

Attachment B3

**Location of Responses to CoS Checklist
and Study Requirements – Waterloo Estate
(South) – Land and Housing Corporation**

Attachment 1

Location of Responses to City of Sydney Checklist and SSP Study Requirements

The following tables provide reference to the locations within the Planning Proposal report and its attachments that provide responses to the City of Sydney's Planning Proposal Checklist (**Table 1**) and the SSP Study Requirements (**Table 2**).

Table 1 | Location of Responses to City of Sydney Planning Proposal Checklist

See next page

Planning Proposal Lodgement Checklist

Site: Waterloo South
Applicant: NSW Land and Housing Corporation
Date: 17 February 2020
TRIM: 2020/074291-1

Lodgement Documents	Applicant Supplied	Planner Check
Lodgement Form <ul style="list-style-type: none"> Applicant's signature on form 	Complete	
Lodgement letter from the City of Sydney Council		
Planning Proposal Fee <ul style="list-style-type: none"> Major Fee <p>Fees listed under "Request to prepare a planning proposal" in Council's Fees and Charges Revenue Policy, available at www.cityofsydney.nsw.gov.au under Council, Our Responsibilities, Fees and charges.</p>	Electronic Fund Transfer	
Plans and accompanying documents <ul style="list-style-type: none"> 1x colour hard copy set in two-ring binder folders 1x USB containing Word and PDF versions of documents 	Plans and accompanying documents submitted electronically	
Planning Justification		
Planning Proposal Justification Report		
<p>Planning proposals must be prepared in accordance with section 3.33 of the Environmental Planning and Assessment Act 1979, and the Guide to Preparing Planning Proposals issued by the Department of Planning, Industry and Environment.¹</p> <p>In the planning proposal justification report, the proponent is to:</p> <ul style="list-style-type: none"> Outline the vision for the proposal 	<ul style="list-style-type: none"> Planning Proposal Report (Chapter 4) 	
<ul style="list-style-type: none"> Justify the proposal with reference to alternative options, in particular - the City of Sydney's Alternative Approach for the Waterloo Estate of March 2019 	<ul style="list-style-type: none"> Planning Proposal Report (Section 3.1, Chapter 6) 	
<ul style="list-style-type: none"> Outline how the planning proposal complies with and gives effect to the Greater Sydney Region Plan^[i] and the Eastern City District Plan^[ii] 	<ul style="list-style-type: none"> Planning Proposal Report (Section 6.2.2, 6.2.3) Attachment 4 (Consistency with Strategic Planning Framework) 	
<ul style="list-style-type: none"> Outline interactions with other key City of Sydney and NSW Government strategic documents, such as: <ul style="list-style-type: none"> Sustainable Sydney 2030^[iii] 	<ul style="list-style-type: none"> Planning Proposal Report (Section 6.2.5) Attachment 4 (Consistency with Strategic Planning Framework) 	
<ul style="list-style-type: none"> Environmental Action 2016-2021 Strategy and Action Plan^[iv] 	<ul style="list-style-type: none"> Planning Proposal Report (Section 6.2.1) 	
<ul style="list-style-type: none"> A City for All – Social Sustainability Policy and Action Plan^[v] 	<ul style="list-style-type: none"> Attachment 12 (Social Sustainability Report) 	
<ul style="list-style-type: none"> Future Transport 2056^[vi] 	<ul style="list-style-type: none"> Planning Proposal Report (Section 2.4.1) 	

○ Better Placed[vii]	• Planning Proposal Report (Section 2.4.2)	
○ Draft Greener Places[viii]	• Planning Proposal Report (Section 2.4.2)	
○ Future Directions for Social Housing[ix]	• Planning Proposal Report (Section 2.4.2)	
○ City Plan 2036 (Draft Local Strategic Planning Statement) – in particular the City’s Principles for Growth	• Planning Proposal Report (Section 6.2.4) • Attachment 4 (Consistency with Strategic Planning Framework)	
○ Housing for All (Draft Local Housing Strategy)	• Planning Proposal Report (Section 6.2.4) • Attachment 4 (Consistency with Strategic Planning Framework)	
• Demonstrate the planning proposal can comply with the provisions of State Environmental Planning Policy No 65 (Design Quality of Residential Apartment Development) 2015 in the development application phase of development	• Planning Proposal Report (Section 7.1.4) • Attachment 5 (Urban Design and Public Domain Study)	
• Provide details of the quantum and where non-residential floor space is to be located in the precinct	• Planning Proposal Report (Section 5.1.5)	
• Outline interactions with existing local planning controls in Sydney Local Environmental Plan 2012 and Sydney Development Control Plan 2012	• Planning Proposal Report (Section 2.5, 5.2)	
• Outline interactions with key SEPPs and REPs	• Planning Proposal Report (Throughout Report) • Attachment 4 (Consistency with Strategic Planning Framework)	
• Provide draft planning controls for incorporation into Sydney LEP 2012, including:	• Planning Proposal Report (Section 5.2)	
○ Zoning	• Planning Proposal Report (Section 5.2)	
○ Maximum building height	• Planning Proposal Report (Section 5.2)	
○ Floor space ratio	• Planning Proposal Report (Section 5.2)	
○ Car parking rates	• Planning Proposal Report (Section 5.2)	
• Prepare a draft DCP, in a form able to be integrated with Sydney DCP 2012, in accordance with Clause 7.20 of the Sydney LEP 2012, with particular reference to:	• Planning Proposal Report (Section 5.3) • Attachment 3 (DCP)	
○ Public domain	• Planning Proposal Report (Section 5.3) • Attachment 3 (DCP)	
○ Private and communal open space	• Planning Proposal Report (Section 5.3) • Attachment 3 (DCP)	
○ Deep soil	• Planning Proposal Report (Section 5.3) • Attachment 3 (DCP)	
○ Street hierarchy and typologies	• Planning Proposal Report (Section 5.3) • Attachment 3 (DCP)	
○ Connectivity, loading, car parking and accessibility	• Planning Proposal Report (Section 5.3) • Attachment 3 (DCP)	
○ Active frontages	• Planning Proposal Report (Section 5.3) • Attachment 3 (DCP)	
○ Building footprints and typologies	• Planning Proposal Report (Section 5.3) • Attachment 3 (DCP)	
○ Detailed building heights and resolution with setbacks, street wall and podium heights	• Planning Proposal Report (Section 5.3) • Attachment 3 (DCP)	

<ul style="list-style-type: none"> Develop a design excellence strategy in line with the requirements of section 3.3.2 of Sydney DCP 2012 and the City of Sydney Competitive Design Policy[x]. 	<ul style="list-style-type: none"> Planning Proposal Report (Section 5.2) 	
<ul style="list-style-type: none"> Prepare an ecologically sustainable development (ESD) strategy 	<ul style="list-style-type: none"> Planning Proposal Report (Section 7.14) 	
Mapping	<ul style="list-style-type: none"> Planning Proposal Report (Section 5.2) 	
<ul style="list-style-type: none"> LEP mapping sheet – current and proposed DCP mapping sheet – current and proposed 	<ul style="list-style-type: none"> Planning Proposal Report (Section 5.3) 	
Public Benefit Offer		
Outline any public benefit offer to be secured through a planning agreement.	<ul style="list-style-type: none"> Planning Proposal Report (Section 5.4) 	
Urban Design		
Urban Design Report		
The urban design report must be prepared in accordance with Study Requirements - Nominated State Significant Precinct – Waterloo (Revised March 2018)	<ul style="list-style-type: none"> Attachment 1 (Response to SSP Study Requirements) 	
Key components include (but are not limited to):		
The built form should be developed in line with the design process described in the NSW Government Architect Better Placed strategy.	<ul style="list-style-type: none"> Attachment 5 (Urban Design and Public Domain Study, Appendix 7.10) 	
An urban design report should be provided to show how the design process resulted in the built form outcome, and specifically incorporate the following aspects: <ul style="list-style-type: none"> A detailed site and context analysis 	<ul style="list-style-type: none"> Attachment 5 (Urban Design and Public Domain Study, Appendix 7.1) 	
<ul style="list-style-type: none"> Opportunities and constraints mapping 	<ul style="list-style-type: none"> Attachment 5 (Urban Design and Public Domain Study, Chapter 2.0) 	
<ul style="list-style-type: none"> A full review of design options, including redevelopment, renovation and adaptive re-use options 	<ul style="list-style-type: none"> Attachment 5 (Urban Design and Public Domain Study, Chapter 3.0, Appendix 7.2) 	
<ul style="list-style-type: none"> The urban design principles that underpin the proposed development 	<ul style="list-style-type: none"> Attachment 5 (Urban Design and Public Domain Study, Chapter 1.0) 	
<ul style="list-style-type: none"> An assessment of the built form against the seven design objectives in Better Placed: <ul style="list-style-type: none"> Better fit: Contextual, local and of its place Better performance: Sustainable, adaptable and durable Better for community: Inclusive, connected and diverse Better for people: Safe, comfortable and liveable Better working: Functional, efficient and fit for purpose Better value: Creating and adding value Better look and feel: Engaging, inviting and attractive 	<ul style="list-style-type: none"> Attachment 5 (Urban Design and Public Domain Study, Appendix 7.10) 	
<ul style="list-style-type: none"> A precinct plan that integrates: <ul style="list-style-type: none"> Public domain Infrastructure Staging Building types Height distribution and massing 	<ul style="list-style-type: none"> Attachment 5 (Urban Design and Public Domain Study, Chapter 4.0) Attachment 5 (Urban Design and Public Domain Study, Appendix 7.3) Attachment 5 (Urban Design and Public Domain Study, Appendix 7.4) Attachment 5 (Urban Design and Public Domain Study, Appendix 7.8) Attachment 5 (Urban Design and Public Domain Study, Appendix 7.5, Chapter 6.2) Attachment 5 (Urban Design and Public Domain Study, Chapter 6.2) 	

<ul style="list-style-type: none"> • A landscape concept plan 	<ul style="list-style-type: none"> • Attachment 5 (Urban Design and Public Domain Study, Appendix 7.3) 	
<ul style="list-style-type: none"> • A staging plan 	<ul style="list-style-type: none"> • Attachment 5 (Urban Design and Public Domain Study, Appendix 7.8) 	
<ul style="list-style-type: none"> • A view and visual impact assessment. Use eye level views from public parks and footpaths and compare to existing views. Include a map identifying all chosen view lines. 	<ul style="list-style-type: none"> • Attachment 5 (Urban Design and Public Domain Study, Appendix 7.1) • Attachment 7 (Visual Impact Study) 	
<ul style="list-style-type: none"> • Overshadowing and sun access analysis. Test compliance with minimum solar and daylight access requirements to new and existing open space and dwellings as set out in the Apartment Design Guide[] and Sydney DCP 2012. 	<ul style="list-style-type: none"> • Attachment 5 (Urban Design and Public Domain Study, Appendix 7.9) 	
<ul style="list-style-type: none"> • Proposed distribution of gross floor area, development yields, building typologies, building envelopes and heights. 	<ul style="list-style-type: none"> • Attachment 5 (Urban Design and Public Domain Study, Appendix 7.5 and 7.8, Chapter 6.2) 	
<ul style="list-style-type: none"> • Floor plans and built form detail to demonstrate future compliance with amenity standards, including the Apartment Design Guide, to support gross floor area and development yield calculations. 	<ul style="list-style-type: none"> • Attachment 5 (Urban Design and Public Domain Study, Appendix 7.5) 	
<ul style="list-style-type: none"> • A review of the wind impacts of the proposed built form, demonstrating that wind will not have an unacceptable impact on the proposal, and the proposal will not generate unacceptable wind impacts on the public domain, communal open space or dwellings. 	<ul style="list-style-type: none"> • Attachment 5 (Urban Design and Public Domain Study, Appendix 7.5) • Attachment 23 (Pedestrian Wind Environment Study) 	
<ul style="list-style-type: none"> • The following urban design analysis should also be supplied to the City: 	<ul style="list-style-type: none"> • Provided separately 	
<ul style="list-style-type: none"> • A 3D massing model in Revit, SketchUp or similar, with a fly through and photomontages of key parts of the proposal from eye level positions in the public domain. 	<ul style="list-style-type: none"> • Provided separately 	
<ul style="list-style-type: none"> • Physical and 3D CAD models to fit the City of Sydney's physical and 3D CAD model. Consult with the City of Sydney to confirm technical requirements. 	<ul style="list-style-type: none"> • Provided separately 	
<ul style="list-style-type: none"> • Draft building-by-building development controls, including height, floor space ratio, residential and non-residential split and maximum floor plate with all schedules and calculations provided for each block. 	<ul style="list-style-type: none"> • Attachment 5 (Urban Design and Public Domain Study, Appendix 7.7, 7.8) 	
Scale Drawings <ul style="list-style-type: none"> • Plans 	<ul style="list-style-type: none"> • Attachment 5 (Urban Design and Public Domain Study, Appendix 7.7) 	
<ul style="list-style-type: none"> • Sections 	<ul style="list-style-type: none"> • Attachment 5 (Urban Design and Public Domain Study, Appendix 7.7) 	
<ul style="list-style-type: none"> • Elevations 	<ul style="list-style-type: none"> • Attachment 5 (Urban Design and Public Domain Study, Appendix 7.7) 	
<ul style="list-style-type: none"> • Perspectives 	<ul style="list-style-type: none"> • Attachment 5 (Urban Design and Public Domain Study, Appendix 7.7 and throughout) 	
<ul style="list-style-type: none"> • Envelope drawings 	<ul style="list-style-type: none"> • Attachment 5 (Urban Design and Public Domain Study, Appendix 7.7) 	
<ul style="list-style-type: none"> • Indicative residential layout 	<ul style="list-style-type: none"> • Attachment 5 (Urban Design and Public Domain Study, Appendix 7.5) 	
<ul style="list-style-type: none"> • Massing and structure plan options 	<ul style="list-style-type: none"> • Attachment 5 (Urban Design and Public Domain Study, Appendix 7.2, Chapter 3.0) 	
<ul style="list-style-type: none"> • Overshadowing and solar access to proposed development, open spaces and neighbouring buildings (showing existing and proposed) 	<ul style="list-style-type: none"> • Attachment 5 (Urban Design and Public Domain Study, Appendix 7.9) 	
Survey Plan The survey plan needs to be to scale, showing relative levels to AHD and include details of adjoining development.	<ul style="list-style-type: none"> • Provided separately 	

