

## Appendix 1 - SEARs Items and Mitigation Measures

SEARs	Potential Impact	Mitigation Measure / Approach	Residual Impact
<b>Item 1: Statutory Context</b>	<p>Nil</p> <p>The development complies with all statutory regulations</p>	<b>Section 6 Statutory Context</b>	<b>Positive</b>
<b>Item 2: Estimated Development Cost and Employment</b>	<p>Nil</p> <p>The development complies with costs and employment</p>	<b>Appendix 16: Estimated Development Cost Report</b>	<p><b>Positive</b></p> <p>The construction and operation of the new businesses and development will grow the local economy and support workers.</p>

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Item 3: Design Quality	Sub-optimal design outcome	<p><b>Appendix 2: Precinct Design Report</b></p> <p><b>Appendix 3: Building B1 Design Report</b></p> <p><b>Appendix 4: Building B2 and B3 Design Report</b></p> <p><b>Appendix 5: Architectural Drawings – Building B1</b></p> <p><b>Appendix 6: Architectural Drawings – Building B2</b></p> <p><b>Appendix 7: Architectural Drawings – Building B3</b></p> <p><b>Appendix 31: Design Excellence Strategy</b></p> <p><b>Appendix 32: Competition Report</b></p> <p><b>Appendix 33: Design Review Report</b></p> <p><b>Section 8</b></p> <p>Which establishes that</p> <ul style="list-style-type: none"> <li>The proposal has been designed in accordance with design excellence principles.</li> <li>The proposal will benefit the local community and future residential occupants.</li> </ul>	<p><b>Positive</b></p> <p>It has been well established throughout the EIS and supporting reports that a high-quality design outcome has been achieved.</p>

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<p><b>Item 4: Built Form and Urban Design</b></p>	<p>Sub-optimal design quality</p>	<p><b>Appendix 2: Precinct Design Report</b></p> <p><b>Appendix 3: Building B1 Design Report</b></p> <p><b>Appendix 4: Building B2 and B3 Design Report</b></p> <p><b>Appendix 5: Architectural Drawings – Building B1</b></p> <p><b>Appendix 6: Architectural Drawings – Building B2</b></p> <p><b>Appendix 7: Architectural Drawings – Building B3</b></p> <p><b>Section 5.3</b></p> <p><b>Section 8.2</b></p> <p>Which establishes that:</p> <ul style="list-style-type: none"> <li>• The built form that responds to the context of the streetscape and the existing / future character of the locality</li> <li>• The proposal has been designed in accordance with design excellence principals</li> <li>• The massing strategy presents an articulated building form with street setbacks</li> <li>• Landscape led design will enhance the setting of the</li> </ul>	<p><b>Positive</b></p> <p>It has been well established throughout the EIS and supplementary reports, that a high-quality built form and urban design outcome has been achieved that responds to the context of the site.</p>
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SEARs	Potential Impact	Mitigation Measure / Approach	Residual Impact
		<p>development within the streetscape</p> <ul style="list-style-type: none"> <li>• The development has been designed to ensure compliance with BCA accessibility requirements</li> <li>• The proposal will satisfy the applicable design guidelines for apartments</li> </ul>	

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<p><b>Item 5: Environmental Amenity</b></p>	<p>Adverse reduction to wind, acoustic and/or solar amenity. Adverse impact on visual and internal amenity.</p>	<p><b>Appendix 2: Precinct Design Report</b></p> <p><b>Appendix 3: Building B1 Design Report</b></p> <p><b>Appendix 4: Building B2 and B3 Design Report</b></p> <p><b>Appendix 5: Architectural Drawings – Building B1</b></p> <p><b>Appendix 6: Architectural Drawings – Building B2</b></p> <p><b>Appendix 7: Architectural Drawings – Building B3</b></p> <p><b>Appendix 15: Thermal Comfort</b></p> <p><b>Appendix 21: Landscape Report and Plans</b></p> <p><b>Appendix 24: Social Impact Assessment</b></p> <p><b>Appendix 34: Pedestrian Wind Impact Assessment</b></p> <p><b>Appendix 46: Visual Impact Assessment</b></p> <p><b>Appendix 47: Reflectivity Assessment</b></p> <p><b>Appendix 48: BCA Compliance Report</b></p> <p><b>Appendix 49: Accessibility Report</b></p> <p><b>Appendix 50: Natural Ventilation Design Review</b></p>	<p><b>Negligible</b></p> <p>Necessary documentation has been submitted in support of this SSDA to demonstrate that an acceptable design outcome will be achieved that does not compromise environmental amenity.</p>
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		<p>And <b>Section 8.3</b> of the EIS which establish that:</p> <ul style="list-style-type: none"> <li>• The development will not impact on the pedestrian wind comfort.</li> <li>• The proposed high-rise buildings on the site are consistent with the built form of the surrounding area and will not impinge of any views.</li> <li>• The design of the development complies with the ADG provisions for overshadowing, solar amenity cross-ventilation and visual privacy.</li> <li>• The proposal will satisfy the applicable design guidelines and standards for seniors' housing.</li> </ul>	

