



APPENDIX A

SEARS REFERENCE TABLE

SSD-17483577 – TARONGA REPTILE AND AMPHIBIAN CONSERVATION CENTRE

Table 1 Secretary's Environmental Assessment Requirements

Key Issue	Requirements	EIS Reference
General Requirements	<p>A development application (DA) for State significant development (SSD) must include all relevant information and documents specified in Part 1 of Schedule 1 of the Regulation, including an environmental impact statement (EIS) (section 4.12(8) of the Act and clause 2(1)(e) of Schedule 1 of the Regulation).</p> <p>The DA must be lodged on the NSW planning portal (clause 50(1)(d) of the Regulation).</p> <p>The form and content of the EIS must be prepared in accordance with clauses 6 and 7 of Schedule 2 of the Regulation. Any document adopted or referenced in the EIS will form part of the EIS (clause 9(1) of Schedule 2 of the Regulation).</p>	
CIV	<p>The EIS must include a report certified to be accurate at the time of publication by a qualified quantity surveyor providing:</p> <ul style="list-style-type: none"> ▪ a detailed calculation of the capital investment value (CIV) of the proposal (as defined in clause 3 of the Regulation), including details of all assumptions and components for the CIV calculation, including consultant costs ▪ an estimate of jobs that will be created during the construction and operational phases of the proposal. 	Refer to Appendix C
Statutory and Strategic Context	<p>The EIS must</p> <ul style="list-style-type: none"> ▪ address all relevant legislation (including sections 1.3 and 4.15 of the Act and clauses 6 and 7 of Schedule 2 of the Regulation), Environmental Planning Instruments (EPIs), 	Refer to Section 4 of the EIS

Key Issue	Requirements	EIS Reference
	<p>proposed EPIs, plans, policies and guidelines</p> <ul style="list-style-type: none"> ▪ identify compliance with applicable development standards and provide a detailed justification for any non-compliances ▪ address the requirements of any approvals applying to the site, including any concept approval or recommendations from any Gateway determination ▪ comply with these SEARs (cl 3(8) of Schedule 2 of the Regulation). 	<p>Refer to Section 4 of the EIS</p> <p>Not applicable</p> <p>Refer to Appendix A</p>
Built form and urban design	<p>The EIS must demonstrate:</p> <ul style="list-style-type: none"> ▪ that the planning and design of the development has been informed by and responds to Aboriginal cultural connections to Country, having regard to the commitment and principles for action in the Draft Connecting with Country framework, Nov 2020 (Section 3.1) ▪ how the proposed building or building envelope(s) (layout, height, bulk, scale, separation, setbacks, interface and articulation) address and responds to the context, site characteristics, streetscape and existing and future character of the locality ▪ how the detailed building design will deliver a high-quality development, including consideration of façade design, articulation, activation, roof design, materials, finishes, colours and integration of services ▪ how the proposed development complies with the relevant accessibility requirements. 	<p>Refer to Section 3.2.6 of the EIS</p> <p>Refer to Section 6.1 of the EIS</p> <p>Refer to Section 6.1 of the EIS</p> <p>Refer to Section 6.1.5 of the EIS</p>
Visual Impacts	<p>The EIS must include a Visual Impact Assessment, with photomontages, justifying potential visual impacts associated with the proposal when compared to the existing situation, when viewed to and from key vantage points, including Sydney Harbour, Curraghbeena Point and Cremorne Point (as relevant).</p>	<p>Refer to Section 6.1 of the EIS and Appendix E</p>

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Heritage	<p>The EIS must include:</p> <ul style="list-style-type: none"> ▪ a Heritage Impact Statement, prepared in accordance with relevant guidelines, assessing the impact of the proposal on the heritage significance of the site and surrounding area, including heritage items, conservation areas and archaeology, and includes measures to reduce or mitigate any unavoidable impacts. This must identify compliance with the relevant Conservation Management Plan and Taronga Zoo Conservation Strategy, prepared by GML, dated 2002. ▪ an Aboriginal Cultural Heritage Assessment Report in accordance with relevant guidelines, identifying, describing and assessing any impacts for any Aboriginal cultural heritage values on the site, including archaeology. 	<p>Refer to Section 6.2 of the EIS and Appendix I</p> <p>Refer to Section 6.2 of the EIS and Appendix K</p>
Transport, traffic, parking and access (operation and construction)	<p>The EIS must include:</p> <ul style="list-style-type: none"> ▪ a transport and accessibility impact assessment, prepared in consultation with Transport for NSW and Council with comments addressed prior to lodgement, which provides: <ul style="list-style-type: none"> ○ the predicted transport mode share split for the proposed development ○ an analysis of the existing traffic network, including the road hierarchy, current daily and peak hour vehicle movements and existing performance levels of nearby intersections ○ a forecast of additional daily and peak hour vehicle movements as a result of the proposal (using SIDRA modelling or similar at 5-year intervals) and identification of potential traffic impacts on road capacity, intersection performance and road safety (including pedestrian and cycle conflict) 	<p>Refer to Section 6.3 of the EIS and Appendix L</p>