<p>Physical and Digital Models</p> <ul style="list-style-type: none"> Physical model with context (scale 1:500 or 1:10000) CAD model compatible with the City's digital model <p>Further information at: http://www.cityofsydney.nsw.gov.au/development/application-guide/application-process/model-requirements</p> <p>Contact the City's model team for further information: model@cityofsydney.nsw.gov.au</p>	<ul style="list-style-type: none"> Provided separately 	
Technical Studies		
<p>Technical studies must be prepared in accordance with Study Requirements - Nominated State Significant Precinct – Waterloo (Revised March 2018)</p> <p>Key components include (but are not limited to):</p>	<ul style="list-style-type: none"> Attachment 1 (Response SSP Study Requirements) 	
<p>Traffic and Transport</p> <p>Prepare a transport impact assessment to understand the transport network context, service and network limitations. The assessment should include:</p>	<ul style="list-style-type: none"> Attachment 8 (Transport Study) 	
<ul style="list-style-type: none"> Existing and future land use and transport context, including an assessment of: <ul style="list-style-type: none"> Public transport routes and services Cycling routes and bicycle parking Pedestrian networks and distribution Sustainable transport options and initiatives 	<ul style="list-style-type: none"> Attachment 8 (Transport Study, Chapter 4, 5) 	
<ul style="list-style-type: none"> The current mode share of the site and future mode share target 	<ul style="list-style-type: none"> Attachment 8 (Transport Study, Section 5.1.1, 5.6) 	
<ul style="list-style-type: none"> Access to key destinations, trip generators and infrastructure in the local area 	<ul style="list-style-type: none"> Attachment 8 (Transport Study, Section 4.1, 5.3) 	
<ul style="list-style-type: none"> Performance of the existing and future cycling, public transport and road network surrounding the precinct 	<ul style="list-style-type: none"> Attachment 8 (Transport Study, Chapter 5, 6) 	
<ul style="list-style-type: none"> Trip generation potential associated with the proposal, with reference to existing trip generation of uses on the site 	<ul style="list-style-type: none"> Attachment 8 (Transport Study, Chapter 6, Section 6.3) 	
<ul style="list-style-type: none"> Consideration for cumulative growth of the surrounding area based on committed and planned developments and proposed infrastructure 	<ul style="list-style-type: none"> Attachment 8 (Transport Study, Chapter 5, 6) 	
<ul style="list-style-type: none"> Anticipated freight, loading and servicing demands associated with the proposal, with recommended on-site service vehicle parking rates and loading zone capacity to enable the development to meet all servicing needs without on-street parking (whether in line with or beyond the requirements of DCP Section 7.8) 	<ul style="list-style-type: none"> Attachment 8 (Transport Study, Section 6.8) 	
<ul style="list-style-type: none"> An assessment of the impact of additional travel demands (across all modes) on the transport network serving the site, using benchmarks from existing development sites of a similar scale and geographic context 	<ul style="list-style-type: none"> Attachment 8 (Transport Study, Chapter 6) 	
<ul style="list-style-type: none"> Consideration of weekend congestion on the local road network associated with demographic vehicle use patterns 	<ul style="list-style-type: none"> Attachment 8 (Transport Study, Section 5.4.1) 	
<ul style="list-style-type: none"> SIDRA intersection models to demonstrate the safe operation and functionality of key intersections 	<ul style="list-style-type: none"> Attachment 8 (Transport Study, Section 6.7) 	
<ul style="list-style-type: none"> Consideration of the role of shared vehicles in managing travel demand and provide recommendations for implementation of shared vehicle solutions 	<ul style="list-style-type: none"> Attachment 8 (Transport Study, Section 6.6) 	
<ul style="list-style-type: none"> Recommended parking rates to result in no net additional traffic impact on the local road network 	<ul style="list-style-type: none"> Attachment 8 (Transport Study, Section 6.6) 	
<ul style="list-style-type: none"> Identification of current and planned cycling routes identified in the City of Sydney Cycling Strategy and Action Plan 2018-2030[i], with recommendations for building access that will maximise easy connections for cyclists and avoid conflicts with vehicles 	<ul style="list-style-type: none"> Attachment 8 (Transport Study, Section 6.5.4) 	
<ul style="list-style-type: none"> An overview of potential impacts from construction traffic to vehicles, pedestrians and cyclists, including: 	<ul style="list-style-type: none"> Attachment 8 (Transport Study, Section 6.9) 	

<ul style="list-style-type: none"> ○ Construction worker parking ○ Existing traffic on construction access routes ○ Access constraints and impacts on public transport, pedestrians and cyclists ○ Any potential need to close, divert or reconfigure elements of the road, pedestrian or cycle network ○ Temporary and permanent impacts to on-street parking. 		
<p>Heritage and Archaeology</p> <p>Prepare a heritage assessment that investigates the history, physical evidence and significance of the features within the study area, based on a site inspection and documentary research, to identify and conserve features of local or greater heritage significance, including interpretation strategies.</p>	<ul style="list-style-type: none"> • Attachment 14 (Heritage Impact Statement) 	
<p>Prepare an Aboriginal cultural heritage study to identify and describe the Aboriginal cultural heritage values that exist across the whole area that will be affected by the development and document these in the study.</p>	<ul style="list-style-type: none"> • Attachment 15 (Aboriginal Cultural Heritage Study) 	
<p>Public Domain</p>		
<p>Consult closely with the City of Sydney and obtain endorsement of any public domain planning aspects, as the ultimate owner and manager of the public domain.</p>	<ul style="list-style-type: none"> • Attachment 5 (Urban Design and Public Domain Study, Public Domain) 	
<p>Provide a Public Domain Plan identifying any proposed public spaces, walkways, laneways, shared paths and streets, including an accurate CAD set-out showing the boundaries of any streets, walkways or other public spaces and servicing considerations to the public domain.</p>	<ul style="list-style-type: none"> • Attachment 5 (Urban Design and Public Domain Study, Chapter 4.0 - 6.0, Appendix 7.3) 	
<p>Provide a (Water Sensitive Urban Design) WSUD strategy that integrates with the flood study, the public domain and private open spaces, show any measures on plans and detail street sections.</p>	<ul style="list-style-type: none"> • Attachment 5 (Urban Design and Public Domain Study, Appendix 7.3) 	
<p>Demonstrate how the public domain will be designed to be legible, connected and safe for pedestrians and cyclists at all times of the day and night, considering Crime Prevention through Environmental Design (CPTED) principles.</p>	<ul style="list-style-type: none"> • Attachment 5 (Urban Design and Public Domain Study, Appendix 7.3) 	
<p>Provide an indicative design strategy and material and furniture palette for new streets and public spaces.</p>	<ul style="list-style-type: none"> • Attachment 5 (Urban Design and Public Domain Study, Appendix 7.3) 	
<p>Note: In all the above, demonstrate consideration and application of City of Sydney public domain codesⁱⁱ where appropriate, including the Streets Code and Technical Specifications, Inclusive and Accessible Public Domain Policy, Inclusive and Accessible Public Domain Guidelines, Legible Sydney Wayfinding Strategy and Design Manualⁱⁱⁱ, and other relevant City of Sydney draft Codes.</p>	<ul style="list-style-type: none"> • Attachment 5 (Urban Design and Public Domain Study, Chapter 4.0, 6.0, Appendix 7.3) 	
<p>Trees and Canopy Cover</p>		
<p>Provide a preliminary arboricultural report that identifies tree location, condition, quality, life expectancy and indicative Tree Protection Zones.</p>	<ul style="list-style-type: none"> • Attachment 16 (Urban Forest Study) 	
<p>Undertake an arboricultural impact assessment for the proposal, outlining trees to be removed or retained, and the possible impacts on the trees to be retained allowing for future construction methodology.</p>	<ul style="list-style-type: none"> • Attachment 16 (Urban Forest Study, Section 5.2, 6.0, Appendix 6.1, 6.3) 	
<p>Provide a plan for the retention of existing and provision of new trees that demonstrates consideration of:</p> <ul style="list-style-type: none"> • The capacity of the urban design approach to protect existing trees and allow the growth of new trees 	<ul style="list-style-type: none"> • Attachment 16 (Urban Forest Study, Section 4.0, 5.0) 	

<ul style="list-style-type: none"> • The provision of sufficient soil volumes and quality (including within the private domain) to provide for long-term tree health • The impact of aerial wires and management strategies • Compliance with City of Sydney and NSW Government policies regarding trees and urban forest, including draft Greener Places, Urban Forest Strategy, Tree Management Policy, Street Tree Master Plan, Urban Ecology Strategic Action Plan and Landscape code^v. 	<ul style="list-style-type: none"> • Attachment 5 (Urban Design and Public Domain Study, Public Domain Plan) 	
<p>Note: This study requires a Project Arborist qualified in arboriculture to Australian Qualifications Framework (AQF) level 5 or above, and have at least 10 years demonstrated experience in managing trees within development sites. All reporting must be in accordance with the Australian Standard 4970 for the protection of trees on development sites.</p>	<ul style="list-style-type: none"> • Attachment 16 (Urban Forest Study, Page ii) 	
<p>Flooding, Stormwater and Water Quality</p> <p>Develop a flood risk assessment for the site, with reference to the City of Sydney's Interim Floodplain Management Policy^v, the Blackwattle Bay Catchment Flood Study and Blackwattle Bay Catchment Floodplain Risk Management Plan^{vi}.</p>	<ul style="list-style-type: none"> • Attachment 19 (Water Quality, Flooding and Stormwater Study) 	
<p>Work with the City of Sydney to locate built form massing and sensitive uses with reference to 5% Annual Exceedance Probability, 1% Annual Exceedance Probability and Probable Maximum Flood mapping and data.</p>	<ul style="list-style-type: none"> • Attachment 19 (Water Quality, Flooding and Stormwater Study) 	
<p>Develop a Water Sensitive Urban Design (WSUD) to meet the objectives of:</p> <ul style="list-style-type: none"> • Capturing and slowing down water movement during heavy downpour events • Capture rainwater for use on the site to reduce use of potable water • Meeting the water quality requirements of Sydney DCP 2012: <ul style="list-style-type: none"> ○ Reduce the baseline annual pollutant load for litter and vegetation larger than 5mm by 90% ○ Reduce the annual pollutant load for total suspended solids by 85% ○ Reduce the baseline annual pollutant load for total phosphorus by 65% ○ Reduce the baseline annual pollutant load for total nitrogen by 45% 	<ul style="list-style-type: none"> • Attachment 19 (Water Quality, Flooding and Stormwater Study) • Attachment 18 (ESD Study) 	
<p>Social impact and infrastructure assessment</p>	<ul style="list-style-type: none"> • Attachment 12 (Social Sustainability Report) 	
<p>Provide an infrastructure needs analysis that outlines the characteristics and likely needs of the current and future population, including hospitals, schools, active and passive recreation, community and educational facilities.</p>	<ul style="list-style-type: none"> • Attachment 12 (Social Sustainability Report, Section 4 Appendix A) • Attachment 11 (Social Baseline Report) 	
<p>Prepare a social impact assessment to assess the potential social impacts of the proposal.</p>	<ul style="list-style-type: none"> • Attachment 12 (Social Sustainability Report, Section 2) • Attachment 11 (Social Baseline Report) 	
<p>The assessment is to include:</p> <ul style="list-style-type: none"> • Scoping and profiling of the communities likely to be affected by the proposal, highlighting vulnerable groups 	<ul style="list-style-type: none"> • Attachment 12 (Social Sustainability Report, Section 2) • Attachment 11 (Social Baseline Report) 	
<ul style="list-style-type: none"> • Outline the likely impacts on these communities 	<ul style="list-style-type: none"> • Attachment 12 (Social Sustainability Report, Sections 4-6) 	

<ul style="list-style-type: none"> Outline a plan to reduce negative impacts on the community, including alternative options to the proposal 	<ul style="list-style-type: none"> Attachment 12 (Social Sustainability Report, Sections 4-6) 	
<ul style="list-style-type: none"> Provide strategies and actions to ameliorate unavoidable impacts on the community, including commitments by LAHC and recommendations for the City of Sydney, the NSW Department of Communities and Justice and other government agencies 	<ul style="list-style-type: none"> Attachment 12 (Social Sustainability Report, Sections 4-6) 	
<ul style="list-style-type: none"> An integration of outcomes from community consultation to capture social impacts on affected communities 	<ul style="list-style-type: none"> Attachment 12 (Social Sustainability Report, Section 5, throughout) 	
<ul style="list-style-type: none"> Provide guidance on how social impacts will be monitored and managed over time, particularly social impacts on current residents of the site. 	<ul style="list-style-type: none"> Attachment 12 (Social Sustainability Report, Sections 4-6) 	
<p>Public Art</p> <p>Prepare a Public Art Plan in accordance with the City of Sydney Interim Guidelines for Public Art in Private Developments^{vii}.</p>	<ul style="list-style-type: none"> Attachment 29 (Public Art Plan) 	
<p>Geotechnical and Contamination</p> <p>Provide an assessment of the local soil, outlining its suitability for the proposed uses with respect to erosion, salinity and acid sulphate soils.</p>	<ul style="list-style-type: none"> Attachment 25 (Geotechnical and Contamination Report) 	
<p>Provide an assessment of the proposed land uses in accordance with State Environmental Planning Policy No 55 – Remediation of Land (SEPP 55).</p> <p>Survey for underground infrastructure beneath the site and provide an assessment of impacts on the proposed development. If relocation of services is required, outline the scope of this work.</p>	<ul style="list-style-type: none"> Attachment 25 (Geotechnical and Contamination Report, Section 5) Attachment 10 (Utilities and Infrastructure Servicing Study) 	
<p>Note: In cases where land is potentially contaminated, the investigation and any remediation and validation work is to be carried out in accordance with guidelines made or approved by the EPA under Section 105 of the Contaminated Land Management Act 1997 and be in accordance with the requirements and procedures in the Contaminated Land Management Act 1997, Contaminated Land Management Regulation 2013 and SEPP 55.</p>	<ul style="list-style-type: none"> Attachment 25 (Geotechnical and Contamination Report) 	
<p>Utility Services and Infrastructure</p>	<ul style="list-style-type: none"> Attachment 10 (Utilities and Infrastructure Servicing Study) 	
<p>Prepare a utilities and infrastructure servicing report that outlines the development yield, peak demand and generation forecasts, staging information and a high-level assessment of the capacity of:</p> <ul style="list-style-type: none"> The electrical network requirements to service the development (including on-site generation and storage) and outline the likely impacts on the broader Ausgrid electrical network. This will include direct engagement with Ausgrid to provide early input and understanding of energy requirements, planned on-site generation, energy storage, and the visibility and location of network augmentation requirements. 	<ul style="list-style-type: none"> Attachment 10 (Utilities and Infrastructure Servicing Study, Chapter 7) 	
<ul style="list-style-type: none"> Sydney Water's network to service the development and the proposed servicing options considered for the development. Outline integrated water cycle management and potable water use reduction initiatives proposed. 	<ul style="list-style-type: none"> Attachment 10 (Utilities and Infrastructure Servicing Study, Chapter 6) 	

