

## PLANNING SECRETARY'S ENVIRONMENTAL ASSESSMENT REQUIREMENTS - HOUSING

The following table identifies the Secretary Requirements issued SSD-83721209 and shows where each requirement has been addressed in the EIS, and if relevant, the supporting documentation prepared and included in the submission.

Secretary`s requirements	EIS Reference	Supporting Documentation
<b>1. Statutory Context</b>		
- <i>Address all relevant legislation, environmental planning instruments (EPIs) (including drafts), plans, policies, guidelines and planning circulars.</i>	All relevant statutory context has been addressed in Section 5, and Section 7	Appendix 1A, 1B, 1C, 1D Appendix 1B
- <i>Identify compliance with applicable development standards and provide a detailed justification for any non-compliances.</i>	Relevant development standards such as Apartment Design Guides have been addressed and generally compliant and is addressed in Section 5 and 7 of the EIS.	
- <i>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.</i>	Explanation of how the development is consistent with the SEARs is provided in section 5 of the EIS.	
- <i>Address the requirements of any approvals applying to the site, including any concept approval, any endorsed or draft master plan,</i>	The site does not have any previous approvals and has been addressed in Section 1 of the EIS	
- <i>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.</i>	Summary of all the potential impacts have been addressed in Section 7 of the EIS.	
- <i>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.</i>	The proposed affordable housing provider is Bridge Housing ABN 55 760 055 094. Please see the attached letter of support by Bridge Housing provided in Appendix 5 for further details.	

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<b>2. Construction Staging</b>		Appendix 5
Set out the staging of the proposed development, proposed timing and details of land dedication and timing of public domain works	Addressed in Section 7.4 of EIS.	
<b>3. Estimated Development Cost and Employment</b>		Appendix 10
<ul style="list-style-type: none"> <li>- <i>Provide the estimated development cost (EDC) of the development prepared in accordance with the relevant planning circular using the Standard Form of EDC Report.</i></li> </ul>	The EDC figures has been discussed in Section 3, Section 7.5 of the EIS.	
<ul style="list-style-type: none"> <li>- <i>As applicable, the EDC Report must separately specify the EDC of:</i> <ul style="list-style-type: none"> <li>o <i>the residential component of the development.</i></li> <li>o <i>the tenant component of the built-to-rent development.</i></li> <li>o <i>the seniors housing component of the development.</i></li> </ul> </li> </ul>	The EDC reports has been prepared which separates the two (residential and build-to-rent) component of the development.	
<b>4. Contributions and Public Benefit</b>		-
<ul style="list-style-type: none"> <li>- <i>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.</i></li> </ul>	Relevant Inner-West contribution plan has been addressed in Section 7.6 of the EIS.	
<ul style="list-style-type: none"> <li>- <i>Where a voluntary planning agreement is proposed, prepare a draft planning agreement in accordance with the Planning agreements – Practice note- February 2021.</i></li> </ul>	There is no VPA proposed as part of this application.	
<ul style="list-style-type: none"> <li>- <i>Consultation with Council on any public benefits to be negotiated as part of any proposed planning agreement to occur prior to the lodgement of an EIS.</i></li> </ul>	Addressed in Part 7 of EIS.	
<b>5. Engagement</b>		Appendix 1G, 9 and 27

