

APPENDIX 2

SEARs - Compliance Table



SEARs Compliance Table

Issue	Requirement	EIS and/or Appendix Reference
Key Issues		
1. Statutory Context	<ul style="list-style-type: none"> • Address all relevant legislation, environmental planning instruments (EPIs) (including drafts), plans, policies, guidelines and planning circulars. • Identify compliance with applicable development standards and provide a detailed justification for any non-compliances. • 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. • Address the requirements of any approvals applying to the site, including any concept approval, any endorsed or draft master plan, precinct plan or any recommendation from a Gateway determination. • Provide an accurate summary of the detailed assessment of the impacts of the project and integrate the findings and recommendations of technical reports into the justification and evaluation of the project as a whole. • Provide documentation that a registered community housing provider will manage the affordable housing component of the development for 15 years (after issue of Occupation Certificate). 	<p>Section 4 and 6</p> <p>Section 6 and Appendix 3 Section 3</p> <p>-</p> <p>Section 7</p> <p>Appendix 6</p>
2. Estimated Development Cost and Employment	<ul style="list-style-type: none"> • Provide the estimated development cost (EDC) of the development prepared in accordance with the relevant planning circular using the Standard Form of EDC Report. • The EDC Report must specify the EDC of the residential component of the development. • Provide an estimate of the retained and new jobs that would be created during the construction and operational phases of the development, including details of the methodology to determine the figures provided. 	<p>Appendix 5</p> <p>Appendix 5</p> <p>Appendix 5</p>
3. Design Quality	<ul style="list-style-type: none"> • Demonstrate how the development will achieve: <ul style="list-style-type: none"> ○ design excellence in accordance with any applicable EPI provisions. ○ good design in accordance with the seven objectives for good design in <i>Better Placed</i>. • Demonstrate that the development: <ul style="list-style-type: none"> ○ where required by an EPI or concept approval, or where proposed, has been subject to a competitive design process, carried out in accordance with an endorsed brief and Design Excellence Strategy; or 	<p>Section 6.4 and Appendix 9</p> <p>Appendix 34 and 34A</p>

SEARs Compliance Table

	<ul style="list-style-type: none"> ○ in all other instances, has been reviewed by the State Design Review Panel (SDRP) where required under the <i>NSW SDRP: Guidelines for Project Teams</i>. • Recommendations of the jury and Design Integrity Panel (where a competitive design process has been held) or the SDRP are to be addressed prior to lodgement. 	Appendix 34 and 34A
4. Built Form and Urban Design	<ul style="list-style-type: none"> • Explain and illustrate the proposed built form, including a detailed site and context analysis to justify the proposed site planning, design approach and application of the height and floor space bonuses under the Housing SEPP. • Demonstrate how the proposed built form (layout, height, bulk, scale, separation, setbacks, interface and articulation) addresses and responds to the context, site characteristics, streetscape and existing and future character of the locality. • Demonstrate how the building design will deliver a high-quality development, including consideration of façade design, articulation, activation, roof design, materials, finishes, colours, any signage and integration of services. • Provide an assessment of the development against the design principles for residential apartment development set out in Schedule 9 of the Housing SEPP and the Apartment Design Guide (ADG). This should include a table which demonstrates how each dwelling (including affordable dwellings) performs against the ADG design criteria. • Assess how the development complies with the relevant accessibility requirements. • Provide a floorplan outlining the gross floor area and units that are dedicated as affordable housing. 	<p>Section 6.7 and Appendix 9</p> <p>Section 6.7 and Appendix 9</p> <p>Appendix 8 and 9</p> <p>Appendix 8 and 9</p> <p>Section 6.17 and Appendix 15</p> <p>Appendix 8</p>
5. Environmental Amenity	<ul style="list-style-type: none"> • 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, comparing the proposed development, existing situation and a development with no bonuses applied. 	<p>Section 6.9, 6.11, 6.12, 6.13, 6.18 and Appendix 9</p> <p>Section 6.8, 6.10, 6.12, 6.13, 6.14, 6.15, 6.19, 6.23 and Appendix 9</p> <p>Appendix 9</p>
6. Visual Impact	<ul style="list-style-type: none"> • Provide a visual analysis of the development from key viewpoints, including photomontages or perspectives showing the proposed and likely future development. 	Section 6.8 and Appendix 22

