



Appendix A – SEARS Table

Secretary's Environmental Assessment Requirements for SSD-87245208

Item / Description	Document Reference
Key Issues and Documentation	
1. Statutory Context ▪ 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 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. ▪ If affordable housing is being proposed, provide the name and ABN of the registered community housing provider that will be responsible for managing the affordable housing component, along with documentation confirming the provider's agreement to this responsibility.	Sections 4 and 6 of the EIS Appendix C (Statutory Compliance Table) Appendix M (CHP Letter of Intent) Appendix MM (Clause 4.6 Variation Request)

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2. Estimated Development Cost and Employment - Provide the estimated development cost (EDC) of the development prepared in accordance with the relevant planning circular using the Standard Form of EDC Report. - As applicable, the EDC Report must separately specify the EDC of: - the residential component of the development. - the tenant component of the built-to-rent development. - the seniors housing component of the development.	Section 3 of the EIS Appendix II (EDC Report)
3. Contributions and Public Benefit - Address the requirements any relevant contribution plan(s), planning agreement or EPI requiring a monetary contribution, dedication of land and/or works-in-kind agreement and include details of any proposal for further material public benefit. - Where a voluntary planning agreement is proposed, prepare a draft planning agreement in accordance with the Planning agreements – Practice note- February 2021.	N/A – no VPA sought. Standard local and Regional (HPC) contributions to be imposed as a condition of development consent.
4. Engagement - Demonstrate that engagement and consultation activities have been undertaken in accordance with the Undertaking Engagement Guidelines for State Significant Projects and identify how issues raised, and feedback received have been considered in the design of the project. - 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 must be consulted.	Section 5 of the EIS Appendix N (Engagement Outcomes Report)
5. Design Quality - Demonstrate how the development will achieve: - design excellence in accordance with any applicable EPI provisions. - good design in accordance with the seven objectives for good design in Better Placed. Demonstrate that the development:	Sections 3 and 6 of the EIS Appendix C (Statutory Compliance Table) Appendix D (Architectural Plans) Appendix E (Architectural Design Report)

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○ 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 NSW SDRP: Guidelines for Project Teams. ▪ 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.	
6. Built Form and Urban Design ▪ 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. Where relevant explain and illustrate the application of any bonuses under an EPI. ▪ If relevant, provide an assessment of the development against: ○ the design principles for seniors housing set out in Schedule 8 of State Environmental Planning Policy (Housing) 2021 (Housing SEPP) and the Seniors Housing Design Guide. ○ 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. ▪ If affordable housing is proposed, provide a floorplan outlining the gross floor area and dwellings that are provided as affordable housing.	Sections 3 and 6 of the EIS Appendix C (Statutory Compliance Table) Appendix D (Architectural Plans) Appendix E (Architectural Design Report)
7. Environmental Amenity ▪ Assess amenity impacts on the surrounding locality, including solar access, visual privacy, view loss and view sharing, as well as wind, lighting and reflectivity 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 winter solstice) at hourly intervals between 9am and 3pm, comparing the proposed development, existing situation and where applicable, a development with no bonuses applied.	Section 6.1.2 of the EIS Appendix D (Architectural Plans) Appendix E (Architectural Design Report) Given the building's moderate height (approximately 24.95 metres over seven storeys), it is not expected to give rise to notable wind effects. For reference, the Sydney DCP 2012 identifies a threshold of 45 metres for requiring detailed wind assessments, which provides a

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	suitable benchmark for this proposal. On this basis, a separate wind report has not been prepared. In relation to lighting and reflectivity, external lighting will be designed in accordance with AS 4282–2019 Control of the Obtrusive Effects of Outdoor Lighting to minimise light spill and glare. Building glazing and external finishes will achieve reflectivity levels generally less than 20%, consistent with best practice. These matters can be appropriately managed through standard conditions of consent.
8. Visual Impact - Provide a visual analysis of the development from key viewpoints, including photomontages or perspectives showing the proposed and likely future development. - If the proposal would result in significant visual impact not anticipated by the planning controls, provide a visual impact assessment that addresses the visual impacts of the development on the existing catchment.	Section 6.1.1 of the EIS Appendix HH (Visual Impact Analysis)
9. Transport - Provide a Transport Impact Assessment (TIA) in accordance with the processes and methodology recommended in the Guide to Transport Impact Assessment (GITA) published by TfNSW. - If the construction of the development would cause interruptions to regular pedestrian and transport routes (including public transport, active transport or general traffic), a preliminary Construction Traffic (or Transport) Management Plan (CTMP) should be prepared as part of the TIA to mitigate any such impacts.	Section 6.1.3 of the EIS Appendix BB (Transport Impact Assessment)
10. Noise and Vibration Provide a noise and vibration impact 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 6.1.4 of the EIS Appendix J (Noise and Vibration Impact Assessment)

