

APPENDIX 2

SEARs – Compliance Table



SEARs Compliance Table

Issue	Requirement	EIS 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. 	<p>Section 4 and 6</p> <p>Appendix 3, 5 and 6</p> <p>Section 3</p> <p>Section 2</p> <p>Section 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. 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>Section 6.5.1</p> <p>Appendix 7</p> <p>Section 6.5.2</p> <p>Appendix 7</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 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. 	<p>Section 2.1.9 and Appendix 9</p> <p>Appendix 40</p> <p>Section 6.6.1 and Appendix 9 and 40</p>

SEARs Compliance Table

<p>4. Built Form and Urban Design</p>	<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 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, 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, roof design, materials, finishes, colours, any signage and integration of services. • Assess how the development complies with the relevant accessibility requirements. 	<p>Section 6.7 and Appendix 9</p> <p>Section 6.7 and Appendix 9</p> <p>Appendix 8 and 9</p> <p>Appendix 12</p>
<p>5. Environmental Amenity</p>	<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) at hourly intervals between 9am and 3pm, when compared to the existing situation and a compliant development (if relevant). 	<p>Section 6.8 and Appendix 9</p> <p>Section 6.8 and Appendix 9</p> <p>Appendix 8</p>
<p>6. Visual Impact</p>	<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. • 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. 	<p>Section 6.9 and Appendix 14</p> <p>Appendix 14</p>
<p>7. Public Space</p>	<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. 	<p>Section 6.10 and Appendix 9</p> <p>Section 6.8.2, 6.10, 6.11 and 6.13</p>

SEARs Compliance Table

	<ul style="list-style-type: none"> ○ 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>. 	Appendix 15
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 3.2.3 and 6.11 and Appendix 16 and 17</p> <p>Appendix 17</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. • 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. • If Chapter 3 of SEPP (Sustainable Buildings) 2022 applies: <ul style="list-style-type: none"> ○ demonstrate how the development has been designed to address the provisions set out in Chapter 3.2(1). ○ provide a NABERS Embodied Emissions Material Form to disclose the amount of embodied emissions attributable to the development in accordance with section 35BA of the EP&A Regulation. ○ provide a net zero statement (as defined in section 35C of the EP&A Regulation) that includes: <ul style="list-style-type: none"> ▪ evidence of how the development will either be fossil fuel-free after the occupation of the development commences or transition to be fossil fuel-free by 1 January 2035. ▪ details of any renewable energy generation and storage infrastructure implemented and any passive and technical design features that minimise energy consumption. 	<p>Section 3.2.15 and 6.12 and Appendix 18</p> <p>Appendix 18 and 19</p> <p>Appendix 18, 19 and 20</p>

SEARs Compliance Table

	<ul style="list-style-type: none"> ▪ estimations of annual energy consumption for the building and amount of emissions relating to energy use in the building (if information is available). 	
10. Traffic, Transport and Accessibility	<ul style="list-style-type: none"> ○ Provide a transport and accessibility impact assessment, which includes: <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 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. ○ 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 the relevant standards. ○ measures to promote sustainable travel choices for employees 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 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. 	<p>Sections 6.13, 6.29 and Appendix 21, 22 and 23</p> <p>Section 6.29 and Appendix 22</p>
11. Biodiversity	<ul style="list-style-type: none"> • 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. • If the development is on biodiversity certified land, provide information to identify the site (using associated mapping) and demonstrate the proposed development is consistent with the relevant biodiversity measure conferred by the biodiversity certification. 	<p>Section 6.2.3 and 6.14 and Appendix 24</p> <p>Not Applicable</p>

SEARs Compliance Table

12. Noise and Vibration	<ul style="list-style-type: none"> 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. 	Section 6.15 and Appendix 25
13. Ground and Water Conditions	<ul style="list-style-type: none"> Assess potential impacts on soil resources and related infrastructure and riparian lands on and near the site, including soil erosion, salinity and acid sulfate soils. 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>. 	Section 6.17 and Appendix 26 and 27
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 6.18 and Appendix 28 Not Applicable
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 <i>Flood Impact and Risk Assessment Guideline – LU01</i> (FIRA guide). When determining the scope and category of the FIRA the requirements outlined in the FIRA guide must be considered. 	Section 6.19 and Appendix 28 Not Applicable Not Applicable

SEARs Compliance Table

	<ul style="list-style-type: none"> 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). 	Not Applicable
16. Hazards and Risks	<ul style="list-style-type: none"> Where there are dangerous goods and hazardous materials associated with the development provide a preliminary risk screening in accordance with Chapter 3 of SEPP (Resilience and Hazards) 2021. Where required by SEPP (Resilience and Hazards) 2021, provide a Preliminary Hazard Analysis prepared in accordance with Hazardous Industry Planning Advisory Paper No.6 – Guidelines for Hazard Analysis and Multi-Level Risk Assessment. If the development is adjacent to or on land in a pipeline corridor, report on consultation outcomes with the operator of the pipeline, and prepare a hazard analysis. 	Not Applicable
17. 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 6.2.4 and 6.21 Appendix 29
18. 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. 	Section 6.22 and Appendix 30
19. Aboriginal Cultural Heritage	<ul style="list-style-type: none"> Provide an Aboriginal Cultural Heritage Assessment Report (ACHAR) prepared in accordance with relevant guidelines, identifying, describing and assessing any impacts to any Aboriginal cultural heritage sites or values associated with the site. 	Section 6.23 and Appendix 31
20. 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 6.24 and Appendix 32
21. 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 6.25 and Appendix 33