SEARs Compliance Table

	<ul style="list-style-type: none"> 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. 	Appendix 22
7. Public Space	<ul style="list-style-type: none"> Demonstrate how the development maximises the amount, 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. Demonstrate how the development: <ul style="list-style-type: none"> ensures that public space is welcoming, attractive and accessible for all. maximises permeability and connectivity. maximises the amenity of public spaces in line with their intended use, such as through adequate facilities, solar access, shade and wind protection. maximises street activation. minimises potential vehicle, bicycle and pedestrian conflicts. Address how Crime Prevention through Environmental Design (CPTED) principles are to be integrated into the development, in accordance with <i>Crime Prevention and the Assessment of Development Applications Guidelines</i>. 	<p>Section 6.16 and Appendix 31</p> <p>Section 6.7, 6.10, 6.14, 6.16 and 6.17</p> <p>Appendix 31</p>
8. Trees and Landscaping	<ul style="list-style-type: none"> Assess the number, location, condition and significance of trees to be removed and retained and note any existing canopy coverage to be retained on-site. Provide a detailed site-wide landscape plan, that: <ul style="list-style-type: none"> details the proposed site planting, including location, number and species of plantings, heights of trees at maturity and proposed canopy coverage (as a percentage of the site area). provides evidence that opportunities to retain significant trees have been explored and/or informs the plan. 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 <i>Greener Places</i> and having regard to any bush fire risk. 	<p>Section 3.1.9, 6.18, Appendix 10 and 17</p> <p>Appendix 10</p>
9. Ecologically Sustainable Development (ESD)	<ul style="list-style-type: none"> Identify how ESD principles (as defined in section 193 of the EP&A Regulation) are incorporated in the design and ongoing operation of the development. Demonstrate how the development will meet or exceed the relevant industry recognised building sustainability and environmental performance standards. 	<p>Section 3.1.15, 6.21 and Appendix 19</p> <p>Appendix 18 and 19</p>

SEARs Compliance Table

	<ul style="list-style-type: none"> • Provide a Surface and Groundwater Impact Assessment that assesses potential impacts on: <ul style="list-style-type: none"> ○ surface water resources (quality and quantity) including related infrastructure, hydrology, dependent ecosystems, drainage lines, downstream assets and watercourses. ○ groundwater resources in accordance with the relevant <i>Groundwater Guidelines</i>. 	Appendix 12
14. Water Management	<ul style="list-style-type: none"> • Provide an Integrated Water Management Plan for the development that: <ul style="list-style-type: none"> ○ is prepared in consultation with the local council and any other relevant drainage or water authority. ○ outlines the water-related servicing infrastructure required by the development (informed by the anticipated annual and ultimate increase in servicing demand) and evaluates opportunities to reduce water demand (such as recycled water provision). ○ details the proposed drainage design (stormwater and wastewater) for the site including any on-site treatment, reuse and detention facilities, water quality management measures and nominated discharge points. ○ demonstrates compliance with the local council or other drainage or water authority requirements and avoids adverse downstream impacts. • Where drainage infrastructure works are required that would be handed over to the local council, or other drainage or water 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 of, the local council or other drainage or water authority. 	Section 6.26 and Appendix 21 Section 6.26 and Appendix 21
15. Flood Risk	<ul style="list-style-type: none"> • Identify the flood planning level as set out in the relevant council LEP or SEPP and identify any: • Flood risks on site having regard to the adopted flood studies <ul style="list-style-type: none"> ○ The potential effects of climate change, and ○ Any relevant provisions of the NSW Flood Risk Management Manual. • Where development is occurring on flood prone land a flood impact and risk assessment (FIRA) must be prepared having regard to the Flood Impact and Risk Assessment Guideline – LU01 (FIRA guide). When determining the scope and category of the FIRA the requirements outlined in the FIRA guide must be considered. • Detail any flood risk management measures that are to be incorporated as part of the development having regard to relevant guidelines (including any design solutions, flood modification measures, property modification measures, operational procedures or Flood Emergency Response Plan).Detail any flood risk management measures that are to be incorporated as part of the development having regard to relevant guidelines (including any design solutions, flood modification measures, property modification measures, operational procedures or Flood Emergency Response Plan). 	Section 6.27 and Appendix 21 Appendix 21 Not Applicable Not Applicable

