

SEARs Items and Mitigation Measures

The following table provides a summary of how the matters raised in the SEARs will be addressed and recommended mitigation measures for the proposal at 366 Jamison Road, Jamisontown NSW 2750 (SSD-68603709).

SEARs Items and Mitigation Measures: 366 Jamison Road, Jamisontown NSW 2750 (SSD-68603709)			
SEARs	Potential Impact	Mitigation Measure / Approach	Residual Impact
Design Quality (Item 3 of the SEARs)	<p>Sub-optimal design outcome that impacts:</p> <ul style="list-style-type: none"> Existing and future desired character of the built form within the area; Site and streetscape constraints; Environmental amenity of the site and adjoining properties; Natural landscape and features; and Public domain and pedestrian / vehicular movements. 	<p>EIS:</p> <p>Refer to Section 8.1 of EIS and the Appendix 2: Architectural Urban Design Report, which establishes that:</p> <ul style="list-style-type: none"> The proposal has been designed in accordance with design excellence principles. The proposal will benefit the local community and future residential occupants. 	<p>Positive</p> <p>It has been well established throughout the EIS and Appendix 2: Architectural Urban Design Report, that a high-quality design outcome has been achieved.</p>
Built Form and Urban Design (Item 4 of the SEARs)	<ul style="list-style-type: none"> Building Height; Surrounding building character; Amenity and visual Impact on neighbouring properties; 	<p>EIS:</p> <p>Refer to Section 8.2 of EIS and the Appendix 2: Architectural Urban Design Report, which establishes that:</p>	<p>Positive</p> <p>It has been well established throughout the EIS, RTS, Appendix 2: Architectural Urban Design Report (of the RTS) and Appendix 7: Clause 4.6 Variation request (of the RTS) that a high-quality built form and urban</p>

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	<ul style="list-style-type: none"> Public domain and pedestrian / vehicular movements; Landscaping and sustainable principles; Limitations of the existing aged care facility occupying the site. 	<ul style="list-style-type: none"> The built form that responds to the context of the streetscape and the existing / future character of the locality. The proposal has been designed in accordance with design excellence principles. There are sufficient environmental planning grounds to vary the applicable height limit, refer to Appendix 8: Clause 4.6 Variation Request. The massing strategy presents an articulated building form with generous street setbacks. Landscape led design will enhance the setting of the development within the streetscape. The development has been designed to ensure compliance with BCA and accessibility requirements. The proposal will satisfy the applicable design guidelines and standards for seniors' housing. <p>RTS: Refer to Sections 3.2, 4 and 5.5 of the RTS report and Appendix 1: Architectural Drawings, Appendix 2:</p>	<p>design outcome has been achieved that responds to the context of the site.</p>

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		<p>Architectural Urban Design Report and Appendix 7: Clause 4.6 Variation Request.</p> <p>Whilst the development does result in a breach with the height development standards and a minor departure from the building envelope standards prescribed by the Housing SEPP, the proposed development delivers a much-needed upgrade to the existing residential aged care facility occupying the site, resulting in an improved outcome for the land use.</p> <p>The non-compliant height and building envelope of the development results in negligible amenity impacts.</p> <p>A thoughtful and careful design approach to the existing and desired future character of the locality has been implemented, as the proposal presents an outcome for the site that is in keeping with the medium density residential character to the north of the site along Jamison Road.</p>	
Environmental Amenity (Item 5 of the SEARs)	Adverse reduction to wind, and/or solar amenity. Adverse impact on visual and internal amenity	<p>EIS:</p> <p>Refer to Section 8.3 of the EIS and Appendix 1: Architectural Drawings / Appendix 2: Architectural Urban Design Report / Appendix 32: Pedestrian Wind Environment Statement, which establishes that:</p>	<p>Negligible</p> <p>The necessary documentation has been submitted in support of this SSDA to demonstrate that an acceptable design</p>

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		<ul style="list-style-type: none"> The development will not impact on the pedestrian wind comfort as the development includes appropriate massing, building setbacks, landscaping, screening and treatment. The proposed medium-rise buildings on the site are consistent with the built form of the surrounding area and will not impinge on any views. The design of the development complies with the ADG provisions for overshadowing, solar amenity cross-ventilation and visual privacy. The proposal will satisfy the applicable design guidelines and standards for seniors' housing. <p>RTS:</p> <p>Refer to Sections 3.2, 4 and 5.5 of the RTS report and Appendix 1: Architectural Drawings, Appendix 2: Architectural Urban Design Report and Appendix 7: Clause 4.6 Variation Request.</p> <p>The non-compliant height and building envelope of the development results in negligible amenity impacts.</p>	outcome will be achieved that does not compromise environmental amenity.

