

# 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*

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| Application Number | SSD-96974214                                 |
| Project            | Union Street, Pyrmont Mixed Use and Rezoning |
| Location           | Lot 2004 in DP 1103434 within City of Sydney |
| Proponent          | AFIAA Australia 1 Pty Ltd.                   |
| Date of Issue      | 12 December 2025                             |

## Rezoning

### 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           |
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| <b>1. Rezoning proposal</b> <ul style="list-style-type: none"> <li>Site description</li> <li>Local context</li> <li>Proposed development</li> <li>This section shall include: <ul style="list-style-type: none"> <li>the legal description of the site</li> <li>relevant maps or diagrams</li> <li>full description of the proposed development</li> </ul> </li> </ul>                                                                                                                                                                                                          | Address in EIS/<br>Rezoning Report |
| <b>2. Proposed Amendments</b> <ul style="list-style-type: none"> <li>Address all relevant legislation, environmental planning instruments (EPIs) (including drafts), plans, policies, guidelines and planning circulars.</li> <li>Identify compliance with applicable development standards and provide an explanation of proposed amendments.</li> <li>Land application</li> <li>Land use zoning</li> <li>Height of buildings</li> <li>Floor space ratio</li> <li>Provision of affordable housing in the LEP and Council's Policy</li> <li>Site specific provisions</li> </ul> | Address in EIS/<br>Rezoning Report |

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| <ul style="list-style-type: none"> <li>• Development Control Plan (DCP)</li> <li>• State Environmental Planning Policies (SEPPs)</li> <li>• Contributions <ul style="list-style-type: none"> <li>◦ State contributions</li> <li>◦ Local contributions (Ultimo Pyrmont 7.12 Contributions Plan)</li> </ul> </li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                    |
| <p><b>3. Strategic and Site-Specific Merit</b></p> <ul style="list-style-type: none"> <li>• Regional Plans and strategies</li> <li>• Local strategic documents (e.g. LSPS, Housing Strategy)</li> <li>• Alignment with the NSW strategic planning framework or current government priority.</li> <li>• Environmental, social and economic impact on the site and surrounds</li> <li>• Ability to be accommodated within the capacity of the current and/or future infrastructure and services.</li> <li>• Comprehensively address the departure from the controls in Council's endorsed Pyrmont Ultimo Planning Proposal PP-2024-376.</li> <li>• Ultimo Pyrmont Urban Design Study</li> <li>• Pyrmont Peninsula Place Strategy</li> <li>• Address comments made by the City of Sydney in <b>Attachment A</b></li> </ul>                                                                                                     | Address in EIS/<br>Rezoning Report |
| <p><b>4. Relevant Issues</b></p> <ul style="list-style-type: none"> <li>• Including, but not limited to the following: <ul style="list-style-type: none"> <li>◦ Connecting with Country</li> <li>◦ Environmental <ul style="list-style-type: none"> <li>▪ Flooding</li> <li>▪ Bushfire</li> <li>▪ Biodiversity</li> <li>▪ Contamination</li> <li>▪ Heritage</li> </ul> </li> <li>◦ Social and Economic <ul style="list-style-type: none"> <li>▪ Urban Design</li> <li>▪ Affordable housing</li> <li>▪ Public benefit</li> </ul> </li> <li>◦ Infrastructure funding and delivery <ul style="list-style-type: none"> <li>▪ Transport</li> <li>▪ Utilities</li> </ul> </li> <li>◦ Guideline for local employment land strategies July 2022</li> <li>◦ Sydney Metro West Concept Plan</li> <li>◦ Pyrmont Bay Light Rail</li> <li>◦ All relevant issues relating to the subject site and proposed changes</li> </ul> </li> </ul> | Address in EIS/<br>Rezoning Report |
| <p><b>5. Consultation</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Engagement Report                  |

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| <ul style="list-style-type: none"> <li>Details of consultation undertaken with Government agencies, council or other authorities, and community consultation that is to be undertaken in relation to the proposal.</li> </ul> |                          |
| <b>6. Annexures</b> <ul style="list-style-type: none"> <li>Details of the existing and proposed maps, where relevant, to identify the effect of the proposed changes and the area to which it applies.</li> </ul>             | Proposed statutory maps. |

