



14 April 2026

Keiran Thomas
Director, Housing Delivery
Department of Planning, Housing and Infrastructure
5 Parramatta Square, 12 Darcy Street
Parramatta NSW 2150

Dear Keiran,

RE: Request for amended secretary's environmental assessment requirements for seniors housing at 119-123 Rocky Point Road, Beverley Park

We refer to the Secretary's Environmental Assessment Requirements (SEARs) issued by the Department on 6 August 2025 in relation to a proposed State Significant Development (SSD) application for seniors housing at 119-123 Rocky Point Road, Beverley Park (site). The proposal has been amended from that which was originally proposed. We request an updated SEARs to align with the amended proposal.

On 6 August 2025, the Department issued Industry Specific SEARs for the development of a seven storey seniors housing development on the site at 119-123 Rocky Point Road, Beverley Park. The proposal consisted of the following:

- demolition of existing structures
- construction of a seven storey residential care facility with 78 beds
- a ground level pool and basement car parking
- landscaping and tree removal.

The proposal has now been amended, and an updated SEARs is requested. The amended SSDA will seek development consent for the construction of senior housing comprising the following components:

- demolition of existing structures
- construction of a five storey residential care facility comprising:
 - 2 basement levels (1 car park and 1 support communal facilities)
 - 1 ground level of communal facilities
 - 3 levels of a residential aged care facility (RACF) for a total of 48 beds
 - 2 levels of independent living units for a total of 14 units
- landscaping and tree removal.

Attached to this letter is a scoping report that provides an overview of the amended proposal, relevant statutory planning framework and the key likely impacts of the proposal.

Please do not hesitate to contact our me on 0414194473 or via email at cshannon@mecone.com.au if you require any further information or have any questions in relation to this matter.

Yours sincerely,

Chris Shannon
Western Sydney Practice Director

Scoping report:

119-123 Rocky Point Road, Beverley Park

Prepared for
Creative Vision

April 2026

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Mecone acknowledges the Traditional Custodians of the land on where this project is undertaken and across the Mecone offices that this report is prepared, paying respect to the Elders past and present. We recognise the ongoing connection of Aboriginal and Torres Strait Islander peoples to land, waters, and culture.

Project director

Chris Shannon

Contributors

Prisha Singh

Revision	Revision date	Status	Authorised: Name & Signature	
1	14-4-2026	Draft	Chris Shannon	

* This document is for discussion purposes only unless signed and dated by the persons identified. This document has been reviewed by the Project Director.

Contact

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1 Introduction

This Scoping Report has been prepared for Creative Vision (**Applicant**) in relation to a proposed seniors housing development at 119-123 Rocky Point Road, Beverly Park (**site**). The Applicant requests amended Secretary's Environmental Assessment Requirements (**SEARs**) – Industry Specific that relate to the updated proposed development.

1.1 Background

On 6 August 2025, the Department of Planning, Housing and Infrastructure (**DPHI**) issued Industry Specific SEARs for the development of a seven storey seniors housing development on the site at 119-123 Rocky Point Road, Beverly Park. The proposal consisted of the following:

- demolition of existing structures
- construction of a seven storey residential care facility with 78 beds
- a ground level pool and basement car parking
- landscaping and tree removal.

The proposal has now been amended, and the Applicant seeks a revised SEARs.

A copy of the letter from DPHI and Industry Specific SEARs issued on the site is included as an attachment to this report.



2 Site description

2.1 Site context

The site consists of four lots, located at 119-123 Rocky Point Road, Beverley Park. The site is located in the Georges River Local Government Area and covers a combined area of approximately 2, 271 sqm. The details of the site are included in the table below.

The site currently contains three single storey dwellings with concrete vehicular driveways accessible from Rocky Point Road. Each dwelling has a private open space, and a review of aerial imagery shows a secondary structure situated at the rear of 121 Rocky Point Road. The consolidated development site has an approximate frontage of 42 m to Rocky Point Road.

