

SSDA Deliverables

SSD-93222706 – Waterloo Estate (South) Concept

Appendix	Title	Prepared by
0	Landowners' Consent	Homes NSW
0	Estimated Development Cost Report	Altus Group
Appendix A	SEARs Compliance Table	Beam Planning
Appendix B	Statutory Compliance Table	Beam Planning
Appendix C	Mitigation and Management Measures	Beam Planning
Appendix E	Community Consultation Table	Beam Planning
Appendix E	Assessment against the updated Waterloo South Design Guide	Beam Planning
Appendix F	Urban Design Report	SJB
Appendix G	Survey Plan	RPS
Appendix H	Draft Subdivision Plans	RPS
Appendix I	Designing with Country Report	Nguluway DesignInc
Appendix J	Public Domain and Landscape Report	Aspect Studios
Appendix K	Crime Prevention Through Environmental Design (CPTED) Assessment	Urbis
Appendix L	Preliminary Public Art Plan	UAP
Appendix M	Engagement Outcomes Report	L10 Collective
Appendix N	Design Excellence Strategy	Beam Planning
Appendix O	Environmental Wind Report	SLR
Appendix P	Visual Impact Assessment	Urbis
Appendix Q	Arboricultural Impact Assessment	Tree Management Strategies
Appendix R	Biodiversity Development Assessment Report Waiver	Narla Environmental & Department of Planning, Housing and Environment
Appendix S	DSI Data Gap Investigation (including auditor review of O-RAP)	JBS&G & Senversa
Appendix T	Remediation Action Plan	JBS&G
Appendix U	Stormwater Management Plan	WScE

Appendix	Title	Prepared by
Appendix V	Historical Archaeological Assessment	<i>Artefact</i>
Appendix W	Archaeological Technical Report	<i>Artefact</i>
Appendix X	Statement of Heritage Impact	<i>Artefact</i>
Appendix Y	Aboriginal Cultural Heritage Assessment Report	<i>Artefact</i>
Appendix Z	Infrastructure Delivery and Staging Plan	<i>WSce</i>
Appendix AA	Flood Impact and Risk Assessment	<i>GRC Hydro</i>
Appendix BB	Preliminary Noise and Vibration Impact Assessment	<i>E-LAB Consulting</i>
Appendix CC	Transport Impact Assessment	<i>PTC</i>
Appendix DD	Waste Management Plan	<i>WSP</i>
Appendix EE	Social Impact Assessment and Social Impact Management Plan	<i>Urbis</i>
Appendix FF	ESD Report	<i>WSP</i>
Appendix GG	Aviation Impact Assessment	<i>ARUP</i>
Appendix HH	Accessibility Assessment	<i>Jensen Hughes</i>
Appendix II	EDC Summary Letter	<i>Altus Group</i>
Appendix JJ	Concept Envelope Plans	<i>SJB</i>
Appendix KK	Waterloo South Rezoning Proposal	<i>Beam Planning</i>

Secretary's Environmental Assessment Requirements – Response Table(s)

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The following table identifies the Secretary's Environmental Assessment Requirements (SEARs) issued for the project in accordance with Section 4.39 of the *Environmental Planning and Assessment Act 1979*, and provides guidance on where the SEARs have been addressed in the Environmental Impact Statement and supporting documentation.

Environmental Impact Assessment Requirements

Issue and Assessment Requirements	Location in EIS	Supporting Technical Report
<p>1. Statutory Context</p> <ul style="list-style-type: none"> • 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. 	<p>Section 7.0</p>	<p>Statutory Compliance Table – Appendix B prepared by Beam Planning</p>
<p>2. Estimated Development Cost and Employment</p> <ul style="list-style-type: none"> • 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: <ul style="list-style-type: none"> - residential component of the development. - tenant component of the social housing development. - affordable housing component of the development. 	<p>-</p>	<p>EDC Report prepared by Altus Group</p>

