

APPENDIX A
SEARS TABLE

SEARs COMPLIANCE TABLE		
Issue and Assessment Requirements	Reference in the EIS	Technical Documentation
1. Statutory and Strategic Context		
Details of any proposed consolidation or subdivision of land	Section 4	Appendix P
A detailed description of the history of the site, including the relationship between the proposed development and all development consents and approved plans previously and/or currently applicable to the site	Section 2.2 Section 2.3	Appendix PP
Demonstration that the proposal is consistent with all relevant planning strategies, environmental planning instruments, adopted precinct plans, draft district plan(s) and adopted management plans and justification for any inconsistencies. This includes, but is not limited to: ▪ State Environmental Planning Policy (Biodiversity and Conservation) 2021 ▪ State Environmental Planning Policy (Industry and Employment) 2021 ▪ State Environmental Planning Policy (Planning Systems) 2021 ▪ State Environmental Planning Policy (Resilience and Hazards) 2021 ▪ State Environmental Planning Policy (Sustainable Buildings) 2022 ▪ State Environmental Planning Policy (Transport and Infrastructure) 2021 ▪ State Environmental Planning Policy (Western Parkland City) 2021 ▪ Future Transport Strategy 2056 ▪ Western Sydney Aerotropolis Plan ▪ Western Sydney Aerotropolis Precinct Plan (WSA Precinct Plan) ▪ Western Sydney Aerotropolis Development Control Plan - Phase 2 ▪ Luddenham Village Interim Strategy (October 2021) ▪ Agribusiness Vision (Western Parkland City Authority 2023)	Section 3 Section 5	Appendix B
2. Suitability of the Site		
A detailed justification for the proposal and site suitability having regard to any potential environmental impacts, permissibility, strategic context and existing site constraints.	Section 3.4 Section 5.2 Section 8	The entire EIS
Consideration of the interface between residential uses within Luddenham Village and the likely future land uses.	Section 7.2 Section 7.3	Appendix PP
Consideration of development sequencing and staging of supporting infrastructure, noting the site is identified as a third priority area in the WSA Precinct Plan.	Section 4.15 Section 7.1 Section 7.11	Appendix DD
3. Community and Stakeholder Engagement		



SEARs COMPLIANCE TABLE		
Issue and Assessment Requirements	Reference in the EIS	Technical Documentation
A community and stakeholder engagement strategy consistent with the Department's Undertaking Engagement Guidelines for State Significant Projects for all stages of the development, including (but not limited to):	Section 6 Section 7.19	Appendix C Appendix MM
▪ details of how issues raised, and feedback provided during engagement activities have been considered and responded to in the development.		
▪ details of the proposed approach to future community and stakeholder engagement based on the results of consultation.		
4. Subdivision and Civil Design		
Civil design plans that provide details of cut and fill volumes, existing and proposed site levels, retaining walls and road design, demonstrating consideration of the Connecting with Country Framework (2023) and landscape-led design	Section 7.1	Appendix O Appendix N Appendix Y
Subdivision plans that provide details of lot sizes and dimensions, the road network, road reserves and carriageways	Figure 10	Appendix P
5. Urban Design		
A design report, including:	Section 7.2	Appendix PP
▪ details of likely land uses on lots and conceptual layout of buildings with photomontages and perspectives ▪ a detailed site and context analysis to justify the proposed site planning and design approach ▪ details of design options considered during the iterative design process and demonstration that the development has been optimised to provide an integrated landscape design and minimises amenity impacts ▪ demonstration that Aboriginal culture and heritage is considered and incorporated holistically in the design proposal consistent with the NSW Government's Connecting with Country Framework and the Recognise Country Guidelines for development in the Aerotropolis (2022) (including a completed Recognise Country Response Template) ▪ details of active transport routes in accordance with CPTED principles, including details of how the proposed routes integrate with the proposed broader active transport network surrounding the site as identified in the WSA Precinct Plan.		
6. Design Quality		
A design excellence strategy, including:	Section 7.3	Appendix PP



