

Planning Secretary's Environmental Assessment Requirements

Section 4.12(8) of the *Environmental Planning and Assessment Act 1979*

Part 8 of the *Environmental Planning and Assessment Regulation 2021*

Application Number	SSD-89441959
Project	Leeds Street & Averill Street Mixed Use
Location	1, 7-9, and 11 Averill Street and 2, 2A, 7, 8-10, 9-11, 12, 13, 14, 16, 17 and 23 Leeds Street, Rhodes within City of Canada Bay
Proponent	LEEDS INVESTMENT PTY LTD
Date of Issue	5 September 2025

Rezoning Report

Content and guidance

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

Issue and Assessment Requirements	Supporting Documentation
1. Rezoning proposal - Site description. - Local context. - Proposed development.	This section must include: - The legal description of the site - Relevant maps or diagrams - Full description of the proposed development.
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).	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.

• Provision of affordable housing (in accordance with ministerial declaration). • Site specific provisions. • State Environmental Planning Policies (SEPPs). • Contributions. ○ State contributions ○ Housing and Productivity Contributions ○ Local contributions (including Affordable Rental Housing Contributions).	
3. Strategic and Site-Specific Merit • Regional, district plans, and strategies. • Local strategic documents (e.g. Rhodes Place Strategy, local strategic planning statement, local housing strategy).	This section must include: • Detailing how the proposal has demonstrated alignment with the NSW strategic planning framework or current government priorities. • Detailing how the proposal has 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. • Include consideration of any nearby approved or proposed major residential projects

4. Relevant Issues Including, but not limited to the following: • Connecting with Country. • Environmental: ○ Flooding. ○ Biodiversity. ○ Contamination. ○ Heritage. ○ Public and private amenity. • Social and Economic: ○ Function and viability of surrounding land use zones. ○ Economic impacts of additional non-residential use. ○ Urban Design. ○ Affordable housing. ○ Public benefit. • Infrastructure: ○ Traffic and Transport – address the assessment requirements in the DPHI – Traffic and Transport advice contained in Appendix B. ○ Utilities. • Address issues raised by agency responses in Attachment 1.	The section must: • address all relevant issues relating to the subject site and proposed changes. • Provide a transport impact assessment. • Provide an economic impact assessment addressing impacts stemming from proposed land use amendments.
5. Consultation. • Consult with key government agencies including (but not limited to) the following: ○ Canada Bay City Council ○ Transport for NSW ○ Schools Infrastructure NSW ○ Department of Planning, Housing and Infrastructure	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. • Table which compares existing vs proposed changes to the Canada Bay LEP 2013.	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.

Environmental Impact Assessment Requirements

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>

Issue and Assessment Requirements	Supporting Documentation
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1. Statutory Context • Address relevant legislation, environmental planning instruments (EPIs) (including drafts), plans, policies, guidelines and planning circulars, including clause 35 of the <i>Environmental Planning and Assessment Regulation 2021</i>, • 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 ministerial declaration and 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. • 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.	• Address in the EIS. <u>If required:</u> • Clause 4.6 Variation Request (for any non-compliances with applicable development standards).
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. • 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.
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. 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.

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 s4.41 of the EP&A Act or requires an approval or authorisation under another Act to be applied consistently by s4.42 of the EP&A Act, the agency relevant to that approval or authorisation must be consulted. ○ Engagement with Council and key agencies must be undertaken in accordance with the <i>Undertaking Engagement Guidelines for State Significant Projects</i>.	• Engagement Report.
5. 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 <i>Better Placed</i>. • 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)

• 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.	• Architectural Drawings. • Design Report. • Survey Plan signed by Registered Surveyor. • Schedule of Colours, Materials and Finishes. • Design Verification Statement.
6. 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). • Wind Impact Assessment <u>If required:</u> • View Impact Analysis.
7. Visual Impact • Provide a visual analysis of the development from key viewpoints, including photomontages or perspectives showing the proposed and likely future development. Key viewpoints to be included in the visual analysis are to include (but not limited to): ○ Southern and northern end of John Whitton Bridge; ○ Southern and northern end of Ryde Bridge; ○ Meadowbank Ferry Wharf ○ Ryde Wharf Reserve; ○ Settlers Park; ○ Various vantage points from Rhodes West; • Provide a visual impact assessment that addresses the visual impacts of the development on the existing catchment.	• Visual Impact Analysis. • Visual Impact Assessment.