This report should identify the location of Ausgrid, Sydney Water and other services, assets or easements on the site and identify how the proposal will relocate or incorporate these.	<ul style="list-style-type: none"> • Attachment 10 (Utilities and Infrastructure Servicing Study, throughout) 	
Integrate outcomes of the ESD strategy for energy and water saving initiatives.	<ul style="list-style-type: none"> • Attachment 10 (Utilities and Infrastructure Servicing Study, Section 2, 12) 	
Community consultation	<ul style="list-style-type: none"> • Attachment 6 (Consultation and Visioning Report) 	
Outline the extent of consultation undertaken with the local community in developing the proposal, including existing residents on the site and people living in the local area.	<ul style="list-style-type: none"> • Attachment 6 (Consultation and Visioning Report, Section 3) • Planning Proposal Report (Chapter 3) 	
Detail the outcomes of consultation, including community views of the proposal, the social impacts the community has identified may result from the proposal, and what parts of the proposal have been informed by community input.	<ul style="list-style-type: none"> • Attachment 6 (Consultation and Visioning Report Sections 3-9) • Planning Proposal Report (Chapter 3) 	
Provide data on attendance and contribution to consultation, including demographic data and numbers belonging to key target groups. If any groups have been underrepresented, detail strategies to address this in future consultation.	<ul style="list-style-type: none"> • Attachment 6 (Consultation and Visioning Report Section 3.1) 	
Outline future consultation planned through the planning proposal, development assessment and construction phases.	<ul style="list-style-type: none"> • Planning Proposal Report, (Section 6.5) 	
Development Outcome Data		
Development outcomes		
<p>Existing condition:</p> <ul style="list-style-type: none"> • Floor space by square metres and use • Existing dwellings, serviced apartments and hotel rooms • Existing car parking spaces <p>Proposed outcome:</p> <ul style="list-style-type: none"> • Floor space by square metres and use • Total number and mix of residential apartments • Total number of hotel rooms or serviced apartments • Total number of car parking spaces proposed • Value of capital works. 	<ul style="list-style-type: none"> • Planning Proposal Report Chapter 2 • Planning Proposal Report Chapter 5 	

Glossary

ⁱ Guide to preparing planning proposals – Department of Planning, Industry and Environment - <https://www.planning.nsw.gov.au/-/media/Files/DPE/Guidelines/guide-to-preparing-planning-proposals-2019-02-05.pdf>

ⁱⁱ City of Sydney public domain codes - <https://www.cityofsydney.nsw.gov.au/development/planning-controls/development-policies/public-domain-design-codes>

ⁱⁱⁱ Legible Sydney Design Manual and Wayfinding Strategy – City of Sydney <https://www.cityofsydney.nsw.gov.au/vision/sustainable-sydney-2030/transport-and-access/liveable-green-network/wayfinding-signage>

^{iv} City of Sydney tree policies <https://www.cityofsydney.nsw.gov.au/live/trees/urban-forest/tree-policies>

^v Interim Floodplain Management Policy – City of Sydney [cityofsydney.nsw.gov.au/_data/assets/pdf_file/0004/157252/Interim_Floodplain_Management_Policy.pdf](https://www.cityofsydney.nsw.gov.au/_data/assets/pdf_file/0004/157252/Interim_Floodplain_Management_Policy.pdf)

^{vi} Blackwattle Bay Catchment flood studies – City of Sydney <https://www.cityofsydney.nsw.gov.au/vision/better-infrastructure/floodplain-management/blackwattle-bay-catchment>

vii Interim Guidelines for Public Art in Private Developments – City of Sydney
- https://www.cityofsydney.nsw.gov.au/_data/assets/pdf_file/0005/139811/INTERIM_GUIDELINES_PUBLIC_ART_IN_PRIVATE_DEVELOPMENTS_SEP2006.pdf

Table 2 | Location of Responses to SSP Study Requirements

Study Requirement	Location Addressed in Report
1. Vision, Strategic Context and Justification	
1.1. Outline the vision for the proposal.	<ul style="list-style-type: none"> ▪ Planning Proposal Report (Chapter 4) ▪ Attachment 5 (Urban Design and Public Domain Study)
1.2. Outline the strategic planning context for the proposal including an assessment of relevant State planning documents such as:	<ul style="list-style-type: none"> ▪ Planning Proposal Report (Chapter 6) ▪ Attachment 4 (Consistency with Strategic Planning Framework)
o A Plan for Growing Sydney (December 2014) (Now a Metropolis of Three Cities)	
o NSW Long Term Transport Masterplan (December 2012);	<ul style="list-style-type: none"> ▪ Attachment 7 (Transport Study)
o Draft Central District Plan (2016) (Now Eastern City District Plan)	<ul style="list-style-type: none"> ▪ Planning Proposal Report (Chapter 6) ▪ Attachment 4 (Consistency with Strategic Planning Framework)
o Any Land Use and Infrastructure Strategy that includes the Waterloo Estate;	<ul style="list-style-type: none"> ▪ Planning Proposal Report (Chapter 6) ▪ Attachment 4 (Consistency with Strategic Planning Framework)
o The Green Grid – Creating Sydney’s Open Space Network, NSW Government Architect’s Office	<ul style="list-style-type: none"> ▪ Planning Proposal Report (Chapter 6) ▪ Attachment 4 (Consistency with Strategic Planning Framework)
o Better Placed – A Design led Approach: Developing an Architecture and Design Policy for NSW draft version 2016	<ul style="list-style-type: none"> ▪ Attachment 5 (Urban Design and Public Domain Study, Appendix 7.10)
1.3. Consideration of State Environmental Planning Policies (SEPPs) including, but not limited to:	<ul style="list-style-type: none"> ▪ Planning Proposal Report (Chapter 6) ▪ Attachment 4 (Consistency with Strategic Planning Framework)
o State Environmental Planning Policy (State Significant Precincts) 2005;	
o State Environmental Planning Policy (Urban Renewal) 2010;	<ul style="list-style-type: none"> ▪ Planning Proposal Report (Chapter 6) ▪ Attachment 4 (Consistency with Strategic Planning Framework)
o SEPP 65 (State Environmental Planning Policy No 65 - Design Quality of Residential Apartment Development) 2015; and	<ul style="list-style-type: none"> ▪ Planning Proposal Report (Chapter 6) ▪ Attachment 5 (Urban Design and Public Domain Study, Appendix 7.10)
o State Environmental Planning Policy (Affordable Rental Housing) 2009.	<ul style="list-style-type: none"> ▪ Planning Proposal Report (Chapter 2)
1.4. Consideration of Transport for New South Wales strategies and reports including, but not limited to:	<ul style="list-style-type: none"> ▪ Attachment 5 (Urban Design and ▪ Attachment 8 (Transport Study)
o Sydney’s Rail Future 2013;	
o Sydney’s Bus Future 2013;	
o Sydney’s Light Rail Future 2013;	
o Sydney’s Cycling Future 2013;	
o Sydney’s Walking Future 2013; and	
o Sydney City Centre Access Strategy 2013.	
1.5. Consideration of City of Sydney planning documents, strategies and policies including, but not limited to:	<ul style="list-style-type: none"> ▪ Planning Proposal Report (Throughout) ▪ All Technical Studies
o Sustainable Sydney 2030 Community Strategic Plan 2014;	
o Sydney Local Environmental Plan 2012;	
o Draft Environmental Action 2016 – 2021 Strategy and Action Plan;	
o Connecting Our City - Transport Strategies and Actions – Summary Report 2012;	
o Adapting for Climate Change 2015;	
o Social Sustainability Policy and Discussion Paper, June 2016;	
o Housing Issues Paper, April 2015;	
o Sydney Development Control Plan 2012;	
o Public Domain Manual;	

Study Requirement	Location Addressed in Report
o Sydney Streets Code 2013;	
o Cycle Strategy and Action Plan 2007-2017;	
o Walking Strategy and Action Plan;	
o Economic Development Strategy 2013;	
o Eora Journey Economic Development Plan 2016;	
o The Alexandra Canal Floodplain Risk Management Plan, Risk Management Study and Flood Study 2014;	
o Interim Floodplain Management Policy 2014;	
o City Art - Public Art Strategy 2011;	
o Public Art Policy;	
o Guidelines for Public Art in Private Developments;	
o Guidelines for Acquisitions and Deaccessions;	
o Sydney Lights Design Code 2014;	
o Access Policy 2004;	
o Landscape Code 2016;	
o Greening Sydney Plan 2012;	
o Urban Forestry Strategy 2013;	
o Tree Management Policy 2013;	
o Urban Ecology Strategic Action Plan;	
o Street Tree Master Plan 2015;	
o Competitive Design Policy;	
o A City for All – Social Sustainability Policy 2016;	
o Creative City I Cultural Policy and Action Plan 2014;	
o Legible Sydney Wayfinding Strategy 2012;	
o Legible Sydney Design Manual N2013;	
o Urban Ecology Strategic Action Plan 2014;	
o Decentralised Water Masterplan 2012;	
o Tourism Action Plan (December 2013); and	
o Visitor Accommodation Action Plan (June 2015).	
1.6. Consideration of other relevant strategies, reports, policies and guides including, but not limited to:	
o Draft Climate Change Fund Strategic Plan and A Plan to Save NSW Energy and Money;	
o NSW Climate Change Policy Framework;	
o Sydney Local Health District – A Picture of Health – Health Profile 2015;	
o NSW Health’s Health Impact Assessment: A Practical Guide;	<ul style="list-style-type: none"> ▪ Planning Proposal Report (Throughout) ▪ All Technical Studies
o Building Better Health Guidelines;	
o A City for All: Towards a Socially Just and Resilient Sydney;	
o Future Directions of Social Housing in NSW;	
o Central to Eveleigh Urban Transformation Strategy (November 2016);	
o Planning New Schools, School Safety and Urban Planning Advisory Guidelines 2014;	

Study Requirement	Location Addressed in Report
o NSW Heritage Manual;	
o The Conservation Plan (J S Kerr 1996);	
o Australia ICOMOS Charter for the Conservation of Places of Cultural Significance (the Burra Charter);	
o Connected Corridors for Biodiversity: Guide to regulatory tools, financial incentives and other mechanisms for promoting biodiversity conservation on private property (December 2016). SSROC;	
o Greater Sydney LLS – Biodiversity Corridor Mapping;	
o Urban Ecology Renewal Investigation Project Report – due for release early 2017;	
o Guide to Traffic Generating Developments and TDT 2013/04a;	
o Local Planning for Healthy Waterways Using NSW Water Quality; Objectives, Department of Environment and Conservation (June 2006);	
o Managing Urban Stormwater: Harvesting and Reuse Guidelines (Dec 2006);	
o WSUD Guidelines (Landcom 2009);	
o Managing Urban Stormwater: Soils and Construction series;	
o Waste Not Development Control Plan Guidelines (EPA 2008);	
o The Better Practice Guide for Multi-Unit Dwellings provides waste management strategies for multi-unit residential developments (DECC 2008)	
o The Better Practice for Public Place Recycling (DEC 2005); and	
o The Better Practice Guidelines for Waste Management and Recycling in Commercial and Industrial Facilities (EPA December 2012).	
1.7. Provide justification for the proposal in the context of the draft Central District Plan (now Eastern City District Plan) and the Sydney Metro project.	<ul style="list-style-type: none"> ▪ Planning Proposal Report (Chapter 6)
1.8. Outline how the proposal considers the interface with existing and future land uses in the surrounding area including, but not limited to, land at Cope Street, Philip Street, McEvoy Street, Pitt Street and the wider area	<ul style="list-style-type: none"> ▪ Planning Proposal Report (Chapter 2) ▪ Attachment 5 (Urban Design and Public Domain Study)
1.9. Outline the historical significance of the site and how the proposal intends to be sympathetic to the local heritage assets within and adjacent to the Waterloo Estate and the conservation areas to the north, east and west	<ul style="list-style-type: none"> ▪ Planning Proposal Report (Section 7.10, and Section 7.11) ▪ Attachment 14 and Attachment 15
2. Urban Design	
2.1 Prepare a detailed site and context analysis.	<ul style="list-style-type: none"> ▪ Attachment 5 (Urban Design and Public Domain Study, Chapter 2.0, Appendix 7.1)
2.2 Prepare a review of relevant best practice case studies of areas of similar size, land use and approximate dwelling density to the proposal, outlining transferable principles from the process and development proposed.	<ul style="list-style-type: none"> ▪ Attachment 5 (Urban Design and Public Domain Study Appendix 7.6)
2.3 Prepare comprehensive opportunities and constraints mapping overlays.	<ul style="list-style-type: none"> ▪ Attachment 5 (Urban Design and Public Domain Study, Section 2.4)
2.4. Prepare a set of urban design principles that underpin the proposed development.	<ul style="list-style-type: none"> ▪ Attachment 5 (Urban Design and Public Domain Study, Section 1.4 - 1.6)
2.5 Prepare an options analysis that examines a variety of appropriate options for the distribution of land use and building bulk in relation to the layout of the public domain. Document the various options including an assessment of how the options respond to the identified constraints and opportunities, and have been used to inform the final proposal.	<ul style="list-style-type: none"> ▪ Attachment 5 (Urban Design and Public Domain Study, Chapter 3.0 Appendix 7.2)
2.5 Prepare an options analysis that examines a variety of appropriate options for the distribution of land use and building bulk in relation to the layout of the public domain. Document the various options including an assessment of how the options respond to the identified constraints and opportunities, and have been used to inform the final proposal.	<ul style="list-style-type: none"> ▪ Attachment 5 (Urban Design and Public Domain Study, Chapter 3.0 Appendix 7.2)

