



SEARs Response Table

Florida Street, Sylvania, State Significant Development

SSD-83258708

29 Florida Street, Sylvania

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	29 Florida Street, Sylvania
Legal description	X DP411212, Y DP411212, Lots 2-9 & Lots 10-13 DP22661, Lot 104 DP 733063
Project description	Construction of eight residential buildings ranging in height from seven to nine storeys, accommodating 325 market dwellings and 159 social dwellings.

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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.	- 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.	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.	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.	Not applicable.
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.	Section 6 and 7 of the EIS.
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.	Not applicable. Housing will be delivered by Homes NSW.
2. 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.	Estimated Development Cost Report at Appendix Z.
As applicable, the EDC Report must separately specify the EDC of: - the residential component of the development. - the tenant component of the built-to-rent development. - the seniors housing component of the development.	Estimated Development Cost Report at Appendix Z.

SEARs Requirement	Consideration
3. Contributions and Public Benefit	
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.	Section 6.20 of the EIS.
Where a voluntary planning agreement is proposed, prepare a draft planning agreement in accordance with the <i>Planning agreements – Practice note- February 2021</i> .	Not applicable. A Planning Agreement is not proposed.
4. Engagement	
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. 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.	- Consultation Report at Appendix Q. - Section 5 of the EIS
6. Design Quality	
Demonstrate how the development will achieve: - design excellence in accordance with any applicable EPI provisions. - good design in accordance with the seven objectives for good design in Better Placed.	Design Report at Appendix E.
Demonstrate that the development: - 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. 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.	Design Report at Appendix E.
6. Built Form and Urban Design	
Demonstrate how the proposed built form (layout, height, bulk, scale, separation, setbacks, interface and articulation) addresses and responds to the context, site	- Design Report at Appendix E. - Section 6.1 of the EIS.

SEARs Requirement	Consideration
characteristics, streetscape and existing and future character of the locality. Where relevant explain and illustrate the application of any bonuses under an EPI.	
If relevant, provide an assessment of the development against: - 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. - 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.	- Design Report at Appendix E. - Section 6.1 and 6.3 of the EIS.
If affordable housing is proposed, provide a floorplan outlining the gross floor area and dwellings that are provided as affordable housing.	- Design Report at Appendix E. - Architectural Plans at Appendix F.
7. Environmental Amenity	
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.	- Design Report at Appendix E. - Section 6.3 and Section 6.4 of the EIS
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.	- Design Report at Appendix E. - Section 6.3 of the EIS.
8. Visual Impact	
Provide a visual analysis of the development from key viewpoints, including photomontages or perspectives showing the proposed and likely future development.	- Design Report at Appendix E. - Section 6.4 of the EIS.
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.	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. Therefore, a visual impact assessment is not required.
9. Transport	
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.	- Transport Impact Assessment at Appendix J. - Section 6.7 of the EIS.

SEARs Requirement	Consideration
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 prepared as part of the TIA to mitigate any such impacts.	- Transport Impact Assessment at Appendix J. - Section 6.7 of the EIS. - Mitigation Measures at Appendix C.
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.	- Noise and Vibration Impact Assessment at Appendix T. - Section 6.16 of the EIS. - Mitigation Measures 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).	- Integrated Water Management Plan at Appendix L. - Section 6.14 of the EIS
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.	- Integrated Water Management Plan at Appendix L. - Section 6.14 of the EIS
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.	- Geotechnical Investigation at Appendix U. - Section 6.13 of the EIS.
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.	- Geotechnical Investigation at Appendix U. - Section 6.13 of the EIS. - Mitigation Measures at Appendix C.
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.	- Preliminary and Detailed Site Investigation at Appendix V. - Remedial Action Plan at Appendix W. - Section 6.11 of the EIS.
14. Trees and Landscaping	
Provide a landscape plan, that: details the proposed site planting, including location, number and species of plantings,	- Landscape Plans at Appendix H. - Section 6.5 of the EIS

SEARs Requirement	Consideration
heights of trees at maturity and proposed canopy coverage (as a percentage of the site area). provides evidence that opportunities to retain significant trees have been explored and/or inform the plan.	
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: - 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.	- Arboricultural Impact Assessment at Appendix I. - Section 6.5 of the EIS
15. Ecologically Sustainable Development	
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	ESD Report at Appendix M.
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>.	- ESD Report at Appendix M. - BASIX Report at Appendix N.
16. Biodiversity	
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>. OR 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.	- BDAR Waiver Request at Appendix R. - Section 6.10 of the EIS
17. Waste Management	
Provide the measures to be implemented to manage, reuse, recycle and safely dispose of waste, including in accordance with any council waste management requirements.	- Waste Management Plan at Appendix X. - Section 6.17 of the EIS. - Mitigation Measures at Appendix C.
Identify appropriately sited waste storage areas, collection access paths/roads, and appropriate servicing arrangements for the site.	- Waste Management Plan at Appendix X. - Section 6.17 of the EIS.
18. Social impact	

SEARs Requirement	Consideration
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> .	Section 6.18 of the EIS
19. Flood Risk	
Identify the flood planning area and level as set out in the relevant EPI and other supporting documents to determine; - 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	- Flood Impact and Risk Assessment at Appendix K. - Section 6.15 of the EIS
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.	- Flood Impact and Risk Assessment at Appendix K. - Section 6.15 of the EIS
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).	- Flood Impact and Risk Assessment at Appendix K. - Section 6.15 of the EIS
20. Bush Fire Risk	
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> .	Not applicable. The development is not on bush fire prone land.
21. Aboriginal Cultural Heritage	
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: - 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.	- Aboriginal Archaeological Due Diligence Report at Appendix O. - Section 6.8 of the EIS.
If potential impacts are significant, provide an Aboriginal Cultural Heritage Assessment Report (ACHAR) which:	The Aboriginal Archaeological Due Diligence Report at Appendix O confirms that an ACHAR is not required.

SEARs Requirement	Consideration
- Identifies, describes and assesses any impacts to Aboriginal cultural heritage sites or values associated with the site. - Is prepared in accordance with relevant guidelines.	
22. Environmental Heritage	
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.	- Baseline Archaeological Assessment at Appendix P. - Section 6.9 of the EIS.
23. Public Space	
If public space is proposed as part of the development, 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. - 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.	No public space is proposed as part of the proposed development.
24. Hazards and Risks	
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: - Report on any consultation outcomes with operators. - Consider whether the development would cause these storages non-compliance with Australian Standards.	Not applicable. The proposed development is not defined as potentially hazardous or offensive industry in accordance with Chapter 3 of the Resilience and Hazards SEPP.
Where applicable, provide a Hazard Analysis in line with relevant guidelines and planning circular.	Not applicable.