

## APPENDIX A SEARS COMPLIANCE TABLE

SEARs Requirement	Chapter of EIS / Appendix
<b><u>Content and Guidance</u></b>	
The Environmental Impact Statement (EIS) must meet the minimum form and content requirements as prescribed by Part 8 of the Environmental Planning and Assessment Regulation 2021 (EP&A Regulation) and must have regard to the State Significant Development Guidelines	Addressed throughout EIS
<b><u>Key Issues and Documentation</u></b>	
<b>1. Statutory and Strategic Context</b>  Address the statutory provisions applying to the development contained in all relevant environmental planning instruments, including: <ul style="list-style-type: none"> <li>▪ address all relevant legislation, environmental planning instruments (EPIs) (including drafts), plans, policies and guidelines;</li> <li>▪ identify compliance with any applicable development standards and provide a detailed justification for any non compliances;</li> <li>▪ provide an explanation of how the development as described in the EIS is consistent with the development as was described in the request for SEARs (including any components that were not SSD) and provide a justification for any differences;</li> <li>▪ address the requirements of any approvals applying to the site, including any active consents for events or the operation of Randwick Racecourse; and</li> <li>▪ address the planning provisions, goals and strategic planning objectives relevant strategies and policies including the Regional and District Plans, Randwick Local Strategic Planning Statement and</li> </ul>	Section 4 of EIS  Appendix B

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informing strategies (including the Economic Development Strategy), and South East Sydney Transport Strategy.	
<p><b>2. Site Layout</b></p> <p>The EIS must;</p> <ul style="list-style-type: none"> <li>provide details and plans of the proposed layout / design for events. The proposed layout / design should have regard to the context of the site as well as the size, scale and location of all uses, activities and temporary structures;</li> <li>demonstrate how the layout / design for events has maximised permeability and connectivity and the amenity of public spaces in line with their intended use through adequate facilities, solar access, shade and wind protection;</li> <li>identify how the layout / design for events addresses relevant accessibility requirements.</li> </ul>	<p>Section 6.2</p> <p>Site Plan at Appendix E</p> <p>Technical Layout Plan at Appendix F</p>
<p><b>3. Operation</b></p> <p>The EIS must include an operational framework to address any ongoing operational and management issues, including:</p> <ul style="list-style-type: none"> <li>the number, type, and duration (including set up and set down) of events per year, including maximum spectator numbers;</li> <li>the composition of a key stakeholder group (including the Greater Sydney Parklands Trust) to oversee the environmental performance of events for the duration of the consent;</li> <li>the process of consultation and endorsement by the key stakeholder group of any event dates, to avoid racing events and overlaps/clashes with other major events;</li> <li>an event management plan detailing: <ul style="list-style-type: none"> <li>the staging and timeline of events, including key performances and activities, site establishment, bump-in / bump-out</li> <li>the service and sale of alcohol management procedures</li> </ul> </li> </ul>	<p>Section 3</p> <p>Section 6.1</p> <p>Draft OMP at Appendix G</p> <p>Lighting Impact Assessment at Appendix K</p> <p>Noise Impact Assessment at Appendix L</p> <p>Emergency Evacuation Plan at Appendix I</p>

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<ul style="list-style-type: none"> <li>– any statutory approvals to undertake the event (for example temporary food stalls / food vendors)</li> <li>– the roles and responsibilities of key employees involved in overseeing the events</li> <li>– operational transport and traffic management</li> <li>– pedestrian access management</li> <li>– noise management</li> <li>– security and staff management</li> <li>– lighting management</li> <li>– emergency management/evacuation and incident response protocols</li> <li>– alcohol and food management</li> <li>– occupational health and safety</li> <li>– operational waste management</li> <li>– event notification/information to be provided to surrounding residents, as well as details of an appropriate system for managing complaints</li> </ul> <ul style="list-style-type: none"> <li>▪ how the environmental performance of events would be monitored and managed, and address what actions would be taken to address potential impacts. This shall include attendance by qualified acoustic consultant/s carrying out compliance measurement and addressing noise complaints;</li> <li>▪ how the fire protection and structural capacity of temporary structures will be appropriate to the proposed use of the structure, and how the ground or other surface on which the structure will be erected will be sufficiently firm and level to sustain the structure while in use;</li> <li>▪ a draft Emergency Evacuation Plan detailing potential site risks and provide a framework for the management of such risks; and</li> <li>▪ an assessment of the proposal against Protecting Crowded Places from terrorism.</li> </ul>	
<b>4. Environmental Amenity</b>  The EIS must:	Section 6.5  Section 6.8

