
Appendix A

SEARs compliance table

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Table 1 – SEARs compliance table

Key Issues	Requirements	EIS Reference
General Requirements	<p>The Environmental Impact Statement (EIS) must meet the minimum form and content requirements as prescribed by Schedule 2 of the <i>Environmental Planning and Assessment Regulation 2000</i> (EP&A Regulation) and must have regard to the <i>State Significant Development Guidelines</i>.</p> <p>Notwithstanding the key issues specified below, the EIS must include an environmental risk assessment to identify the potential environmental impacts associated with the development.</p> <p>Where relevant, the assessment of key issues below, and any other significant issues identified in the risk assessment, must include:</p> <ul style="list-style-type: none"> • adequate baseline data; • consideration of the potential cumulative impacts due to other developments in the vicinity (completed, underway or proposed); • measures to avoid, minimise and if necessary, offset predicted impacts, including detailed contingency plans for managing any significant risks to the environment; and • a health impact assessment of local and regional impacts associated with the development, including those health risks associated with relevant key issues. 	Throughout the EIS and appendices
Capital Investment Value	<p>The EIS must also be accompanied by a report from a qualified quantity surveyor providing:</p> <ul style="list-style-type: none"> • a detailed calculation of the capital investment value (CIV) (as defined in clause 3 of the Regulation) of the proposal, including details of all assumptions and components from which the CIV calculation is derived. The report shall be prepared on company letterhead and indicate applicable GST component of the CIV; • an estimate of jobs that will be created during the construction and operational phases of the proposed development; and • certification that the information provided is accurate at the date of preparation. 	Provided under separate cover

Key Issues	Requirements	EIS Reference
1. Statutory and Strategic Context	Address all relevant legislation, environmental planning instruments (EPIs) (including drafts), plans, policies and guidelines. Identify compliance with applicable development standards and provide a detailed justification for any non-compliances. If the development is only partly State significant development (SSD) declared under clause 8(1) of State and Regional Development SEPP, provide an explanation of how the remainder of the development is sufficiently related to the component that is SSD.	Refer to Sections 2 and 4 of the EIS and Appendix B
2. Design Quality and Design Excellence	Demonstrate how the development will achieve: <ul style="list-style-type: none"> • design excellence in accordance with Parramatta LEP. • good design in accordance with the objectives for good design in Better Placed. Where required by an environmental planning instrument, demonstrate how the development has been subject to a competitive design process, carried out in accordance with an endorsed brief and Design Excellence Strategy. Detail measures to ensure design integrity is maintained in subsequent stages.	Refer to Section 6.1 of the EIS and Appendices P and Q
3. Built Form and Urban Design	Explain and illustrate the proposed built form, including a detailed site and context analysis to justify the proposed site planning and design approach. Demonstrate how the proposed built form (layout, height, bulk, scale, separation, setbacks, interface and articulation) addresses and responds to the context, site characteristics, streetscapes and existing and future character of the locality. Demonstrate how the building design will deliver a high-quality development, including considerations of facade design, articulation, activation, roof design, materials, finishes, colours, any signage and integration of services. Assess how the development complies with the relevant accessibility requirements.	Refer to Section 6.2 of the EIS and Appendices E and F
4. Environmental Amenity	Address how good internal and external environmental amenity is achieved, including access to natural daylight and ventilation, pedestrian movement throughout the site, access to landscape and outdoor spaces. Assess amenity impacts on the surrounding locality, including lighting impacts, reflectivity, solar access, visual privacy, visual amenity, view loss and view sharing, overshadowing and wind impacts. A high level of environmental amenity for any surrounding residential or other sensitive land uses must be demonstrated. Provide a solar access analysis of the overshadowing impacts of the development within the site, on surrounding properties and public spaces (during summer and winter solstice and spring and autumn equinox) at hourly intervals between 9am and 3pm, when compared to the existing situation and a compliant development (if relevant). Provide an assessment of the development against SEPP 65 and the Apartment Design Guideline.	Refer to Section 6.3 of the EIS and Appendices J, Y, Z, AA, DD and GG
5. Visual Impact	Provide a visual analysis of the development from key viewpoints, including photomontages or perspectives showing the proposed and likely future development. Where the visual analysis has identified potential for significant visual impact, provide a visual impact assessment that addresses the impacts of the development on the existing catchment.	Refer to Section 6.4 of the EIS and Appendix GG

