

Development details

Application number	SSD-88702457
Project name	Mixed-use Mackenzie St, Lavender Bay
Location	1-19 Mackenzie Street and 211 Blue Points Road, Lavender Bay within North Sydney
Applicant	ST VINCENT DE PAUL (SOCIETY) HOUSING AUSTRALIA
Date of issue	22 August 2025

Content and guidance

The Environmental Impact Statement (EIS) must meet the minimum form and content requirements as prescribed by Part 8 of the *Environmental Planning and Assessment Regulation 2021* (EP&A Regulation) and the *State Significant Development Guidelines*. The EIS must also address the issues set out below.

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

Rezoning Report

The concurrent rezoning should be clearly described in a Rezoning Report as part of the EIS which includes the following information.

Item	Supporting Information
1. Rezoning proposal • Site description • Local context • Proposed development	This section shall include: - the legal description of the site - relevant maps or diagrams - full description of the proposed development.

Item	Supporting Information
2. Proposed Amendments • Address all relevant legislation, environmental planning instruments (EPIs) (including drafts), plans, policies, guidelines and planning circulars. • Identify compliance with applicable development standards and provide an explanation of proposed amendments. • Land application • Land use zoning • Height of buildings • Floor space ratio • Minimum allotment sizes (if applicable) • Provision of affordable housing • Site specific provisions • Development Control Plan (DCP) (if applicable) • State Environmental Planning Policies (SEPPs) • Contributions - State contributions - Local contributions	An explanation of the provisions that are to be included in the proposed legislative changes. This section should be clearly stated and contain enough information on the proposal including but not limited to: proposed zones and/or development standards if known at this stage.
3. Strategic and Site-Specific Merit • Regional Plans and strategies • Local strategic documents (e.g. LSPS, Housing Strategy)	- The proposals demonstrated alignment with the NSW strategic planning framework or current government priority. - A proposal's demonstrated environmental, social and economic impact on the site and surrounds and ability to be accommodated within the capacity of the current and/or future infrastructure and services.
4. Relevant Issues Including, but not limited to the following: • Connecting with Country • Environmental - Flooding - Biodiversity - Contamination - Heritage	The section shall cover off all relevant issues relating to the subject site and proposed changes.

Item	Supporting Information
- Views from the surrounding streetscape including from the Blue St Plaza • Social and Economic - Urban Design - Affordable housing - Public benefit • Infrastructure funding and delivery - Transport - Utilities	
5. Consultation	Details of consultation undertaken with Government agencies, council or other authorities, and community consultation that is to be undertaken in relation to the proposal.
6. Annexures • Proposed statutory maps	Include details of the existing and proposed maps, where relevant, to identify the effect of the proposed changes and the area to which it applies.

Key issues and supporting documentation

Issue and Assessment Requirements	Supporting Documentation
1. Statutory Context • Address all relevant legislation, environmental planning instruments (EPIs) (including drafts), plans, policies, guidelines and planning circulars. • Identify compliance with applicable development standards and provide a detailed justification for any non-compliances. • 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. • Address the requirements of any approvals applying to the site, including any concept approval, any endorsed or draft master plan, precinct plan or any recommendation from Gateway determination. • 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.	<u>If required:</u> Clause 4.6 Variation Request (for any non-compliances with applicable development standards)

Issue and Assessment Requirements	Supporting Documentation
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.	
2. Construction Staging - Set out the staging of the proposed development, proposed timing and details of timing of public domain works and how these will connect with Blue St Plaza. - Details are to be provided on proposed staging of the development (if any) and a preliminary construction timetable/methodology for how the development will be constructed without causing undue disruption to North Sydney Station, St Francis Xavier Church and adjacent low density residential area.	Staging and construction delivery plan
3. 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. - 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.	EDC Report
4. 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. - Where a voluntary planning agreement is proposed, prepare a draft planning agreement in accordance with the <i>Planning agreements – Practice note- February 2021</i>.	Address in EIS <u>If required:</u> Draft planning agreement
5. 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.	Engagement Report

Issue and Assessment Requirements	Supporting Documentation
Consult with Sydney Trains prior to the lodgement of an EIS as required by point 1 of their SEARS advice dated 4 August 2025.	
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. - Demonstrate that the development: - 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 - in all other instances, has been reviewed by the State Design Review Panel (SDRP) where required under 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 Excellence Strategy (where design excellence is required by an EPI) Competition Report (where a competitive design process has been held) Design Review Report (where the project has been reviewed by the SDRP)
7. 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 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 <i>State Environmental Planning Policy (Housing) 2021</i> (Housing SEPP) and the <i>Seniors Housing Design Guide</i>. - the design principles for residential apartment development set out in Schedule 9 of the Housing SEPP and the <i>Apartment Design Guide</i> (ADG). This should include a table which demonstrates how each dwelling (including affordable dwellings) performs against the ADG design criteria. - If affordable housing is proposed, provide a floorplan outlining the gross floor area and dwellings that are provided as affordable housing. - Consideration of how the building will interact with the new plaza space as well as St Peters Park	Architectural Drawings Design Report Survey Plan Schedule of Colours, Materials and Finishes Design Verification Statement