Issue and Assessment Requirements	Location in EIS	Supporting Technical Report
<ul style="list-style-type: none"> - non-residential component of the development - community facilities component of the development 		
<p>3. Connecting with Country</p> <ul style="list-style-type: none"> • Provide a Connecting with Country report in accordance with the Connecting with Country Framework and identify how the framework has guided the form, design, delivery and maintenance of the development. 	Section 9.1	Designing with Country Report – Appendix I prepared by Nguluway DesignInc
<p>4. Engagement</p> <ul style="list-style-type: none"> • Demonstrate that engagement and consultation activities have been undertaken in accordance with the Undertaking Engagement Guidelines for State Significant Projects and identify how issues raised, and feedback received have been considered in the design of the project. • 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. 	Section 8.0	Engagement Outcomes Report – Appendix M prepared by L10 Collective
<p>5. Design Quality</p> <ul style="list-style-type: none"> • Demonstrate how future staged development will achieve: <ul style="list-style-type: none"> - 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. 	Section 9.2	Urban Design Report – Appendix F prepared by SJB
<p>6. Built Form and Urban Design</p> <ul style="list-style-type: none"> • 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 State Environmental Planning Policy (Housing) 2021 (Housing SEPP) and the Apartment Design Guide (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: 	Sections 9.2 and 9.3	Urban Design Report – Appendix F prepared by SJB Concept Envelope Plans – Appendix JJ prepared by SJB

Issue and Assessment Requirements	Location in EIS	Supporting Technical Report
<ul style="list-style-type: none"> - an indicative floorplan outlining the gross floor area and dwellings that are provided as affordable housing - dwelling mix - communal open space - street block areas 		
<p>7. Environmental Amenity</p> <ul style="list-style-type: none"> • 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. 	Section 9.4	<p style="text-align: center;">Urban Design Report – Appendix F prepared by SJB</p> <p style="text-align: center;">Visual Impact Assessment – Appendix P prepared by Urbis</p> <p style="text-align: center;">Environmental Wind Tunnel Study – Appendix O Prepared by SLR</p>
<p>8. Transport</p> <ul style="list-style-type: none"> • Provide a Transport Impact Assessment (TIA) in accordance with the processes and methodology recommended in the Guide to Transport Impact Assessment (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. 	Section 9.14	Transport Impact Assessment – Appendix CC prepared by PTC
<p>9. Noise</p> <ul style="list-style-type: none"> • 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. 	Section 9.15	Preliminary Noise and Vibration Impact Assessment – Appendix BB prepared by E-LAB Consulting
<p>10. Water Management</p> <ul style="list-style-type: none"> • Detail the proposed concept drainage design and servicing infrastructure to be incorporated as part of the development (stormwater and wastewater). 	Section 9.12	Stormwater Management Plan – Appendix U prepared by WSce
11. Contamination and Remediation	Section 9.7	DSI Data Gap Investigation – Appendix S

Issue and Assessment Requirements	Location in EIS	Supporting Technical Report
<ul style="list-style-type: none"> In accordance with Chapter 4 of the State Environmental Planning Policy (Resilience and Hazards) 2021 (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. 		<p>prepared by JBS&G</p> <p>Remediation Action Plan – Appendix T prepared by JBS&G</p>
<p>12. Trees and Landscaping</p> <ul style="list-style-type: none"> Provide a concept site-wide landscape plan, that: <ul style="list-style-type: none"> 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. 	<p>Section 9.6</p> <p>Section 9.8</p>	<p>Public Domain and Landscape Report – Appendix J prepared by Aspect Studios</p> <p>Arboricultural Impact Assessment – Appendix Q prepared by Tree Management Strategies</p>
<p>13. Ecologically Sustainable Development (ESD)</p> <ul style="list-style-type: none"> 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 State Environmental Planning Policy (Sustainable Buildings) 2022. 	<p>Section 9.18</p>	<p>ESD Report- Appendix FF prepared by WSP</p>
<p>14. Biodiversity</p> <ul style="list-style-type: none"> Provide a Biodiversity Development Assessment Report (BDAR) that assesses any biodiversity impacts associated with the development in accordance with the Biodiversity Conservation Act 2016 and the Biodiversity Assessment Method 2020. 	<p>Section 9.8</p>	<p>BDAR Waiver – Appendix R prepared by Narla Environmental & Department of Planning, Housing and Infrastructure</p>
<p>15. Waste Management</p> <ul style="list-style-type: none"> 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. 	<p>Section 9.17</p>	<p>Waste Management Plan – Appendix DD prepared by WSP</p>
<p>16. Social Impact</p> <ul style="list-style-type: none"> Provide a Social Impact Assessment prepared in accordance with the Social Impact Assessment Guideline for State Significant Projects. 	<p>Section 9.19</p>	<p>Social Impact Assessment and Social Impact Management Plan – Appendix EE prepared by Urbis</p>