The locality consists mostly of low to medium density residential development, comprising of buildings ranging from one to four storeys in height, noting there is also high density development up to 12 storeys situated approximately 200 m south east on Garrigarrang Avenue. Commercial uses are present, situated on the opposite side of Rocky Point Road including a Mazda dealership, petrol station, and an auto parts retailer. The site is located 1.9 km south of Kogarah Railway Station and Carlton Railway Station. Multiple bus stops are located along Rocky Point Road providing services to Rockdale Railway Station and Kogarah Railway Station.

The site is located within walking distance from public open spaces such as the Scarborough Park (located 800 m east of the site), Spooner Park (located 550 m west of the site), Scarborough Park North (located 900 m northeast of the site) and Leo Smith Reserve (located 550 m southeast of the site).

The site is located within proximity to the multiple health services such as the St George Health, Sage Health Clinic, Noris Health and Community Centre. The Uniting Church in Australia Beverley Park is located 1.2 km to south of the site.

Some limited commercial uses are present in the area but are dispersed throughout the residential area. Apart from the nearby rail transport, there is also on-street parking available on the surrounding streets.

Table 1: Site details

Lot / DP	Address	Area (approximate)
Lot E DP 101335	119 Rocky Point Road, Beverley Park	747.85 sqm
Lot A DP 343822	121 Rocky Point Road, Beverely Park	597.71 sqm
Lot C DP 373834		298.55 sqm
Lot D DP 373834	123 Rocky Point Road, Beverely Park	626.89 sqm
Total		2,271 sqm



Figure 1: Aerial photo of the site

Source: Mecone Mosaic

Table 2: Summary of key features

Key features	Detail
Legal description	• Lot E DP101335 • Lot A DP343822 • Lot C DP373834 • Lot D DP373834
Total area	Approximately 2,271 sqm
Street frontage	42 m to Rocky Point Road The site does not have a secondary frontage. Its western boundary adjoins residential development on the western side
Shape	Rectangular
Access	Via Rocky Point Road
Vegetation	Interspersed throughout the site
Structures	Single storey dwellings and associated structures
Current use	Residential (dwelling houses)
Slope	Generally flat
Bushfire	No
Flooding	The site is not mapped as 1% AEP flood event
Utilities and services	The site is located within an established urban area within which all utility services exist and are capable of being augmented to accommodate the future residential development



3 The proposal

3.1 Original proposal

The original proposal that received Industry Specific SEARs on 6 August 2025 consisted of the following:

- demolition of existing structures
- construction of a seven storey residential care facility with 78 beds
- a ground level pool and basement car parking
- landscaping and tree removal.

3.2 Revised proposal

The proposed scope has been amended and, as a result, a revised Industry Specific SEARs is requested. The SSDA will seek development consent for the construction of senior housing comprising the following components:

- demolition of existing structures
- construction of a five storey residential care facility comprising:
 - 2 basement levels (1 car park and 1 support communal facilities)
 - 1 ground level of communal facilities
 - 3 levels of a residential aged care facility (RACF) for a total of 48 beds
 - 2 levels of independent living units for a total of 14 units
- landscaping and tree removal.

The table provides a summary of the amended proposal.

Table 3: Summary of revised proposal

Component	Proposal
Development type	• State Significant Development for seniors housing
Site area	• 2,271 sqm
Housing typology	• Seniors housing comprising: ◦ 2 basement levels (1 car park and 1 support communal facilities) ◦ 1 ground level of communal facilities ◦ 3 levels of a residential aged care facility for a total of 48 beds ◦ 2 levels of independent living units for a total of 14 units
Land use zoning / permissibility	• Georges River LEP 2021: R4 High Density Residential (permissible) • Housing SEPP 2021 (s81): permissible
Height of buildings	• Georges River LEP 2021: 15 metres • Housing SEPP 2021(s87(2)(b)): 18.8 metres • Proposed maximum height: 20.583 metres (1.783 above height plane)
Floor space ratio	• Georges River LEP 2021: 1.5:1 • Housing SEPP 2021: 1.875:1 (s87(2)(a)(iii)) • Proposed GFA: 4,118.70 sqm • Proposed FSR: 1.825:1 (complies)
Estimated development cost	• >\$30 million