Key Issue	Requirements	EIS Reference
	<ul style="list-style-type: none"> ○ proposals to mitigate any traffic impacts, including intersection upgrades to achieve acceptable performance ○ details of car parking provision, having regard to relevant parking rates, specifications and standards, and identify opportunities to decrease car parking in areas with good public transport accessibility ○ details of proposed vehicular access, loading, deliveries and servicing arrangements, and any proposed infrastructure improvements or measures to reduce potential conflicts with pedestrians and cyclists. ○ proposals to improve walking and cycling, such as connections into existing walking and cycling networks, high quality end-of-trip facilities and adequate bicycle parking for visitors, employees and residents (provided in accordance with the relevant rates, specifications and standards) ○ measures to promote sustainable travel choices for employees, residents or visitors, such as minimising car parking provision, ○ encouraging car share and public transport, cycling and walking, ○ implementing a green travel plan and providing end of trip facilities ▪ a Construction Traffic Management Plan, prepared in consultation with Transport for NSW and Council with comments addressed prior to lodgement, providing details of predicted construction traffic movements, access, routes and parking arrangements, and outline how construction traffic impacts on existing traffic, pedestrian and cycle networks would be appropriately managed and mitigated (including cumulative impacts). 	<p>Refer to Section 6.15 of the EIS and Appendix V</p>

Key Issue	Requirements	EIS Reference
Noise and Vibration	<ul style="list-style-type: none"> ▪ The EIS must include a noise and vibration assessment in accordance with the relevant EPA guidelines. This assessment must detail construction and operational noise and vibration impacts on nearby sensitive receivers and outline the proposed management and mitigation measures that would be implemented. 	Refer to Section 6.4 of the EIS and Appendix M
Ecologically Sustainable Development (ESD) and climate change	<ul style="list-style-type: none"> ▪ identify how ESD principles (as defined in clause 7(4) of Schedule 2 of the Regulation) will be incorporated into the design, construction and ongoing operation of the proposed development ▪ demonstrate how future buildings will meet or exceed the relevant industry recognised building sustainability and environmental performance standards. 	Refer to Section 6.5 of the EIS and Appendix N
Contamination	<p>The EIS must include a preliminary investigation assessing and quantifying any soil or groundwater contamination, and demonstrating that the site is suitable (or may be made suitable after remediation) for the proposed use, in accordance with the State Environmental Planning Policy No 55 - Remediation of Land and the associated guidelines.</p> <p>Where recommended in the preliminary investigation, or requested by the Planning Secretary, the EIS must also include a detailed site investigation, a remediation action plan and/or a preliminary long-term environmental management plan.</p>	Refer to Section 6.6 of the EIS and Appendix T
Flooding	<p>The EIS must include a flood impact assessment, which:</p> <ul style="list-style-type: none"> ▪ identifies and describes any on-site flood impacts and risks associated with the proposed development, having regard to relevant provisions of the NSW Floodplain Development Manual and other local or State studies and guidance ▪ identifies mitigation and management measures to minimise the impacts of flooding on the proposed development. 	Refer to Section 6.7 of the EIS and Appendix R

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Stormwater drainage and water quality	<p>The EIS must include an Integrated Water Management Plan that:</p> <ul style="list-style-type: none"> ▪ is prepared in consultation with Council and any other relevant drainage authority ▪ details the proposed drainage design for the site, including on-site detention facilities, water quality measures and the nominated discharge point(s) ▪ demonstrates compliance with Council or other drainage authority requirements and avoids adverse impacts on any downstream properties. <p>Where drainage infrastructure works are required that would be handed over to Council, provide full hydraulic details and detailed plans and specifications of proposed works that have been prepared in consultation with Council and comply with Council's standards</p>	Refer to Section 6.8 of the EIS and Appendix Q
Ground conditions	The EIS must assess any geotechnical and acid sulphate soil impacts and sediment and erosion controls, and demonstrate that the proposed development can be accommodated on the site	Refer to Section 6.9 of the EIS and Appendix S
Social and economic impacts	The EIS must include an assessment of the social and economic impacts of the development, including consideration of any increase in demand for community infrastructure and services	Refer to Section 6.10 of the EIS
Waste and servicing	<p>The EIS must:</p> <ul style="list-style-type: none"> ▪ identify, quantify and classify the likely waste to be generated during construction and operation ▪ describe measures to be implemented to minimise, reuse, recycle and safely dispose of this waste ▪ identify appropriate servicing arrangements. 	Refer to Section 6.11 of the EIS and Appendices U and V
Infrastructure and Utilities	<p>The EIS must consider and address:</p> <ul style="list-style-type: none"> ▪ the existing capacity of the site to service the proposed development 	Refer to Section 6.12 of the EIS and Appendix W