8. Transport • 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 and in accordance with the requirements contained in the DPHI – Transport and Traffic advice in Appendix B. • A preliminary Construction Traffic Management Plan (CTMP) should be prepared as part of the TIA to mitigate any impacts caused by construction of the development on regular pedestrian and transport routes (including public transport, active transport or general traffic) in accordance with the requirements in Appendix B. • Address all traffic and transport requirements provided in the Council, DPHI – Traffic and Transport and TfNSW advice in Appendices A, B and C.	• Transport Impact Assessment • Preliminary Construction Traffic Management Plan
9. 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.	• Noise and Vibration Impact Assessment.
10. 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. • Address all relevant hydrology requirements detailed in the DCCEE Water and CPHR Responses in Appendices E and F.	• Integrated Water Management Plan.
11. Ground and Groundwater Conditions • Assess potential impacts on soil resources, 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	• Geotechnical Assessment

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. Address the relevant ground and groundwater assessment requirements in the Council, DCCEEW – Water, and CPHR advice contained in Appendices A, E and F.	- Groundwater Impact Assessment. - Acid Sulfate Soils Management Plan. <u>If required:</u> - Salinity Management Plan.
12. 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. - Detailed Site Investigation. - Remedial Action Plan. <u>If required:</u> - Preliminary Long-Term Environmental Management Plan.
13. 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). - For landscaping on structures, addresses soil requirements in Table 5, Part 4P (<i>Planting on Structures</i>) of the ADG. - 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	- Landscape Plan. <u>If required:</u> - Arboricultural Impact Assessment.

14. 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.
15. 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.
16. 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. - Architectural Plans
17. Social Impact - The EIS must consider social impacts and should identify any significant social impacts. - Social Impact Assessment must be prepared in accordance with the <i>Social Impact Assessment Guideline for State Significant Projects</i>.	- Address in EIS. - Social Impact Assessment in accordance with the guidelines.
18. Flood Risk - Identify the flood planning area and level as set out in the relevant EPI and other supporting documents to determine. Refer to flood study requirements provided by CPHR in Appendix F; - 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.	Flood Impact and Risk Assessment (FIRA).

○ The potential effects of climate change. ○ Any relevant provisions of the <i>NSW Flood Risk Management Manual</i>, and any other relevant guidelines. • 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>. Refer to CPHR Response in Appendix F for additional FIRA requirements. • 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). • Address all other flood requirements detailed in the CPHR Response in Appendix F.	
19. Marine Ecology • Address all relevant requirements in the DPIRD – Fisheries Response in Appendix G.	• Marine ecology assessment • Erosion and sediment control plan
20. 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.	• Aboriginal heritage due diligence report. • Connecting with country framework. <u>If required:</u> • Aboriginal Cultural Heritage Assessment Report.
21. Environmental Heritage	

Where there is potential for direct or indirect impacts on environmental heritage, provide a Statement of Heritage Impact and Archaeological Assessment (where excavation is proposed), in accordance with the relevant guidelines.	- Statement of Heritage Impact. - Archaeological Assessment.
22. Public Spaces - The EIS must demonstrate how the public space and 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.	Public Space Plan.
23. 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.
23. Infrastructure Requirements and Utilities In consultation with relevant service providers: - Assess the capacity of the existing services and utilities and identify any upgrades which are required to facilitate the development. - Assess the impacts of the development on the existing utility infrastructure and service provider assets and describe how any potential impacts will be managed. - A feasibility application is to be submitted with Sydney Water in accordance with Appendix I, prior to preparation of the EIS.	- Services and utilities impact assessment. - Evidence of consultation with providers.

• Address the Ausgrid and Sydney Water requirements in Appendices H and I.	
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ATTACHMENT 1
Government Authority Responses to Request for Key Issues

APPENDIX A:
Canada Bay City Council Response
APPENDIX B:
DPHI Traffic and Transport Response
APPENDIX C:
TfNSW Response
APPENDIX D:
TfNSW – Sydney Trains Response
APPENDIX E:
DCCEEW – Water Response
APPENDIX F:
CPHR Response
APPENDIX G:
DPIRD – Fisheries Response
APPENDIX H:
Ausgrid Response
APPENDIX I:
Sydney Water Response