## Environmental Impact Statement

### 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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| <b>1. Statutory Context</b> <ul style="list-style-type: none"> <li>Address all relevant legislation, environmental planning instruments (EPIs) (including drafts), plans, policies, guidelines and planning circulars.</li> <li>Identify compliance with applicable development standards and provide a detailed justification for any non-compliances.</li> <li>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.</li> <li>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.</li> <li>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.</li> <li>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.</li> </ul> | <p><u>If required:</u></p> <p>Clause 4.6 Variation Request (for any non-compliances with applicable development standards)</p> |
| <b>2. Estimated Development Cost and Employment</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | EDC Report                                                                                                                     |

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| <ul style="list-style-type: none"> <li>○ Provide the estimated development cost (EDC) of the development prepared in accordance with the relevant planning circular using the Standard Form of EDC Report.</li> <li>• As applicable, the EDC Report must separately specify the EDC of: <ul style="list-style-type: none"> <li>○ the residential component of the development.</li> <li>○ the tenant component of the built-to-rent development.</li> </ul> </li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                              |
| <p><b>3. Contributions and Public Benefit</b></p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• Where a voluntary planning agreement is proposed, prepare a draft planning agreement in accordance with the <i>Planning agreements – Practice note - February 2021</i>.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                      | <p>Address in EIS</p> <p><u>If required:</u></p> <p>Draft planning agreement</p>                                                                                                                                                             |
| <p><b>4. Engagement</b></p> <ul style="list-style-type: none"> <li>• 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. <ul style="list-style-type: none"> <li>○ If the development would have required an approval or authorisation under another Act but for the application of s 4.41 of the EP&amp;A Act or requires an approval or authorisation under another Act to be applied consistently by s 4.42 of the EP&amp;A Act, the agency relevant to that approval or authorisation must be consulted.</li> <li>○ Engagement with Council and key agencies must be undertaken in accordance with the Undertaking Engagement Guidelines for State Significant Projects</li> </ul> </li> </ul> | <p>Engagement Report</p>                                                                                                                                                                                                                     |
| <p><b>5. Design Quality</b></p> <ul style="list-style-type: none"> <li>• Demonstrate how the development will achieve: <ul style="list-style-type: none"> <li>○ design excellence in accordance with any applicable EPI provisions.</li> <li>○ good design in accordance with the seven objectives for good design in Better Placed.</li> </ul> </li> <li>• Demonstrate that the development: <ul style="list-style-type: none"> <li>○ 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</li> <li>○ in all other instances, has been reviewed by the State Design Review Panel (SDRP) where required under the NSW SDRP: Guidelines for Project Teams.</li> </ul> </li> </ul>                                                                                                 | <p>Design Excellence Strategy (where design excellence is required by an EPI)</p> <p>Competition Report (where a competitive design process has been held)</p> <p>Design Review Report (where the project has been reviewed by the SDRP)</p> |

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| <ul style="list-style-type: none"> <li>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.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                               |
| <p><b>6. Built Form and Urban Design</b></p> <ul style="list-style-type: none"> <li>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.</li> <li>Provide an assessment of the development against 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.</li> <li>Provide a floorplan outlining the gross floor area and dwellings that are provided as affordable housing.</li> <li>Demonstrate how existing and proposed structures integrate, providing a complimentary design, including overall percentage of the building to be retained and how the retention provides an improved outcome and variation from development standards/controls.</li> <li>Address comments made by the City of Sydney at <b>Attachment A</b></li> </ul> | <p>Architectural Drawings</p> <p>Design Report</p> <p>Survey Plan</p> <p>Schedule of Colours, Materials and Finishes</p> <p>Design Verification Statement</p> |
| <p><b>7. Environmental Amenity</b></p> <ul style="list-style-type: none"> <li>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.</li> <li>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.</li> <li>Address comments made by the City of Sydney Council at <b>Attachment A</b></li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                          | <p>Shadow Diagrams</p> <p>Chapter 4 Housing SEPP Assessment (ADG)</p> <p>Wind Impact study</p> <p><u>If required:</u></p> <p>View Impact Analysis</p>         |
| <p><b>8. Visual Impact</b></p> <ul style="list-style-type: none"> <li>Provide a visual analysis of the development from key viewpoints, including photomontages or perspectives showing the proposed and likely future development.</li> <li>If the proposal would result in significant visual impact not anticipated by the planning controls, provide a visual impact</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <p>Visual Impact Analysis</p> <p><u>If required:</u></p> <p>Visual Impact Assessment</p>                                                                      |