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<p><b>Item 6: Visual Impact</b></p>	<p>Adverse reduction to residential amenity.</p>	<p><b>Appendix 2: Precinct Design Report</b></p> <p><b>Appendix 3: Building B1 Design Report</b></p> <p><b>Appendix 4: Building B2 and B3 Design Report</b></p> <p><b>Appendix 5: Architectural Drawings – Building B1</b></p> <p><b>Appendix 6: Architectural Drawings – Building B2</b></p> <p><b>Appendix 7: Architectural Drawings – Building B3</b></p> <p><b>Appendix 46: Visual Impact Assessment</b></p> <p>And to <b>Section 8.4</b> of the EIS, which establishes that:</p> <ul style="list-style-type: none"> <li>• Sighting and setting of the building with appropriate massing and setbacks to management bulk, scale and visual amenity:</li> <li>• Contemporary materials and finishes</li> <li>• Significant new landscaping and deep soil in the recesses between the buildings and along the site boundaries</li> </ul>	<p><b>Low</b></p> <p>Overall low significance of visual impact. Refer to the VIA</p>
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SEARs	Potential Impact	Mitigation Measure / Approach	Residual Impact
		<ul style="list-style-type: none"> <li>The proposal will satisfy the applicable design guidelines and standards for apartments</li> </ul>	



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SEARs	Potential Impact	Mitigation Measure / Approach	Residual Impact
Item 7: Public Space	Sub-optimal offering to the public domain.	<p><b>Appendix 2: Precinct Design Report</b></p> <p><b>Appendix 3: Building B1 Design Report</b></p> <p><b>Appendix 4: Building B2 and B3 Design Report</b></p> <p><b>Appendix 5: Architectural Drawings – Building B1</b></p> <p><b>Appendix 6: Architectural Drawings – Building B2</b></p> <p><b>Appendix 7: Architectural Drawings – Building B3</b></p> <p><b>Appendix 15: Thermal Comfort</b></p> <p><b>Appendix 21: Landscape Report and Plans</b></p> <p><b>Appendix 12: CPTED Assessment</b></p> <p><b>Section 8.5</b> of the EIS, which establishes that;</p> <ul style="list-style-type: none"> <li>• Deep soil and tree canopy coverage.</li> <li>• Solar amenity.</li> <li>• Streetscape activation.</li> <li>• Crime Prevention Through Environmental Design (CPTED) principles.</li> </ul>	<p><b>Positive</b></p> <p>The proposal has mitigated the potential for any unacceptable adverse impact to the public domain</p>

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SEARs	Potential Impact	Mitigation Measure / Approach	Residual Impact
<b>Item 8: Trees and Landscaping</b>	Reduction to tree canopy coverage and habitat	<p><b>Appendix 9: Arboricultural Impact Assessment Report</b></p> <p><b>Appendix 21: Landscape Report and Plans</b></p> <p>And to <b>Section 8.6</b> of the EIS which establishes that;</p> <ul style="list-style-type: none"> <li>• The proposed landscape design insofar as it relates to offsetting the removal of trees and urban heat impact.</li> <li>• Tree protection and retention measures</li> <li>• Solar amenity</li> <li>• Streetscape activation</li> </ul>	<p><b>Positive</b></p> <p>Tree plantings will retain the existing tree canopy of the site.</p>

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SEARs	Potential Impact	Mitigation Measure / Approach	Residual Impact
<b>Item 9: Ecologically Sustainable Development (ESD)</b>	Environmentally Destructive Development	<p><b>Appendix 13: ESD Report</b></p> <p><b>Appendix 17: Thermal Comfort</b></p> <p>Also <b>Sections 5.10 and 8.7</b> of the EIS, which establishes that:</p> <ul style="list-style-type: none"> <li>• Incorporation of high efficiency building services</li> <li>• Passive design principles</li> <li>• Materials with lower environmental impact</li> <li>• Water Sensitive Urban Design (WUSD) principles</li> <li>• Urban heat island effect measures</li> </ul>	<p><b>Negligible / positive</b></p> <p>The development will not result in any unacceptable adverse environmental impact. Appropriate ESD interventions have been incorporated by the design.</p>