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<ul style="list-style-type: none"> <li>- <i>Demonstrate that engagement and consultation activities have been undertaken in accordance with the Undertaking Engagement Guidelines for State Significant Projects and identify how issues raised, and feedback received have been considered in the design of the project.</i> <ul style="list-style-type: none"> <li>o <i>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.</i></li> <li>o <i>Engagement should be undertaken with, among others, the City of Canada Bay, Transport for NSW (Roads), AusGrid, Water NSW (dewatering), Sydney Metro and Sydney Water</i></li> <li>o <i>Authority responses detailed in this letter are to be incorporated into any EIS and should be considered in any design response as applicable.</i></li> <li>o <i>Engagement with the City of Canada Bay and Sydney Metro should include, but not be limited to, seeking definition of public domain, design and legal delivery requirements for the proposed and existing streets.</i></li> </ul> </li> </ul>	<p>Community engagement has been undertaken in accordance with the <i>Undertaking Engagement Guidelines for State Significant Projects</i> and is addressed in Section 6 of the EIS.</p> <p>Not applicable.</p> <p>Refer to Section 6 and Engagement Report at Appendix 27.</p> <p>Refer to Section 6 and Engagement Report at Appendix 27.</p> <p>Refer to Section 6 and Engagement Report at Appendix 27.</p>	
<p><b>6. Design Quality</b></p> <ul style="list-style-type: none"> <li>- <i>Demonstrate how the development will achieve:</i> <ul style="list-style-type: none"> <li>o <i>design excellence in accordance with any applicable EPI provisions.</i></li> <li>o <i>good design in accordance with the seven objectives for good design in Better Placed.</i></li> </ul> </li> <li>- <i>Demonstrate that the development:</i> <ul style="list-style-type: none"> <li>o <i>where required by an EPI or concept approval, or where proposed, has been subject to a competitive design process, carried out in accordance with an endorsed brief and Design Excellence Strategy; or</i></li> </ul> </li> </ul>	<p>Careful design development has been undertaken for the proposed residential flat building / Build-to-Rent Housing and demonstrates design excellence. The development presents good design in accordance with the seven objectives of good design in better places. This is discussed in Section 7.8 of the EIS.</p> <p>No design competition was required under the EPI. Additionally, the request for SDRP meeting was rejected by GANSW.</p>	<p>Appendix 1D, 3A, 3B, 4A</p>

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<ul style="list-style-type: none"> <li>○ <i>in all other instances, has been reviewed by the State Design Review Panel (SDRP) where required under the NSW SDRP: Guidelines for Project Teams.</i></li> <li>- <i>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.</i></li> </ul>	Not applicable.	
<p><b>7. Built Form and Urban Design</b></p>		Appendix 3A,B,
<ul style="list-style-type: none"> <li>- <i>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.</i></li> </ul>	<p>The proposed built form addressed the surrounding natural environment and responds to the existing streetscape. Especially having regards to the topography of the site. additionally, the development addresses appropriate setbacks and retention of the existing industrial façade. This is discussed in Section 3, Section 7.4 Section 7.9 of the EIS.</p>	
<ul style="list-style-type: none"> <li>- <i>If relevant, provide an assessment of the development against:</i> <ul style="list-style-type: none"> <li>○ <i>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.</i></li> <li>○ <i>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.</i></li> </ul> </li> </ul>	<p>The proposal is not for seniors housing, therefore it is not required.</p> <p>The proposed design is compliant with the ADG.</p>	
<ul style="list-style-type: none"> <li>- <i>If affordable housing is proposed, provide a floorplan outlining the gross floor area and dwellings that are provided as affordable housing.</i></li> </ul>	<p>Adequate floor plans have been prepared as part of the architectural package which outlines the gross floor area and dwellings which are provided as affordable housing.</p>	
<ul style="list-style-type: none"> <li>- <i>Demonstrate how the proposal responds to the Parramatta Road Corridor Urban Transformation Strategy (PRCUTS) planning and design guidelines.</i></li> </ul>	<p>Addressed in EIS. It is further noted that the entire precinct is being replanned via the Burwood North Metro</p>	

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<ul style="list-style-type: none"> <li>- <i>Demonstrate how the proposal responds to Part 8 of the Canada Bay Local Environmental Plan 2013.</i></li> </ul>	<p>Rezoning, meaning that the PRCUTS planning and design guidelines have been effectively superseded.</p> <p>Addressed in EIS, noting that Part 8 of the LEP does not apply, nor does this SSDA HDA rezoning seek to apply Part 8. It therefore is not relevant.</p>	
<p><b>8. Environmental amenity</b></p> <ul style="list-style-type: none"> <li>- <i>Assess amenity impacts 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.</i></li> <li>- <i>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.</i></li> <li>- <i>Provide a solar access analysis of the overshadowing impacts of the development on the grass surface of Concord Oval (during winter solstice) at hourly intervals between 9am and 3pm, comparing the proposed development, existing situation and demonstrating no significant increase in shadowing of the oval before 2pm in comparison to the existing situation.</i></li> </ul>	<p>ADG assessment report has been provided as part of this application and is discussed in Section 7.10 of this report.</p> <p>The development appropriately responds to its context and respects its neighbors through substantially complying relevant regulations and provides appropriate separation to its neighbors.</p> <p>Refer to the Shadow Diagram in Architectural Plans, ADG assessment report and Section 7 of the EIS for further details.</p> <p>Refer to Appendix 7, 36 and Section 7.10 of EIS.</p>	<p>Appendix 3, A and B</p>
<p><b>9. Visual impact</b></p> <ul style="list-style-type: none"> <li>- <i>Provide a visual analysis of the development from key viewpoints, including photomontages or perspectives showing the proposed and likely future development.</i></li> </ul>	<p>Refer to the submitted urban design report, view analysis and Section 7 of the EIS for further details. Section 7.11</p>	<p>Appendix 36</p>