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| <p>assessment that addresses the visual impacts of the development on the existing catchment.</p> <ul style="list-style-type: none"> <li>Address the comments made by the City of Sydney at <b>Attachment A</b></li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                      |
| <p><b>9. Transport</b></p> <ul style="list-style-type: none"> <li>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.</li> <li>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.</li> <li>Address comments made by Transport for NSW and City of Sydney at <b>Attachment A</b></li> </ul> | <p>Transport Impact Assessment</p> <p><u>If required:</u></p> <p>Preliminary Construction Traffic (or Transport) Management Plan</p> |
| <p><b>10. Noise and Vibration</b></p> <ul style="list-style-type: none"> <li>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.</li> </ul>                                                                                                                                                                                                                                        | <p>Noise and Vibration Impact Assessment</p>                                                                                         |
| <p><b>11. Water Management</b></p> <ul style="list-style-type: none"> <li>Detail the proposed drainage design and servicing infrastructure to be incorporated as part of the development (stormwater and wastewater).</li> <li>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.</li> </ul>                                                                                                                                                                                                                                                    | <p>Integrated Water Management Plan</p>                                                                                              |
| <p><b>12. Ground and Groundwater Conditions</b></p> <ul style="list-style-type: none"> <li>Assess potential impacts on soil resources and related infrastructure on and near the site and including soil erosion.</li> <li>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.</li> </ul>                                                                                              | <p>Geotechnical Assessment</p> <p><u>If required:</u></p> <p>Groundwater Impact Assessment</p> <p>Salinity Management Plan</p>       |

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| <b>13. Contamination and Remediation</b> <ul style="list-style-type: none"> <li>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.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Preliminary Site Investigation Report<br><br><u>If required:</u><br><br>Detailed Site Investigation<br><br>Remedial Action Plan<br><br>Preliminary Long-term Environmental Management Plan |
| <b>14. Trees and Landscaping</b> <ul style="list-style-type: none"> <li>Provide a landscape plan, that: <ul style="list-style-type: none"> <li>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).</li> <li>provides evidence that opportunities to retain significant trees have been explored and/or inform the plan.</li> </ul> </li> <li>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: <ul style="list-style-type: none"> <li>any existing canopy coverage to be retained on-site.</li> <li>tree root mapping. if the proposal involves significant impacts to tree-protection zones of retained trees identified as being significant</li> </ul> </li> </ul> | Landscape Plan<br><br><u>If required:</u><br><br>Arboricultural Impact Assessment                                                                                                          |
| <b>15. Ecologically Sustainable Development (ESD)</b> <ul style="list-style-type: none"> <li>Identify how ESD principles (as defined in section 193 of the EP&amp;A Regulation) are incorporated in the design and ongoing operation of the development.</li> <li>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>.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                | ESD Report<br><br>BASIX Certificate                                                                                                                                                        |
| <b>16. Biodiversity</b> <ul style="list-style-type: none"> <li>Unless a waiver has been granted, provide a Biodiversity Development Assessment Report (BDAR) that assesses any biodiversity impacts associated with the development in</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Biodiversity Development Assessment Report or BDAR Waiver                                                                                                                                  |