Study Requirement	Location Addressed in Report
2.6 Prepare a precinct plan that integrates: the public domain plan, community facilities plan, indicative subdivision plan, infrastructure plan, staging plan and building types and massing for the site. Demonstrate how this fits within the overall State Significant Precinct and surrounding context.	<ul style="list-style-type: none"> ▪ Attachment 5 (Urban Design and Public Domain Study, Chapter 4.0 - 6.0 Appendix 7.3 Appendix 7.4 Appendix 7.5 Appendix 7.7 Appendix 7.8)
2.7 Provide a view and visual assessment, with particular focus on significant views to, from and within the site. Use eye level views from public parks and street footpaths, simulate a focal length of 55mm, to approximate the correct proportions of the elements of views as experienced by the human eye, compare to existing views and analyse the relative quantity of visible sky Include analysis of any visual impacts on the conservation areas and surrounding areas, and any mitigation measures.	<ul style="list-style-type: none"> ▪ Attachment 5 (Urban Design and Public Domain Study, Appendix 7.1) ▪ Attachment 7 (Visual Impact Assessment)
2.8 Provide a sun access analysis at the winter solstice for the site and its surroundings, for: the new public park and square, and existing surrounding parks; and, new and existing private open space and dwellings, against standards in the Apartment Design Guide for apartments and the Sydney Development Control Plan 2012 for open space and residential buildings not subject to the Apartment Design Guide.	<ul style="list-style-type: none"> ▪ Attachment 5 (Urban Design and Public Domain Study, Appendix 7.7 Appendix 7.9 Section 7.10.1)
2.9 Provide an analysis of proposed distribution of gross floor area, development yields, building types, building envelopes and heights.	<ul style="list-style-type: none"> ▪ Attachment 5 (Urban Design and Public Domain Study, Appendix 7.8)
2.10 Provide sufficient detail of the building types to demonstrate future compliance with amenity standards including the Apartment Design Guide and to support any calculations that convert building envelopes to gross floor area and development yields.	<ul style="list-style-type: none"> ▪ Attachment 5 (Urban Design and Public Domain Study, Chapter 6.0 Appendix 7.5 Appendix 7.7)
2.11 Demonstrate how the urban design principles have informed the allocation and location of proposed land uses.	<ul style="list-style-type: none"> ▪ Attachment 5 (Urban Design and Public Domain Study, Chapter 4.0 - 6.0 Appendix 7.4)
2.12 Integrate the public domain plan identifying proposed public park, square and streets and pedestrian/cycle paths.	<ul style="list-style-type: none"> ▪ Attachment 5 (Urban Design and Public Domain Study, Chapter 4.0 - 6.0 Appendix 7.3)
2.13 Provide physical and 3D CAD models to fit the City of Sydney's physical and 3D CAD model. Include animations and photomontages of key parts of the proposal from eye level positions in the public domain. Consult with the City of Sydney to confirm technical model requirements.	<ul style="list-style-type: none"> ▪ Attachment 5 (Urban Design and Public Domain Study, Chapter 4.0 - 6.0) ▪ To be provided to CoS separately
2.14 Prepare an indicative subdivision plan that promotes future variety and distributes the social, affordable and private housing.	<ul style="list-style-type: none"> ▪ Attachment 5 (Urban Design and Public Domain Study, Appendix 7.1 Appendix 7.6)
2.15 Outline the proposed staging, including showing how the progressive delivery of the public domain (park and streets) is integrated with the progressive release of private development lots.	<ul style="list-style-type: none"> ▪ Attachment 5 (Urban Design and Public Domain Study, Appendix 7.8.3)
2.16 Outline how the staging of the redevelopment of the Waterloo Estate will be integrated with the staging of the Waterloo Metro Quarter.	<ul style="list-style-type: none"> ▪ Attachment 5 (Urban Design and Public Domain Study, Appendix 7.8)
2.17 Integrate the findings of other parts of this study and demonstrate how these have shaped the Public Domain Plan and the building typologies to meet their requirements. In particular, how the design of building types respond to ESD, wind, flooding, noise and pollution issues.	<ul style="list-style-type: none"> ▪ Attachment 5 (Urban Design and Public Domain Study, Appendix 7.5.2)
3. Public Domain: Public Open Space and Streets	
3.1 Consult closely with and obtain endorsement, for the extent that it relates to the approval of the planning framework, from the City of Sydney for all aspects of the Public Domain as the ultimate owner and manager of the Public Domain.	<ul style="list-style-type: none"> ▪ Attachment 5 (Urban Design and Public Domain Study)
3.2 Provide a site analysis of existing physical features and conditions influencing the location and design of the new park(s), including but not limited to topography, slope (including consideration of universal access), flooding, location of and walking distance to existing surrounding parks, noise and busy roads, canopy and trees, heritage, character, function and use. Provide and compare location options. Refer to the Open Space Acquisition Criteria and Rationale and the Waterloo Precinct Open Space directions in volume 2 of the	<ul style="list-style-type: none"> ▪ Attachment 5 (Urban Design and Public Domain Study, Chapter 2.0, Appendix 7.1, Appendix 7.2.1)

Study Requirement	Location Addressed in Report
City of Sydney's Open Space Sports and Recreational Needs Study.	
3.3 Provide a benchmarking assessment of the proposed development against international best practice precedent studies for open space design in similar high dwelling density environments.	<ul style="list-style-type: none"> ▪ Attachment 5 (Urban Design and Public Domain Study, Appendix 7.3 Appendix 7.6)
3.4 Provide an open space plan for the precinct, locating precinct park(s) derived from site analysis, benchmarking assessment and urban design principles. Demonstrate how accessibility to the new park(s) is maximised by surrounding street interfaces, and location in relation to slope; and how the flexibility and extent of use is maximised by locating away from busy roads, noise and pollution, how size is suitable for the number and types of users, and location in relation to existing parks optimises use for the surrounding community.	<ul style="list-style-type: none"> ▪ Attachment 5 (Urban Design and Public Domain Study, Chapter 4.0 Chapter 6.0 Appendix 7.3 Appendix 7.2.1)
3.5 Provide an analysis of existing physical features and conditions of the existing street layout including connections, former streets, street hierarchy, topography, flooding, canopy and trees, heritage and character to identify opportunities for improvements to the street layout. Consider reopening former streets, reconnecting existing streets and street widening where beneficial. Provide and compare options for the street layout.	<ul style="list-style-type: none"> ▪ Attachment 5 (Urban Design and Public Domain Study, Chapter 2.0 Appendix 7.1 Appendix 7.2 Appendix 7.3)
3.6 Provide a layout plan of the public streets, lanes and walkways, identifying street hierarchy, typologies, movement patterns for all modes of travel, connectivity to existing context and the development lots. Provide detailed sections and plans for typical conditions in each type of street, demonstrating innovative and best practice design for high density, highly connected, and active transport priority environments.	<ul style="list-style-type: none"> ▪ Attachment 5 (Urban Design and Public Domain Study, Chapter 4.0 Chapter 6.0 Appendix 7.3)
3.7 Identify key intersections where there are high numbers of pedestrians, cyclists and/or vehicles, and provide detail of how pedestrian and cyclists safety and comfort will be prioritised in these locations. Include any intersections that will be used by children to access schools as pedestrians and cyclists.	<ul style="list-style-type: none"> ▪ Attachment 5 (Urban Design and Public Domain Study, Appendix 7.1 Appendix 7.3) ▪ Attachment 8 (Transport Study)
3.8 Provide a general arrangement plan for streets locating proposed kerb alignments, including intersection arrangements and mid-block crossing arrangements, overlaid with existing and future ownership boundaries.	<ul style="list-style-type: none"> ▪ Attachment 5 (Urban Design and Public Domain Study, Appendix 7.3 Chapter 6.1)
3.9 Provide a public domain plan incorporating the open space plan and street layout and demonstrate how it responds to the analysis and the urban design principles.	<ul style="list-style-type: none"> ▪ Attachment 5 (Urban Design and Public Domain Study, Chapter 4.0 - 6.0 Appendix 7.3)
3.10 Demonstrate how the public domain will be designed to be legible, connected and safe for pedestrians and cyclists at all times of the day and night, considering Crime Prevention through Environmental Design (CPTED) principles.	<ul style="list-style-type: none"> ▪ Attachment 5 (Urban Design and Public Domain Study, Appendix 7.3)
3.11 Provide a (Water Sensitive Urban Design) WSUD strategy that integrates with the flood study the public domain and private open spaces, show any measures on plans and detail street sections.	<ul style="list-style-type: none"> ▪ Attachment 5 (Urban Design and Public Domain Study, Appendix 7.3)
3.12 Provide an indicative material and furniture palette for the park and the various street types.	<ul style="list-style-type: none"> ▪ Attachment 5 (Urban Design and Public Domain Study, Appendix 7.3)
3.13 In all of the above, demonstrate consideration and application of City of Sydney public domain codes where appropriate, including the Streets Code and Technical Specifications, Legible Sydney Wayfinding Strategy and Design Manual, and any other relevant City of Sydney draft Codes.	<ul style="list-style-type: none"> ▪ Attachment 5 (Urban Design and Public Domain Study, Chapter 4.0 - 6.0 Appendix 7.3)
4. Land Use and Planning Controls	
4.1. Consider and coordinate the findings of other parts of this study to ensure vision and planning outcomes are achieved through the planning controls and future development.	<ul style="list-style-type: none"> ▪ Planning Proposal Report (Chapter 5)
4.2. Assess the consistency of the proposal against relevant State and local plans, strategies and policies	<ul style="list-style-type: none"> ▪ Planning Proposal Report (Chapter 6) ▪ Attachment 4 (Consistency with Strategic Planning Framework)

Study Requirement	Location Addressed in Report
4.3. Provide a draft planning framework for the precinct to include amendments to State Environmental Planning Policy (SEPP) (State Significant Precincts) 2005 and a precinctspecific Development Control Plan.	<ul style="list-style-type: none"> ▪ Planning Proposal Report (Section 1.3) ▪ Planning Proposal Report (Chapter 5) ▪ Waterloo South Draft Development Control Plan
4.4. The SEPP amendment is to include zoning, maximum building height, floor space ratio (FSR), heritage, lot size, active street frontage, design excellence provisions and any other provisions needed to achieve the intended planning outcomes. SEPP controls are to be consistent with the Standard Instrument	<ul style="list-style-type: none"> ▪ Planning Proposal Report (Section 5.2)
4.5. Prepare a draft DCP, in a form able to be integrated with the Sydney DCP 2012, including appropriate development controls to inform future development of the precinct including: public domain, street hierarchy and typologies, connectivity, car parking, accessibility, building footprints, detailed building heights including street frontage and podium, setbacks, building typologies, private open space, space for waste management, sun access, public art and heritage.	<ul style="list-style-type: none"> ▪ Planning Proposal Report (Section 5.3) ▪ Attachment 3 (Waterloo South Draft Development Control Plan)
4.6. The combination of SEPP and DCP controls are to provide certainty that each stage and component of the project can achieve the required amenity standards and planning and development outcomes through the life of the project, while providing the flexibility needed to allow the project to respond to changing contexts over time.	<ul style="list-style-type: none"> ▪ Planning Proposal Report (Chapter 5)
4.7. Explain the proposed land uses and zoning approach and provide justification for the mix and location of proposed land uses.	<ul style="list-style-type: none"> ▪ Planning Proposal Report (Section 5.2)
4.8. Justify the proposed development standards (height, floor space, heritage and parking). Explain the methodology adopted to ensure planning outcomes, including appropriate transitions to adjoining areas, development that is sympathetic to heritage items, provision of infrastructure and amenity standards including the Apartment Design Guide, are achieved	<ul style="list-style-type: none"> ▪ Planning Proposal Report (Chapter 5) ▪ Planning Proposal Report (Section 7.1)
4.9. Develop a design excellence approach which encourages a competitive design process and excellent design outcomes. The City of Sydney Design Excellence Strategy is encouraged.	<ul style="list-style-type: none"> ▪ Planning Proposal Report (Section 5.2)
5. Transport	
5.1 Prepare a comprehensive transport impact assessment to understand the transport network context, service and network limitations, opportunities for improving customer experience and transport solutions that will accommodate planned growth through integrating land use and transport and better managing travel demand. Hold a scoping meeting to agree upon an acceptable methodology with Transport for NSW (TfNSW), Roads and Maritime Services (RMS) and the City of Sydney Council.	<ul style="list-style-type: none"> ▪ Attachment 8 (Transport Study)
5.2 The assessment should consider, but not be limited to: a broad review of the existing and future land use and transport context within the study precinct, access and connectivity with assessment of the overall precinct and its relationship to the surrounding transport network and land uses;	<ul style="list-style-type: none"> ▪ Attachment 8 (Transport Study Chapters 4 and 5)
appraisal of current site travel mode share including walking, cycling, public transport and private vehicles, including shared vehicles;	<ul style="list-style-type: none"> ▪ Attachment 8 (Transport Study Section 5.1)
how the transport outcomes and the effect of the transport network will support the urban and place-making outcomes for the precinct;	<ul style="list-style-type: none"> ▪ Attachment 8 (Transport Study Section 5.5 and Chapter 6)
the needs of different customers within the precinct,	<ul style="list-style-type: none"> ▪ Attachment 8 (Transport Study Section 5.5 and Chapter 6)
access to key destinations and infrastructure in the local area; in particular, schools, community facilities and other local services;	<ul style="list-style-type: none"> ▪ Attachment 8 (Transport Study Sections 4.1 and 5.3)
the safety of all road users; in particular, pedestrians and cyclists;	<ul style="list-style-type: none"> ▪ Attachment 8 (Transport Study Section 6.5)
performance of the existing and future cycling, public transport and road network surrounding the Waterloo Estate and in addition map the agreed public transport initiatives linked to the development of the Waterloo Metro Quarter, the Central to Eveleigh Urban Transformation Strategy (noting that	<ul style="list-style-type: none"> ▪ Attachment 8 (Transport Study Chapters 5 and 6)