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<ul style="list-style-type: none"> <li>- <i>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.</i></li> <li>- <i>Provide a visual analysis from the listed heritage item, St Luke's Anglican Church Concord, showing the impact of the proposal on the visual curtilage of the church.</i></li> </ul>	<p>Visual impact assessment report was not deemed necessary for this application.</p> <p>Addressed in EIS in Section 7.11, Section 7.13 and Section 7.23. Refer to Appendix 21 and 30.</p>	
<p><b>10. Transport</b></p>		Appendix 15
<ul style="list-style-type: none"> <li>- <i>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.</i></li> </ul>	<p>Transport Impact Assessment Report has been prepared and discussed in Section 7.12 of the EIS.</p>	
<ul style="list-style-type: none"> <li>- <i>The Transport Impact Assessment (TIA) is to address the Traffic and Transport Study and Action Plan prepared by Bitzios on behalf of Stratfield, Burwood and Canada Bay Councils.</i></li> </ul>	<p>Transport Impact Assessment Report has been prepared and discussed in Section 7.12 of the EIS</p>	
<ul style="list-style-type: none"> <li>- <i>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.</i></li> </ul>	<p>Transport Impact Assessment Report has been prepared and discussed in Section 7.12 of the EIS</p>	
<ul style="list-style-type: none"> <li>- <i>Provide SIDRA analysis of the intersections at Burwood Road and Burton Street, Burwood Road and Gipps Street and Burwood Road and Parramatta Road and any other deemed relevant by the assessing consultant.</i></li> </ul>	<p>Transport Impact Assessment Report has been prepared and discussed in Section 7.12 of the EIS</p>	
<ul style="list-style-type: none"> <li>- <i>Demonstrate compliance with the provisions of the Sydney Metro Underground Corridor Protection Guidelines, including the requirements for consultation with Sydney Metro for any penetrative subsurface investigations (e.g. boreholes for geotechnical reports) 2m or deeper before the commencement of any drilling.</i></li> </ul>	<p>Transport Impact Assessment Report has been prepared and discussed in Section 7.12 of the EIS</p>	

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<p><b>11. Noise and Vibration</b></p> <ul style="list-style-type: none"> <li>- <i>Provide a noise and vibration impact assessment prepared in accordance with the relevant NSW Environment Protection Authority (EPA) guidelines. The assessment must detail construction and operational noise and vibration impacts on nearby sensitive receivers and structures and outline the proposed management and mitigation measures that would be implemented.</i></li> </ul>	<p>Acoustic report has been prepared and has been discussed in Section 7.13 of this EIS.</p>	<p>Appendix 12</p>
<p><b>12. Water Management</b></p> <ul style="list-style-type: none"> <li>- <i>Detail the proposed drainage design and servicing infrastructure to be incorporated as part of the development (stormwater and wastewater).</i></li> <li>- <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.</i></li> </ul>	<p>Stormwater plans has been prepared and submitted as part of this application. the outcomes has also been discussed in Section 7.14 of the EIS.</p> <p>The development complies with Council's drainage requirements.</p>	<p>Appendix 7</p>
<p><b>13. Ground and Groundwater Conditions</b></p> <ul style="list-style-type: none"> <li>- <i>Assess potential impacts on soil resources and related infrastructure and riparian lands on and near the site and including soil erosion.</i></li> <li>- <i>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.</i></li> </ul>	<p>Geotechnical Assessment, Detailed Site Investigation has been prepared as part of this application and is discussed in Section 7.15 of the EIS.</p>	<p>Appendix 6, 15.</p>
<p><b>14. Contamination and Remediation</b></p> <ul style="list-style-type: none"> <li>- <i>In accordance with Chapter 4 of the State Environmental Planning Policy (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.</i></li> </ul>	<p>The application is supported by a Detailed Site Investigation, and Remediation Action Plan which confirms that subject to some works the site is suitable for the proposed development. Additionally, the outcomes of these report is discussed in Section 7.16 of the EIS.</p>	<p>Appendix 6</p>