SEARs Compliance Table

16. Contamination and Remediation	<ul style="list-style-type: none"> 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. 	Section 3.1.6, 6.24, Appendix 11, 11A and 12
17. Waste Management	<ul style="list-style-type: none"> Identify, quantify and classify the likely waste streams to be generated during construction and operation. Provide the measures to be implemented to manage, reuse, recycle and safely dispose of this waste in accordance with any council waste management requirements Identify appropriately sited waste storage areas, collection access paths/roads, and appropriate servicing arrangements for the site. If buildings are proposed to be demolished or altered, provide a hazardous materials survey. 	<p>Section 6.28 and Appendix 29</p> <p>Section 6.28 and Appendix 29</p> <p>Section 6.28 and Appendix 29</p> <p>Not Applicable</p>
18. Aboriginal Cultural Heritage	<ul style="list-style-type: none"> Where there is known, or reasonably likely, to be Aboriginal cultural heritage on or near the site demonstrate that impacts have been adequately investigated and assessed by: <ul style="list-style-type: none"> Identifying that an appropriate prior planning process has already considered these impacts, e.g. a rezoning or development application, or Providing an initial assessment of the potential impacts If potential impacts are significant, provide an Aboriginal Cultural Heritage Assessment Report (ACHAR) which: <ul style="list-style-type: none"> Identifies, describes and assesses any impacts to Aboriginal cultural heritage sites or values associated with the site. Is prepared in accordance with relevant guidelines. 	Section 6.22 and Appendix 13
19. Environmental Heritage	<ul style="list-style-type: none"> 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. 	Section 6.22 and Appendix 23
20. Social Impact	<ul style="list-style-type: none"> Provide a Social Impact Assessment that: <ul style="list-style-type: none"> is prepared in accordance with the Social Impact Assessment Guidelines for State Significant projects. Is targeted and proportionate to the project's context and likely impacts. 	Section 6.29 and Appendix 32
21. Infrastructure Requirements and Utilities	<ul style="list-style-type: none"> In consultation with relevant service providers: <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 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. 	Section 6.30 and Appendix 30

SEARs Compliance Table

	<ul style="list-style-type: none"> ○ 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. 	
22. Bush Fire Risk	<ul style="list-style-type: none"> • If the development is on mapped bush fire prone land, or a bush fire threat is identified on or adjoining the site, provide a bush fire assessment that details proposed bush fire protection measures and demonstrates compliance with Planning for Bush Fire Protection. 	Not Applicable
23. Aviation	<ul style="list-style-type: none"> • If the development proposes a helicopter landing site (HLS), assess its potential impacts on the flight paths of any nearby airport, airfield or HLS. • If the site contains or is adjacent to a HLS, assess the impacts of the development on that HLS. 	Not Applicable Not Applicable
24. Construction, Operation and Staging	<ul style="list-style-type: none"> • If staging is proposed, provide details of how construction and operation would be managed and any impacts mitigated. 	Not Applicable
25. Contributions and Public Benefit	<ul style="list-style-type: none"> • Address the requirements of any relevant contribution plan(s), 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. 	Section 6.4.3, 6.6 and Appendix 35 Not Applicable
26. Engagement	<ul style="list-style-type: none"> • 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: <ul style="list-style-type: none"> ○ the relevant Department assessment team. ○ any relevant local councils. ○ any relevant agencies. ○ if the development would have required an approval or authorisation under another Act but for the application of s 4.41 of the EP&A Act or requires an approval or authorisation under another Act to be applied consistently by s 4.42 of the EP&A Act, the agency relevant to that approval or authorisation. 	Section 5 and Appendix 33, 36 and 36A
Additional Assessment Requirements		
	<ul style="list-style-type: none"> • Details of consultation with Burwood Council regarding provision community infrastructure or, if agreed by Council, a monetary contribution to satisfy requirements of clause 4.4A of the Burwood Local Environmental Plan 2012. 	Section 5, Appendix 33, 35, 36 and 36A