Study Requirement	Location Addressed in Report
the study area must be agreed with TfNSW and RMS) and WestConnex and associated projects;	
existing trip generation by mode based on the current land use and transport context including walking, cycling, public transport, taxi, ride share (e.g. Uber) and private vehicles;	<ul style="list-style-type: none"> ▪ Attachment 8 (Transport Study Section 5.1.4)
review the trip generating potential for all modes and purposes (including education) associated with the proposal. Trip generation rates are to be prepared specifically for the precinct based on evidence-based review of standard rates, intended urban form and travel characteristics of the precinct and consultation with key stakeholders. Trip generation rates are to be agreed by Transport for NSW, Roads and Maritime Services and the City of Sydney;	<ul style="list-style-type: none"> ▪ Attachment 8 (Transport Study Section 6.3 and Chapter 6)
cumulative growth of surrounding area based on committed and planned developments such as Australian Technology Park and proposed infrastructure (such as WestConnex and associated projects),	<ul style="list-style-type: none"> ▪ Attachment 8 (Transport Study Chapters 5 and 6)
impact of additional travel demands (across all modes) on the transport network serving the site;	<ul style="list-style-type: none"> ▪ Attachment 8 (Transport Study Chapter 6)
benchmark the travel mode share and trip generation profile through undertaking trip generation surveys for all modes of a development site of similar scale and geographic context;	<ul style="list-style-type: none"> ▪ Attachment 8 (Transport Study Sections 6.3 and 6.7.3)
provide an understanding of the travel behaviours and patterns (across all modes) of future residents, workers and visitors of the proposal through benchmarking, forecast modelling tools and other sources of evidence;	<ul style="list-style-type: none"> ▪ Attachment 8 (Transport Study Sections 5.1, 5.6 and Chapter 6)
develop a traffic model to determine the road network improvements required to support the proposal (scope, parameters and methodology to be agreed with Roads and Maritime Services and should be carried out in accordance with RMS Traffic Modelling Guidelines 2013) including street hierarchy and spatial provision for all modes of travel;	<ul style="list-style-type: none"> ▪ Attachment 8 (Transport Study Section 6.7)
consider the role of shared vehicles in managing travel demand and provide any recommendations for implementation of shared vehicle solutions;	<ul style="list-style-type: none"> ▪ Attachment 8 (Transport Study Section 6.6)
benchmark and provide recommendations for the land use mix profile that will ensure customer outcomes are met and assist in management of travel demand and create a walkable neighbourhood;	<ul style="list-style-type: none"> ▪ Attachment 8 (Transport Study Sections 1.4 and 5.5)
benchmark and provide recommendations on the provision of bicycle parking and end trip facilities (showers, lockers etc) to help promote alternative travel choices including walking, cycling and public transport;	<ul style="list-style-type: none"> ▪ Attachment 8 (Transport Study Sections 6.5 and 6.6)
provide recommendations for car parking rates to reduce private vehicle travel demand and that help promote sustainable travel choices such as walking, cycling and public transport;	<ul style="list-style-type: none"> ▪ Attachment 8 (Transport Study Section 6.6)
detail the access and egress requirements in accordance with RMS and City of Sydney guidelines and relevant Australian Standards;	<ul style="list-style-type: none"> ▪ Attachment 8 (Transport Study Section 6.8)
detail the transport infrastructure and servicing improvements, including identification of both the land (corridor preservation) and capital components to support the proposal including costings and funding responsibilities;	<ul style="list-style-type: none"> ▪ Attachment 8 (Transport Study Section 6.10)
establish a flexible and resilient system of access corridors (that considers the City of Sydney's Liveable Green Network) within the precinct (streets, walkways, open spaces) to connect and serve the precinct and local area, including demonstrating how integrated solutions are achieved for connecting the metro station with the surrounding community;	<ul style="list-style-type: none"> ▪ Attachment 8 (Transport Study Sections 6.7.6 and 6.7.7)
prepare a staging plan that has trigger points for potential future development based on the delivery of transport infrastructure and service improvements;	<ul style="list-style-type: none"> ▪ Attachment 8 (Transport Study Chapter 7)
prepare a Travel Plan detailing all modes of transport available to future residents, visitors and employees of the site and proposed mechanisms for	<ul style="list-style-type: none"> ▪ Attachment 8 (Transport Study Section 6.6.3)

Study Requirement	Location Addressed in Report
maximising travel by walking, cycling and public transport; and	
prepare the required DCP provisions.	<ul style="list-style-type: none"> ▪ Attachment 8 (Transport Study Chapter 7) ▪ Attachment 3 (Development Control Plan)
5.3 Provide an overview of potential impacts of construction traffic on potential future development. Identify a strategic construction approach, including identification of potential staging that broadly outlines the construction footprint and construction related traffic access.	<ul style="list-style-type: none"> ▪ Attachment 8 (Transport Study Section 6.9)
6. Housing	
6.1 - Undertake a housing needs analysis for the precinct to identify the appropriate mix of dwelling types, tenures, sizes and price-points necessary to support a diverse, healthy and socially sustainable community. The analysis should have regard to the intended provision of social and affordable housing, consider the needs of renters, investors and owner occupiers and the Communities Plus process measures to ensure a diverse, inclusive, healthy, socially connected, liveable, energy efficient and sustainable community.	<ul style="list-style-type: none"> ▪ Planning Proposal Report (Section 7.4) ▪ Attachment 9 (Housing Diversity and Affordability Study, Section 3.0)
6.2 - Demonstrate how the proposed planning controls will support the achievement of housing and tenure objectives.	<ul style="list-style-type: none"> ▪ Planning Proposal Report (Section 7.4) ▪ Attachment 9 (Housing Diversity and Affordability Study, Section 4.0)
6.3 - Consider how social housing in the precinct is to be replaced and identify guiding principles and / or potential options for the appropriate distribution throughout the precinct to ensure positive social outcomes.	<ul style="list-style-type: none"> ▪ Planning Proposal Report Section 7.4 ▪ Attachment 9 (Housing Diversity and Affordability Study, Section 4.0 Section 7)
6.4 - Identify and assess the range of mechanisms/models available to maximise affordable housing, noting the minimum target of 5% - 10% of new floorspace referenced in the draft Central District Plan, or any greater target if NSW government policy changes.	<ul style="list-style-type: none"> ▪ Planning Proposal Report Section 7.4 ▪ Attachment 9 (Housing Diversity and Affordability Study, Section 5.0 Section 7.0)
7. State and Regional Infrastructure	
7.1 Outline the impact of the proposal on State and regional infrastructure, including public transport, roads, schools, utilities, regional stormwater and drainage, human services and health facilities required to meet the characteristics and likely needs of the current population during the development period, and future population, including the estimated costs (inclusive of land and capital) and timing of the works. Include reference to the findings of the Social Sustainability Assessment (see section 23).	<ul style="list-style-type: none"> ▪ Planning Proposal Report (Section 5.4) ▪ Attachment 8 (Transport Study, Chapter 6)
7.2. Ensure on-going collaboration with State agencies to ensure their property requirements are considered and land can be zoned appropriately to accommodate future needs.	<ul style="list-style-type: none"> ▪ Planning Proposal Report (Section 5.4)
7.3. Outline the scope, mechanism and delivery responsibility for development for development contributions between the Applicant/s and infrastructure agencies, such as transport, education and health, for infrastructure that meets the needs of the future population having regard to the infrastructure schedule and the City of Sydney Council's existing contributions plans.	<ul style="list-style-type: none"> ▪ Planning Proposal Report (Section 5.4)
8. Local Infrastructure and Contributions	
8.1. Outline the future community profile in age groups and time series format of the proposal (see section 22).	<ul style="list-style-type: none"> ▪ Planning Proposal Report (Section 5.4) ▪ Attachment 26 (Population and Demographics Study Section 4.2.3)
8.2. Analyse the existing and currently planned local infrastructure within the catchment of the Precinct	<ul style="list-style-type: none"> ▪ Attachment 11 (Social Baseline Report) ▪ Attachment 27 (Economic Development, Local Retail and Services Study)
8.3. Ensure that the redevelopment specifically includes social infrastructure and service development appropriate to the needs and requirements of the community. This includes for example primary health care, retail, community health and wellbeing services, and community support facilities.	<ul style="list-style-type: none"> ▪ Planning Proposal Report (Section 7.7) ▪ Planning Proposal Report (Section 7.22) ▪ Attachment 11 (Social Baseline Report) ▪ Attachment 27 (Economic Development, Local Retail and Services Study)

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8.4. The provision of open space and recreation facilities is to be consistent with City of Sydney Open Space, Sports and Recreational Needs Study 2016. Consult closely with the City of Sydney.	<ul style="list-style-type: none"> ▪ Planning Proposal Report (Section 7.2)
8.5. Provision of community facilities is to consider: <ul style="list-style-type: none"> o Supply: including the quantity and quality within the geographic catchment; o demand: needs of the forecast population within the catchment; o community and stakeholder views: feedback from consultation; and o feasibility and opportunity: including operational and costs, renewal, co-location and site constraints 	<ul style="list-style-type: none"> ▪ Planning Proposal Report (Section 7.7) ▪ Planning Proposal Report (Section 7.22)
8.6. Consult closely with City of Sydney Council to understand existing opportunities to integrate local infrastructure needs for the precinct with the existing and planned infrastructure network.	<ul style="list-style-type: none"> ▪ Planning Proposal Report (Section 3.1.5) ▪ Attachment 5 (Urban Design and Public Domain Study)
8.7. Consider the most efficient provision and operation of facilities throughout the local area, including ongoing operational implications	<ul style="list-style-type: none"> ▪ Planning Proposal Report (Section 5.4) ▪ Attachment 5 (Urban Design and Public Domain Study)
8.8. Identify the local infrastructure needed to meet the needs of the future community, including recreation, open space (active and passive), community facilities, libraries, childcare, local pedestrian, cycling and transport facilities, and local drainage	<ul style="list-style-type: none"> ▪ Planning Proposal Report (Section 5.4)
8.9. Assess and provide recommendations for additional community infrastructure required to meet the needs of a mixed tenure renewal area based on the findings of the Social Sustainability Assessment (see section 23)	<ul style="list-style-type: none"> ▪ Planning Proposal Report (Section 7.7) ▪ Planning Proposal Report (Section 7.22) ▪ Attachment 11 (Social Baseline Report) ▪ Attachment 27 (Economic Development, Local Retail and Services Study)
8.10. Prepare an infrastructure schedule for local infrastructure including the funding arrangements, potential land reservations, floor space provision, estimated costs, timing, and delivery responsibilities relevant to staging of the development. The schedule is to differentiate any works that are needed to manage the impacts of the development.	<ul style="list-style-type: none"> ▪ Planning Proposal Report (Section 5.4)
8.11. Outline the proposed ongoing responsibilities and maintenance of any proposed open space/connections, drainage reserves and community facilities.	<ul style="list-style-type: none"> ▪ Attachment 19 (Water Quality, Flooding and Stormwater Study, Section 6.4)
8.12. Consult with the City of Sydney to achieve agreement on the provision and responsibilities for local infrastructure and outline details of any agreements with the City of Sydney Council for public use of community facilities.	<ul style="list-style-type: none"> ▪ Planning Proposal Report (Section 5.4)
8.13. Outline the scope and mechanism for development contributions to fund the infrastructure identified in the schedule having regard to existing contributions plans, including the City of Sydney Development Contributions Plan 2015.	<ul style="list-style-type: none"> ▪ Planning Proposal Report (Section 5.4)
9. Utilities	
9.1. Provide a utilities and infrastructure servicing report identifying: <ul style="list-style-type: none"> · existing capacity, proposed on-site generation / water recycling and required capacity and augmentations needed for the proposal · sustainability and climate change adaptation measures (including Water Sensitive Urban Design (WSUD); and · measures to manage increasing heat and changing rainfall patterns) and staging. 	<ul style="list-style-type: none"> ▪ Attachment 10 (Utilities and Infrastructure Servicing Study, Section 2)
9.2. The water utilities component must be prepared by a suitably qualified hydraulic consultant. The power utility requirements must be prepared by a suitably qualified (ASP) consultant.	<ul style="list-style-type: none"> ▪ Attachment 10 (Utilities and Infrastructure Servicing Study, Section 2)
9.3. Prepare a utilities and infrastructure servicing report that outlines the development yield, peak demand and generation forecasts, staging information and includes a high-level assessment of the capacity of: <ul style="list-style-type: none"> · the Ausgrid electrical network requirements to service the development (including on-site generation and storage) and outline the likely impacts on the broader Ausgrid electrical network. This will include direct engagement with Ausgrid on the high-level impacts to ensure early understanding of energy requirements, planned on-site generation, energy storage and visibility of any network augmentation 	<ul style="list-style-type: none"> ▪ Attachment 10 (Utilities and Infrastructure Servicing Study, Section 2)