Issue and Assessment Requirements	Supporting Documentation
8. Environmental Amenity - 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. - 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.	Shadow Diagrams Chapter 4 Housing SEPP Assessment (ADG) <u>If required:</u> View Impact Analysis
9. Visual Impact - Provide a visual analysis of the development from key viewpoints, including photomontages or perspectives showing the proposed and likely future development. - The building form and height should closely consider maintaining any significant views from the Blue St Plaza at 5 Blue St as well as St Peters Park. - 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.	Visual Impact Analysis <u>If required:</u> Visual Impact Assessment
10. Transport 1. Provide a Transport Impact Assessment, developed in accordance with the Guide to Transport Impact Assessment ('GTIA') version 1.1, which includes the following: - Ensure the assessment aligns with the requirements outlined in GTIA Table 3.2. - Baseline for existing and future transport network conditions to inform the assessment of impacts. Include maps, illustrations and/or description of land uses and transport networks surrounding and within the development site. It should detail both existing and committed improvements to transport systems, identification of nearby transport facilities and evaluation of accessibility of the development by all transport modes, as well as existing road safety performance. (GTIA Section 3.3.1) - Document existing and proposed use of the site (if developed), including land use type(s), scale and access arrangements for each mode (GTIA Section 3.3.1). - Document estimated trips generated by the development and mode share, deducting any trips generated by any removed uses in line with GTIA Chapter 5. Trip generation for "High public transport accessibility" should be used for the subject application. The average or benchmarking method may be used (GTIA Section 5.5.3). - Identify the requirements for parking for each mode of transport (GTIA Section 8.3 & 8.5) Document the number of parking spaces by mode	Transport Impact Assessment Preliminary Construction Traffic (or Transport) Management Plan Green Travel Plan

Issue and Assessment Requirements	Supporting Documentation
proposed by the development. Consider Part B, Section 10 of the NSDCP 2013, which outlines the maximum car parking rates applicable to the precinct. • Assess the impact of the development on the safety and operational efficiency for transport users of all types at the year of completion (GTIA Chapter 6), including a performance assessment for each mode of transport per GTIA Section 6.2.3 Table 6.1. Intersection level of service is only required if traffic modelling has been conducted. Consider use of previous/recent analysis if applicable. • Recommendations to address issues and reasonably manage potential impacts of trips generated by the proposed development on the surrounding transport network. • Detail the safety and functionality of the development's proposed multimodal access arrangements and internal road/parking layout, including service and parking areas for all user groups (e.g. freight and servicing, general traffic, visitor parking, disabled parking, car share and car charging), and pedestrians and cyclists. Any proposed shared use of the loading dock must be supported by a detailed operational plan. • The provision of well-designed active transport connections both within the site and linking to the surrounding area is essential. To support the best practice design, please refer to the following guidance documents: ◦ Cycleway Design Toolbox (2020) ◦ Walking Space Guide (2020). • A statement by a chartered / registered engineer for any bicycle, car, commercial vehicle or mobility parking spaces that the parking spaces comply with AS2890 and any new or modified driveway has sufficient sight distance and appropriate dimensions for the design vehicle (refer GTIA Section 7.3.1). Swept path plans should be provided as required to demonstrate compliance. • If intersection upgrades are required as a result of the development on a State Road, new or intensified access arrangements on a State Road, or new traffic signals, evidence should be provided of consultation with TfNSW. • If the site generates more than 100 additional vehicles per hour, the assessment should include SIDRA modelling of significantly impacted intersections in accordance with the Traffic Modelling Guidelines and GTIA Section 6.3. If recent modelling has been undertaken at the rezoning stage, or other studies, and it can be shown that this development is within the bounds of that analysis, then reference to previous model outputs can be used. For the assessed intersections, intersection turning count and queue length data should be collected for a typical weekday morning and afternoon peak hour. Traffic signal data should be obtained from TfNSW for all traffic signals. ◦ An existing case should be modelled, along with a demonstration that the models are calibrated and validated in line with the Traffic Modelling Guidelines.	