Issue and Assessment Requirements	Location in EIS	Supporting Technical Report
<ul style="list-style-type: none"> Provide a Preliminary Social Impact Management Plan to identify and mitigate impacts from the development on local communities. 		
<p>17. Flood Risk</p> <ul style="list-style-type: none"> Identify the flood planning area and level as set out in the relevant EPI and other supporting documents to determine: <ul style="list-style-type: none"> 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 NSW Flood Risk Management Manual and any other relevant guidelines Provide a flood impact and risk assessment (FIRA) that is prepared having regard to the Flood Impact and Risk Assessment – Flood Risk Management Guide LU01. When determining the scope and category of the FIRA the requirements outlined in the FIRA guide must be considered. Detail any flood risk management measures that are to be incorporated as part of the development having regard to relevant guidelines (including any design solutions, flood modification measures, property modification measures, operational procedures or Flood Emergency Response Plan). 	<p>Section 9.13</p>	<p>Flood Impact and Risk Assessment – Appendix AA prepared by GRC Hydro</p>
<p>18. Aboriginal Cultural Heritage</p> <ul style="list-style-type: none"> Where there is known, or reasonably likely, to be Aboriginal cultural heritage on or near the site demonstrate that impacts have been adequately investigated and assessed by: <ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> identifies, describes and assesses any impacts to Aboriginal cultural heritage sites or values associated with the site. is prepared in accordance with relevant guidelines. 	<p>Section 9.9</p>	<p>Aboriginal Cultural Heritage Assessment Report – Appendix Y prepared by Artefact</p> <p>Archaeological Technical Report – Appendix W prepared by Artefact</p>
<p>19. Environmental Heritage</p> <ul style="list-style-type: none"> Provide a Statement of Heritage Impact and Archaeological Assessment (where required), in accordance with the relevant guidelines. 	<p>Section 9.10</p>	<p>Historical Archaeological Assessment – Appendix V prepared by Artefact</p> <p>Statement of Heritage Impact – Appendix X</p>

Issue and Assessment Requirements	Location in EIS	Supporting Technical Report
<p>20. Public Space</p> <ul style="list-style-type: none"> • Demonstrate how the development: <ul style="list-style-type: none"> - 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. 	<p>Section 9.6</p>	<p>prepared by Artefact</p> <p>Public Domain and Landscape Report – Appendix J prepared by Aspect Studios</p> <p>CPTED Assessment – Appendix K prepared by Urbis</p>
<p>21. Construction, Operation and Staging</p> <ul style="list-style-type: none"> • 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. 	<p>-</p>	<p>Traffic Impact Assessment – Appendix CC prepared by PTC</p> <p>Preliminary Noise and Vibration Impact Assessment – Appendix BB prepared by E-Lab</p> <p>Infrastructure Delivery and Staging Plan – Appendix Z prepared by WSce</p>
<p>22. Hazards and Risks</p> <ul style="list-style-type: none"> • 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: <ul style="list-style-type: none"> - report on any consultation outcomes with operators. 	<p>-</p>	<p>N/A</p>

Issue and Assessment Requirements	Location in EIS	Supporting Technical Report
<ul style="list-style-type: none"> - consider whether the development would cause these storages non-compliance with Australian Standards. • Where applicable, provide a Hazard Analysis in line with relevant guidelines and planning circular. 		
<p>23. Infrastructure Requirements and Utilities</p> <ul style="list-style-type: none"> • In consultation with relevant service providers: <ul style="list-style-type: none"> - 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. 	Section 9.11	Infrastructure Delivery and Staging Plan - Appendix Z prepared by WSce
<p>24. Contributions and Public Benefit</p> <ul style="list-style-type: none"> • 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. 	Section 4.3	-