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11. Water Management - Detail the proposed drainage design and servicing infrastructure to be incorporated as part of the development (stormwater and wastewater). - Demonstrate how the development complies with council's drainage requirements and identify proposed stormwater treatment and water quality management measures to minimise adverse environmental impacts.	Section 6.2.1 of the EIS Appendix AA (Integrated Water Management Plan) Appendix Z (Civil Plans)
12. Ground and Groundwater Conditions - Assess potential impacts on soil resources and related infrastructure and riparian lands on and near the site and including soil erosion. - Where required provide a Groundwater Impact Assessment in accordance with relevant Groundwater Guidelines. If the proposed development is on land identified as having high salinity or acid sulfate soil potential in an EPI provide a Salinity Management Plan or Acid Sulfate Soil Management Plan that includes appropriate management measures and strategies.	Section 6.1.5 of the EIS Appendix S (Geotechnical Investigation) Appendix W (Salinity Assessment) Appendix X (Acid Sulfate Soil Assessment)
13. Contamination and Remediation In accordance with Chapter 4 of the State Environmental Planning Policy (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 6.2.2 of the EIS Appendix T (Detailed Site Investigation) Appendix U (Remediation Action Plan) Appendix V (Hazardous Material Survey)
14. Trees and Landscaping - Provide a landscape plan, that: - 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 inform the plan. - If the proposal involves impacts to trees, provide an Arboricultural Impact assessment that assesses the number, location, condition and significance of trees to be removed and retained including: - any existing canopy coverage to be retained on-site.	Section 6.2.3 of the EIS Appendix F (Landscape Plans) Appendix G (Arboricultural Impact Assessment)

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tree root mapping, if the proposal involves significant impacts to tree protection zones of retained trees identified as being significant	
15. Ecologically Sustainable Development (ESD) - 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. - Where relevant, provide an assessment of the development against the standards for non-residential development set out in Chapter 3 of <i>State Environmental Planning Policy (Sustainable Buildings) 2022</i>.	Section 6.2.4 of the EIS Appendix C (Statutory Compliance Table) Appendix O (ESD Report) Appendix LL (Embodied Emissions Statement)
16. Biodiversity - Unless a waiver has been granted, provide a Biodiversity Development Assessment Report (BDAR) that assesses any biodiversity impacts associated with the development in accordance with the Biodiversity Conservation Act 2016 and the Biodiversity Assessment Method 2020. OR - 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.	Section 6.3 of the EIS Appendix H (BDAR Waiver Request) Appendix I (BDAR Waiver)
17. Waste Management - Provide the measures to be implemented to manage, reuse, recycle and safely dispose of waste, including 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.	Appendix 6.2.5 of the EIS Appendix CC (Operational Waste Management Plan) Appendix DD (Construction and Demolition Waste Management Plan)
18. Social Impact The EIS must consider social impacts and, should any significant social impacts be identified, a Social Impact Assessment must be prepared in accordance with the <i>Social Impact Assessment Guideline for State Significant Projects</i>.	Section 6.1.6 of the EIS Appendix FF (Social Impact Assessment Scoping Report)

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19. Flood Risk ▪ Identify the flood planning area and level as set out in the relevant EPI and other supporting documents to determine; ○ The flood extent and velocity up to the Probable Maximum Flood and risk on-site having regard to adopted flood studies and, floodplain risk management studies and plans ○ The site access and egress routes ○ the potential effects of climate change, ○ any relevant provisions of the NSW Flood Risk Management Manual, and any other relevant guidelines ▪ Where the 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 – Flood Risk Management Guide LU01. 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).	Section 6.3 of the EIS
20. Bush Fire Risk ▪ If the development is on mapped bush fire prone land, or a bush/grass 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 <i>Planning for Bush Fire Protection</i>.	Section 6.3 of the EIS
21. Aboriginal Cultural Heritage ▪ 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: ○ 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:	Section 6.2.6 of the EIS Appendix C (Statutory Compliance Table) Appendix K (Aboriginal Due Diligence Assessment)

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- Identifies, describes and assesses any impacts to Aboriginal cultural heritage sites or values associated with the site. - Is prepared in accordance with relevant guidelines.	
22. Environmental Heritage Where there is potential for direct or indirect impacts on environmental heritage, provide a Statement of Heritage Impact and Archaeological Assessment (where required), in accordance with the relevant guidelines.	Section 6.1.7 of the EIS Appendix L (European Archaeology Assessments) Appendix NN (Heritage Impact Statement) Appendix OO (Historical Archaeological Research Design and Excavation Methodology)
23. Public Space - If public space is proposed as part of the development, 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. - provides accessible public space. - 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.	Appendix D (Architectural Plans) Appendix E (Architectural Design Report) Appendix F (Landscape Plans) While there is publicly accessible spaces within the development, no land will be dedicated to the public / Government as part of the development.
24. Hazards and Risks If the development is affected by above ground dangerous goods storages from the surrounding developments and/or underground high-pressure dangerous goods pipelines in the vicinity of proposal location: Report on any consultation outcomes with operators.	Section 6.3 of the EIS

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Consider whether the development would cause these storages noncompliance with Australian Standards. Where applicable, provide a Hazard Analysis in line with relevant guidelines and planning circular.	
Additional Assessment Requirements	
Demonstrate the bonus floor space ratio (FSR) under clause 6.60D and 6.60E of the SLEP2012 can be applied to the portion of the site that accommodates the shop top housing development	Appendix C (Statutory Compliance Table) Legal advice has been submitted under separate cover to DPHI