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<ul style="list-style-type: none"> <li>▪ 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. The VIA is to identify infrastructure associated with any event, including structures, lighting, containers, scaffold towers, stages, marquees and fencing and provide measures to minimise any adverse visual impacts of the proposed temporary structures on significant views and vistas and the heritage and landscape significance of the racecourse site;</li> <li>▪ include a Lighting Impact Assessment which identifies any changes from typical or race day night-time lighting and addresses the likely lighting and illumination impacts of the proposal, such as on residential amenity and road users (related to lighting performance including size, number, type, position, layout, luminance levels and effects of glare etc.) and identifies any measures to minimise and mitigate the potential lighting impacts on surrounding uses; and</li> <li>▪ demonstrate how the proposal achieves an overall high level of environmental amenity within the proposal and on surrounding areas assessing impacts associated with overshadowing, ventilation, pedestrian movement, access to landscape and outdoor spaces, visual privacy, reflectivity and wind.</li> </ul>	<p>Visual Impact Assessment at Appendix K</p> <p>Lighting Impact Assessment at Appendix K</p>
<p><b>5. Noise and Vibration</b></p> <p>The EIS must:</p> <ul style="list-style-type: none"> <li>▪ include an acoustic report which identifies the likely noise generating sources and activities associated with the proposal and any acoustic measures required to ensure acceptable residential amenity in accordance with relevant guidelines. The acoustic report should have regard to stage configuration, speaker arrangements and front-of-house noise monitoring locations for events and functions;</li> <li>▪ identify potential impacts on the amenity of the surrounding residential as well as recreational areas including the southwest corner of Centennial Park around Kensington Ponds;</li> <li>▪ include a noise management plan, which outlines appropriate event specific operational and design mitigation measures, including: <ul style="list-style-type: none"> <li>– dBA noise goals and limits as well as dBC (base noise) goals and limits</li> <li>– detail speaker arrangement, stage configuration and front-of-house location for all types of events</li> </ul> </li> </ul>	<p>Section 6.3</p> <p>Noise Impact Assessment at Appendix L</p>

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<ul style="list-style-type: none"> <li>– describe all reasonable and feasible measures (e.g use of limiters) to be implemented to minimise noise from the operation of events and comply with noise limits including validation locations for noise limits</li> <li>– include procedures carrying out sound checks prior to and during events and rehearsals to ensure compliance with noise limits. This shall include acoustic compliance assessment and submission to appropriate regulatory Authority</li> <li>– front of house / noise monitoring program</li> <li>– include a suitable complaints management system</li> <li>– include community consultation program</li> <li>– details on restrictions on operating times and general use</li> <li>– details on training guidelines for staff</li> <li>– include a program of continuous improvement to ensure the plan is regularly updated based on lessons learnt from events held.</li> </ul>	
<p><b>6. Trees and Landscaping</b></p> <p>The EIS must:</p> <ul style="list-style-type: none"> <li>▪ Identify and address any potential impacts on existing vegetation, and where unavoidable impacts would potentially occur, outline the mitigation measures proposed to offset or mitigate the impacts; and</li> <li>▪ Consider how to contribute to: <ul style="list-style-type: none"> <li>– long term landscape setting in respect of the site and streetscape</li> <li>– mitigate the urban heat island effect and ensure appropriate comfort levels on-site</li> <li>– contribute to the objective of increased urban tree canopy cover.</li> </ul> </li> </ul>	Sectoin 6.8
<p><b>7. Biodiversity</b></p> <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</p>	<p>Section 4</p> <p>BDAR Waiver at Appendix M</p>