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Visual Impact (Item 6 of the SEARs)	Visual impacts the development may have on the surrounding visual catchment that includes the built character within the surrounding residential area, transport corridors, and environmental features such as open space and parkland.	<p>EIS:</p> <p>Refer to Section 8.4 of the EIS and the Appendix 33: Visual Impact Assessment, which establishes that the development will not have low to low-moderate visual impact on the surrounding character of the visual catchment as the development incorporates the following within the design:</p> <ul style="list-style-type: none"> • Sighting and setting of the building with appropriate massing and setbacks to manage bulk, scale and visual amenity; • Contemporary materials and finishes; • Significant new landscaping and deep soil in the recesses between the buildings and along the site boundaries; and • The proposal will satisfy the applicable design guidelines and standards for seniors' housing. 	<p>Low to low-moderate</p> <p>Overall, low to low-moderate visual impact. Refer to the VIA.</p>
Public Space (Item 7 of the SEARs)	Sub-optimal offering to the public domain	<p>EIS:</p> <p>Refer to Section 8.5 of the EIS, which demonstrates the potential for a suboptimal offering to the public domain has been avoided, including in relation to:</p>	<p>Positive</p> <p>The proposal has mitigated the potential for any unacceptable adverse impact to public domain.</p>

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SEARs	Potential Impact	Mitigation Measure / Approach	Residual Impact
		<ul style="list-style-type: none"> • Deep soil and tree canopy coverage; • Urban heat; • Solar amenity; • Streetscape activation; and • Crime Prevention Through Environmental Design (CPTED) principles. 	
<p>Trees and Landscaping (Item 8 of the SEARs)</p>	<ul style="list-style-type: none"> • Damage and disturbance of existing trees and landscaping to be retained. • Removal of trees and landscaping increasing the urban heat island effect and reduction in tree canopy coverage of the area. • Loss of deep soil planting area and reduction to pervious site coverage • A sub-optimal landscape outcome that provides poor amenity and outlook. 	<p>EIS:</p> <p>Refer to Section 8.6 of the EIS and Appendix 4: Arboricultural Impact Assessment Report / Appendix 18: Landscape Plans, which details the following mitigation measures:</p> <ul style="list-style-type: none"> • The proposed landscape design insofar as it relates to offsetting the removal of trees and urban heat impact; • Tree protection and retention measures; • Solar amenity; and • Streetscape activation. <p>RTS:</p>	<p>Positive</p> <p>Tree plantings will increase along with canopy coverage across the area of works.</p>

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		Refer to Sections 3.2, 4 and 5.7 of the RTS report, Appendix 1: Architectural Drawings and Appendix 6: Arborist Report , which justifies the protection measures for T66 - Chinese Elm Tree and site / development constraints for retention of additional trees. The RTS supports the mitigation measures outlined in the EIS.	
Environmentally Sustainable Development (Item 9 of the SEARs)	<ul style="list-style-type: none"> • Significant energy consumption and excessive production of greenhouse gases. • Excessive consumption and mistreatment of water. • Increase in the urban heat island impact. • A suboptimal design outcome that provides poor quality of life and enjoyment for future occupants of the building 	<p>EIS:</p> <p>Refer to Section 8.7 of EIS, which summarises the mitigation measures that are proposed in the Appendix 25: Sustainability Report, which include:</p> <ul style="list-style-type: none"> • On-site renewable energy generation; • Incorporation of high efficiency building services; • Passive design principles; • Materials with lower environmental impact; • Urban heat island effect measures; and • Water Sensitive Urban Design (WSUD) principles. <p>RTS:</p>	<p>Negligible / positive</p> <p>The development will not result in any unacceptable adverse environmental impact. Appropriate ESD interventions have been incorporated into the design that comply with NatHERS and BASIX requirements.</p>

