



SEARs Response Table

Punchbowl, Affordable housing, State Significant Development

150 The Boulevard & 34 Dudley Street Punchbowl

SSD-83256463

Prepared on behalf of Homes NSW

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Document control

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Project summary

Prepared on behalf of	NSW Land and Housing Corporation (operating as Homes NSW)
Land to be developed	150 The Boulevard and 34 Dudley Street, Punchbowl
Legal description	Lot 1, DP 735045 and Lot 34, Sec 4, DP 5701
Project description	Construction of a residential flat building for the purposes of affordable housing

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1 SEARs compliance assessment

1.1 SEARs Requirements

Table 1 and Table 2 below provide a summary of the SEARs requirements and identifies the relevant section of the EIS and/or appendix reference for the technical reports which address each requirement.

Table 1: Industry-specific Secretary's Environmental Assessment Requirements (Housing)

SEARs Requirement	Consideration
1. Statutory Context	
Address all relevant legislation, environmental planning instruments (EPIs) (including drafts), plans, policies, guidelines and circulars.	<ul style="list-style-type: none"> • Section 4 of the EIS. • Statutory Compliance Table at Appendix B.
Identify compliance with applicable development standards and provide a detailed justification for any non-compliances.	<ul style="list-style-type: none"> • Statutory Compliance Table at Appendix B.
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.	<ul style="list-style-type: none"> • Section 1.3 of the EIS.
Address the requirements of any approvals applying to the site, including any concept approval or recommendation from any Gateway determination.	<ul style="list-style-type: none"> • The site is pending finalisation of a draft EPI amendment to implement the proposed draft planning controls under Council's Alternate Approach to TOD and draft Punchbowl Precinct Plan which includes the following planning control changes for the site: <ul style="list-style-type: none"> - Increase the maximum building height from 11.5m to part 33m and part 23m. - Increase the maximum floor space ratio from 0.9:1 to part 2.5:1 and part 1.7:1. - No changes are proposed to the site's R4 High Density Residential land use zoning. • Section 3.39 of the Environmental Planning and Assessment Act 1979 (EP&A Act) states that a development application may be lodged and considered by the consent authority even if the proposed development can only proceed following an amendment to the applicable LEP or other environmental planning instrument. • Section 4.38(5) of the EP&A Act 1979 also allows a development application for SSD that is wholly or partly prohibited to be considered alongside a proposed planning instrument that would permit the development. The Planning Secretary may perform the functions of the planning proposal authority to enable the development, whether or not the instrument contains other provisions.

SEARs Requirement	Consideration
	<ul style="list-style-type: none"> The finalisation of the draft EPI amendment is imminent and based on ongoing consultation finalisation is anticipated by the end of 2025, prior to the determination of this SSDA.
<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>	<ul style="list-style-type: none"> Section 6 and 7 of the EIS.
<p>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>	<p>Homes NSW (incorporating NSW Land and Housing Corporation (LAHC)) is the NSW Government's social housing delivery authority and is responsible for managing the largest social housing portfolio across the state.</p> <p>Homes NSW is committed to working in partnership with registered Community Housing Provider's (CHPs) to help increase and renew the supply of affordable housing.</p> <p>For this project, Homes NSW will be partnering with a registered CHP who will develop and manage the development for at least 25 years.</p>
<p>2. Estimated Development Cost and Employment</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>	<ul style="list-style-type: none"> Estimated Development Cost Report at Appendix Z.
<p>As applicable, the EDC Report must separately specify the EDC of:</p> <ul style="list-style-type: none"> the residential component of the development. the tenant component of the built-to-rent development. the seniors housing component of the development. 	<ul style="list-style-type: none"> N/A – No build-to-rent or seniors housing development is proposed.
<p>3. Contributions and Public Benefit</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>	<ul style="list-style-type: none"> Section 6.19 of the EIS.
<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>	<ul style="list-style-type: none"> N/A – No voluntary planning agreement is proposed.
<p>4. Engagement</p>	