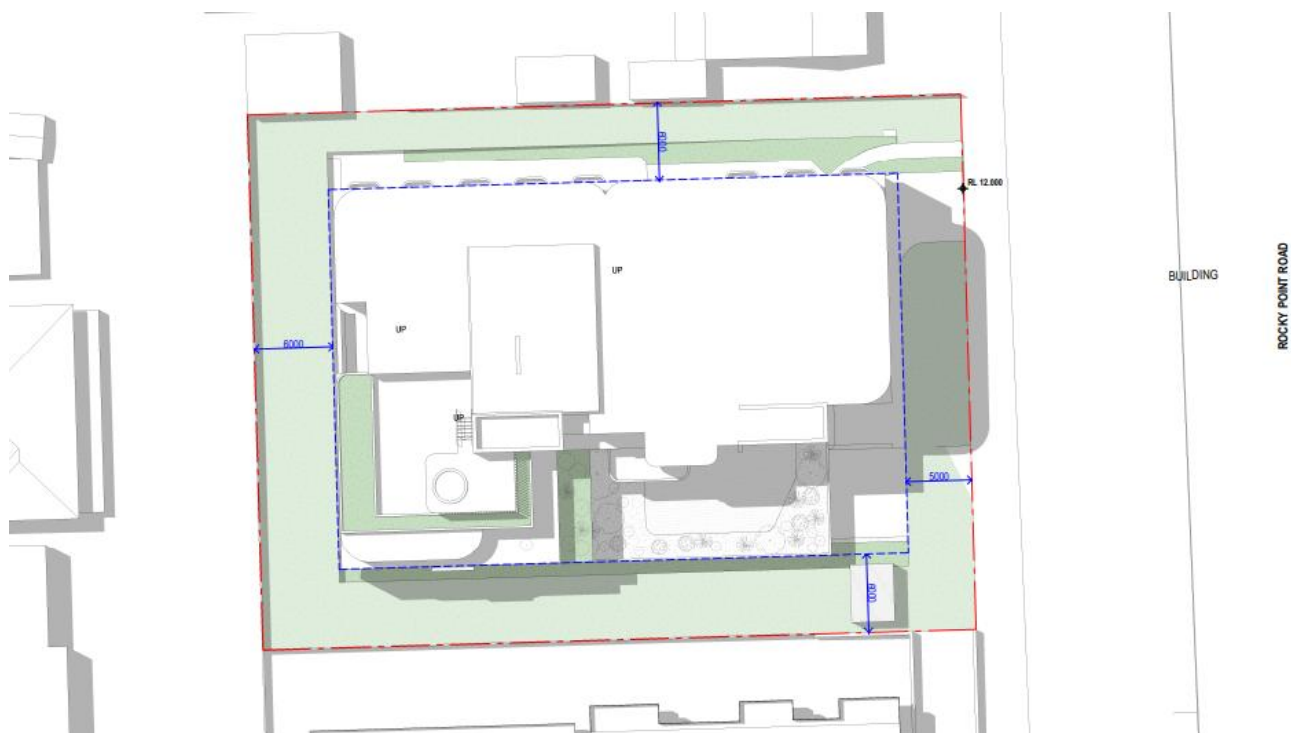


Figure 2: Proposed site plan

Source: Jackson Teece



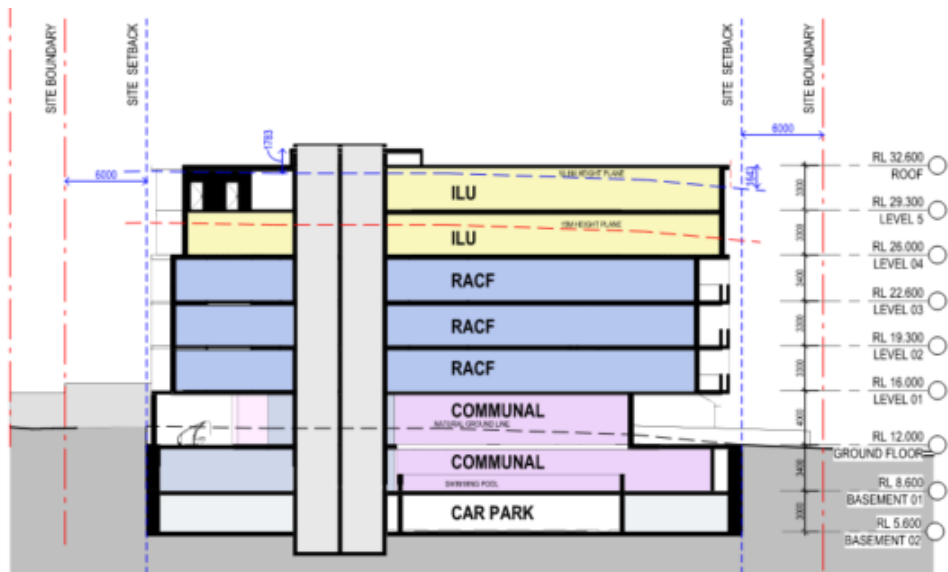
Figure 3: Proposed ground floor plan

Source: Jackson Teece

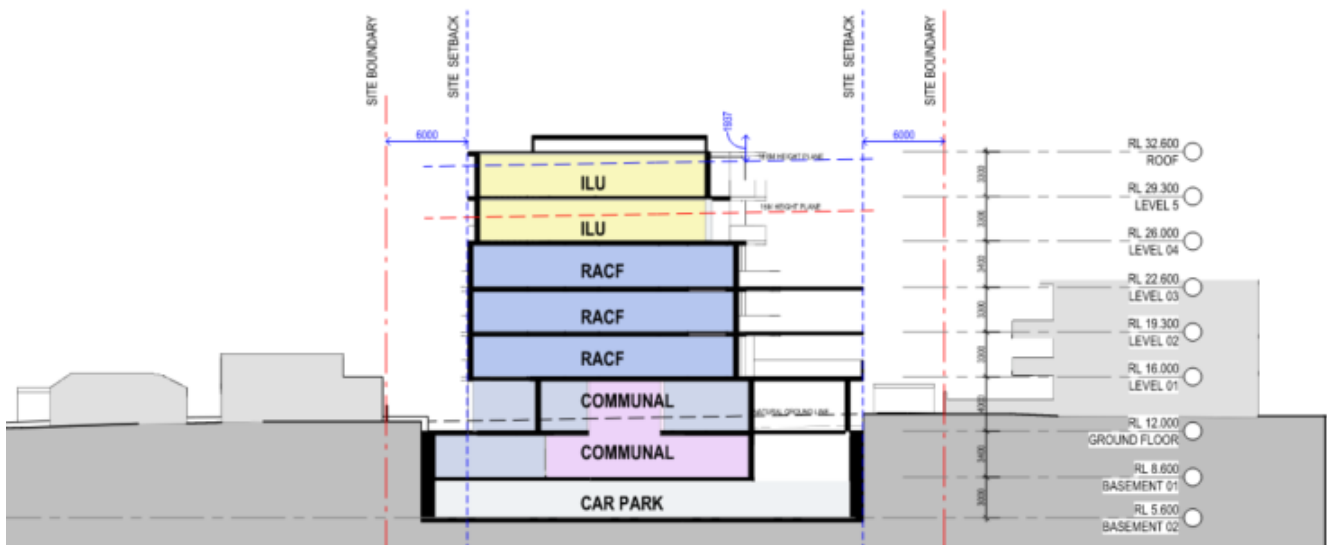


Figure 4: Proposed GFA plans

Source: Jackson Teece



2 BUILDING SECTION 02
1:200



1 BUILDING SECTION 01
1:200

Figure 5: Proposed sections

Source: Jackson Teece



4 Statutory planning framework

4.1 Environmental planning instruments

The proposal will consider the following relevant environmental planning instruments (**EPIs**):

- *State Environmental Planning Policy (Biodiversity and Conservation) 2021*
- *State Environmental Planning Policy (Planning Systems) 2021*
- *State Environmental Planning Policy (Housing) 2021*
- *State Environmental Planning Policy (Resilience and Hazards) 2021*
- *State Environmental Planning Policy (Sustainable Buildings) 2022*
- *Georges River Local Environmental Plan 2021*.

