be had with the local Council. Consideration shall be given to the following:</p> <p data-bbox="450 555 1603 842">The impact of trips generated by the development on nearby intersections and at the development site access point, with consideration of the cumulative impacts from other approved developments in the vicinity, and the need/associated funding for, and details of, upgrades or road improvement works. Traffic modelling is to be undertaken using SIDRA network modelling. The modelling provided shall be based on current traffic counts, ensure the base model is calibrated with on-site observations (e.g. queue lengths, delays), provide existing traffic volumes with and without the proposed development and detail what defaults have been changed with supporting justification. Electronic copies of the SIDRA files will need to be provided to TfNSW for review.</p> <p data-bbox="450 874 1599 1018">Details of the proposed site vehicle access and parking provisions associated with the proposed development including compliance with the requirements of the relevant Australian Standards (i.e. turn paths, sight distance requirements, aisle widths, etc) and relevant requirements in <i>Austroads Guide to Road Design</i>.</p> <p data-bbox="450 1050 1585 1193">Details of the light and heavy vehicle movements (including vehicle type and likely arrival and departure times), including service vehicle movements. This shall also detail the estimated increase in vehicle numbers for the proposed changes with supporting justification for the figures provided.</p> <p data-bbox="450 1225 1592 1321">Detail vehicle circulation, proposed number of on-site car parking spaces for staff and visitors and corresponding compliance with existing parking codes and justification for the level of car parking provided on-site.</p> <p data-bbox="450 1353 1541 1417">An assessment of road and pedestrian safety adjacent to the proposed development and the details of required road safety measures.</p>	<p data-bbox="1637 233 1845 264"><b>EIS (Section 6.1)</b></p> <p data-bbox="1637 296 1989 360"><b>Appendix K – Traffic Impact Assessment</b></p>

Item / Description	Document Reference
<p>Emergency vehicle access, service vehicle access, delivery and loading arrangements.</p> <p>Review of the crash history and crash types with associated mitigation measures being provided should the existing crashes be related to vehicles entering and/or leaving the site.</p>	
<p><b>General comments</b></p> <p>SCATS data for traffic modelling proposes can be requested via SCATS.Traffic.Signal.Data@transport.nsw.gov.au.</p> <p>The preparation of a preliminary Construction Traffic and Pedestrian Management Plan to demonstrate the proposed management of the impact in relation to construction traffic addressing the following: Assessment of cumulative impacts associated with other construction activities (if any).</p> <p>An assessment of road safety at key intersection and locations subject to heavy vehicle construction traffic movements and high pedestrian activity.</p> <p>Details of construction program detailing the anticipated construction duration and highlighting significant and milestone stages and events during the construction process.</p> <p>Details of anticipated peak hour and daily construction vehicle movements to and from the site.</p> <p>Details of on-site car parking and access arrangements of construction vehicles, construction workers to and from the site, emergency vehicles and service vehicle.</p> <p>Details of temporary cycling and pedestrian access during construction.</p>	<p>The proposal seeks concept approval only and does not seek consent for the carrying out of any physical works, including construction. A Preliminary Construction Traffic and Pedestrian Management Plan would be prepared in support of a future detailed application on the site.</p>
<b>City of Sydney</b>	
<p><b>Owners Consent</b></p> <p>The application is to be accompanied by consent of the owners corporation in accordance with section 4.12 of the Environmental Planning and Assessment Act and section 23(1)(b) of the Regulation.</p>	<p>Landowners consent has been provided with this application.</p>
<p><b>Quantity Surveyors</b></p> <p>The application is to include a QS report to demonstrate the estimated cost of development is greater than \$75 million to qualify for the SSD pathway before it proceeds.</p>	<p><b>Appendix D – Estimated Development Cost Report</b></p>