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Biodiversity Development Assessment Report (BDAR), unless a waiver is granted, or the site is on biodiversity certified land.	
<p><b>8. Traffic, Transport and Accessibility</b></p> <p>The EIS must:</p> <ul style="list-style-type: none"> <li>▪ include a Transport, Traffic and Parking Assessment, which provides: <ul style="list-style-type: none"> <li>– the predicted transport mode share split for the proposed development</li> <li>– vehicle movements, point to point transport, existing and future public transport, pedestrian access and cycle infrastructure within the vicinity of the site, and the adequacy of these transport modes to cater for the proposal</li> <li>– analysis of the impacts of the proposed development during construction and operation (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 and active consents for events</li> <li>– an assessment of road closure management and traffic diversions on local traffic</li> <li>– an assessment of the impact on local/non-event footpath and bicycle path users including details of crowd control management on adjacent paths to ensure local access is not notably impacted</li> <li>– 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</li> <li>– measures to promote sustainable travel choices for employees and visitors such as public transport use, pedestrian and bicycle linkages, and secure bicycle parking, in addition to establishing and implementing a Green Travel Plan.</li> </ul> </li> <li>▪ include a Construction Traffic Management Plan detailing predicted construction vehicle 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 for any enabling works or bump-In/bump-out works.</li> </ul>	<p>Section 6.4</p> <p>Traffic Impact Assessment at Appendix N</p>

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<p><b>9. Ecologically Sustainable Development (ESD) and Climate Change</b></p> <p>The EIS must:</p> <ul style="list-style-type: none"> <li>identify how ESD principles (as defined in section 193 of the EP&amp;A Regulation) will be incorporated into the design, construction and ongoing operation of the proposed development;</li> <li>demonstrate how the development will meet or exceed the relevant industry recognised sustainability and environmental performance standards; and</li> <li>demonstrate how the development minimises greenhouse gas emissions (reflecting the Government's goal of net zero emissions by 2050) and consumption of energy water and material resources.</li> </ul>	<p>Section 6.8</p> <p>ESD Report at Appendix BB</p> <p>Embodied Emissions Form at Appendix CC</p>
<p><b>10. Contamination</b></p> <p>In accordance with Chapter 4 of SEPP (Resilience and Hazards) 2021, 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>	<p>Section 4.2</p> <p>Preliminary Site Investigation at Appendix O</p> <p>Environmental Management Plan at Appendix AA</p>
<p><b>11. Heritage</b></p> <ul style="list-style-type: none"> <li>The EIS must include a Heritage Impact Statement prepared in accordance with the relevant guidelines, and must address the Royal Randwick Conservation and Management Plan and identify any protection measures for heritage fabric and landscape elements.</li> </ul>	<p>Section 6.8</p> <p>Heritage Impact Statement at Appendix P</p>
<p><b>12. Flooding</b></p> <p>The EIS must:</p> <ul style="list-style-type: none"> <li>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 and other local or State studies and guidance; and</li> <li>identify required management measures and design solutions to minimise the impacts of flooding on the proposed development, and procedures in the event of an emergency.</li> </ul>	<p>Section 6.6</p> <p>Flood Impact Assessment at Appendix S</p> <p>Flood Emergency Management Plan at Appendix T</p>