State Significant Development criteria

The amended proposal still satisfies the definition of State Significant Development (**SSD**) under Chapter 2, Part 2.2, Section 2.6, and requirements under Schedule 1, of *State Environmental Planning Policy (Planning Systems) 2021*.

Schedule 1, Part 28 – Seniors Housing specifies that the development must be for seniors housing in the Greater Sydney region of more than \$30 million and must include a residential care facility component, provided other components of the proposed development are not prohibited under an EPI applying to the land.

The table below demonstrates that the proposed development still satisfies the criteria for Industry Specific SEARs.

Table 4: Industry-specific SEARs criteria

Industry-specific SEARs qualification	Response
Is the project:	
• designated development but for the Act, section 4.10(2), or	No. The proposal is not designated development.
• partly prohibited by an EPI, or	No. The development is permitted with consent under the Housing SEPP, Chapter 3, Part 5 and within the R4 zone under the Georges River LEP 2021.
• wholly prohibited by an EPI, to the extent permitted by the Act, section 4.38(5), or	No. The development is permitted with consent.
• concept development application for State significant development.	No. A detailed development consent is sought.



Table 5: Key statutory provisions

Provision	Control	Comment
Land use permissibility	- Georges River LEP 2021: R4 High Density Residential - Housing SEPP 2021 (s81)	Permissible Seniors housing is permitted with consent under both the Georges River LEP and Housing SEPP 2021.
Height of buildings	- Georges River LEP 2021: 15 metres - Housing SEPP 2021(s87(2)(b)): 18.8 metres	Non-compliance The proposal relies on the bonus height of 3.8 metres enabled by s87(2)(b) of the Housing SEPP. It seeks a proposed maximum height of 20.583 metres, which is 1.783 above maximum building height plane. A clause 4.6 variation request will accompany the SSDA.
Floor space ratio	- Georges River LEP 2021: 1.5:1 - Housing SEPP 2021: 1.875:1 (s87(2)(a)(iii)) - Proposed GFA: 4,118.70 sqm	Complies The proposal relies on the bonus FSR of 25% (0.375:1) enabled by s87(2)(a)(iii) of the Housing SEPP as it proposes both independent living units and residential care facilities. The proposal seeks a maximum FSR of 1.825:1, which complies with the bonus FSR.
Acid sulfate soils	The site is identified as Class 5 on the Acid Sulfate Soils Map under Georges River 2021.	Consideration Appropriate geotechnical investigations will be undertaken to determine whether an acid sulfate soils management plan is required.

Other relevant provisions under Part 5 Housing for seniors and people with a disability of the Housing SEPP will be considered, including the non-discretionary standards.

Although the Georges River Development Control Plan 2021 includes a range of controls relevant to the proposed development, it is noted that development control plans do not apply to SSDAs under section 2.10(1)(a) of the Planning Systems SEPP. Notwithstanding, consideration will be given to relevant DCP controls.

4.2 Other relevant legislation

The proposal will consider the following relevant legislation:

- Biodiversity Conservation Act 2016.*

A Biodiversity Development Assessment Report waiver will be requested.



5 Site specific considerations

The environmental impact statement (**EIS**) will meet the requirements as prescribed by Part 8 of the *Environmental Planning and Assessment Regulation 2021*.

Assessment of impacts arising from the proposal will also be carried out in accordance with the DPE State Significant Development Guidelines – Preparing and Environmental Impact Assessment.

The strategic context, project description, statutory context, consideration of alternatives and details of engagement will all be addressed in the EIS.

The EIS will address the SEARs as notified for the project. Since the project will benefit from Industry-specific SEARs tailored to seniors housing proposals generally, the level of assessment of impacts (and appropriate mitigation measures) in the EIS will be proportionate to the scale and likely impacts of the project in this case. Particular items of focus for assessment will include:

- design quality
- built form and urban design
- environmental amenity (including solar access, overshadowing)
- visual impact
- public space
- trees and landscaping
- ecologically sustainable development
- traffic and transport
- biodiversity
- ground water conditions
- stormwater management and flooding risk
- hazards
- contamination
- waste management
- heritage (Aboriginal cultural and environmental)
- social impact
- infrastructure requirements and utilities
- contributions
- engagement.