Issue and Assessment Requirements	Supporting Documentation
○ A future base case should be modelled, which is based on the year of opening with background growth with the existing development plus any known approved or committed development. ○ A project case should be modelled, which is based on the year of opening with background growth, the proposed development, and any proposed works. • The TIA should assess the cumulative transport impacts arising from surrounding known or committed developments, including but not limited to adjacent sites at 5 and 15 Blue Street. • A preliminary Construction Transport Management Plan (CTMP) must be prepared to address the impact of construction traffic on the road network. The CTMP must include a detailed description of the proposed construction activities, anticipated vehicle types and volumes, designated truck routes, and construction access points. The plan must outline traffic control measures, parking arrangements, and loading zones, ensuring minimal disruption to public roads and safety. The CTMP should address any potential cumulative construction traffic impacts arising from adjacent development sites. It should also identify responsible personnel, regulatory approvals required, and strategies for managing environmental impacts and community communication. All vehicle movements and site operations must comply with relevant council and TfNSW guidelines. Evidence must clearly demonstrate that consultation has been undertaken with relevant road agencies including Council and TfNSW. • A Green Travel Plan (GTP) is required to identify site-specific measures that promote and maximise the use of more sustainable modes of transport, such as walking, cycling, public transport, and carpooling. The preparation of the GTP should align with the principles and requirements outlined in Transport for NSW's Travel Demand Management framework (Travel Demand Management nsw). This includes adopting a data-led, evidence-based approach tailored to the specific characteristics of the site, with the aim of influencing travel behaviour, reducing reliance on private vehicles, and supporting long-term mode shift. The plan should also include clear targets, implementation strategies, and monitoring mechanisms to ensure its effectiveness over time.	
11. Noise and Vibration • 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. • The Noise Assessment should also provide recommendations for suitable noise mitigation measures for future residents of this development from	Noise and Vibration Impact Assessment

Issue and Assessment Requirements	Supporting Documentation
existing noise emitters including places of public worship, train lines and licensed premises.	
12. Water Management - Detail the proposed drainage design and servicing infrastructure to be incorporated as part of the development (stormwater and wastewater). - 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
13. 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. - 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 Assessment <u>If required:</u> Groundwater Impact Assessment Salinity Management Plan Acid Sulfate Soils Management Plan
14. 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 Site Investigation Report <u>If required:</u> Detailed Site Investigation Remedial Action Plan Preliminary Long-term Environmental Management Plan
15. Trees and Landscaping - Provide a landscape plan, that: - 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). - 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:	Landscape Plan <u>If required:</u> Arboricultural Impact Assessment

Issue and Assessment Requirements	Supporting Documentation
○ 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	
16. Ecologically Sustainable Development (ESD) • 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. • 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 BASIX Certificate
17. 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.	Biodiversity Development Assessment Report or BDAR Waiver
18. 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. • Identify appropriately sited waste storage areas, collection access paths/roads, and appropriate servicing arrangements for the site.	Waste Management Plan
19. Social Impact • 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>.	Address in EIS <u>If required:</u> Social Impact Assessment in accordance with the guidelines
20. 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	<u>If required:</u> Flood Impact and Risk Assessment (FIRA)

Issue and Assessment Requirements	Supporting Documentation
○ 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 • 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. • 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).	
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. • If potential impacts are significant, provide an Aboriginal Cultural Heritage Assessment Report (ACHAR) which: ○ Identifies, describes and assesses any impacts to Aboriginal cultural heritage sites or values associated with the site. ○ Is prepared in accordance with relevant guidelines.	<u>If required:</u> Aboriginal Cultural Heritage Assessment Report
22. Environmental Heritage • A suitably qualified heritage consultant is to: a) Identify all heritage items within the site and its vicinity including built heritage, landscapes and archaeology, map these items, and assess why the items and site(s) are of heritage significance b) Assess the impacts of the proposal on any identified heritage items in accordance with the Guidelines for Preparing Statements of Heritage Impact. Discuss the attempts to avoid and/or mitigate the impact on the heritage significance of the site and the surrounding heritage items including any options analysis. c) Assess the visual impacts of the proposal on any heritage item(s) within the view catchment of the proposal d) If impacts on potential historical archaeology are identified an historical archaeological assessment should be prepared by a	<u>If required:</u> Statement of Heritage Impact Archaeological Assessment

Issue and Assessment Requirements	Supporting Documentation
suitably qualified archaeologist in accordance with the guidelines Archaeological Assessment and Assessing Significance for Historical Archaeological Sites and Relics.	
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. • Demonstrate collaboration and a consistent approach for the public domain and proposed Blue St Square with the landowners of 5 Blue St. Any plans should also be considered with Sydney Trains/TfNSW as the operators of North Sydney Station and detail the changes resulting from each of these projects. A set of Public Domain works plans to be submitted that align with the materiality, wayfinding within the North Sydney CBD Public Domain Strategy, where appropriate. • Provide a Public Art Strategy	<u>If required:</u> Public Space Plan Public Art Strategy
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 <i>Australian Standards</i>. • Where applicable, provide a Hazard Analysis in line with relevant guidelines and planning circular.	<u>If required:</u> Hazard Analysis
25. Pedestrian Wind Environment Assessment • Provide a Pedestrian Wind Environment Study. This assessment must be informed by a Wind Tunnel Study and any mitigation measures provided in built form and not landscaping.	Pedestrian Wind Environment Study

Issue and Assessment Requirements	Supporting Documentation
26. Agency Comments • Address all State agency comments provided in Attachment A.	Agencies SEARS Referral advice

ATTACHMENT A
Government Authority Responses to Request for Key Issues