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<p><b>15. Trees and Landscaping</b></p> <ul style="list-style-type: none"> <li>- <i>Provide a landscape plan, that:</i> <ul style="list-style-type: none"> <li>o <i>details the 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).</i></li> <li>o <i>provides evidence that opportunities to retain significant trees have been explored and/or inform the plan.</i></li> </ul> </li> <li>- <i>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:</i> <ul style="list-style-type: none"> <li>o <i>any existing canopy coverage to be retained on-site.</i></li> <li>o <i>tree root mapping. if the proposal involves significant impacts to tree-protection zones of retained trees identified as being significant</i></li> </ul> </li> </ul>	<p>Landscape plan has been prepared and submitted as part of this application which detail all the proposed site planting, location and number of the plantings. This is also discussed in Section 7.16 of the EIS.</p> <p>Refer to Section 7.16 of EIS.</p>	<p>Appendix 4A Appendix 31</p>
<p><b>16. Ecologically Sustainable Development (ESD)</b></p> <ul style="list-style-type: none"> <li>- <i>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.</i></li> <li>- <i>Where relevant, provide an assessment of the development against the standards for non-residential development set out in Chapter 3 of State Environmental Planning Policy (Sustainable Buildings) 2022.</i></li> </ul>	<p>This is addressed in Section 7.17 of the EIS.</p>	<p>Appendix 28</p>
<p><b>17. Biodiversity</b></p> <ul style="list-style-type: none"> <li>- <i>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 Biodiversity Conservation Act 2016 and the Biodiversity Assessment Method 2020.</i></li> </ul>	<p>Addressed in Section 5.2 and Section 7.18</p>	<p>Appendix 24</p>

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<p>OR</p> <ul style="list-style-type: none"> <li>- <i>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.</i></li> </ul>		
<p><b>18. Waste Management</b></p> <ul style="list-style-type: none"> <li>- <i>Provide the measures to be implemented to manage, reuse, recycle and safely dispose of waste, including in accordance with any council waste management requirements.</i></li> <li>- <i>Identify appropriately sited waste storage areas, collection access paths/roads, and appropriate servicing arrangements for the site.</i></li> </ul>	<p>A waste management report has been prepared and submitted as part of this application. additionally this matter has been addressed in Section 7.20 of the EIS.</p> <p>Waste storage areas has been identified and included in the architectural package.</p>	<p>Appendix 17</p>
<p><b>19. Social Impact</b></p> <ul style="list-style-type: none"> <li>- <i>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 Social Impact Assessment Guideline for State Significant Projects.</i></li> </ul>	<p>The application is accompanied by a Social Impact Assessment which addressed potential issues during both construction and ongoing operational phases and provides mitigations measures where appropriate. Additionally, this has been discussed in Section 7.21, Section 8.5 of the EIS.</p>	<p>Section 7.18</p>
<p><b>20. Flood Risk</b></p> <ul style="list-style-type: none"> <li>- <i>Identify the flood planning area and level as set out in the relevant EPI and other supporting documents to determine;</i> <ul style="list-style-type: none"> <li>o <i>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</i></li> <li>o <i>The site access and egress routes</i></li> </ul> </li> </ul>	<p>The site is not affected by the main stream flooding but is it subjected to shallow, low hazard (H1) overland flows form the local upstream catchment.</p> <p>A flood report has been prepared and attached as part of this application which confirms as follows;</p> <p><i>"Proposed development finished floor levels (FFLs) and basement floodproofing are set to above the 1% AEP plus freeboard (refer Section 5.2) and PMF levels. This</i></p>	<p>Appendix 11A, 11B</p>