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SEARs	Potential Impact	Mitigation Measure / Approach	Residual Impact
<b>Item 10: Traffic, Transport, Accessibility</b>	<p>Reduced service level on roads. Risk to life.</p>	<p><b>Appendix 11: Construction Traffic Management Plan</b></p> <p><b>Appendix 21: Green Travel Plan</b></p> <p><b>Appendix 28: Traffic and Accessibility Impact Assessment</b></p> <p>Also, <b>Section 8.8</b> of the EIS, which establishes that:</p> <p>The proposed development will not have major impacts to the service level of surrounding local roads. A separate Infrastructure DA is under assessment by City of Parramatta Council, which includes the construction of new footpaths and roads. The development of Parramatta Light Rail Stage 2 will help ease use on local roads and 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><b>Negligible</b></p> <p>No additional traffic generated outside the scope of the existing approval under the endorsed TMAP for Melrose Park Precinct (including North and South).</p>

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Item 11: Biodiversity	Environmentally Destructive Development	<p><b>Appendix 10: Biodiversity Development Assessment Report</b></p> <p>And <b>Section 8.9</b> of the EIS</p> <p>The development will not impact any threatened species of Indigenous native vegetation. Mitigation measures have been proposed for the construction and operational phase of the development to minimise any impacts.</p>	<p><b>Negligible</b></p> <p>The proposal will not result in any unacceptable impact on threatened species or Indigenous native vegetation.</p>

## Appendix 1 - SEARs Items and Mitigation Measures

SEARs	Potential Impact	Mitigation Measure / Approach	Residual Impact
Item 12: Noise and Vibration	Adverse reduction to acoustic amenity.	<p><b>Appendix 22: Noise and Vibration Impact Assessment</b></p> <p>And to <b>Section 8.10</b> of the EIS, which establishes that;</p> <p>Mitigation that will be implemented in an as-needed basis to satisfy the applicable acoustic design requirements include;</p> <ul style="list-style-type: none"> <li>• Management of acoustic emissions from building mechanical services, vehicle movement and waste collection</li> <li>• Application of high-performance building material</li> <li>• Management of acoustic emissions during the construction phase</li> </ul>	<p><b>Negligible</b></p> <p>An appropriate level of acoustic amenity will be maintained in accordance with the applicable Australian Standards.</p>

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<p><b>Item 13: Ground and Water Conditions</b></p>	<p>Unsuitable site conditions for development.</p>	<p><b>Appendix 18: Flood Impact and Risk Assessment</b></p> <p><b>Appendix 20: Civil Engineering Report incorporating Integrated Water Management Plan</b></p> <p><b>Appendix 23: Geotechnical Assessment</b></p> <p><b>Appendix 51: Groundwater Seepage Analysis</b></p> <p><b>Appendix 52: Acid Sulfate Soils Assessment</b></p> <p>And <b>Section 8.11 Ground and Water Conditions</b> of the EIS, which detail the following mitigations;</p> <ul style="list-style-type: none"> <li>• Excavation to be completed in accordance with industry standard code of practice</li> <li>• Implementation of shoring and excavation supports</li> <li>• Draining and pumping methods to address groundwater during excavation</li> <li>• Appropriate perimeter and sub-surface drainage</li> </ul>	<p><b>Negligible</b></p> <p>Acceptable site conditions will be established for the proposed development. This can be readily achieved.</p>
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		<ul style="list-style-type: none"> <li>• Implementation of appropriated footing systems and safe bearing pressure</li> <li>• Soil erosion control measures are to be implemented during the construction phase.</li> </ul>	



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Item 14: Water Management	Pollutant liquid discharges. Stormwater accumulation at ground level.	<p><b>Appendix 20: Civil Engineering Report incorporating Integrated Water Management Plan</b></p> <p>And <b>Section 8.12</b> of the EIS, which establish;</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"> <li>• Soil erosion control measures are to be implemented during the construction phase.</li> <li>• Appropriate stormwater discharge points have been nominated</li> <li>• Appropriate treatment train will be implemented consisting of a combination of propriety stormwater quality devices</li> </ul>	<p><b>Negligible</b></p> <p>A suitable management outcome for the site will be achieved.</p>

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Item 15: Flood Risk	Risk to life and property.	<p><b>Appendix 18: Flood Impact and Risk Assessment</b></p> <p><b>Appendix 20: Civil Engineering Report incorporating Integrated Water Management Plan</b></p> <p>And <b>Section 8.13</b> of the EIS.</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 issues arise.</p>	<p><b>Negligible</b></p> <p>Appropriate flood mitigations have been incorporated to minimise flood hazard exposure to people and property.</p>

