

Planning Secretary's Environmental Assessment Requirements



Housing

Development details

Application number	SSD-93222706
Project name	Waterloo Estate (South) Concept
Location	6 John Street, 97-109 Cooper Street, 209-219, 229-231 & 247-251 Cope Street, 238-246, 248-254, 331-337 & 339-341 George Street, 232 & 250 Pitt Street, & 74-76 Wellington Street, Waterloo within the City of Sydney
Applicant	NSW Land and Housing Corporation
Date of issue	8 October 2025

Rezoning study requirements

Purpose

The purpose of the rezoning study requirements is to provide guidance to proponents on what supporting documentation will be required to support a state assessed rezoning proposal (SARP) submitted to the Department under the *State Significant Rezoning Policy*.

It is understood that a state significant development application (SSDA) will be prepared and submitted concurrently with the SARP. Consequently, it is anticipated that the SSDA will require a more comprehensive suite of technical study requirements, and it is not intended for the rezoning study requirements to duplicate the requirements of the Secretary's Environmental Assessment Requirements (SEARs).

The SARP must address the matters outlined in this document which include:

- Demonstrating consistency or minor inconsistency with relevant State and local strategic plans.
- Providing technical studies that outline the case for change and design considerations for future development.
- Responding to matters raised by agencies and Council.

Study requirements

This section details the list of the minimum study requirements for the SARP which is a state significant rezoning regardless of scale and other site-specific considerations.

Item	Supporting Information
1. Statutory context A Planning Report is required to address Section 2 Part 3 of the <i>Local Environmental Plan Making Guideline (LEPMG)</i> . It should	This shall include: • An updated Planning Report • An updated Design Guide

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Item	Supporting Information
address/include the following (as relevant): • Address all relevant legislation, environmental planning instruments (EPIs) (including drafts), plans, guidelines and planning circulars. The Applicant will need to consider: - compliance with applicable development standards and provide an explanation of the 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 - detail applicable contributions (local and state) • Provide a legal description of the site, a full description of the proposed development, and local context. • Detail all proposed changes to both the Sydney LEP 2012 and the Waterloo Estate (South) Design Guide dated November 2022. • Statement of objectives and explanation of the provisions that are to be included in the proposed instrument. • Provide details of consultation undertaken with Government agencies, council or other authorities, and community consultation that is to be undertaken during the exhibition. • Provide a project timeline to detail the anticipated timeframe for the plan making process. • Provide relevant maps and diagrams and identify any changes to mapping and explain the proposed amendments. Attach statutory mapping and mapping must comply with the Department's spatial data standards.	• An updated Urban Design Report • A revised Technical Studies • An explanation of the provisions that are to be included in the proposed legislative changes. • Specific provisions intended for inclusion in the proposed legislative changes. It should provide sufficient detail, that addresses any applicable identified matters, to inform stakeholders and decision-makers of the scope and intent of the proposal.
2. Strategic and Site-Specific Merit • Regional Plans and strategies • Planning Proposal PP-2021-3625 • Local strategic documents (e.g. LSPS, Housing Strategy)	Outline how the proposal demonstrates alignment with the NSW strategic planning framework or current government priority. Provide details of the environmental, social and economic impact on the site and surrounds and ability to be accommodated within the capacity of the current

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Item	Supporting Information
	and/or future infrastructure and services.
3. Relevant Issues Including, but not limited to the following: • Connecting with Country • Environmental - Flooding - Biodiversity - Contamination - Heritage • Social and Economic - Urban Design - Affordable housing - Public benefit • Infrastructure funding and delivery - Transport - Utilities and services • Technical analysis is required to identify any additional environmental impacts resulting from the proposed new planning controls. It is not intended to duplicate the requirements of SEARs. • In the case where there are any additional environmental impacts, technical studies will need to demonstrate a clear comparison between the impacts of the existing approved controls and the new proposed controls. • This additional comparative analysis may include, but is not limited to: - Urban design impacts - Overshadowing - Privacy - Setbacks - Solar access - Traffic - Wind	This section shall cover all relevant issues relating to the site and proposed changes.