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<b>13. Waste Management</b> The EIS must: <ul style="list-style-type: none"> <li>▪ identify, quantify and classify the likely waste to be generated during construction and operation;</li> <li>▪ describe measures to be implemented to minimise, reuse, recycle and</li> <li>▪ safely dispose of this waste; and</li> <li>▪ identify appropriate servicing arrangements.</li> </ul>	Section 6.8  Appendix U
<b>14. Infrastructure and Utilities</b> The EIS must: <ul style="list-style-type: none"> <li>▪ assess the impacts of the development on existing utility infrastructure and service provider assets surrounding the site; and</li> <li>▪ identify any infrastructure required on-site and off-site to facilitate the development and any arrangements to ensure that the upgrades will be implemented on time and be maintained.</li> </ul>	Section 6.8  Infrastructure Assessment at Appendix V
<b>15. Safety and Security</b> The EIS must: <ul style="list-style-type: none"> <li>▪ detail measures (including but not limited to Crime Prevention Through Environmental Design) to minimise opportunities for crime and anti-social behaviour of patrons prior to, during and after the events. The assessment should cover the racecourse site and a wide catchment area around the site including Centennial Park, taking into consideration a broad range of likely origins and destinations of the patrons and considering those patrons who may walk, cycle, or catch public transport to the venue;</li> <li>▪ includes measures (e.g. use of security/marshalls) to direct patrons along primary travel routes to and from the events and away from surrounding residential areas; and</li> <li>▪ details any strategies/plans agreed upon by stakeholders including event promoters, Randwick City Council, other government agencies and the Eastern Beaches Local Area Command relating to event</li> </ul>	Section 6.1  Section 6.7.2  Security Crowd Management Plan at Appendix H  Emergency Evacuation Plan at Appendix I  CPTED Report at Appendix W



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security and safety (including but not limited to an operational management plan details to minimise anti-social behaviour, crowd control and traffic).	
<b>16. Social and Economic</b> <ul style="list-style-type: none"> <li>Provide a Social Impact Assessment prepared in accordance with the <i>Social Impact Assessment Guideline for State Significant Projects</i>; and</li> <li>Provide an Economic Impact Study addressing the economic impacts of the proposal.</li> </ul>	Section 6.7  Social Impact Assessment at Appendix X Economic Impact Study at Appendix Y
<b>17. Aboriginal Cultural Heritage Assessment</b>  If the SSD proposes permanent structures or any significant ground penetration works, the EIS must be accompanied by an Aboriginal Cultural Heritage Assessment Report (ACHAR) prepared in accordance with relevant guidelines, identifying, describing, and assessing any impacts on any Aboriginal cultural heritage values on the land.	N/A  Aboriginal Due Diligence Assessment at Appendix Q
<b>18. Development Contributions and Public Benefit</b>  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.	Section 4.3
<b>19. Social Impact</b> <ul style="list-style-type: none"> <li>Provide a Social Impact Assessment prepared in accordance with the <i>Social Impact Assessment Guidelines for State Significant Projects</i>.</li> </ul>	Section 6.7  Social Impact Assessment at Appendix X
<b><u>Plans and Documents</u></b>	
The EIS must include all relevant plans, architectural drawings, diagrams and relevant documentation required under Part 8 of the Regulation. If the Department identifies any other document required to be included in the EIS before the DA is lodged, those documents must also be included in the EIS.	Appendix A – Appendix AA

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<b><u>Engagement</u></b>	
<p>During the preparation of the EIS, you must consult with the relevant local, State or Commonwealth Government authorities, service providers, community groups and affected landowners.</p> <p>The EIS must detail engagement undertaken and demonstrate how it was consistent with the <i>Undertaking Engagement Guidelines for State Significant Projects</i>. Detail how issues raised and feedback provided have been considered and responded to in the project. In particular, applicants must consult with:</p> <ul style="list-style-type: none"> <li>▪ the relevant Department assessment team</li> <li>▪ any relevant local councils</li> <li>▪ any relevant agencies</li> <li>▪ the community</li> <li>▪ if the development would have required an approval or authorisation under another Act but for the application of section 4.41 of the EP&amp;A Act or requires an approval or authorisation under another Act to be applied consistently by section 4.42 of the EP&amp;A Act, the agency relevant to that approval or authorisation.</li> </ul>	<p>Section 5</p> <p>Consultation Outcomes Report at Appendix Z</p>