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<p>requirements including facility site requirements, easement requirements and asset relocations</p> <ul style="list-style-type: none"> · a study of forecast transport peak energy demand requirements including the proposed Waterloo metro station and potential use of electric vehicles, and · Sydney Water’s network to service the development and the proposed servicing options considered for the development. Outline any integrated water cycle management and / or sustainability initiatives proposed for the development, including any proposed alternative water supply, proposed end uses of drinking and non- drinking water and proposed water conservation measures. 	
<p>9.4. The utilities and infrastructure servicing report should also identify the location of Ausgrid, Sydney Water and other services or assets in the precinct and provide proposals to mitigate the asset risks related to the development of the site.</p>	<ul style="list-style-type: none"> ▪ Attachment 10 (Utilities and Infrastructure Servicing Study, Section 2)
<p>9.5. Integrate outcomes of the ESD Study to ensure optimisation of sustainable infrastructure opportunities.</p>	<ul style="list-style-type: none"> ▪ Attachment 10 (Utilities and Infrastructure Servicing Study, Section 2)
<p>9.6. Ensure compliance with current utility design standards which require all new power, communication and other utilities within new development areas to be underground.</p>	<ul style="list-style-type: none"> ▪ Attachment 10 (Utilities and Infrastructure Servicing Study, Section 2)
<p>10. Climate Change Mitigation and Adaptation</p>	
<p>10.1. Undertake a sustainability assessment of the proposal, reflecting the directions outlined in the NSW Climate Change Policy Framework October 2016 and Draft Central District Plan Creating an efficient Central District to achieve net zero carbon emissions by 2050. Investigate options for achieving both net zero buildings and a net zero precinct.</p>	<ul style="list-style-type: none"> ▪ Attachment 18 (ESD Study, Section 3.2.3)
<p>10.2 Provide a Climate Change Adaptation Report which details how the proposal will address social, environmental and economic effects of climate change on future communities (see NSW and ACT Regional Climate Modelling: NARClIM), including designing to manage changing temperatures and rainfall patterns through the integration of vegetation (existing and future), permeable and reflective surfaces, and Water Sensitive Urban Design.</p>	<ul style="list-style-type: none"> ▪ Attachment 13 (Climate Change Adaptation Report Section 5 and 6)
<p>10.3 Assess the potential impacts of climate change on vulnerable groups, including older people, and mechanisms for implementing mitigation strategies.</p>	<ul style="list-style-type: none"> ▪ Attachment 13 (Climate Change Adaptation Report Section 5 and 6)
<p>10.4 Undertake a sensitivity analysis to address the impact of climate change due to increased temperatures, extreme heat events and changing rainfall patterns integrated with the Water Quality, Flooding and Stormwater Study (AECOM, 2020)</p>	<ul style="list-style-type: none"> ▪ Attachment 13 (Climate Change Adaptation Report Section 4.2.1, Section 4.4 and Section 6.1)
<p>10.6. Demonstrate compliance with BASIX and investigate opportunities to deliver beyond compliance BASIX scores.</p>	<ul style="list-style-type: none"> ▪ Attachment 18 (ESD Study, Section 3.3.2 and Section 3.2.4)
<p>11. Heritage</p>	
<p>11.1 Prepare a heritage assessment that investigates the history, physical evidence and significance of the features within the study area, based on a site inspection and documentary research, to identify and conserve features of local or greater heritage significance.</p>	<ul style="list-style-type: none"> ▪ Attachment 14 (Heritage Impact Statement)
<p>11.2 The heritage assessment is to be undertaken in accordance with guidelines set out in the NSW Heritage Manual, the methodology described in ‘The Conservation Plan’ (J S Kerr 1996) and in the Australia ICOMOS Charter for the Conservation of Places of Cultural Significance (the Burra Charter).</p>	<ul style="list-style-type: none"> ▪ Attachment 14 (Heritage Impact Statement)
<p>11.3 This assessment is to review, but is not limited to, features of potential heritage significance within the area for replanning including:</p> <ul style="list-style-type: none"> • buildings: all existing; • landscaping elements: built and planted; • monuments or public art installations; • infrastructure: street patterns and stormwater; • potential archaeological relics; and • places of social significance. 	<ul style="list-style-type: none"> ▪ Attachment 14 (Heritage Impact Statement Section 8)
<p>11.4 Provide recommendations for the management of heritage significance – to guide future development or planning to retain the assessed significance of</p>	<ul style="list-style-type: none"> ▪ Attachment 14 (Heritage Impact Statement, Section 10.2)

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features, including features to retain and re-use, treatment of specific spaces and fabric of significance, view corridors, setbacks and heights for new development in the vicinity, photographic archival recording or oral histories.	
11.5 Provide the required DCP provisions.	<ul style="list-style-type: none"> ▪ Attachment 3 (DCP) ▪ Attachment 14 (Heritage Impact Statement, Section 10.2)
11.6 Provide an interpretation plan having particular regard to the precinct's relationship with nearby heritage items in accordance with Interpreting Heritage Places and Items Guidelines.	<ul style="list-style-type: none"> ▪ Attachment 14 (Heritage Impact Statement, Appendix A)
12. Aboriginal Cultural Heritage	
12.1 Prepare an Aboriginal cultural heritage study to identify and describe the Aboriginal cultural heritage values that exist across the whole area that will be affected by the development and document these in the study. This may include the need for surface survey and test excavation. The identification of cultural heritage values should be guided by the Guide to investigating, assessing and reporting on Aboriginal Cultural Heritage in NSW (DECCW, 2011).	<ul style="list-style-type: none"> ▪ Attachment 15 (Aboriginal Cultural Heritage Study)
12.2 Where Aboriginal cultural heritage values are identified, consultation with Aboriginal people must be undertaken and documented in accordance with the Aboriginal Cultural Heritage Consultation Requirements for Proponents 2010 (DECCW). The significance of cultural heritage values for Aboriginal people who have a cultural association with the land must be documented in the study.	<ul style="list-style-type: none"> ▪ Attachment 15 (Aboriginal Cultural Heritage Study, Section 3)
12.3 Impacts on Aboriginal cultural heritage values are to be assessed and documented in the study. The study must demonstrate attempts to avoid impact upon cultural heritage values and identify any conservation outcomes. Where impacts are unavoidable, the study must outline measures proposed to mitigate impacts. Any objects recorded as part of the assessment must be documented and notified to OEH.	<ul style="list-style-type: none"> ▪ Attachment 15 (Aboriginal Cultural Heritage Study)
12.4 Prepare the required DCP provisions.	<ul style="list-style-type: none"> ▪ Attachment 3 (Waterloo South Draft Development Control Plan)
13. Biodiversity	
13.1. Assess and document biodiversity impacts in accordance with the Framework for Biodiversity Assessment, unless otherwise agreed by OEH, by a person accredited in accordance with s142B(1)(c) of the Threatened Species Conservation Act 1995.	<ul style="list-style-type: none"> ▪ Planning Proposal Report (Section 7.13) ▪ Attachment 17 (Flora and Fauna Study, section 5.4)
14. Urban Forest	
14.1. This study requires a Project Arborist qualified in arboriculture to Australian Qualifications Framework (AQF) level 5 or above and have at least 5 years demonstrated experience in managing trees within complex development sites.	<ul style="list-style-type: none"> ▪ Attachment 16 (Urban Forest Study)
14.2. Provide a preliminary arboricultural report that identifies tree location, condition, quality, life expectancy and indicative Tree Protection Zones to enable the urban design to minimise impacts to trees.	<ul style="list-style-type: none"> ▪ Attachment 16 (Urban Forest Study, Section 2.0 and 6.0)
14.3. Undertake an arboricultural impact assessment for the proposal outlining trees to be removed or retained and the possible impacts on the trees to be retained including allowing for future construction methodology.	<ul style="list-style-type: none"> ▪ Attachment 16 (Urban Forest Study, Section 5.2 and 6.0 Appendices 6.1 and 6.3)
14.4. The plan for the retention of existing and provision of new trees is to consider: <ul style="list-style-type: none"> o the capacity of the public domain and urban design approach to protect existing trees and allow for the growth of new trees; o species selection that maximises solar access during winter; o the provision of sufficient soil volumes and quality (including within the private domain) provide for long term tree health; o canopy design concepts that consider expanded verges and central verges (through setbacks, reduced carriageway or widened reservation) to increase planting, incorporation of landmark large scale trees in key locations and street gardens and low plantings to improve streetscape amenity; and 	<ul style="list-style-type: none"> ▪ Attachment 16 (Urban Forest Study, Section 4.0 and 5.0) ▪ Attachment 5 (Urban Design and Public Domain Study, Public Domain Plan)

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<ul style="list-style-type: none"> o coordinate outcomes of the Public Domain Design, Urban Design, Utilities (ensure overground utilities are underground), Wind (ensuring that trees are not expected to be the wind mitigation device) and transport parts of this study. 	
<p>14.5. Demonstrate how the project addresses the City of Sydney Urban Forest Strategy, in particular, the following site specific targets:</p> <ul style="list-style-type: none"> o minimum canopy cover of 50% to streets, 25% to parks and 25% to private property; o minimum species diversity targets of 40% family, 30% genus, and 10% species; and o minimum distribution of tree heights of 10% small trees (3-5m), 45% medium trees (5-10m), 35% large trees (10-20m) and 10% extra-large trees (20m+). o Consult closely with City of Sydney. 	<ul style="list-style-type: none"> ▪ Attachment 16 (Urban Forest Study, Section 5.0, 6.0 and Appendices)
<p>14.6. Provide an indicative tree and landscape planting strategy across the site, accounting for biodiversity and habitat considerations that includes:</p> <ul style="list-style-type: none"> o a tree sensitive public domain and that protects existing trees, and allows for the growth of new trees; o species selection that maximises solar access during winter; and o sufficient soil volumes and quality are provided for long term tree health. 	<ul style="list-style-type: none"> ▪ Attachment 16 (Urban Forest Study) ▪ Attachment 5 (Urban Design and Public Domain Study, Public Domain Plan)
<p>14.7. Demonstrate that Council policies, strategies, master plans are complied with, including, Tree Management Controls: SLEP; SDCP; Urban Forest Strategy; Tree Management Policy; Street Tree Master Plan; Urban Ecology Strategic Action Plan and Landscape Code.</p>	<ul style="list-style-type: none"> ▪ Attachment 16 (Urban Forest Study)
<p>15. Urban Ecology</p>	
<p>15.1 Prepare an ecological assessment by a suitably qualified ecologist following the guidelines in Southern Sydney Regional Organisation of Councils (SSROC) Connected Corridors for Biodiversity: Guide. Include species and communities of local conservation significance, as identified in the City's Urban Ecology Strategic Action Plan (UESAP), as well as, listed threatened species and ecological communities. Include in the assessment the following:</p>	<ul style="list-style-type: none"> ▪ Attachment 17 (Flora and Fauna Study, Section 5.1.2 and 5.1.3)
<p>Identify any species that are of particular conservation significance (including threatened species and locally-significant species identified in the City's UESAP.</p>	<ul style="list-style-type: none"> ▪ Attachment 17 (Flora and Fauna Study, Section 5.1.2 and Section 5.1.3)
<p>Determine the nature and extent of impacts to the urban vegetation and fauna, particularly those of conservation significance (if present), that are likely to result from each stage of the development.</p>	<ul style="list-style-type: none"> ▪ Attachment 17 (Flora and Fauna Study, Section 8)
<p>Outline the mitigation measures that will be employed to avoid or minimise such impacts, including:</p> <ul style="list-style-type: none"> o clearing and relocating of any onsite indigenous flora and fauna prior to works commencing o protecting of any significant habitat features o restoration / creation of compensatory habitat for any important habitat features removed / disturbed as a result of the development, and 	<ul style="list-style-type: none"> ▪ Attachment 17 (Flora and Fauna Study, Section 7.2 and 7.3)
<p>Provide recommendations and identify opportunities to create habitat features that will benefit urban biodiversity. This report should identify, but not be limited to, what habitat features are to be retained, species to be planted, and other habitat features are to be created.</p>	<ul style="list-style-type: none"> ▪ Attachment 17 (Flora and Fauna Study, Section 7.3)
<p>15.2 To achieve the City's UESAP overall objectives, for this site it is considered appropriate that mid and understorey plantings using locally native indigenous plants comprise of a minimum:</p> <ul style="list-style-type: none"> • 60% within the public domain; 70 species, and • 40% within private property; 15 species. 	<ul style="list-style-type: none"> ▪ Attachment 17 (Flora and Fauna Study, Section 7.3.2)
<p>15.3 Integrate the findings of other urban biodiversity / ecology parts of this study and demonstrate how these have shaped the plan for the site and how they contribute to meeting the City's Urban Ecology requirements and targets.</p>	<ul style="list-style-type: none"> ▪ Attachment 17 (Flora and Fauna Study, Section 7.3)
<p>16. ESD</p>	

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<p>16.1. Provide an Ecologically Sustainable Development Report which details how ESD principles (as defined in clause 7(4) of Schedule 2 of the Environmental Planning and Assessment Regulation 2000) will be incorporated, specifically:</p> <ul style="list-style-type: none"> • identify performance benchmarks to allow sustainability to be considered in site planning, building design and in the construction and operational phases of the development to achieve best practice sustainability outcomes, and • commitment to compliance with a nationally recognised rating system (e.g. Green Star Communities). 	<ul style="list-style-type: none"> ▪ Attachment 18 (ESD Study, Section 3.1)
<p>16.2. Provide an Integrated Waste Water Management Strategy that considers water, waste water and stormwater plus potential alternative water supply, demonstration of water sensitive urban design and any future water conservation measures, including reuse, following appropriate best practice and guidelines. Investigate any opportunities for and include an assessment of the feasibility of a precinct scale recycled water scheme that includes nearby sites with the capacity to participate.</p>	<ul style="list-style-type: none"> ▪ Attachment 19 (Water Quality, Flooding and Stormwater Report, Section 7)
<p>16.3. Identify options to achieve a minimum of 50% renewable energy for the precinct, by maximising on site generation and renewable energy generated off site.</p>	<ul style="list-style-type: none"> ▪ Attachment 18 (ESD Study, Section 3.2.2)
<p>16.4. Identify and implement waste management strategies to achieve the NSW Government's Waste Avoidance and Resource Recovery Strategy 2007 (WARR) and complements the NSW Government's Waste Less, Recycle More initiatives and EPA waste and recycling programs Include measures to ensure effective operational waste management, for example, adequate space within buildings for waste infrastructure, accessibility for waste collection vehicles. Identify building and precinct-scale solutions.</p>	<ul style="list-style-type: none"> ▪ Attachment 18 (ESD Study, Section 3.4.2) ▪ Attachment 10 (Utilities and Infrastructure Servicing Study, Section 2)
<p>16.5. Prepare the required DCP provisions.</p>	<ul style="list-style-type: none"> ▪ Attachment 3 (DCP)
<p>17. Water Quality, Flooding and Stormwater</p>	
<p>17.1. Provide an assessment of any potential impacts of the proposal on the hydrology and hydrogeology of the urban renewal precinct and adjoining areas, with particular focus on water quality, and to water quality targets in the City of Sydney DCP 2012:</p> <ul style="list-style-type: none"> o reduce the baseline and annual pollutant load for litter and vegetation larger than 5mm by 90% o reduce the baseline annual pollutant load for total suspended solids by 85% o reduce the baseline annual pollutant load for total phosphorus by 65%, and o reduce the baseline annual pollutant load for total nitrogen by 45%. 	<ul style="list-style-type: none"> ▪ Attachment 19 (Water Quality, Flooding and Stormwater Study, Section 5.7)
<p>17.2. Provide a concept Stormwater Management Plan outlining the general stormwater management measures for the proposal, with particular emphasis on possible WSUD options.</p>	<ul style="list-style-type: none"> ▪ Attachment 19 (Water Quality, Flooding and Stormwater Study, Section 5.5 and 5.7)
<p>17.3. Consider the effect of climate change and changing rainfall patterns and undertake a sensitivity analysis to address the risks and impacts.</p>	<ul style="list-style-type: none"> ▪ Attachment 19 (Water Quality, Flooding and Stormwater Study, Section 5.9)
<p>17.4. Provide a flood risk assessment developed in consultation with City of Sydney Council identifying flooding behaviours for existing and developed scenarios in order to outline the suitability of the land for proposed uses. Identify flooding characteristics i.e. flow, levels, extent, velocity, rate of rise, hydraulic and hazard categories, for the full range of flooding up to the probable maximum flood (PMF), for both mainstream and overland flow path.</p>	<ul style="list-style-type: none"> ▪ Attachment 19 (Water Quality, Flooding and Stormwater Study, Section 4.4.4 - 4.4.5, Section 5.8)
<p>17.5. Consider the future cumulative flood risk impact across the entire Waterloo Precinct and adjoining land areas.</p>	<ul style="list-style-type: none"> ▪ Attachment 19 (Water Quality, Flooding and Stormwater Study, Section 5.8.4)
<p>17.6. Address the impact of flooding on future proposed development including flood risk to people and properties for key flood events including the 1% AEP and the probable maximum flood (PMF) event. The assessment is to address relevant provisions of the NSW Floodplain Development Manual (2005).</p>	<ul style="list-style-type: none"> ▪ Attachment 19 (Water Quality, Flooding and Stormwater Study, Sections 5.8 and 5.10)
<p>17.7. Provide an assessment of possible impacts of the proposal on the flood behaviour (i.e. flow levels, extent, velocities and duration of flooding) and any impact of the proposal on adjacent, downstream and upstream areas.</p>	<ul style="list-style-type: none"> ▪ Attachment 19 (Water Quality, Flooding and Stormwater Study, Section 5.8.2 - 5.8.4)