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<ul style="list-style-type: none"> <li>○ the potential effects of climate change,</li> <li>○ any relevant provisions of the NSW Flood Risk Management Manual, and any other relevant guidelines</li> </ul> <p>- Where the development is occurring on flood prone land a flood impact and risk assessment (FIRA) must be prepared having regard to the Flood Impact and Risk Assessment – Flood Risk Management Guide LU01. 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 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>design effectively minimises flood risks associated with the proposed development to and ensures compliance with Cocunil's freeboard requirements.</p> <p>Compliance with Council's flood planning requirements and the flood related SEARs is achieved.</p> <p>The preliminary flood emergency management plan (FEMP) comments finds that flood risks associated with the proposed development are low and are effectively mitigated through the following measures:</p> <ul style="list-style-type: none"> <li>a. Risk to persons on site is managed through a shelter-in-place (SIP) strategy.</li> <li>b. All habitable and non-habitable floor areas are located and/or flood proofed to above the 1% AEP + freeboard (refer Section 5.2) and PMF levels.</li> <li>c. The site does not become isolated due to flooding with reliable access to Loftus and Burton Street available in all flood events up to and including the PMF event"</li> </ul>	
<p><b>21. Bush Fire Risk</b></p> <p>- If the development is on mapped bush fire prone land, or a bush/grass fire threat is identified on or adjoining the site, provide a bush fire assessment that details proposed bush fire protection measures and demonstrates compliance with Planning for Bush Fire Protection.</p>	<p>The site is not identified as bush fire prone land.</p>	<p>-</p>
<p><b>22. Aboriginal Cultural Heritage</b></p>	<p>There are no known impacts if the aboriginal cultural heritage.</p>	

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<ul style="list-style-type: none"> <li>- 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:               <ul style="list-style-type: none"> <li>o Identifying that an appropriate prior planning process has already considered these impacts, e.g. a rezoning or development application, or</li> <li>o Providing an initial assessment of the potential impacts.</li> </ul> </li> <li>- If potential impacts are significant, provide an Aboriginal Cultural Heritage Assessment Report (ACHAR) which:               <ul style="list-style-type: none"> <li>o Identifies, describes and assesses any impacts to Aboriginal cultural heritage sites or values associated with the site.</li> <li>o Is prepared in accordance with relevant guidelines.</li> </ul> </li> </ul>		
<p><b>23. Environmental Heritage</b></p> <ul style="list-style-type: none"> <li>- 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.</li> <li>- View lines should be provided demonstrating the visual impact of the proposal on the curtilage of the listed St Luke's Church.</li> </ul>	Section 7.24 of the EIS	Appendix 21 and 30
<ul style="list-style-type: none"> <li>o <b>Public Space</b></li> <li>o If public space is proposed as part of the development, demonstrate how the development:               <ul style="list-style-type: none"> <li>o 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> </ul> </li> </ul>	The development proposed landscape embellishment works to enhance the public domain on all street frontages, including the through-site link. Please see attached landscape plan and urban design report for further details. Additionally this has been discussed in Section 7.25 of the EIS.	Appendix 3B and 4A

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<ul style="list-style-type: none"> <li>○ <i>provides accessible public space.</i></li> <li>○ <i>maximises permeability and connectivity.</i></li> <li>○ <i>maximises the amenity of public spaces in line with their intended use, such as through adequate facilities, solar access, shade and wind protection.</i></li> <li>○ <i>maximises street activation.</i></li> <li>○ <i>minimises potential vehicle, bicycle and pedestrian conflicts.</i></li> <li>○ <i>Details the forward going management and ownership of any public space, including where necessary plans of management (if to be privately owned).</i></li> </ul>		
<p><b>24. Hazards and Risks</b></p> <ul style="list-style-type: none"> <li>- <i>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:</i> <ul style="list-style-type: none"> <li>○ <i>Report on any consultation outcomes with operators.</i></li> <li>○ <i>Consider whether the development would cause these storages non-compliance with Australian Standards.</i></li> </ul> </li> <li>- <i>Where applicable, provide a Hazard Analysis in line with relevant guidelines and planning circular.</i></li> </ul>	Not relevant to this proposal.	-