Attachments

Our ref: Beverley Park Seniors Housing (SSD-89680208)

Mr David Kamel
Director
Creative Vision
L2, 14 Railway Parade
Burwood NSW 2134

6 August 2025

Subject: Planning Secretary's Environmental Assessment Requirements – Industry Specific

Dear Mr Kamel

Please find attached a copy of the Planning Secretary's environmental assessment requirements (SEARs) for the Beverley Park Seniors Housing (SSD-89680208).

Based on the information provided in your application, industry-specific SEARs have been issued for your project.

Please contact the Department as soon as possible if your project changes, such that consultation is required with public authorities (under Part 8 of the EP&A Regulation). Your SEARs may need to be reissued and a scoping report may also be required.

If required, the Planning Secretary may modify your SEARs to ensure the environmental assessment of the project covers all relevant matters and is consistent with contemporary assessment practice.

Your SEARs will expire two years from the date of issue (or the date they were last modified) unless the Planning Secretary has granted an extension. If you would like to seek an extension, you should contact the Department at least three months prior to the expiry date.

If your application is not submitted within two years (or by the agreed extension date), you will need to make a new application for SEARs to progress your project.

The Department has identified assessment requirements additional to those attached. These requirements, in addition to the industry-specific SEARs, are provided below and should be taken to be the collective SEARs for the project.

Additional assessment requirements

The Department has identified assessment requirements additional to those attached. These requirements, in addition to the industry-specific SEARs, are provided below and should be taken to be the collective SEARs for the project.

1. Provide adequate justification that the proposed site layout and building design has regard to the design guidance in Chapter 4 of the Seniors Housing Design Guide. In particular, the scale of the built form and the proposed setbacks should have regard to the Seniors Housing Design Guide, ensure no adverse amenity impacts on neighbouring properties and is compatible with the surrounding built form.

Preparing your EIS

Your environmental impact statement (EIS) must be prepared having regard to the department's *State Significant Development Guidelines* including the *Preparing an Environmental Impact Statement Guideline*. All relevant guides for State significant projects that are referenced in the SEARs are available at <https://www.planning.nsw.gov.au/policy-and-legislation/planning-reforms/rapid-assessment-framework/improving-assessment-guidance>.

During the preparation of your EIS, you are required to consult with various parties, including the Department and any relevant agencies, in accordance with the *Undertaking Engagement Guidelines for State Significant Projects*. For more information, please visit the [Prepare EIS page](#) on the NSW planning portal. Agency contact details can be found at <https://www.planningportal.nsw.gov.au/major-projects/assessment/guide-agency-directory>.

You will need a Registered Environmental Assessment Practitioner (REAP) to declare that your EIS meets certain standards in relation to its completeness, accuracy, quality and clarity before it is submitted to the department, as per Division 5 of Part 8 of the Environmental Planning and Assessment Regulation 2021 (EP&A Regulation). A pro forma declaration can be found in [Appendix B](#) of the *Preparing an Environmental Impact Statement Guideline*.

Biodiversity Development Assessment Report

Any development application that is required to be submitted with a Biodiversity Development Assessment Report must use the template available at: <https://www.environment.nsw.gov.au/research-and-publications/publications-search/guidance-for-the-biodiversity-development-assessment-report-template>.

Lodging your development application (DA)

Once you submit your EIS, we will check it for completeness to confirm it addresses the requirements in Part 8 of the EP&A Regulation. We will also notify you of the DA fee for your project. Please note that your DA is not taken to be lodged until the DA fee has been paid.

To minimise delays, please contact the department at least two weeks before you submit your EIS to confirm fee determination information and payment arrangements. This will give us sufficient time to ensure your DA fee can be determined quickly.

Information needed to determine the DA fee

Your application will need to be accompanied by an Estimated Development Cost (EDC) Report supporting the estimated development cost for your project. You must ensure that the information in the report is consistent with the information provided in your DA form.