SEARs Requirement	Consideration
<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> <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. 	<ul style="list-style-type: none"> Section 5 of the EIS. Consultation Report at Appendix N.
6. Design Quality	
<p>Demonstrate how the development will achieve:</p> <ul style="list-style-type: none"> design excellence in accordance with any applicable EPI provisions. good design in accordance with the seven objectives for good design in Better Placed. 	<ul style="list-style-type: none"> Section 6.1 of the EIS. Letters from GANSW to Homes NSW at Appendix AA. Design Report at Appendix D.
<p>Demonstrate that the development:</p> <ul style="list-style-type: none"> where required by an EPI or concept approval, or where proposed, demonstrate how the development has been subject to a competitive design process, carried out in accordance with an endorsed brief and Design Excellence Strategy; or in all other instances, demonstrate that the development has been reviewed by the State Design Review Panel (SDRP) consistent with the NSW SDRP: Guidelines for Project Teams. 	<ul style="list-style-type: none"> Letter from Government Architect NSW (GANSW) to Homes NSW at Appendix AA. Design Report at Appendix D.
<p>Recommendations of the jury and Design Integrity Panel (where a competitive design process has been held) or the SDRP are to be addressed prior to lodgement.</p>	<ul style="list-style-type: none"> Letter from GANSW to Homes NSW at Appendix AA. Design Report at Appendix D.
6. Built Form and Urban Design	
<p>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. Where relevant explain and illustrate the application of any bonuses under an EPI.</p>	<ul style="list-style-type: none"> Design Report at Appendix D. Section 6.2 of the EIS.
<p>If relevant, provide an assessment of the development against:</p> <ul style="list-style-type: none"> the design principles for seniors housing set out in Schedule 8 of State Environmental Planning Policy (Housing) 2021 (Housing SEPP) and the Seniors Housing Design Guide. 	<ul style="list-style-type: none"> Design Report at Appendix D. Statutory Compliance Table at Appendix B.

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<ul style="list-style-type: none"> 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. 	
<p>If affordable housing is proposed, provide a floorplan outlining the gross floor area and dwellings that are provided as affordable housing.</p>	<ul style="list-style-type: none"> Architectural Plans at Appendix F.
7. Environmental Amenity	
<p>Assess amenity impacts on the surrounding locality, including lighting impacts, solar access, visual privacy, visual amenity, view loss and view sharing, overshadowing and wind impacts. A high level of environmental amenity for any surrounding residential or other sensitive land uses must be demonstrated.</p>	<ul style="list-style-type: none"> Section 6.3 and Section 6.4 of the EIS. Design Report at Appendix D. Architectural Plans at Appendix F.
<p>Provide a solar access analysis of the overshadowing impacts of the development 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>	<ul style="list-style-type: none"> Section 6.3 of the EIS. Design Report at Appendix D. Architectural Plans at Appendix F.
8. Visual Impact	
<p>Provide a visual analysis of the development from key viewpoints, including photomontages or perspectives showing the proposed and likely future development.</p>	<ul style="list-style-type: none"> Section 6.4 of the EIS. Design Report at Appendix D.
<p>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>	<p>The visual analysis provided in the Design Report at Appendix E and addressed in Section 6.4 of the EIS, demonstrates that the proposal does not have potential for significant visual impact.</p> <p>Therefore, a visual impact assessment is not required.</p>
9. Transport	
<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>	<ul style="list-style-type: none"> Section 6.7 of the EIS. Transport Impact Assessment at Appendix H.
<p>If the construction of the development would cause interruptions to regular pedestrian and transport routes (including public transport, active transport or general traffic), a preliminary Construction Traffic (or Transport) Management Plan (CTMP) should be</p>	<ul style="list-style-type: none"> Section 6.7 of the EIS. Transport Impact Assessment at Appendix H. Mitigation Measures Table at Appendix C.

SEARs Requirement	Consideration
prepared as part of the TIA to mitigate any such impacts.	
10 Noise and Vibration	
Provide a noise and vibration assessment prepared in accordance with the relevant NSW Environment Protection Authority (EPA) guidelines. The assessment must detail construction and operational noise vibration impacts on nearby sensitive receivers and structures and outline the proposed management and mitigation measures that would be implemented.	<ul style="list-style-type: none"> • Section 6.8 of the EIS. • Noise and Vibration Impact Assessment at Appendix P. • Mitigation Measures Table at Appendix C.
11. Water Management	
Detail the proposed drainage design and servicing infrastructure to be incorporated as part of the development (stormwater and wastewater).	<ul style="list-style-type: none"> • Section 6.15 of the EIS. • Integrated Water Management Plan at Appendix I.
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.	<ul style="list-style-type: none"> • Section 6.15 of the EIS. • Integrated Water Management Plan at Appendix I.
12. Ground and Groundwater Conditions	
Assess potential impacts on soil resources and related infrastructure and riparian lands on and near the site and including soil erosion.	<ul style="list-style-type: none"> • Section 6.14 of the EIS. • Geotechnical Assessment at Appendix Q.
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.	<ul style="list-style-type: none"> • Section 6.14 of the EIS. • Geotechnical Assessment at Appendix Q.
13. 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.	<ul style="list-style-type: none"> • Section 6.13 of the EIS. • Preliminary Site Investigation at Appendix R. • Detailed Site Investigation at Appendix S. • Remedial Action Plan at Appendix T. • Preliminary Long Term Environmental Management Plan at Appendix U. • Interim Audit Advice at Appendix V.
14. Trees and Landscaping	
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 	<ul style="list-style-type: none"> • Section 6.5 of the EIS. • Landscape Plans at Appendix F.