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17.8. Provide concept level information on the impacts of future earthworks and filling of land within the proposal. This assessment is to be based on an understanding of staging and cumulative flood impacts.	<ul style="list-style-type: none"> ▪ Attachment 19 (Water Quality, Flooding and Stormwater Study, Section 5.8.4)
17.9. Provide preliminary assessment on recommended flood management measures including mitigation works and development controls.	<ul style="list-style-type: none"> ▪ Attachment 19 (Water Quality, Flooding and Stormwater Study, Sections 5.5, 5.7, 5.8.5 and 5.10)
17.10. Provide recommendations regarding the most appropriate emergency response strategy to manage risk to life.	<ul style="list-style-type: none"> ▪ Attachment 19 (Water Quality, Flooding and Stormwater Study, section 5.10)
17.11. Provide concept level details of the drainage associated with the proposal, including stormwater drainage infrastructure and address the impact of stormwater flows on the site from other catchments.	<ul style="list-style-type: none"> ▪ Attachment 19 (Water Quality, Flooding and Stormwater Study, sections 5.5 and 5.7)
17.12. In addition to securing an acceptable level of personal and property safety from flooding, the proposal is to ensure that measures to address of flooding can achieve high quality urban design outcomes, including ground floor public – private domain engagement i.e. how ground floor retail can be entered at ground at footpath level, and promote water quality outcomes through measures such as water sensitive urban design (in the public and private domains).	<ul style="list-style-type: none"> ▪ Attachment 19 (Water Quality, Flooding and Stormwater Study, Section 5.8.5 and 5.10)
17.13. Prepare an implementation plan for the concept Stormwater Management Plan and Flood Risk Assessment.	<ul style="list-style-type: none"> ▪ Attachment 19 (Water Quality, Flooding and Stormwater Study, Section 6.0)
17.14. Demonstrate, through assessment against established criteria, how the proposed flooding and stormwater strategy achieves acceptable water quantity and quality outcomes, and in particular, promotes water sensitive urban design.	<ul style="list-style-type: none"> ▪ Attachment 19 (Water Quality, Flooding and Stormwater Study, Sections 5.5 and 5.7)
18. Noise, Vibration and Pollution	
18.1 Provide a noise and vibration impact assessment for the proposal. The assessment will address the relevant policies and guidelines in relation to noise including State Environmental Planning Policy (Infrastructure) 2007 and the Development Near Rail Corridors and Busy Roads – Interim Guideline.	<ul style="list-style-type: none"> ▪ Attachment 20 (Noise and Vibration Assessment, Section 1-6)
18.2 Consider and assess potential pollution impacts from the proposed rezoning including, but not limited to, water, air, noise and light pollution.	<ul style="list-style-type: none"> ▪ Attachment 20 (Noise and Vibration Assessment, Section 5)
18.4 These assessments should also consider other current local air and noise issues in the Waterloo area, including potential cumulative impacts from the Waterloo Estate.	<ul style="list-style-type: none"> ▪ Attachment 20 (Noise and Vibration Assessment, Section 6)
18.5 Identify and map current and proposed future sensitive receptors (e.g. residential uses, schools, child care centres).	<ul style="list-style-type: none"> ▪ Attachment 20 (Noise and Vibration Assessment, Section 4.2)
18.6 Identify current and likely future noise, vibration and pollution affecting the precinct, including sources and nature and impact. Site monitoring will be required to determine current road noise levels on Botany Road. 3D mapping to clearly communicate these impacts, including demonstrating for example how noise reduces with distance from source, is desirable.	<ul style="list-style-type: none"> ▪ Attachment 20 (Noise and Vibration Assessment, Section 4 and 6)
18.7 Model the likely future noise, vibration and pollution scenario based on 3D block envelope diagrams prepared by the urban designer. This is to include road and rail noise.	<ul style="list-style-type: none"> ▪ Attachment 20 (Noise and Vibration Assessment, Section 6)
18.8 Recommend appropriate noise and vibration mitigation measures. The consultant is expected to work with the urban designer, and suggested measures are provided for the protection of future residents of buildings through the careful siting and layout of buildings maintaining natural ventilation through open windows.	<ul style="list-style-type: none"> ▪ Attachment 20 (Noise and Vibration Assessment, Section 6)
18.9 Outline the recommended measures relating to noise, vibration and pollution to minimise the nuisance and harm to people or property within the precinct.	<ul style="list-style-type: none"> ▪ Planning Proposal Report (Section 7.16) ▪ Attachment 20 (Noise and Vibration Assessment, Sections 6.1.2, 6.2.3, 6.4.2, 6.4.3)
19. Wind	
19.1 Provide a complete understanding of the existing wind characteristics of the precinct. Consider the wind climate of Sydney, local characteristics such as	<ul style="list-style-type: none"> ▪ Attachment 22 (Pedestrian Wind Environment Study, Section 6)

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topography that modify this wind climate for the precinct and the impact of existing buildings, in particular, the tower and slab blocks, on wind conditions.	
19.2 Identify significant locations for wind sensitivity within the public domain, including bus stops, public plazas and other public domain areas for the purpose of modelling wind impacts of the proposed development.	<ul style="list-style-type: none"> ▪ Attachment 23 (Pedestrian Wind Environment Study, Section 7.2)
19.3 Ensure early consideration of potential wind impacts and amelioration approaches through the layout and arrangement of the public domain and the built form.	<ul style="list-style-type: none"> ▪ Attachment 23 (Pedestrian Wind Environment Study, Section 7, 8)
19.4 Advise on measures to ensure the suitability of areas for their intended use with regard to the impact of wind on comfort and safety. In particular, this is to focus on the public space areas intended to be used for seating (i.e. the park, outdoor dining areas on footpaths and public plazas) and standing (i.e. building entries); and, also for outdoor private recreation areas to be suitable for sitting (e.g. balconies, decks and outdoor communal private open space). Advise on the placement, orientation, shape and external design of buildings, and relevant wind mitigation devices.	<ul style="list-style-type: none"> ▪ Attachment 23 (Pedestrian Wind Environment Study, Section 8, 9)
19.5 Any advice on landscaping of public space must accord with the City of Sydney Public Design Manual and the Public Domain design. In general landscaping can only be used for wind mitigation if it is already in place.	<ul style="list-style-type: none"> ▪ Attachment 23 (Pedestrian Wind Environment Study, Section 8.2)
19.6 Include areas surrounding the precinct that may be wind affected as a result of the proposal.	<ul style="list-style-type: none"> ▪ Attachment 23 (Pedestrian Wind Environment Study, Section 7.2, 8.1)
19.7 Undertake an assessment to demonstrate that subject to any recommended measures, wind will not have an unacceptable impact on the proposal, and the proposal will not generate unacceptable wind impacts.	<ul style="list-style-type: none"> ▪ Attachment 23 (Pedestrian Wind Environment Study, Section 8)
19.8 Wind tunnel testing is required	<ul style="list-style-type: none"> ▪ Attachment 23 (Pedestrian Wind Environment Study, Sections 6-8)
20. Aeronautical	
20.1 Review relevant background information, including the 'Sydney Airport Master Plan' to understand the current and proposed future operations of Sydney Airport, as relevant to the precinct.	<ul style="list-style-type: none"> ▪ Attachment 24 (Aeronautical Study, Sections 2.2.2 and 2.3)
20.2 Identify and clearly map the OLS, PANS OPS and any other relevant Sydney Airport height limitation layers, including consideration of Navigation Aid Surfaces.	<ul style="list-style-type: none"> ▪ Attachment 24 (Aeronautical Study, Section 3)
20.3 Translate these layers into a maximum height for permanent (e.g. buildings) and temporary (e.g. cranes) structures include a building methodology specialist to translate this information into maximum building envelope height planes.	<ul style="list-style-type: none"> ▪ Attachment 24 (Aeronautical Study, Section 2.2.5, 3.1, 3.3, 3.4.1, 4)
20.4 Advise on other measures, if necessary, to ensure the precinct does not have an adverse impact on the operations of Sydney airport, e.g. lighting, reflective surfaces etc).	<ul style="list-style-type: none"> ▪ Attachment 24 (Aeronautical Study, Section 3.4.3)
20.5 Advise on the pathway required to secure approval from relevant bodies, e.g. Air Services Australia, as part of subsequent development application processes, including for temporary structures such as cranes.	<ul style="list-style-type: none"> ▪ Attachment 24 (Aeronautical Study, Section 2.2.4)
20.6 Certify that subject to any recommended measures, the precinct proposal will not have an adverse impact on the operations of Sydney Airport.	<ul style="list-style-type: none"> ▪ Attachment 24 (Aeronautical Study, Executive Summary and Section 4)
21. Geotechnical and Contamination	
21.1. Provide an assessment of the local soil, outlining its suitability for the proposed uses with respect to erosion, salinity and acid sulphate soils.	<ul style="list-style-type: none"> ▪ Attachment 25 (Geotechnical and Contamination Study, Section 2)
21.2. Provide an assessment of the proposed land uses in accordance with State Environmental Planning Policy No 55 – Remediation of Land (SEPP 55).	<ul style="list-style-type: none"> ▪ Attachment 25 (Geotechnical and Contamination Study, Section 2)
22. Population Demographics	
22.1 Determine the most suitable data set, model (or combination of models) and assumptions to be used to inform forecasts of future population and employment. Assumptions to be agreed include average size of dwellings, average dwelling occupancy, average floorspace per worker and others where relevant. Data for employment is to be consistent with the City of Sydney's 2012 floor space and	<ul style="list-style-type: none"> ▪ Attachment 26 (Population and Demographics Study, Sections 4.2.1 and 4.3.2)

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employment survey (FES) updated when available. Consult with NSW Department of Planning and Environment, and City of Sydney on methodology.	
22.2 Identify and clearly communicate (including through the use of maps, tables and charts as appropriate) key population and employment drivers and trends impacting the precinct and surrounding communities.	<ul style="list-style-type: none"> ▪ Attachment 26 (Population and Demographics Study, Section 3.2-3.5)
22.3 Identify the key population and employment attributes of comparable higher density inner city Sydney communities. Potential areas to be reviewed include Kings Cross / Potts Point and Pyrmont. Identify the key population and employment attributes of comparable higher density social housing communities. Potential areas to be reviewed include Waterloo Estate, Redfern Estate and Northcote and surroundings.	<ul style="list-style-type: none"> ▪ Attachment 26 (Population and Demographics Study, Sections 3.7-3.9)
22.4 Prepare a population and employment profile of the future community including dwelling types, age profile, ethnicity, education, employment, income, household types, housing tenure, car ownership, trip to work mode and other information required by the various parts of this study.	<ul style="list-style-type: none"> ▪ Attachment 26 (Population and Demographics Study, Section 3.7)
22.5 Compare precinct data with the remainder of the City of Sydney LGA and Greater Sydney Metropolitan Region for the purposes of benchmarking.	<ul style="list-style-type: none"> ▪ Attachment 26 (Population and Demographics Study, Section 3.6)
22.6 Prepare time series (5 year increments) population and employment profiles of the precinct and surrounding community (including dwelling and job yields) based on existing development capacity, without the Planning Proposal.	<ul style="list-style-type: none"> ▪ Attachment 26 (Population and Demographics Study, Section 3.10)
22.7 Prepare time series (5 year increments) population and employment forecasts of the precinct and surrounding community (including dwelling and job yields) based on strategic modelling, with the Planning Proposal. Reference dwelling yields for the precinct will be provided for the precinct.	<ul style="list-style-type: none"> ▪ Attachment 26 (Population and Demographics Study, Sections 4.2 and 4.3)
22.8 Update data as the 2016 census results become available	<ul style="list-style-type: none"> ▪ Attachment 26 (Population and Demographics Study)
23. Social Sustainability Assessment	
23.1 The purpose of the Social Sustainability Assessment is to guide the implementation and scope of the project to promote positive social outcomes through design and management recommendations and strategies	<ul style="list-style-type: none"> ▪ Attachment 11 (Social Baseline Study, Section 4, 6 and 8)
23.2 The Social Sustainability Assessment (SSA) should address: <ul style="list-style-type: none"> - existing social characteristics, issues and trends for the Waterloo social housing estate and adjoining neighbourhoods - capacity for community participation in the planning process - the contribution of the project to improved social sustainability - the Waterloo Precinct Plan, including the social aspects of project staging and delivery - consider the proposed project within the local area and its broader context especially in respect of densities and community connectedness. 	<ul style="list-style-type: none"> ▪ Attachment 12 (Social Sustainability Report, Section 2, 4 and 5)
23.3 Demonstrate how the vision and relevant principles in the City's social sustainability policy - A City for All: Towards a Socially Just and Resilient Sydney, and the objectives of the NSW Government's Future Directions for Social Housing in NSW will be realised.	<ul style="list-style-type: none"> ▪ Attachment 12 (Social Sustainability Report, Section 3)
23.4 Prepare a comprehensive profile of the existing community, neighbouring communities, and the likely future community.	<ul style="list-style-type: none"> ▪ Attachment 11 (Social Baseline Study, Sections 4-7)
23.5 Prepare an in-depth social needs analysis for the existing, neighbouring and future communities, including the use of primary research, with at least the following groups: <ul style="list-style-type: none"> » key population groups including (but not limited to): i) Aboriginal and Torres Strait Islander People (with separate groups of women, men, young people and older people; ii) older people; iii) young people; iv) children and families; v) key groups of CALD residents (with separate groups for the main language groups) vi) primary school children; » Separate groups with users and providers of: i) community services, e.g. home care, community transport, ii) key medical and mental health services, iii) key legal services, iv) tenant representative groups and other local service providers and government agencies such as Education and Justice. 	<ul style="list-style-type: none"> ▪ Attachment 12 (Social Sustainability Report, Sections 4-6 Appendix A-1)