Once you submit your EDC Report, we will check it for completeness against the requirements of the EP&A Regulation and the relevant Planning Circular.

If your project involves marinas, extractive industries or any subdivision of land, you must also ensure that your report includes a breakdown of estimated costs for any other component of your project.

Public exhibition requirements

When you contact us regarding the applicable DA fee, we will also advise whether hard and/or electronic copies of the DA and EIS will be required for public exhibition.

Matters of National Environmental Significance

Any development likely to have a significant impact on matters of National Environmental Significance will require approval under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act). This approval is in addition to approvals required under NSW legislation.

It is your responsibility to contact the Australian Government Department of Climate Change, Energy, the Environment and Water to determine if you need approval under the EPBC Act (<https://www.dcceew.gov.au/> or 6274 1111).

If you have any questions, please contact Tia Mills on 02 4063 6437 or via email at tia.mills@dpie.nsw.gov.au.

Department of Planning, Housing and Infrastructure



Yours sincerely,

A handwritten signature in black ink, appearing to read "P. Wythes".

Paulina Wythes
Director
Social and Diverse Housing Assessments
as delegate for the Planning Secretary

Development details

Application number	SSD-89680208
Project name	Beverley Park Seniors Housing
Location	119-123 Rocky Point Road, Beverley Park within Georges River
Applicant	Creative Vision
Date of issue ¹	6 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>.

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.	<u>If required:</u> Clause 4.6 Variation Request (for any non-compliances with applicable development standards)

¹ Industry-specific SEARs only apply to SSD applications other than those that:

- would be designated development but for the Act, section 4.10(2), or
- are partly prohibited by an environmental planning instrument (EPI), or
- are wholly prohibited by an EPI, to the extent permitted by the Act, section 4.38(5), or
- are a concept development application for State significant development.

Planning Secretary's Environmental Assessment Requirements



Housing

Issue and Assessment Requirements	Supporting Documentation
- 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. - 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. 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. 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
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.	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 Better Placed. - Demonstrate that the development:	Design Excellence Strategy (where design excellence is required by an EPI) Competition Report (where a competitive design process has been held)

Planning Secretary's Environmental Assessment Requirements



Housing

Issue and Assessment Requirements	Supporting Documentation
- 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 Review Report (where the project has been reviewed by the SDRP)
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 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 Schedule of Colours, Materials and Finishes Design Verification Statement
7. 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
8. Visual Impact - Provide a visual analysis of the development from key viewpoints, including photomontages or perspectives showing the proposed and likely future development. - 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

Planning Secretary's Environmental Assessment Requirements



Housing

Issue and Assessment Requirements	Supporting Documentation
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. - 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 <u>If required:</u> Preliminary Construction Traffic (or Transport) Management Plan
10. 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
11. 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
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. - 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
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 Site Investigation Report <u>If required:</u> Detailed Site Investigation Remedial Action Plan

Planning Secretary's Environmental Assessment Requirements



Housing

Issue and Assessment Requirements	Supporting Documentation
	Preliminary Long-term Environmental Management Plan
14. 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: - 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
15. 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
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</i> and the <i>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
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. - Identify appropriately sited waste storage areas, collection access paths/roads, and appropriate servicing arrangements for the site.	Waste Management Plan
18. Social Impact	Address in EIS

Planning Secretary's Environmental Assessment Requirements



Housing

Issue and Assessment Requirements	Supporting Documentation
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>.	<u>If required:</u> Social Impact Assessment in accordance with the guidelines
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 - 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).	<u>If required:</u> Flood Impact and Risk Assessment (FIRA)
20. Bush Fire Risk 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 <i>Planning for Bush Fire Protection</i>.	<u>If required:</u> Bush Fire Assessment
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.	<u>If required:</u> Aboriginal Cultural Heritage Assessment Report

Planning Secretary's Environmental Assessment Requirements



Housing

Issue and Assessment Requirements	Supporting Documentation
○ 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.	<u>If required:</u> Statement of Heritage Impact Archaeological Assessment
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.	<u>If required:</u> Public Space Plan
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



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