SEARs Requirement	Consideration
<p>canopy coverage (as a percentage of the site area).</p> <ul style="list-style-type: none"> provides evidence that opportunities to retain significant trees have been explored and/or inform the plan. 	
<p>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:</p> <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. 	<ul style="list-style-type: none"> Section 6.5 of the EIS. Arboricultural Impact Assessment at Appendix G.
15. Ecologically Sustainable Development	
<p>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</p>	<ul style="list-style-type: none"> Section 6.6 of the EIS. ESD Report at Appendix J. BASIX Compliance Report at Appendix K.
<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>	<ul style="list-style-type: none"> Section 6.6 of the EIS. ESD Report at Appendix J. BASIX Compliance Report at Appendix K.
16. Biodiversity	
<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 and the 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>	<ul style="list-style-type: none"> Section 6.12 of the EIS. BDAR Waiver at Appendix O.
17. Waste Management	
<p>Provide the measures to be implemented to manage, reuse, recycle and safely dispose of waste, including in accordance with any council waste management requirements.</p>	<ul style="list-style-type: none"> Section 6.9 of the EIS. Operational Waste Management Plan at Appendix W.
<p>Identify appropriately sited waste storage areas, collection access paths/roads, and appropriate servicing arrangements for the site.</p>	<ul style="list-style-type: none"> Section 6.9 of the EIS. Operational Waste Management Plan at Appendix W.

SEARs Requirement	Consideration
18. Social impact	
<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>	<ul style="list-style-type: none"> Section 6.18 of the EIS.
19. Flood Risk	
<p>Identify the flood planning area and level as set out in the relevant EPI and other supporting documents to determine;</p> <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 	<ul style="list-style-type: none"> N/A – The site is not identified in a flood planning area and is not subject to the 1% AEP or PMF flood events.
<p>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 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"> N/A – The site is not identified in a flood planning area and is not subject to the 1% AEP or PMF flood events.
<p>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>	<ul style="list-style-type: none"> N/A – The site is not identified in a flood planning area and is not subject to the 1% AEP or PMF flood events.
20. Bush Fire Risk	
<p>If the development is on bush fire prone land, provide a bush fire assessment that details proposed bush fire protection measures and demonstrates compliance with <i>Planning for Bush Fire Protection</i>.</p>	<ul style="list-style-type: none"> N/A – The site is not identified on bush fire prone land.
21. Aboriginal Cultural Heritage	
<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> <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 	<ul style="list-style-type: none"> Section 6.10 of the EIS. Aboriginal Due Diligence Report at Appendix L.

SEARs Requirement	Consideration
<ul style="list-style-type: none"> • Providing an initial assessment of the potential impacts. 	
<p>If potential impacts are significant, provide an Aboriginal Cultural Heritage Assessment Report (ACHAR) which:</p> <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. 	<ul style="list-style-type: none"> • N/A – The Aboriginal Due Diligence Report at Appendix L confirms that an ACHAR is not required.
22. Environmental Heritage	
<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>	<ul style="list-style-type: none"> • Section 6.11 of the EIS. • Statement of Heritage Impact at Appendix M.
23. Public Space	
<p>If public space is proposed as part of the development, demonstrate how the development:</p> <ul style="list-style-type: none"> • 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. • provides accessible public space. • maximises permeability and connectivity. • maximises the amenity of public spaces in line with their intended use, such as through adequate facilities, solar access, shade and wind protection. • maximises street activation. • minimises potential vehicle, bicycle and pedestrian conflicts. 	<ul style="list-style-type: none"> • N/A - No public space is proposed as part of the proposed development.
24. Hazards and Risks	
<p>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:</p> <ul style="list-style-type: none"> • Report on any consultation outcomes with operators. • Consider whether the development would cause these storages non-compliance with Australian Standards. 	<ul style="list-style-type: none"> • N/A - The proposed development is not defined as potentially hazardous or offensive industry in accordance with Chapter 3 of the Resilience and Hazards SEPP.
<p>Where applicable, provide a Hazard Analysis in line with relevant guidelines and planning circular.</p>	<ul style="list-style-type: none"> • N/A - The proposed development is not defined as potentially hazardous or offensive industry in accordance with Chapter 3 of the Resilience and Hazards SEPP.