SEARs COMPLIANCE TABLE		
Issue and Assessment Requirements	Reference in the EIS	Technical Documentation
- demonstration of how the development will achieve design excellence in accordance with the requirements of Part 4.5 of the Western Parkland City SEPP, objectives for good design (of the built environment) in Better Placed (Government Architect NSW, 2017), the Western Sydney Aerotropolis Development Control Plan – Phase 2 (WSA DCP) and recommendations from the SDRP - Demonstration of how the proposed development has been informed by the outcomes of the reviews carried out prior to lodgement by the State Design Review Panel (SDRP). - consideration of the Connecting with Country Framework (2023) including early engagement with Traditional Owners.		Appendix Q
7. Landscaping		
A detailed site-wide landscape plan, including:	-	Appendix GG
An arborist report, tree protection plan and vegetation management plan	Section 7.4	Appendix H
Detailed plans showing suitable landscaping which incorporates endemic species, heights of trees at maturity and proposed canopy coverage and location of trees to be removed and retained.	Section 7.5	Appendix GG
Demonstration of how the development would contribute to the long-term landscape setting in respect of the site and streetscape, contribute to the objective of increased urban tree canopy cover, mitigate the urban heat island effect and maximise opportunities for green infrastructure consistent with Greener Places and having regard to any bush fire risk.	Section 7.5	Appendix GG
Demonstration of consistency with the Western Sydney Aerotropolis Landscape Species List to minimise wildlife attraction risk.	Section 7.5 Section 7.15	Appendix GG Appendix SS Appendix TT
8. Soils		
A description of and assessment of potential impacts on soil resources and riparian land on and near the site, including soil erosion, salinity and acid sulfate soils.	Section 7.6	Appendix AA Appendix O
Description of the proposed erosion and sediment controls during construction		Appendix O Appendix R
A geotechnical assessment that provides a comprehensive analysis of the development capability of the site.		Appendix AA
9. Agricultural Land		



SEARs COMPLIANCE TABLE		
Issue and Assessment Requirements	Reference in the EIS	Technical Documentation
- A Land Use Conflict Risk Assessment prepared in accordance with the Department of Primary Industry (DPI) Land Use Conflict Risk Assessment Guide (2011) - An assessment of biosecurity risks that outlines the likely risks to plants, animals, and the community and details of any proposed mitigation measures in accordance with the DPI's Managing biosecurity risks in land use planning and development guide (2020).	Section 7.7	Appendix FF Appendix L
10. Traffic and Transport		
A quantitative transport impact assessment prepared in accordance with the Transport for NSW Guide to Transport Impact Assessment (GTIA) and Austroads guidelines, that includes: - consideration of all deliverables and actions for construction and operation of the development in Appendix E – Scoping checklist of the GTIA - an estimate of trip generation, mode split, arrival/departure profiles and trip distribution for potential future land uses using the benchmarking method - an assessment of cumulative traffic impact on road performance and safety implications at key intersections using an appropriate modelling framework (including the consideration of existing base case, future base case and project case scenarios) - an assessment of potential impacts on the Outer Sydney Orbital corridor, including details of consultation outcomes with the TfNSW Corridor Protection Team - details of how the proposed development connects to adjoining sites to facilitate their future development for their intended purposes - plans demonstrating how all vehicles likely to be generated during construction can be accommodated on the site to avoid queuing in the street network - details and plans of any proposed internal road network and access points - swept path diagrams for the largest vehicles manoeuvring through site access points, internal roads, hardstand areas and nearby intersections (where necessary) - details of road upgrades, traffic control measures, new roads or access points required for the development if necessary (including approval-in-	Section 7.8	Appendix OO