SEARs Compliance Table

22. 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. ○ 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. 	Section 6.26 and Appendix 34
23. 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. 	Section 6.27 (Not applicable)
24. 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. 	Section 6.28 and Appendix 35
25. 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. 	Section 6.29 and Appendix 22
26. 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 6.30 Not Applicable
27. 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 36

SEARs Compliance Table

Additional Assessment Requirements

Sufficiently related to the hospital use	<ul style="list-style-type: none"> The proposal seeks to facilitate the use of existing buildings at 366 and 368 Crown Street for activities associated with the Illawarra Aboriginal MEDICAL Services (IAMS). The application must include information as part of the EIS that demonstrates that the use of these buildings for the purposes of the IAMS is sufficiently related to the substantive SSD component of the application (being the expansion of the existing hospital) as per cl.2.6(2) of State Environmental Planning Policy (Planning Systems) 2021 and the State Significant Development Guidelines, dated March 2024. 	Section 6.2.1
Wollongong Health Precinct Strategy	<ul style="list-style-type: none"> The department considers that the strategic planning work undertaken by the Department as part of the Wollongong Health Precinct Strategy should be finalised prior to the submission of the subject SSD. An assessment of the development having regard to the provisions of the Wollongong Precinct Health Strategy must be provided with the EIS. 	Section 2.1.13
Clause 4.6	<ul style="list-style-type: none"> The Scoping Report indicates that the application intends on relying on cl. 4.6 of the Wollongong Local Environmental Plan 2009 (WLEP) to address non-compliances with the Height of building and Floor space ratio development standards. Given the size of the proposed variation in relation to both controls, strong concern is raised with this approach. The Department considers either a Planning Proposal or a SEPP amendment, as an outcome of the Wollongong Health Precinct Strategy to be a more appropriate to address these non-compliances. Alternatively, the proposed scale of the proposal should be reduced to more closely align with the existing WLEP development standards. 	Appendix 5 and 6
Impacts of Aviation Operations	<ul style="list-style-type: none"> Demonstrate how the development (construction, final built form impacts and operation of the development) would impact on the safe and efficient operation of the Wollongong Hospital helicopter landing site (HLS), including discussion of construction methods (cranes) and any potential impacts to helicopter flight approach and departure pathways. Provide evidence of consultation with NSW Health and other relevant representative entities regarding Wollongong Hospital HLS operations and helicopter operations, including details of any information provided by the Applicant to these representatives during consultation and the response received. Provide a detailed assessment, prepared by a suitably qualified aviation professional, in relation to the forecast impacts of the proposed construction and operation on Wollongong Hospital helicopter flight paths and related air space. 	Section 6.28 and Appendix 35 Appendix 36 Appendix 35
Noise and Vibration - impact from helicopter activities on proposed	<ul style="list-style-type: none"> Provide a noise and vibration assessment prepared in accordance with the relevant NSW Environment Protection Authority (EPA) guidelines that assess the impact of the helicopter operations associated with the Wollongong Public Hospital on both existing and future sensitive receivers (including existing and proposed hospital occupants). 	Section 6.15 and Appendix 25

SEARs Compliance Table

sensitive receivers	<ul style="list-style-type: none"> Detail the helicopter noise and vibration impacts on proposed sensitive receivers (hospital occupants), hospital operations and structures, and outline the proposed management and mitigation measures that would be implemented as part of the development. 	
Site Isolation	<ul style="list-style-type: none"> Provide evidence to demonstrate the development would not result in the unreasonable isolation of 370 Crown Street, having regard to the Land and Environment Court's planning principles regarding site isolation established in the decision <i>Karavellas v Sutherland Shire Council</i> [2004] NSWLEC 251. 	Section 3.6 and Appendix 39
Contamination	<ul style="list-style-type: none"> In relation to Contamination and Remediation, if required, provide a Remediation Action Plan (RAP) including Interim Audit Advice from an EPA-accredited Site Auditor certifying the RAP as appropriate. 	Not Applicable Appendix 29
Hazards and Risk	<ul style="list-style-type: none"> If the development is adjacent to or on land in a pipeline corridor, report on consultation outcomes with the operator of the pipeline and prepare a hazard analysis (pipeline). 	Not Applicable
Fire safety	<ul style="list-style-type: none"> Provide a report detailing compliance with Fire & Rescue NSW Fire Safety Guidelines, Position Statements (available at https://www.fire.nsw.gov.au/page.php?id=9145), and any other relevant requirements. Please contact Fire & Rescue NSW at firesafety@fire.nsw.gov.au for details of the applicable requirements. 	Not Applicable The Fire Engineer has advised that these guidelines do not apply.
Community Engagement Appendix	<ul style="list-style-type: none"> Provide a detailed community engagement table, identifying where the issues raised by the community during engagement have been addressed in the EIS Consultation Appendix Provide a consolidated list of consultation activities with relevant public agencies, authorities and Council including the following details: <ul style="list-style-type: none"> dates of consultation. the contact representative's details including name and title. information provided by the Applicant as part of the consultation. details of the information provided to the Applicant in response to the consultation. 	Appendix 36



SEARs Compliance Table		
Detailed Mitigation Appendix	<ul style="list-style-type: none">Provide a consolidated table of all detailed mitigations measures for the project (excluding any mitigation measures that are built into the physical layout and design of the project and captured in the project description). The detailed mitigation measures must include a reference to the technical or other source of the mitigation measure commitment.	Appendix 4

