



APPENDIX A

SEARS REFERENCE TABLE

SSD-24452965 EELS CENTRE OF EXCELLENCE & COMMUNITY SPORTS HUB

Table 1 Secretary's Environmental Assessment Requirements

Key Issue	Requirements	EIS Reference
General Requirements	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). The DA must be lodged on the NSW planning portal (clause 50(1)(d) of the Regulation). 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).	
	The EIS must include a report certified to be accurate at the time of publication by a qualified quantity surveyor providing: ▪ 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 BB
Statutory and Strategic Context	The EIS must ▪ 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), proposed EPIs, plans, policies and guidelines ▪ identify compliance with applicable development standards and provide a detailed justification for any non-compliances	Refer to Section 4 of the EIS Refer to Section 4 of the EIS

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	- 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).	Not applicable Refer to Appendix A
2. Design excellence	The detailed design must be reviewed by the State Design Review Panel (SDRP) and recommendations addressed prior to lodgement. Following this, the EIS must include a Design Excellence Strategy demonstrating: - how the detailed design will exhibit design excellence in accordance with the recommendations of the SDRP and objectives for good design (of the built environment) in Better Placed - measures to ensure design integrity will be maintained in subsequent stages of the planning process (such as post approval and any modifications).	Refer to Section 1.3.3 of the EIS.
Built form and urban design	The EIS must demonstrate: - 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 form address and respond to the context, site characteristics, streetscape and existing and future character of the locality, having regard to layout, height, bulk, scale, separation, setbacks, interface and articulation - 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 built form would result in appropriate scale and minimise visual bulk and long facades - how the building form and design avoids overly dominant, long and blank facades, such as by avoiding above ground car parking and ensuring building levels, floors and land uses reflect any changes in site topography	Refer to Section 3.2.6 of the EIS Refer to Section 6.1 of the EIS Refer to Section 6.1 of the EIS Refer to Section 6.1 of the EIS and Appendix B Refer to Section 6.1 of the EIS and Appendix B

Key Issue	Requirements	EIS Reference
	assess how the proposed development complies with relevant accessibility requirements.	
Visual Impacts	The EIS must include a Visual Impact Assessment, with photomontages, justifying potential visual impacts associated with the proposal when compared to the existing situation and a compliant development (if relevant), when viewed to and from key vantage points.	Refer to Section 6.1.2 of the EIS and Appendix B
5. Public space	The EIS must demonstrate how the proposed development: - Has addressed relevant design guidelines and advice from Council - ensures the public space is welcoming, attractive and accessible for all - maximises permeability and connectivity - addresses how Crime Prevention through Environmental Design principles are to be integrated into the development - minimises potential vehicle, bicycle and pedestrian conflicts.	Refer to Section 6.1.2 of the EIS and Appendix B
6. Landscaping and trees	The EIS must include a Landscape Plan and Arborist Report, that: - details the proposed landscaping and planting, including proposals for native vegetation communities and plant species - demonstrates how the development proposes to protect and increase the urban tree canopy - includes justification for any tree and vegetation removal - demonstrates how the proposed development maximises opportunities for green infrastructure, consistent with Greener Places.	Refer to Section 6.3 of the EIS and Appendix I
7. Environmental amenity	The EIS must demonstrate how a high level of environmental amenity would be achieved by: - assessing impacts associated with view loss, privacy, lighting, reflectivity and wind impacts - providing a detailed assessment of overshadowing impacts within the site, on surrounding buildings and public spaces (during summer and winter solstice and	Refer to Section 6.1.2 and Section 6.1.3 of EIS.

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	spring and autumn equinox) at hourly intervals between 9am and 3pm, when compared to the existing situation.	
8. 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 development proposes alternative public benefits or a departure from an existing contributions framework, the local council, the Department and relevant State agencies are to be consulted prior to lodgement.	Refer to Section 6.17 and Section 7.3.9 of the EIS.
Transport, traffic, parking and access (operation and construction)	The EIS must include: ▪ a transport and accessibility impact assessment, prepared in consultation with Transport for NSW and Council with comments addressed prior to lodgement, which provides: ○ the predicted transport mode share split for the proposed development ○ an analysis of the existing traffic conditions within the surrounding road network to at least the nearest Sydney Metro station, including but not limited to a description of the surrounding road hierarchy, current daily and peak hour vehicle movements and an assessment of the 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) ○ 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 ○ details of proposed vehicular access, parking areas, loading, deliveries and servicing arrangements, and any proposed infrastructure	Refer to Section 6.4 of the EIS and Appendix J

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	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) ○ 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 and 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 and how this can be demonstrated to be implemented. ▪ a Construction Traffic Management Plan providing details of predicted construction traffic movements, routes and access arrangements, and outline how construction traffic impacts on existing traffic, pedestrian and cycle networks would be appropriately managed and mitigated.	
Ecologically Sustainable Development (ESD) and climate change	▪ 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	Refer to Section 6.5 of the EIS and Appendix K

Key Issue	Requirements	EIS Reference
	demonstrate how future buildings will meet or exceed the relevant industry recognised building sustainability and environmental performance standards.	
Contamination	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. 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.	Refer to Section 6.6 of the EIS and Appendix L
12. Heritage and archaeology	The EIS must include: - a statement of heritage significance and an assessment of the impact on the heritage significance of any heritage items, or conservation areas, on and adjacent to the site in accordance with the relevant guidelines - 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.	Refer to Section 6.7 of the EIS and Appendix N and O
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 6.8 of the EIS and Appendix P
Flooding	The EIS must include a flood impact assessment, which: - 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 6.9 of the EIS and Appendix Q
Stormwater drainage and water quality	The EIS must include an Integrated Water Management Plan that:	Refer to Section 6.10 of the EIS and Appendix R

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	- 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 relevant provisions of the Sydney Drinking Water Catchment SEPP with Council or other drainage authority requirements and avoids adverse impacts on any downstream properties. 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	
Air quality	The EIS must include an air quality assessment of onsite and offsite air quality impacts, including odours, in accordance with the relevant EPA guidelines. The assessment must detail construction and operational air quality impacts both onsite and on nearby sensitive receivers and outline the proposed management and mitigation measures that would be implemented to reduce any air quality impacts.	Refer to Section 6.11 of the EIS and Appendix S
Noise and vibration	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 6.12 of the EIS and Appendix T
Ground conditions	The EIS must demonstrate that the proposed development can be accommodated on the site, having regard to any geotechnical and acid sulphate soil impacts and sediment and erosion controls.	Refer to Section 6.13 of the EIS and Appendix M
Waste and servicing	The EIS must: - 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 6.14 of the EIS and Appendix U

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Bushfire	If the proposed development is on bush fire prone land, the EIS must include a bush fire assessment that details proposed bush fire protection measures and	Site is not bushfire prone land.
Staging	If relevant, the EIS must provide details regarding the staging of the proposed development.	Refer to Section 3.2.11 of the 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 Section 6.15 of the EIS and Appendix Z
Plans and Documents	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 B and Appendix Y
Consultation	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. The EIS must describe the consultation process, the issues raised during consultation, and how the proposal addresses those issues. Where amendments have not been made to address an issue, a succinct explanation should be provided.	Refer to Section 5 of the EIS and Appendix D
Expiry Date	If you do not lodge a Development Application and EIS for the development within 2 years of the issue date of these SEARs, your SEARs will expire. If an extension to these SEARs will be required, please consult with the Planning Secretary 3 months prior to the expiry date	Noted