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Item	Supporting Information
4. Annexures - Proposed statutory maps - Proposed Design Guide	Include details of the existing and proposed maps and design guide, where relevant, to identify the effect of the proposed changes and the area to which it applies.

Additional Guidance

Council and Agency consultation

In preparing the planning report, the proponent is encouraged to consult with Council, authorities and government agencies where there is a known or potential issue, or as required by specific study requirements. It is recommended that this consultation commences pre-lodgement.

In consideration of the above, it is recommended that the proponent engage with the following authorities and government agencies:

- City of Sydney Council
- Transport for NSW
- Schools Infrastructure NSW
- NSW Government Architects Office
- Department of Climate Change, Energy, the Environment and Water
- NSW Environment Protection Authority
- Crown Lands
- Sydney Trains / Metro
- Relevant Service Providers – Ausgrid, Sydney Water, etc.

In addition to the pre-lodgement consultation, as standard, the Council and other key authorities and government agencies will be consulted during the SARP and SSDA exhibition periods.

Supporting documentation guidance

As a general guideline, supporting documentation is to:

- Be tailored according to the scale and complexity of the project and proportionate to the proposal's context and likely impacts.
- Inform and support the preparation of the proposed planning and infrastructure framework including location of uses and infrastructure as well as recommended planning controls.

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>.

Key issues and supporting documentation

Issue and Assessment Requirements	Supporting Documentation
1. Statutory Context - Address all relevant legislation, 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. - Provide an explanation of the consistency of the proposal with any future planning proposals or other strategic documentation that applies to the site (including any future plans or rezonings led by Council/State). - 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.	Address in EIS
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. - tenant component of the social housing development. - affordable housing component of the development. - non-residential component of the development	EDC Report EDC Cover Letter

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Issue and Assessment Requirements	Supporting Documentation
community facilities component of the development	
3. Connecting with Country Provide a Connecting with Country report in accordance with the <i>Connecting with Country Framework</i> and identify how the framework has guided the form, design, delivery and maintenance of the development.	Address in EIS Connecting with Country Report
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 future staged development will achieve: - design excellence in accordance with any applicable or draft EPI provisions and the <i>Waterloo Estate (South) Design Guide 2022</i> (the Design Guide). - good design in accordance with the seven objectives for good design in Better Placed.	Design Excellence Strategy
6. Built Form and Urban Design - Demonstrate how the proposed concept built form (layout, height, bulk, scale, separation, setbacks, interface and articulation) addresses and responds to the context, site characteristics, access, open space, streetscape and existing and future character of the locality. - Provide an assessment of the development against the design principles for residential apartment development set out in Schedule 9 of the <i>State Environmental Planning Policy (Housing) 2021</i> (Housing SEPP) and the <i>Apartment Design Guide</i> (ADG). This should include a table which demonstrates how future dwellings (including affordable dwellings) perform against the ADG design criteria. - Demonstrate how the development is consistent with the Design Guide. Any deviation and/or amendments to the Design Guide must be adequately justified. - Demonstrate how the proposal will deliver a high-quality development including any signage, and integration of services. - Provide a reference scheme which shows:	Architectural Drawings Design Guide Survey Plan Schedule of Colours, Materials and Finishes Design Verification Statement