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| <p>accordance with the <i>Biodiversity Conservation Act 2016</i> and the <i>Biodiversity Assessment Method 2020</i>.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                    |
| <p><b>17. Waste Management</b></p> <ul style="list-style-type: none"> <li>• Provide the measures to be implemented to manage, reuse, recycle and safely dispose of waste, including in accordance with any council waste management requirements.</li> <li>• Identify appropriately sited waste storage areas, collection access paths/roads, and appropriate servicing arrangements for the site.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <p>Waste Management Plan</p>                                                                                       |
| <p><b>18. Social Impact</b></p> <ul style="list-style-type: none"> <li>• 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>.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <p>Address in EIS</p> <p><u>If required:</u></p> <p>Social Impact Assessment in accordance with the guidelines</p> |
| <p><b>19. Flood Risk</b></p> <ul style="list-style-type: none"> <li>• 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"> <li>○ 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</li> <li>○ The site access and egress routes</li> <li>○ the potential effects of climate change,</li> <li>○ any relevant provisions of the <i>NSW Flood Risk Management Manual</i>, and any other relevant guidelines</li> </ul> </li> <li>• 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.</li> <li>• 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).</li> </ul> | <p><u>If required:</u></p> <p>Flood Impact and Risk Assessment (FIRA)</p>                                          |
| <p><b>21. Aboriginal Cultural Heritage</b></p> <ul style="list-style-type: none"> <li>• 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:</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <p><u>If required:</u></p> <p>Aboriginal Cultural Heritage Assessment Report</p>                                   |

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| <ul style="list-style-type: none"> <li>○ Identifying that an appropriate prior planning process has already considered these impacts, e.g. a rezoning or development application, or</li> <li>○ Providing an initial assessment of the potential impacts.</li> <li>• If potential impacts are significant, provide an Aboriginal Cultural Heritage Assessment Report (ACHAR) which:             <ul style="list-style-type: none"> <li>○ Identifies, describes and assesses any impacts to Aboriginal cultural heritage sites or values associated with the site.</li> <li>○ Is prepared in accordance with relevant guidelines.</li> </ul> </li> </ul>                                                                                                                                                                                                                                                                                                                    |                                                                                                 |
| <p><b>22. Environmental Heritage</b></p> <ul style="list-style-type: none"> <li>• 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.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <p><u>If required:</u></p> <p>Statement of Heritage Impact</p> <p>Archaeological Assessment</p> |
| <p><b>23. Public Space</b></p> <ul style="list-style-type: none"> <li>• If public space is proposed as part of the development, demonstrate how the development:             <ul style="list-style-type: none"> <li>○ 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.</li> <li>○ provides accessible public space.</li> <li>○ maximises permeability and connectivity.</li> <li>○ maximises the amenity of public spaces in line with their intended use, such as through adequate facilities, solar access, shade and wind protection.</li> <li>○ maximises street activation.</li> <li>○ minimises potential vehicle, bicycle and pedestrian conflicts.</li> </ul> </li> <li>• Address the comments made by the City of Sydney at <b>Attachment A</b>.</li> </ul> | <p><u>If required:</u></p> <p>Public Space Plan</p>                                             |
| <p><b>24. Hazards and Risks</b></p> <ul style="list-style-type: none"> <li>• 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:             <ul style="list-style-type: none"> <li>○ Report on any consultation outcomes with operators.</li> <li>○ Consider whether the development would cause these storages non-compliance with <i>Australian Standards</i>.</li> </ul> </li> <li>• Where applicable, provide a Hazard Analysis in line with relevant guidelines and planning circular.</li> </ul>                                                                                                                                                                                                                                                                                                             | <p><u>If required:</u></p> <p>Hazard Analysis</p>                                               |

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| <p><b>25. Infrastructure Requirements and Utilities</b></p> <p>In consultation with relevant service providers:</p> <ul style="list-style-type: none"> <li>• Assess the impacts of the development on existing utility infrastructure and service provider assets surrounding the site</li> <li>• Identify any infrastructure upgrades 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</li> <li>• 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</li> <li>• Identify potential impacts to existing utility infrastructure, as a result of the development.</li> <li>• Address comments raised by Ausgrid and Sydney Water at <b>Appendix A</b>.</li> </ul> | <p>Infrastructure Delivery, Management and Staging Plan</p> <p>Evidence of consultation with providers.</p> |
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ATTACHMENT A  
Government Authority Responses to Request for Key Issues  
For Information Only