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		<p>Refer to Sections 3.2 and 4.1 of the RTS report and Appendix 12: NatHERS and BASIX Assessment and Appendix 16: Section J Report which includes:</p> <ul style="list-style-type: none"> • On-site renewable energy generation; • Incorporation of high efficiency building services; • Passive design principles; and • Materials with lower environmental impact. 	
<p>Traffic, Transport and Accessibility (Item 10 of the SEARs)</p>	<ul style="list-style-type: none"> • Impacts on the existing road network; • Capacity of the surrounding road network to sustain additional on-street carparking and loading/unloading vehicles. • The cumulative impacts on existing infrastructure from a public transport and vehicle / pedestrian safety perspective. • Sub-optimal design outcome for vehicular access and parking areas on the site. 	<p>EIS:</p> <p>Refer to Section 8.8 of EIS and Appendix 9: Construction Traffic Management Plan / Appendix 14: Green Travel Plan / Appendix 28: Traffic and Parking Impact Assessment.</p> <p>The proposed development will not impact the service level of surrounding local roads. No upgrade works to existing transportation infrastructure are required to mitigate the impact of additional trips generated by the site. Appropriate construction traffic management measures will also be implemented throughout the construction phase. A Preliminary Construction Management Plan (CTMP) has been submitted with this SSDA.</p>	<p>Negligible</p> <p>No additional traffic generated outside the scope of the existing approval (to be surrendered) for the area of works.</p>

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		<p>RTS:</p> <p>Refer to Sections 3.2, 4 and 5.6 of the RTS report and Appendix 1: Architectural Drawings, Appendix 18: Traffic and Parking Impact Assessment and Appendix 19: Traffic - Swept Path Analysis which outlined the following to minimise impacts on the existing traffic and parking network within the area:</p> <ul style="list-style-type: none"> • The proposed development will provide car parking on site in accordance with the relevant parts of AS2890. • The loading dock and waste collection area and driveway have been designed to accommodate a heavy rigid vehicle (HRV), however due to the headroom restrictions a medium rigid vehicle (MRV) will service this area. <p>The applicant acknowledges that proposal warrants the provision of an upgraded bus stop and shelter on Jamison Road as indicated in Council's submission and welcomes a condition to be imposed on any consent granted requiring for an upgraded bus stop and shelter.</p>	

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Biodiversity (Item 11 of the SEARs)	Impacts on vegetation / threatened species / protected species.	<p>EIS:</p> <p>Refer to Section 8.9 of the EIS, Appendix 7: Biodiversity Assessment Report Waiver and Appendix 34: BDAR Waiver Determination.</p> <p>The development will not impact any threatened species or Indigenous native vegetation. Mitigation measures have been proposed for the construction and operational phase of the development to minimise any impacts.</p>	<p>Negligible</p> <p>The proposal will not result in any unacceptable impact on threatened species or Indigenous native vegetation.</p>
Noise and vibration (Item 12 of the SEARs)	Adverse reduction to acoustic amenity within the development and for the surrounding properties.	<p>EIS:</p> <p>Refer to Section 8.10 of the EIS and Appendix 19: Noise and Vibration Impact Assessment.</p> <p>Mitigations that will be implemented on an as-needed basis to satisfy the applicable acoustic design requirements include:</p> <ul style="list-style-type: none"> • Management of acoustic emissions from building mechanical services, vehicle movement and waste collection; • Application of high-performance building material; and 	<p>Negligible</p> <p>An appropriate level of acoustic amenity will be maintained in accordance with the applicable Australian Standards and noise standards.</p>

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		<ul style="list-style-type: none"> • Management of acoustic emissions during the construction phase. <p>RTS:</p> <p>Refer to Sections 3.2, 4 and 5.3 of the RTS report and Appendix 13: Noise and Vibration Impact Assessment which outlines mitigation measures to minimise acoustic impacts from the operation of the development:</p> <ul style="list-style-type: none"> • Acoustic treatment of mechanical services equipment; • Basement level minimising noise generated by on-site vehicles; • Application of high-performance building material; • Limiting frequency of waste collection services to be consistent with other waste collection services in the area; • Installation of solid lapped and capped fencing along the western rear boundary of the site adjacent the Harris Street driveway; • Limiting the capacity and hours of operation of the café and multi-function room; and 	