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Issue and Assessment Requirements	Supporting Documentation
- an indicative floorplan outlining the gross floor area and dwellings that are provided as affordable housing - dwelling mix - communal open space. - street block areas	
7. Environmental Amenity - Assess amenity impacts on the surrounding locality, including solar access, visual privacy, view loss, view sharing, and wind. A high level of environmental amenity for any surrounding residential or other sensitive land uses must be demonstrated. - Provide a visual analysis of the development from key viewpoints, including photomontages or perspectives showing the proposed and likely future development. - 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 Study (including wind tunnel testing) Visual Impact Analysis
8. Transport - Provide a Transport Impact Assessment (TIA) in accordance with the processes and methodology recommended in the <i>Guide to Transport Impact Assessment</i> (GTIA) published by TfNSW. - Provide a Green Travel Plan (GTP) to demonstrate a commitment to sustainable transport and modal shift. The GTP should include, but not be limited to, measures to promote sustainable travel choices for employees and residents, such as connections into existing walking and cycling networks, minimising car use, encouraging car share and public transport, providing adequate bicycle parking and high-quality end-of-trip facilities.	Transport Impact Assessment Green Travel Plan
9. Noise Provide a preliminary noise impact assessment prepared in accordance with the relevant NSW Environment Protection Authority (EPA) guidelines. The assessment must detail how construction and operational noise on nearby sensitive receivers and structures will be managed in future applications and outline mitigation measures that would be implemented.	Preliminary noise Impact Assessment
10. Water Management Detail the proposed concept drainage design and servicing infrastructure to be incorporated as part of the development (stormwater and wastewater).	Concept drainage plans

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Issue and Assessment Requirements	Supporting Documentation
11. Contamination and Remediation In accordance with Chapter 4 of the <i>State Environmental Planning Policy (Resilience and Hazards) 2021</i> (Resilience and Hazards SEPP), 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 If required: Detailed Site Investigation Remedial Action Plan Preliminary Long-term Environmental Management Plan
12. Trees and Landscaping - Provide a concept site-wide 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. - Provide an Arboricultural Impact assessment that assesses the number, location, condition and significance of trees to be removed and note any existing canopy coverage to be retained on-site as a result of the concept development.	Landscape Plan Arboricultural Impact Assessment
13. 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. - 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
14. Biodiversity 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>.	Biodiversity Development Assessment Report or BDAR Waiver
15. 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 the indicative servicing arrangements for the site.	Waste Management Plan

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16. Social Impact • Provide a Social Impact Assessment prepared in accordance with the <i>Social Impact Assessment Guideline for State Significant Projects</i>. • Provide a Preliminary Social Impact Management Plan to identify and mitigate impacts from the development on local communities.	Social Impact Assessment in accordance with the guidelines Preliminary Social Impact Management Plan
17. 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, • Provide a flood impact and risk assessment (FIRA) that is 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).	Flood Impact and Risk Assessment (FIRA)
18. 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. • 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 Cultural Heritage Assessment Report

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Issue and Assessment Requirements	Supporting Documentation
19. Environmental Heritage Provide a Statement of Heritage Impact and Archaeological Assessment (where required), in accordance with the relevant guidelines.	Statement of Heritage Impact Archaeological Assessment
20. Public Space - 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 how the proposal is designed in accordance with the Council's 'Sydney Streets Code' and 'Public Domain Manual' and TfNSW's Movement and Place Policy Guideline. - Address how Crime Prevention through Environmental Design (CPTED) principles are to be integrated into the development, in accordance with Crime Prevention and the Assessment of Development Applications Guidelines.	Public Domain Plan CPTED Report
21. Construction, Operation and Staging Provide details of how the concept plan, including construction and operation, will be staged and managed, and any impacts mitigated for the life of the development until the final stage of the development is completed. Information should include acoustic, dust, contamination and traffic mitigation measures due to any short-term and long-term potential construction impacts on surrounding properties.	Address EIS Staging Plan
22. Hazards and Risks - If the concept 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>.	<u>If required:</u> Hazard Analysis

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Where applicable, provide a Hazard Analysis in line with relevant guidelines and planning circular.	
23. Infrastructure Requirements and Utilities - In consultation with relevant service providers: - assess the impacts of the development on existing utility infrastructure and service provider assets surrounding the site. - identify any infrastructure required on-site and off-site to facilitate the development and any arrangements to ensure that the upgrades will be implemented on time and be maintained. - provide an infrastructure delivery and staging plan, including a description of how infrastructure requirements would be co-ordinated, funded and delivered to facilitate the development.	Infrastructure Delivery and staging Plan
24. 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.	Address in EIS