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<b>Item 16: Contamination and Remediation</b>	<p>Ongoing risk to human health.</p>	<p><b>Appendix 35: Preliminary Site Investigation</b></p> <p><b>Appendix 36: Detailed Site Investigation</b></p> <p><b>Appendix 37: Interim Audit Advice Melrose Park South Development East</b></p> <p>And <b>Section 8.14</b> of the EIS, which summarises the Preliminary Site investigations (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><b>Negligible</b></p> <p>Site conditions will remain suitable for the proposed development subject to a RAP.</p>

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<b>Item 17: Waste Management</b>	<p>Construction waste impacts. Unsuitable operational practices. Risks to human health and wellbeing.</p>	<p><b>Appendix 27: Waste Management Plan – Demolition and Construction</b></p> <p><b>Appendix 28: B4 Waste Management Plan – Operational</b></p> <p><b>Appendix 29: B5 Waste Management Plan – Operational</b></p> <p><b>Appendix 30: B6 Waste Management Plan – Operational</b></p> <p>Also <b>Section 8.15</b> in the EIS.</p> <p>This section demonstrates that appropriate waste management measures will be implemented throughout the construction and operation phases of the proposed development, including in relation to hazardous waste materials.</p>	<p><b>Negligible</b></p> <p>The Operational Waste Management Plan, Preliminary Construction Waste Management Plan that have been appended do this.</p>

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<b>Item 18: Aboriginal Cultural Heritage</b>	Culturally exclusive development	<p><b>Appendix 8: Aboriginal Cultural Heritage Assessment Report</b></p> <p>And <b>Section 8.16</b> of the EIS, which summarises the Aboriginal Cultural Heritage Assessment Report (ACHAR) that has been submitted in support of this SSDA. The AHCAR makes a range of recommendations that can be readily implemented to achieve a culturally inclusive development outcome that is grounded in Country.</p>	<p><b>Positive</b></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>
<b>Item 19: Environmental Heritage</b>	Culturally exclusive development.	<p><b>Appendix 38: Statement of Heritage Impact</b></p> <p>And <b>Section 8.17</b> of the EIS, which summarises the Statement of Heritage Impacts that has been submitted in support of this SSDA. The Statement of Heritage Impacts makes a range of recommendations that can be readily implemented to achieve a culturally inclusive development outcome.</p>	<p><b>Positive</b></p> <p>Subject to implementation of the recommendations in the Statement of Heritage Impact, the development will deliver a positive outcome in terms of Environmental Cultural Heritage.</p>

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Item 20: Social Impact	Socially Exclusive Development	<p><b>Appendix 24: Social Impact Assessment</b></p> <p>And <b>Section 8.18 Social Impact</b> of the EIS, which establishes that the proposed development would have and acceptable social impact. The Social Impact Assessment (SIA) provides an exhaustive breakdown of mitigation measures to demonstrate that all undesirable social impacts will be address by the proposed development, including throughout the construction phase.</p>	<p><b>Positive</b></p> <p>It has been demonstrated by the SIA that the proposed development will achieve a positive outcome in respect to social impact.</p>
Item 21: Infrastructure Requirements and Utilities	Unsuitable site conditions for development.	<p><b>Appendix 39: Infrastructure Delivery, Management and Staging Plan</b></p> <p>And <b>Section 8.19</b> of the EIS</p>	<p><b>Nil / Negligible</b></p> <p>Refer to left</p>
Item 22: Bush Fire Risk	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.		
Item 23: Aviation	The site does not propose a HLS and is not located adjacent a site that contains a HLS. As such this item of the SEARs is not considered applicable. As detail in the aviation advice letter provided at <b>Appendix 41: Aviation Report</b> .		
Item 24: Construction, Operation and Staging	Cumulative Impacts	<b>Section 5.7 Construction, Operation, and Staging</b>	<b>Negligible</b>

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<b>Item 25: Contributions and Public Benefit</b>	Lack of public amenity	<b>Section 9.7</b> of the EIS, which outline the contributions and the public benefit the development.	<b>Positive</b> The proposed development is providing new amenities for the existing and future population of the area.
<b>Item 26: Engagement</b>	Inadequate community consultation	<b>Appendix 42: Engagement Report</b> And <b>Section 9</b> of the EIS, outlines the community needs and feedback to the development.	<b>Nil/Negligible</b>