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		<ul style="list-style-type: none"> • Strict management protocols of the use of the café / multi-function room and external areas. 	
<p>Ground and Water Conditions (Item 13 of the SEARs)</p>	<p>Unsuitable site conditions for development.</p>	<p>EIS:</p> <p>Refer to Section 8.11 of EIS and Appendix 20: Preliminary Geotechnical Investigation, which details the following mitigations:</p> <ul style="list-style-type: none"> • Excavation to be completed in accordance with industry standard code of practice; • Implementation of shoring and excavation supports; • Draining and pumping methods to address groundwater during excavation; • Appropriate perimeter and sub-surface drainage; • Implementation of appropriate footing systems and safe bearing pressure; and • Soil erosion control measures are to be implemented during the construction phase. <p>RTS:</p> <p>Refer to Sections 3.2, 4 and 5.4 of the RTS report and Appendix 10: Groundwater Advice which outlines no</p>	<p>Negligible</p> <p>Acceptable site conditions will be established for the proposed development, which can be readily achieved.</p>

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		potential to intercept groundwater during basement construction. No construction dewatering will be required and no associated licensing requirements in accordance with the Water Management Act.	
Water Management (Item 14 of the SEARs)	Pollutant liquid discharges. Stormwater accumulation at ground level.	<p>EIS:</p> <p>Refer to Section 8.12 of the EIS and Appendix 17: Integrated Water Management Plan.</p> <p>The proposed stormwater design has sufficiently mitigated the potential for a sub-optimal stormwater management outcome at the site as:</p> <ul style="list-style-type: none"> • Soil erosion control measures are to be implemented during the construction phase; • Appropriate stormwater discharge points have been nominated; and • Appropriate treatment train will be implemented consisting of a combination of proprietary stormwater quality devices. <p>RTS:</p> <p>Refer to Sections 3.2, 4 and 5.8 of the RTS report and Appendix 11: Integrated Water Management Plan</p>	Negligible A suitable water management outcome for the site will be achieved.

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		which maintains that the mitigation measures are recommended within the EIS.	
Flood Risk (Item 15 of the SEARs)	Risk to life and property.	<p><u>EIS:</u></p> <p>Refer to Section 8.13 of the EIS and Appendix 13: Flood Impact and Risk Assessment.</p> <p>The proposed development will have no significant impact on flood behaviour or flood hazard. The development is located above the relevant flood planning level. Protection measures are to be implemented for the basement level should any flooding Issue arise.</p> <p><u>RTS:</u></p> <p>Refer to Sections 3.2, 4 and 5.1 of the RTS report and Appendix 8: Flood Impact and Risk Assessment and Appendix 9: Flood Emergency Response Plan.</p> <p>The RTS maintains the EIS findings that the proposed development will have no significant impact on flood behaviour or flood hazard. The development is located above the relevant flood planning level. An additional protection measure is proposed to increase the Harris Street basement crest to protect the basement level should any flood Issues arise. In addition, the flood</p>	<p>Negligible</p> <p>Appropriate flood mitigations have been incorporated to minimise flood hazard exposure to people and property.</p>

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		emergency response plan establishes evacuation procedures to mitigate any risks.	
Hazards and Risks (Item 16 of the SEARs)	Risk to life and property. Unsuitable site conditions.	<p>EIS:</p> <p>Refer to Section 8.14 of the EIS and Appendix 15: Hazardous Materials Management Survey.</p> <p>This section summarises the Hazardous Materials Management Survey and Register (Hazmat Report). The Hazmat Report summarises proposed mitigation measures that will establish suitable site conditions for development.</p>	<p>Negligible</p> <p>Exposure to hazardous materials and risks will be effectively managed by the scope of this SSDA.</p>
Contamination and Remediation (Item 17 of the SEARs)	Ongoing risk to human health.	<p>EIS:</p> <p>Refer to Section 8.15 of the EIS and Appendix 21: Preliminary Site Investigation, which summarises the Preliminary Site Investigation (PSI). A Remediation Action Plan (RAP) must be prepared to outline measures to address any contamination observed in the further analysis required to be undertaken.</p>	<p>Negligible</p> <p>Site conditions will remain suitable for the proposed development subject to a RAP.</p>
Waste (Item 18 of the SEARs)	Construction waste impacts. Unsustainable operational	<p>EIS:</p> <p>Refer to Section 8.16 of the EIS and Appendix 29: Waste Management Plan - Demolition and</p>	<p>Negligible</p> <p>The Operational Waste Management Plan, Preliminary Construction Waste</p>