Key Issues	Requirements	EIS Reference
6. Public Space	<p>Illustrate the integration between station infrastructure and the development including:</p> <ul style="list-style-type: none"> • any impact of the SSD on surrounding public domain • public domain works that are needed to support the uses of the SSD (e.g. access, flood mitigation, open space, etc) • any Crime Prevention Through Environmental Design mitigation measures required that are related to the SSD. <p>Demonstrate how the development maximises access to and quality of public spaces (including open space, public facilities and streets/plazas within and surrounding the site), reflecting relevant design guidelines and advice from the local council and the Department.</p> <p>Address how Crime Prevention through Environmental Design (CPTED) principles are to be integrated into the development, in accordance with Crime Prevention and the Assessment of Development Applications Guidelines.</p>	<p>Refer to Section 6.5 of the EIS and Appendices E and Q</p>
7. Trees and Landscaping	<p>Provide a site-wide concept landscape plan, that:</p> <ul style="list-style-type: none"> • details the proposed site planting approach • demonstrates how the proposed development would: <ul style="list-style-type: none"> - contribute to long term landscape setting in respect of the site and streetscape - mitigate the urban heat island effect and ensure appropriate comfort levels on-site - contribute to the objective of increased urban tree canopy cover - maximise opportunities for green infrastructure, consistent with Greener Places. 	<p>Refer to Section 6.5 of the EIS and Appendix E</p>
8. Ecologically Sustainable Development (ESD)	<p>Identify how ESD principles (as defined in clause 7(4) of Schedule 2 of the EP&A Regulation) are incorporated in the design and ongoing operation of the development.</p> <p>Demonstrate how the development will meet or exceed the relevant industry recognised building sustainability and environmental performance standards.</p> <p>Demonstrate how the development minimises greenhouse gas emissions (reflecting the Government’s goal of net zero emissions by 2050) and consumption of energy, water (including water sensitive urban design) and material resources.</p>	<p>Refer to Section 6.6 of the EIS and Appendix S</p>

Key Issues	Requirements	EIS Reference
9. Traffic, Transport and Accessibility	<p>Provide a transport and accessibility impact assessment, which includes:</p> <ul style="list-style-type: none"> an analysis of the existing transport network, including the road hierarchy and any pedestrian, bicycle or public transport infrastructure, current daily and peak hour vehicle movements, and existing performance levels of nearby intersections. details of the proposed development, including pedestrian and vehicular access arrangements (including swept path analysis of the largest vehicle and height clearances), parking arrangements and rates (including bicycle and end-of-trip facilities), drop-off/pick-up-zone(s) and bus bays (if applicable), and provisions for servicing and loading/unloading. analysis of the impacts of the proposed development (including justification for the methodology used), including predicted modal split, a forecast of additional daily and peak hour multimodal network flows as a result of the development (using industry standard modelling), identification of potential traffic impacts on road capacity, intersection performance and road safety (including pedestrian and cyclist conflict) and any cumulative impact from surrounding approved developments. measures to mitigate any traffic impacts, including details of any new or upgraded infrastructure to achieve acceptable performance and safety, and the timing, viability and mechanisms of delivery (including proposed arrangements with local councils or government agencies) of any infrastructure improvements in accordance with relevant standards. proposals to promote sustainable travel choices for employees, residents, guests and visitors, such as connections into existing walking and cycling networks, minimising car parking provision, encouraging car share and public transport, providing adequate bicycle parking and high-quality end-of-trip facilities, and implementing a Green Travel Plan. provide a Construction Traffic Management Plan detailing predicted construction vehicle movements, routes, access and parking arrangements, coordination with other construction occurring in the area, and how impacts on existing traffic, pedestrian and bicycle networks would be managed and mitigated. 	<p>Refer to Section 6.7 of the EIS and Appendix EE</p>
10. Biodiversity	<p>Assess any biodiversity impacts associated with the development in accordance with the <i>Biodiversity Conservation Act 2016</i> and the <i>Biodiversity Assessment Method 2020</i>, including the preparation of a Biodiversity Development Assessment Report (BDAR), unless a waiver is granted, or the site is on biodiversity certified land.</p>	<p>Refer to Section 6.8 of the EIS and Appendix L</p>
11. Noise and Vibration	<p>Provide a noise and vibration assessment prepared in accordance with the relevant NSW Environment Protection Authority (EPA) guidelines. The assessment must detail construction and operational noise and vibration impacts on nearby sensitive receivers and structures and outline the proposed management and mitigation measures that would be implemented.</p>	<p>Refer to Section 6.9 of the EIS and Appendix X</p>
12. Ground and Water Conditions	<p>Provide an assessment of the potential impacts on soil resources, including related infrastructure and riparian lands on and near the site.</p> <p>Provide an assessment of the potential impacts on surface and groundwater resources (quality and quantity), including related infrastructure, hydrology, aquatic and groundwater dependent ecosystems, drainage lines, downstream assets and watercourses.</p> <p>Where applicable, provide an assessment of salinity and acid sulfate soil impacts.</p>	<p>Refer to Section 6.13 of the EIS and Appendix N and U</p>