Item / Description	Document Reference
<p><b>Design Excellence</b></p> <p>The application must detail that the detailed State Significant Development application is to be subject to a competitive design process in accordance with the Design Excellence Strategy and Competition Brief documents.</p> <p>The scoping report does not acknowledge that a design competition overseen by the Government Architect NSW, commenced on 29 January 2025.</p> <p>Given that the design competition commenced prior to the preparation or approval of the concept plan, it must be ensured that the outcome of the design competition does not fetter the assessment of the concept application and its resultant envelope.</p> <p>It remains unclear whether the envelope included in the brief was subject to any planning assessment by the consent authority.</p> <p>The application seeks to pursue additional height and floor space for a building demonstrating design excellence under the LEP. While LEP amendments are currently on exhibition to enable the pursuit of both height and floor space, these LEP amendments are not considered certain or imminent.</p>	<p>A Design Excellence Strategy (<b>Appendix F</b>) and Design Competition Brief have been prepared to inform the design excellence process and have been endorsed by GANSW. A design competition is currently underway in accordance with these endorsed documents, with final submissions from competitors due on 7 March 2025. The design excellence process would ensure the detailed design of the building, within the concept envelope for which consent is being sought, exhibits design excellence.</p> <p>The applicant notes the status of the current LEP amendments relating to design excellence bonuses which have been considered in further detail at Section 4.4 of the EIS and at <b>Appendix B</b>.</p>
<p><b>Urban Design and Built Form</b></p> <p>The application must demonstrate that the objectives of the NSW Apartment Design Guide have been met.</p> <p>The application must address the potential view impacts arising from the proposed building envelope, including views from surrounding private properties and the public domain.</p> <p>The application is to address clause 6.21C of the LEP.</p>	<p><b>EIS (Section 6.1)</b></p> <p><b>Appendix B – Statutory Compliance Table</b></p> <p><b>Appendix H – Design Report</b></p>

Item / Description	Document Reference
	Appendix J – Visual Impact Assessment and View Sharing Report
<p><b>Heritage</b></p> <p>The application must address the identified heritage significance of the existing building proposed to be demolished. The site is located within the Potts Point Heritage Conservation Area. The City reported an independent report to Council in December 2024 recognising the significance of Interwar apartment buildings. The report concluded that the existing building contributed to the conservation area and is worthy of consideration as a “contributory” building. The application therefore must address the proposed demolition of a contributory item.</p> <p>The applicant is to provide a Statement of Heritage Impact (SOHI) prepared by a suitably qualified heritage consultant in accordance with the guidelines in the NSW Heritage Manual. The SOHI is to outline the history of the development of the site and assess its significance using the standard heritage significance criteria, and assess the impacts of the proposal on the significance of the site, the HCA and on nearby heritage items. The SOHI is to specifically address the following:</p> <p>Assess the contribution of the building at 45-53 Macleay Street to the significance of Potts Point HCA.</p> <p>Investigate and consider potential individual architectural significance of the postwar building at 45-53 Macleay Street.</p> <p>Given that the existing building fulfils the criteria for a ‘contributory building’, the building must be retained. SOHI is to identify adaptive reuse principles for the existing building.</p> <p>If demolition is pursued, then the SOHI is to adequately justify the demolition of the existing building after carefully considering the contribution if the building to the HCA including an options analysis.</p> <p>Formulate recommendations/measures to minimise and mitigate the impact of the proposal on the heritage significance of the site and nearby heritage items.</p> <p>Assess the impacts of the proposal on the significance of the HCA and on all heritage items in the vicinity including visual impacts from proposed bulk and scale.</p>	<p><b>EIS (Section 6.1)</b></p> <p><b>Appendix X – Heritage Impact Statement</b></p>