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23.6 Prepare a Social Sustainability Report that: » is undertaken by a competent and suitably qualified social science professional who uses rigorous social planning methodologies	<ul style="list-style-type: none"> ▪ Attachment 12 (Social Sustainability Report)
includes effective, timely and transparent public involvement, including the input of different social groups;	<ul style="list-style-type: none"> ▪ Attachment 12 (Social Sustainability Report, Section 1.7)
fully assesses the social aspects of the project process and staging, as well as the proposed final project outcomes;	<ul style="list-style-type: none"> ▪ Attachment 12 (Social Sustainability Report, Sections 4-6)
fully describes the needs of the existing, neighbouring and likely future communities, and how those needs will be addressed through the project to promote positive social outcomes;	<ul style="list-style-type: none"> ▪ Attachment 12 (Social Sustainability Report, Sections 4-6)
fully describes the changes anticipated as a result of the project	<ul style="list-style-type: none"> ▪ Attachment 12 (Social Sustainability Report, Sections 4-6)
identifies, where possible, examples of similar scenarios and social sustainability measures for comparison, paying particular attention to vulnerable and key population groups including minority groups, and different age, income and cultural groups;	<ul style="list-style-type: none"> ▪ Attachment 12 (Social Sustainability Report)
identifies direct and indirect, long term and short term social sustainability measures to promote positive social outcomes as a consequence of the project, addressing people’s way of life, social connections, safety, access to health and welfare services, access to employment and education opportunities, health and culture including measures to provide for the needs of minority groups, different age, income and cultural groups and future generations;	<ul style="list-style-type: none"> ▪ Attachment 12 (Social Sustainability Report, Sections 4, 5 and 6)
identifies the relative equity of the project and associated social sustainability measures, including how the opportunities will be accessible to different sections of the community;	<ul style="list-style-type: none"> ▪ Attachment 12 (Social Sustainability Report, Sections 4-6)
considers social sustainability over time	<ul style="list-style-type: none"> ▪ Attachment 12 (Social Sustainability Report, Sections 4-6)
includes qualitative and quantitative needs analysis	<ul style="list-style-type: none"> ▪ Attachment 11 (Social Baseline Study) ▪ Attachment 12 (Social Sustainability Report)
includes a mechanism for the future review of community needs	<ul style="list-style-type: none"> ▪ Attachment 12 (Social Sustainability Report)
makes clear recommendations for opportunities to maximise positive social outcomes for existing, neighbouring and likely future communities through the project. Recommendations should refer to how the project will address the needs of existing, neighbouring, and likely future communities and include measures that are tangible, timely and effective, and within the ability of the Applicant/s (alone or in partnership) to deliver.	<ul style="list-style-type: none"> ▪ Attachment 12 (Social Sustainability Report, Sections 4-6)
measures require effective and costed implementation mechanisms and responsibilities which are agreed with key partners and documented in a site-specific Social Sustainability Plan to guide future stages of the project.	<ul style="list-style-type: none"> ▪ Attachment 12 (Social Sustainability Report, Sections 4-6)
23.7 The City of Sydney, Department of Education and Department of Communities and Justice should be closely consulted in preparation of the Social Sustainability Report.	<ul style="list-style-type: none"> ▪ Attachment 12 (Social Sustainability Report, Section 1.7)
23.8 Ensure that the historical connections and importance of the Waterloo area to our First Nations people and means to support them and reflect them in the design of the project, the services and employment opportunities provided and that Waterloo continues to be a welcoming and culturally inclusive place.	<ul style="list-style-type: none"> ▪ Attachment 12 (Social Sustainability Report, Sections 5 and 6)
24. Economic Development, Local Retail and Services	
24.1. Prepare and analyse the local economic and employment profile for the precinct and local area	<ul style="list-style-type: none"> ▪ Attachment 27 (Economic Development, Local Retail and Services Study, Section 1.1, 1.2, 1.5 and Section B1)
24.2. Analyse the economic development, local employment and local retail and services needs to support the development and economic sustainability of the	<ul style="list-style-type: none"> ▪ Attachment 27 (Economic Development, Local Retail and Services Study, Sections 1.1, 1.8, 1.9)

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precinct, ensuring a highly walkable precinct with a high degree of containment, its future community and relevant local and regional centres.	
24.3. Identify the quantum of floorspace required to support economic development, local retail and service provision.	<ul style="list-style-type: none"> ▪ Attachment 27 (Economic Development, Local Retail and Services Study, Section 1.4)
24.4. Develop a strategy to deliver strategically important uses, through market delivery combined with targeted interventions where market delivery will not satisfy identified needs.	<ul style="list-style-type: none"> ▪ Attachment 27 (Economic Development, Local Retail and Services Study, Sections 1.9 and Section 2)
24.5. Identify appropriate locations for active retail frontages to provide community services to facilitate current and future needs.	<ul style="list-style-type: none"> ▪ Attachment 27 (Economic Development, Local Retail and Services Study, Section 1.8, 1.9 and Section B1)
24.6. Consider the role of the precinct in terms of employment, retail, local service and other economic generating land uses within the local and regional context including nearby local centres, Green Square Town Centre, Central Sydney and Australian Technology Park.	<ul style="list-style-type: none"> ▪ Attachment 27 (Economic Development, Local Retail and Services Study, Section 1.6)
24.7. Consider local employment and business needs and opportunities to support the existing and future community, including a specific focus on Aboriginal and Torres Strait Islander communities	<ul style="list-style-type: none"> ▪ Attachment 27 (Economic Development, Local Retail and Services Study, Sections 1 and 2)
24.8. Identify measures to ensure the development of the precinct meets the economic development, local employment and local retail and service needs of the community and supports the economic development of neighbouring centres. This is to consider the different service, business and employment needs of groups within the community.	<ul style="list-style-type: none"> ▪ Attachment 27 (Economic Development, Local Retail and Services Study, Section 1.1-1.5, Section 2 and Appendix B)
24.9. Provide recommendations to inform planning controls on the quantum of retail, service and employment floor space needed to meet the needs of the vision and objectives of the project.	<ul style="list-style-type: none"> ▪ Attachment 27 (Economic Development, Local Retail and Services Study, Section 3)
25. Feasibility and Economic Benefits	
25.1. Provide an analysis of the market demand for the proposal	<ul style="list-style-type: none"> ▪ Attachment 28 (Feasibility and Economic Benefits Letter of Assurance)
25.2. Provide an assessment of the development feasibility of the proposal.	<ul style="list-style-type: none"> ▪ Attachment 28 (Feasibility and Economic Benefits Letter of Assurance)
25.3. Provide an economic assessment of the proposal, including the likely wider economic benefits.	<ul style="list-style-type: none"> ▪ Attachment 28 (Feasibility and Economic Benefits Letter of Assurance)
25.4. Undertake an economic analysis testing feasibility of future development to contribute towards local, State and regional infrastructure.	<ul style="list-style-type: none"> ▪ Attachment 11 (Social Baseline Study) ▪ Attachment 28 (Feasibility and Economic Benefits Letter of Assurance)
25.5. Investigate the potential for visitor accommodation within the nominated precinct and consider an appropriate target.	<ul style="list-style-type: none"> ▪ Attachment 11 (Social Baseline Study) ▪ Attachment 28 (Feasibility and Economic Benefits Letter of Assurance)
26. Public Art	
26.1 Prepare a public art plan that: o is authored by a professional curator with experience and knowledge of the area	<ul style="list-style-type: none"> ▪ Attachment 29 (Public Art Plan, Executive Summary)
is developed in consultation with the City of Sydney, the City's Public Art Advisory Panel, key cultural stakeholders and the community,	<ul style="list-style-type: none"> ▪ Attachment 29 (Public Art Plan, Executive Summary)
allows for individual, meaningful and iterative one on one consultation with the above groups	<ul style="list-style-type: none"> ▪ Attachment 29 (Public Art Plan, Executive Summary)
identifies opportunities and an overarching conceptual approach/curatorial rationale for the precinct	<ul style="list-style-type: none"> ▪ Attachment 29 (Public Art Plan, Executive Summary)
proposes a sound methodology for the selection, commissioning and delivery of public art as part of future development applications in a way that ensures the strategic intent, vision, artistic integrity and quality of all public artworks is maintained throughout this process	<ul style="list-style-type: none"> ▪ Attachment 29 (Public Art Plan, Executive Summary, Section 7)
ensures that adequate checks and balances are in place to achieve best practice outcomes	<ul style="list-style-type: none"> ▪ Attachment 29 (Public Art Plan, Executive Summary)

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outlines a budget for public art that allows for best practice outcomes that will contribute to the future public life in Waterloo	<ul style="list-style-type: none"> ▪ Attachment 29 (Public Art Plan, Executive Summary, Section 7.6)
clarifies the lifespan of the artwork and process for decommissioning as well as ownership, funding and responsibility for ongoing maintenance of all artworks	<ul style="list-style-type: none"> ▪ Attachment 29 (Public Art Plan, Executive Summary)
26.2. Demonstrate how it is consistent with:an overall curatorial strategy and urban design strategy for the area covered by the Central to Eveleigh Urban Transformation Strategy	<ul style="list-style-type: none"> ▪ Attachment 29 (Public Art Plan, Executive Summary)
the City of Sydney’s Public Art Strategy, Public Art Policy, Guidelines for Public Art in Private Developments and Guidelines for Acquisitions and Deaccessions	<ul style="list-style-type: none"> ▪ Attachment 29 (Public Art Plan, Executive Summary)
27. Consultation	
27.1. During the preparation of the study undertake an appropriate and justified level of consultation with Council, other relevant State and Federal government agencies, nongovernment service providers and community stakeholders.	<ul style="list-style-type: none"> ▪ Planning Proposal Report (Chapter 3)
27.2. Align consultation with IAP2 core values and demonstrate guiding principles of community engagement including integrity, clarity, scope and purpose, inclusiveness, accessibility to all those affected, genuine dialogue and open discussion and opportunity for influence.	<ul style="list-style-type: none"> ▪ Planning Proposal Report (Chapter 3) ▪ Attachment 6 (Consultation and Visioning Report)
27.3. Consultation is to be evaluated against its appropriateness, reach and achievement of intended consultation outcomes.	<ul style="list-style-type: none"> ▪ Planning Proposal Report (Chapter 3) ▪ Attachment 6 (Consultation and Visioning Report)
27.4. Consultation is to address key aspects of the proposal including spatial arrangement of development, staging, open space, amenity, transport, community facilities and community resilience to manage change	<ul style="list-style-type: none"> ▪ Planning Proposal Report (Chapter 3) ▪ Attachment 6 (Consultation and Visioning Report)
27.5. Include a capacity building and education process to prepare communities and community groups to participate in the planning process.	<ul style="list-style-type: none"> ▪ Planning Proposal Report (Chapter 3) ▪ Attachment 6 (Consultation and Visioning Report)
27.6. Engage with relevant target groups including housing tenants, tenants with complex needs, Aboriginal and Torres Strait Islander community, linguistically and culturally diverse communities, neighbouring residents, landowners, workers and students, local businesses, local community organisations and local service providers through appropriate, independent, safe and culturally respectful channels	<ul style="list-style-type: none"> ▪ Planning Proposal Report (Chapter 3) ▪ Attachment 6 (Consultation and Visioning Report)
27.7. Host at least 2 (two) workshops, to be professionally facilitated, which involve private landowners, the Department and Council with the intent of understanding private landowner aspirations and how they will be considered as part of the proposal. The timing of workshops is to be agreed at the earliest opportunity with the Department and Council in order to allow workshop outcomes to inform the Vision and Options for the project.	<ul style="list-style-type: none"> ▪ Planning Proposal Report (Chapter 3) ▪ Attachment 6 (Consultation and Visioning Report)
27.8. Adequate and ongoing consultation with the local Aboriginal and Torres Strait Islander community is recommended, particularly for heritage assessments and Social Sustainability Assessment and Economic Development, Local Retail and Services Study (see section 24).	<ul style="list-style-type: none"> ▪ Planning Proposal Report (Chapter 3) ▪ Attachment 6 (Consultation and Visioning Report)
27.9. Provide a summary report of the general outcomes of early consultation and how the outcomes have been incorporated into the proposal (or justification where outcomes have not been incorporated into the proposal). The report should contain a specific section summarising the outcomes of private landowner workshops demonstrating how the findings from these workshops have been considered as part of the proposal, and how the proposal results in a fair and impartial distribution of development potential between private and government-owned land.	<ul style="list-style-type: none"> ▪ Planning Proposal Report (Chapter 3) ▪ Attachment 6 (Consultation and Visioning Report)
27.10. Provide evidence of consultation (including letters, minutes of meetings, charrette/drop in event summaries and formal advice) with Council, government agencies and adjoining land owners.	<ul style="list-style-type: none"> ▪ Planning Proposal Report (Chapter 3) ▪ Attachment 6 (Consultation and Visioning Report)