Key Issues	Requirements	EIS Reference
13. Stormwater and Wastewater	<p>Provide an Integrated Water Management Plan for the development that:</p> <ul style="list-style-type: none"> • is prepared in consultation with the local council and any other relevant drainage or water authority • details the proposed drainage design for the site including any on-site treatment, reuse and detention facilities, water quality management measures, and the nominated discharge points • demonstrates compliance with the local council or other drainage or water authority requirements and avoids adverse impacts on any downstream properties <p>Where drainage infrastructure works are required that would be handed over to the local council, or other authority, provide full hydraulic details and detailed plans and specification of proposed works that have been prepared in consultation with, and comply with the relevant standards, the local council or other drainage or water authority.</p>	Refer to Section 6.10 of the EIS and Appendix W
14. Flooding Risk	<p>Identify any flood risk on-site having regard to adopted flood studies, the potential effects of climate change, and any relevant provisions of the NSW Floodplain Development Manual.</p> <p>Assess the impacts of the development, including any changes to flood risk on-site or off-site, and detail design solutions and operational procedures to mitigate flood risk where required.</p>	Refer to Section 6.11 of the EIS and Appendix T
15. Hazards and Risks	<p>If the development is adjacent to or on land in a pipeline corridor, provide a report on consultation outcomes with the operator of the pipeline, and prepare a hazard analysis.</p>	Refer to Section 6.12 of the EIS
16. Contamination and Remediation	<p>In accordance with SEPP 55, assess and quantify any soil and groundwater contamination and demonstrate that the site is suitable (or will be suitable, after remediation) for the development.</p>	Refer to Section 6.13 of the EIS and Appendix N
17. Waste Management	<p>Identify, quantify and classify the likely waste streams to be generated during construction and operation.</p> <p>Provide the measures to be implemented to manage, reuse, recycle and safely dispose of this waste.</p> <p>Identify appropriate servicing arrangements for the site.</p>	Refer to Section 6.14 of the EIS and Appendix HH
18. Aboriginal Cultural Heritage	<p>Provide an Aboriginal Cultural Heritage Assessment Report prepared in accordance with relevant guidelines, identifying, describing and assessing any impacts for any Aboriginal cultural heritage values on the site.</p>	Refer to Section 6.15 of the EIS and Appendix K
19. Environmental Heritage	<p>Where there is potential for direct or indirect impacts on the heritage significance of environmental heritage, provide a Statement of Heritage Impact and Archaeological Assessment (if potential impacts to archaeological resources are identified), prepared in accordance with the relevant guidelines, which assesses any impacts and outlines measures to ensure they are minimised and mitigated.</p>	Refer to Section 6.16 of the EIS and Appendix V
20. Social Impact	<p>Provide a Social Impact Assessment prepared in accordance with the Social Impact Assessment Guideline.</p>	Refer to Section 6.18 of the EIS and Appendix CC

Key Issues	Requirements	EIS Reference
21. Infrastructure Requirements and Utilities	In consultation with relevant service providers and agencies: <ul style="list-style-type: none"> • assess the impacts of the development on existing utility infrastructure and service provider assets surrounding the site. • identify any infrastructure upgrades required on-site and off-site to facilitate the development and any arrangements to ensure to upgrades will be implemented on time and be maintained. • provide an infrastructure delivery and staging plan, including a description of how infrastructure requirements would be co-ordinated, funded and delivered to facilitate the development. • address any requirements in respect of designated state public infrastructure. 	Refer to Section 6.19 of the EIS and Appendix FF
22. Construction, Operation and Staging	If staging is proposed, provide details of how construction and operation would be managed and any impacts mitigated.	Refer to Section 3.11 and 6.7 of the EIS and Appendix M
23. Contributions and Public Benefit	Address the requirements of any relevant contributions plan, planning agreement or EPI requiring a monetary contribution, dedication of land and/or works-in-kind and include details of any proposal 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 and details, including how comments have been addressed, are to be provided.	Refer to Section 6.2 of the EIS
24. Engagement/ Consultation	Detail engagement undertaken and demonstrate how it was consistent with the Undertaking Engagement Guidelines for State Significant Projects. Detail how issues raised and feedback provided have been considered and responded to in the project. In particular, the applicant must consult with: <ul style="list-style-type: none"> • City of Paramatta Council • any relevant agencies. • if the development would have required an approval or authorization under another Act but for the application of s4.41 of the EP&A Act, or requires an approval or authorization under another Act to be applied consistently by s4.42 of the EP&A Act, the agency relevant to that approval or authorisation. 	Refer to Section 5 of the EIS and Appendix C
Plans and Documents	The EIS must include all relevant plans, architectural drawings, diagrams and relevant documentation required under Schedule 1 of the Regulation. Provide these as part of the EIS rather than as separate documents.	Throughout the EIS
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