SEARs COMPLIANCE TABLE		
Issue and Assessment Requirements	Reference in the EIS	Technical Documentation
principle from the relevant road authority, where relevant) a Draft Construction Traffic Management Plan detailing the likely trip generation, construction vehicle routes, access and parking arrangements and measures to mitigate any construction traffic and parking impacts.		
11. Water Management		
An integrated water management strategy, including: - details of the proposed interim and ultimate stormwater/wastewater drainage design including naturalised open trunk drainage, the capacity of onsite detention system(s), onsite sewage management and measures to treat, reuse or dispose of water, consistent with the requirements of the Western Sydney Aerotropolis Development Control Plan – Phase 2 and the Blue Green Infrastructure framework of the WSA Precinct - details of how the proposed stormwater drainage system will connect to Sydney Water’s regional stormwater system, including details of any interim solution, consistent with the Department’s Technical guidance for achieving Wianamatta–South Creek stormwater management targets (2022) for both construction and operational phases and any relevant stormwater requirements in the Draft Scheme for Infrastructure Design Guideline (2024) - where water and drainage infrastructure works are required that would be handed over to the local council, or Sydney Water, provide full hydraulic details and detailed civil 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 - evidence of the outcomes of consultation with Sydney Water regarding the realignment of stormwater infrastructure as identified in the WSA Precinct Plan and Western Parkland City SEPP, including evidence of in principle support - an assessment of potential surface and groundwater impacts (both quality and quantity) associated with the development, including potential impacts on watercourses, riparian areas, waterfront land, groundwater, and groundwater-dependent communities nearby in accordance with relevant water quality guidelines and the NSW DCCEEW-Water Groundwater Toolkit	Section 7.9	Appendix EE Appendix PP Appendix BB Appendix DD Appendix CC



SEARs COMPLIANCE TABLE		
Issue and Assessment Requirements	Reference in the EIS	Technical Documentation
- a surface water discharge assessment in accordance with relevant EPA guidelines that provides characterisation of water quality at the point of discharge against the relevant water quality criteria using a MUSIC water quality model - details of any surface or groundwater mitigation, management and monitoring activities and methodologies.		
12. Flooding		
A flood impact risk assessment (FIRA) in accordance with the Flood risk management guideline LU01 - Flood impact and risk assessment (2023). The FIRA must: - identify any flood risk on-site (mainstream and overland) having regard to adopted flood studies, the potential effects of climate change, and any relevant provisions of the NSW Flood Risk Management Manual (2023). - addresses the relevant provisions contained within the Aerotropolis Phase 2 DCP (Section 2.5.1 – Flood Management). - 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 - identify flood behaviour, flood constraints and risks on the site and adjoining areas including the potential impacts of climate change for the full range of events up to and including the probable maximum flood (PMF) event. - include details of proposed management measures to minimise the impacts of flooding on the development and flood risk to the community. - detail an emergency management and response strategy for local catchment (and/or overland) and mainstream flooding.	Section 7.10	Appendix Z
13. Infrastructure Requirements		
An infrastructure delivery, management and staging plan that includes: - details of the existing capacity of the site to service the proposed development and any extension or augmentation, property tenure or staging requirements for the provision of utilities, including arrangements for electrical network requirements (including any electrical substation/s and on-site switch yard/s), drinking water, wastewater and recycled water - demonstration that satisfactory arrangements for drinking water, wastewater and recycled water	Section 7.11	Appendix DD Appendix R



SEARs COMPLIANCE TABLE		
Issue and Assessment Requirements	Reference in the EIS	Technical Documentation
(where required) services have been made, including details of consultation outcomes with Sydney Water - a description of how any upgrades to infrastructure, including roads, will be co-ordinated, funded and delivered on time and be maintained to facilitate the development in the context of the planned delivery of infrastructure in the Western Sydney Aerotropolis - identification of any existing infrastructure or easements on or off the site which may be impacted by construction or operation of the development and details of measures to be implemented to address any impacts.		
14. Contamination		
A site contamination assessment in accordance with the Managing Land Contamination Planning Guidelines: SEPP 55 – Remediation of Land (DUAP, 1998), including: - characterisation of the nature and extent of any contamination on the site and surrounding area. - a Detailed Site Investigation (DSI) and a Remedial Action Plan, if the Preliminary Site Investigation indicates contamination is present and a DSI is required. - details of any current development application or consent to remediate the site, including any approved Remedial Action Plan. - demonstration that the site can be made suitable for the proposed development.	Section 7.12	Appendix KK Appendix V
15. Noise and Vibration		
A quantitative noise and vibration impact assessment undertaken by a suitably qualified acoustic consultant in accordance with the relevant Environment Protection Authority guidelines and Australian Standards which includes: - the identification of impacts associated with construction works and traffic generation at noise affected sensitive receivers. - details and analysis of the effectiveness of proposed management and mitigation measures to adequately manage identified impacts, including a clear identification of residual noise and vibration following application of these mitigation measures and details of any proposed compliance monitoring programs.	Section 7.13	Appendix S
16. Bush Fire		