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	<ul style="list-style-type: none"> ▪ required utility augmentation to accommodate the proposed development ▪ any requirements of the Infrastructure SEPP in relation to development on or adjacent to utilities and infrastructure 	
Biodiversity	The EIS must assess any biodiversity impacts associated with the proposal in accordance with the Biodiversity Conservation Act 2016 and the Biodiversity Assessment Method 2020, including the preparation of a Biodiversity Development Assessment Report, unless a waiver is granted.	Refer to Section 6.13 of the EIS and Appendix X
Landscaping and tree removal	<p>The EIS must include a Landscape Plan, that:</p> <ul style="list-style-type: none"> ▪ details the proposed landscaping, including native vegetation communities and plant species ▪ demonstrates how the development proposes to protect and increase the urban tree canopy ▪ includes justification for any tree / vegetation removal ▪ demonstrates how the proposed development maximises opportunities for green infrastructure, consistent with Greener Places. 	Refer to Section 6.14 of the EIS and Appendix F
Environmental amenity	<p>The EIS must demonstrate how a high level of environmental amenity would be achieved by:</p> <ul style="list-style-type: none"> ▪ assessing impacts associated with view loss, lighting, reflectivity and wind ▪ assessing overshadowing impacts of the proposed development within the site, on surrounding buildings and public spaces (during winter and summer solstice and spring and autumn equinox) at hourly intervals between 9am and 3pm, when compared to the existing situation and a compliant development 	Refer to Section 6.1 and Appendix E
Bushfire and safety	<ul style="list-style-type: none"> ▪ If the proposed development is on or near bush fire prone land, the EIS must include a bush fire assessment that details proposed bush fire protection measures and 	Refer to Section 6.15 of the EIS and Appendix Z

Key Issue	Requirements	EIS Reference
	<p>demonstrates compliance with Planning for Bush Fire Protection.</p> <ul style="list-style-type: none"> ▪ Prepare an assessment on the emergency planning and management measures required to facilitate an emergency services response and the other obligations imposed by clause 43 of the Work Health and Safety Regulation 2000. 	
Staging	If relevant, the EIS must provide details regarding the staging of the proposed development	Refer to Section 6.17 of this EIS
Development contributions and public benefit	The EIS must address the requirements of any relevant contributions plan(s), planning agreement or EPI requiring a monetary contribution, dedication of land and/or works-in-kind, and include details of any proposals for further material public benefit. Where the proposed development includes alternative public benefit or a departure from an existing contributions framework, Council, the Department and relevant State agency must be consulted and comments addressed prior to lodgement	Refer to Section 6.18 of this EIS
Construction Impacts	The EIS must include an assessment of any potential impacts of construction on the amenity of the surrounding area (including the public domain) with respect to noise and vibration, air quality, dust and particle emissions, water quality, storm water runoff, groundwater seepage, soil pollution and construction waste, having regard to relevant standards and guidelines, and identify required measures to mitigate potential impacts to acceptable levels.	Refer to Appendix V
	The EIS must include all relevant plans, architectural drawings, diagrams, lists, certificates and any other documentation required under Schedule 1 of the Regulation. In particular, the EIS must include a detailed schedule and plans showing proposed gross floor area and floor space ratio, and a report demonstrating compliance with relevant requirements of the Building Code of Australia.	Refer to Appendix E and Appendix O of this EIS

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	<p>During the preparation of the EIS, you must consult with the relevant local, State or Commonwealth Government authorities, utility providers, community groups and affected landowners, as identified in any meeting with the Department before the DA is lodged.</p> <p>In particular you must consult with:</p> <ul style="list-style-type: none"> ▪ Mosman Council ▪ Environment Protection Authority ▪ Transport for NSW ▪ Transport for NSW – Roads and Maritime Services ▪ NSW Environment, Energy and Science Group ▪ Heritage Council of NSW ▪ NSW Rural Fire Service ▪ NSW Department of Primary Industries ▪ Fire and Rescue NSW ▪ National Parks and Wildlife Service ▪ Animal Welfare ▪ NSW Aboriginal Land Council. <p>The EIS must describe the consultation process and the issues raised and identify where the design of the development has been amended in response to these issues. Where amendments have not been made to address an issue, a short explanation should be provided.</p>	<p>Refer to Section 5 of the EIS and Appendix AA</p>
	<p>You must lodge a DA and EIS within 2 years of the date of this SEARs. If you do not lodge a DA and EIS within 2 years of the date of this SEARs, you must consult with the Planning Secretary in relation to the preparation of the EIS.</p>	<p>Noted</p>