Item / Description	Document Reference
<p>Assess the physical impacts of the proposed excavation on the adjoining contributory buildings and heritage items.</p> <p>Adequate boundary setbacks are to be provided to minimise impacts form excavation.</p>	
<p><b>Solar Access</b></p> <p>The application must demonstrate that the proposed concept building envelope is capable of complying with Objectives 3B and 4A of the ADG.</p>	<p><b>EIS (Section 6.1)</b></p> <p><b>Appendix H – Design Report</b></p>
<p><b>Flooding</b></p> <p>The application is to include detailed flood risk management measures having regard to relevant guidelines (including any design solutions, flood modification measures, property modification measures, operational procedures or Flood Emergency Response Plan). This requirement must refer to the City's Interim Floodplain Management Policy.</p>	<p><b>Appendix V – Flood Impact and Risk Assessment</b></p>
<p><b>Contamination</b></p> <p>The application must demonstrate that the requirements of SEPP (Resilience and Hazards) 2021 are capable of being met.</p>	<p><b>EIS (Section 6.2)</b></p> <p><b>Appendix M – Preliminary Site Investigation</b></p> <p><b>Appendix N – Detailed Site Investigation</b></p> <p><b>Appendix O – Remedial Action Plan</b></p>
<p><b>Excavation</b></p> <p>The application must address the potential excavation impacts within the zone of influence on surrounding properties, particularly the adjoining heritage item to the south at 55 Macleay Street.</p>	<p>The proposal seeks concept approval only and does not seek consent for the carrying out of physical works, including excavation works. These impacts will be considered in detail at the subsequent detailed design stage.</p>

Item / Description	Document Reference
<p><b>Traffic</b></p> <p>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, as well as Schedule 7 of the Sydney DCP 2012.</p>	<p><b>Appendix K – Traffic Impact Assessment</b></p>
<p><b>Waste</b></p> <p>The application is to demonstrate an overall strategy to be implemented to manage, reuse, recycle and safely dispose of waste, including in accordance with any council waste management requirements.</p> <p>The applicant is to provide details of how waste management systems and servicing for the site will be designed in accordance with the relevant provisions of Section 3.14 Waste and Section 4.2.6 Waste and recycling management of SDCP 2012 and the Guidelines for Waste Management in New Developments (2018)</p> <p>Identify the indicative servicing arrangements for the site that allows for onsite waste collection and loading areas to be in accordance with Sections 3.11 of the SDCP 2012 and accommodate a 10.6m standard waste collection vehicle.</p>	<p><b>Appendix T – Waste Management Plan</b></p>
<p><b>Landscaping and Deep Soil</b></p> <p>The application is to demonstrate that compliant deep soil landscaping can be accommodated on the site. In addition, the landscaping provisions in SEPP Housing are also to be addressed.</p>	<p><b>EIS (Section 6.2)</b></p> <p><b>Appendix P – Landscape Report</b></p>
<p><b>Trees</b></p> <p>The EIS is to be accompanied by an Arboricultural Impact Assessment Report.</p> <p>Provide a concept site-wide landscape plan and demonstrated how the proposal would:</p> <ul style="list-style-type: none"> <li>▪ contribute to long term landscape setting in respect of the site and streetscape,</li> <li>▪ contribute to and enhance the setting off surrounding built or planned built, streets and open spaces</li> <li>▪ mitigate the urban heat island effect and ensure appropriate comfort levels onsite, and</li> <li>▪ contribute to the objective of increased urban tree canopy cover</li> </ul> <p>The proposed concept envelope is to demonstrate that the existing street trees will not be adversely impacted, including impacts to the tree root systems and canopy.</p>	<p><b>EIS (Section 6.2)</b></p> <p><b>Appendix Q – Arboricultural Impact Assessment</b></p>

<b>Item / Description</b>		<b>Document Reference</b>
<b>Public Art</b>	The application will trigger the requirement to provide public art. The application is to indicate the proposed pathway to develop a preliminary public art plan (as required under the City's Guidelines for Public Art in Private Development) by the engagement of a curator; to locate public art through a design excellence competition which is noted as being developed in parallel and includes the requirement for public art; and provides a budget commensurate with the scale of the development which best practice indicates as 1% cost of construction.	<b>EIS (Section 3.6)</b> <b>Appendix H - Design Report</b>