SEARs COMPLIANCE TABLE		
Issue and Assessment Requirements	Reference in the EIS	Technical Documentation
A bush fire assessment report that addresses the aims and objectives of Planning for Bushfire Protection 2019, and includes: ▪ details of proposed operational access for emergency services personnel ▪ details of emergency and evacuation arrangements for occupants/visitors ▪ a Bush Fire Emergency Management and Evacuation Plan prepared in accordance with relevant RFS guidance.	Section 7.14	Appendix M
17. Airport Safeguarding		
An aviation impact assessment, including: ▪ an assessment of the potential impact of the proposed development on the Western Sydney International (Nancy-Bird Walton) Airport operations	Section 7.15	Appendix F
▪ wildlife hazard assessment and wildlife management plan		Appendix SS Appendix TT
▪ consideration of related matters in the Aviation Safeguarding Guidelines – Western Sydney Aerotropolis and surrounding areas, State Environmental Planning Policy (Precincts - Western City Parkland) 2021 and the National Airports Safeguarding Framework, including (but not limit to) public safety, wildlife hazards, lighting, wind shear and the prescribed airspace.		Appendix F Appendix HH
18. Aboriginal Cultural Heritage		
An Aboriginal Cultural Heritage Assessment Report (ACHAR) prepared in accordance with the Code of Practice for Archaeological Investigation in NSW (DECCW 2010), and guided by the Guide to Investigating, Assessing and Reporting on Aboriginal Cultural Heritage in New South Wales (OEH 2011). The ACHAR must: ▪ identify, describe and assess impacts on the Aboriginal cultural heritage values that exist across the development site ▪ provide evidence and details of consultation with Aboriginal people in accordance with the Aboriginal Cultural Heritage Consultation Requirements for Proponents (DECCW 2010) ▪ include results of a surface survey and any test excavations and an unexpected finds protocol.	Section 7.16	Appendix E
19. Non-Aboriginal Cultural Heritage		
A non-Aboriginal cultural heritage assessment (including both cultural and archaeological significance) which must detail potential impacts on heritage assets and any proposed management and mitigation measures.	Section 7.17	Appendix NN



SEARs COMPLIANCE TABLE		
Issue and Assessment Requirements	Reference in the EIS	Technical Documentation
20. Biodiversity		
An assessment of the proposal's biodiversity impacts in accordance with the Biodiversity Conservation Act 2016, including: - identification of 'certified urban capable' and 'excluded' land as defined by State Environmental Planning Policy (Biodiversity and Conservation) 2021 and the Cumberland Plain Conservation Plan - the preparation of a Biodiversity Development Assessment Report (BDAR) where required under the BC Act for development on 'excluded' land, except where a waiver for preparation of a BDAR has been granted.	Section 7.18	Appendix J Appendix I Appendix K
21. Air Quality		
An assessment of the potential air quality (including dust) impacts of the development construction on surrounding landowners, businesses and sensitive receptors, in accordance with relevant Environment Protection Authority guidelines, including details of proposed mitigation, management and monitoring measures.	Section 7.20	Appendix G
22. Ecologically Sustainable Development		
Identification of how ESD principles (as defined in section 193 of the EP&A Regulation) are incorporated in the design and ongoing operation of the development.	Section 7.21 Section 8.1	Appendix W
Planning Agreement/Development Contributions		
Include consideration of any applicable State and local development contributions, such as the Western Sydney Aerotropolis Special Infrastructure Contribution, Housing and Productivity Contribution and/or draft contributions plan(s) for the Western Sydney Aerotropolis, and/or details of any Planning Agreement required should a contributions plan not be in place.	Section 7.22	