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	practices. Risks to human health and wellbeing.	<p>Construction / Appendix 30: Waste Management Plan – Operational.</p> <p>This section demonstrates that appropriate waste management measures will be implemented throughout the construction and operational phases of the proposed development, including in relation to hazardous waste materials.</p> <p>RTS:</p> <p>Refer to Sections 3.2, 4, 5.3, 5.6 and 5.10 of the RTS report, Appendix 13: Noise and Vibration Impact Assessment and Appendix 18: Traffic and Parking Impact Assessment which outlined mitigation measures to minimise impacts from the waste operation of the development:</p> <ul style="list-style-type: none"> • Application of high-performance building material; • Limiting frequency of waste collection services to be consistent with other waste collection services in the area; • Installation of solid lapped and capped fencing along the western rear boundary of the site adjacent the Harris Street driveway; and 	Management Plan that have been appended demonstrate this.

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		<ul style="list-style-type: none"> The loading dock and waste collection area and driveway have been designed to accommodate a heavy rigid vehicle (HRV), however due to the headroom restrictions a medium rigid vehicle (MRV) will service this area. 	
Aboriginal Cultural Heritage (Item 19 of the SEARs)	Culturally exclusive development.	<p><u>EIS:</u></p> <p>Refer to Section 8.17 of the EIS and Appendix 3: Aboriginal Cultural Heritage Assessment Report, which summarises the Aboriginal Cultural Heritage Assessment Report (ACHAR) that has been submitted in support of this SSDA. The ACHAR makes a range of recommendations that can be readily implemented to achieve a culturally inclusive development outcome that is grounded in Country.</p> <p><u>RTS:</u></p> <p>Refer to Sections 3.2, 4 and 5.9 of the RTS report and Appendix 4: Aboriginal Archaeological Research Design Report which maintains the mitigation measures are recommended within the EIS.</p>	<p>Positive</p> <p>Subject to implementation of the recommendations in the ACHAR, the development will deliver a positive outcome in terms of Aboriginal Cultural Heritage.</p>

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Environmental Heritage (Item 20 of the SEARs)	The site is not identified as a heritage item or located within a heritage conservation area under PLEP. In addition, the site is not located in the immediate vicinity of a heritage item or a heritage conservation area. The closest heritage item is over 120m away and separated from the subject site by Mulgoa Road and detached dwellings. As such this item of the SEARs is not considered applicable.		
Social Impact (Item 21 of the SEARs)	Socially exclusive development.	<p>EIS:</p> <p>Refer to Section 8.19 of the EIS and Appendix 26: Social Impact Assessment, which establishes that the proposed development would have an acceptable social impact. The Social Impact Assessment (SIA) provides an exhaustive breakdown of mitigation measures to demonstrate that all undesirable social impacts will be addressed by the proposed development, including throughout the construction phase.</p> <p>RTS:</p> <p>Refer to Sections 3.2, 4 and 5.2 of the RTS report and Appendix 17: Social Impact Assessment which provides additional mitigation actions to address the displacement of existing residents at the facility.</p>	Positive It has been demonstrated by the SIA that the proposed development will achieve a positive outcome in respect to social impact.
Infrastructure Requirements and Utilities (Item 22 of the SEARs)	Unsuitable site conditions for development.	<p>EIS:</p> <p>Refer to Section 8.20 of the EIS and Appendix 16: Infrastructure Report.</p>	Nil / negligible Refer left.

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		The site accommodates existing services that can be augmented to service the proposed development.	
Bushfire Risk (Item 23 of the SEARs)	The site is not identified as bush fire prone land and bush fire threat is not identified on or adjoining the sites. As such this item of the SEARs is not considered applicable.		
Aviation (Item 24 of the SEARs)	The site does not propose a HLS and is not located adjacent a site that contains an HLS. As such this item of the SEARs is not considered applicable.		
Construction, Operation and Staging (Item 25 of the SEARs)	The proposed development is not staged. A provisional project delivery timeframe is provided at Section 5.11 of this EIS to satisfy Item 25. As such this item of the SEARs is not considered applicable.		
Contributions and Public Benefit (Item 26 of the SEARs)	Appropriate local and state contributions can be applied as Conditions of Consent.		
Engagement (Item 27 of the SEARs)	Inadequate consultation community	EIS: Refer to Section 7 of EIS. An extensive program of community engagement predates the submission of this SSDA.	Nil / Negligible