

Appendix A – SEARs Requirements Table

The following table provides recommendation for mitigation measures in response to potential impacts identified in the EIRS.

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 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. - 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.	EIRS Section 6.1 Appendix B (Statutory Compliance Table)
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.	Appendix EE (EDC Report)

Item / Description	Document Reference
▪ 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.	
3. Contributions and Public Benefit ▪ 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 a Voluntary Planning Agreement is proposed, prepare a draft planning agreement in accordance with the Planning agreements – Practice note – February 2021.	EIRS Section 6.3 Appendix L (Open Space and Community Infrastructure Needs Assessment)
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. ○ Council consultation to include the proposed Chatswood to St Leonards Bicycle Route ○ Consult with Royal North Shore Hospital about potential interference with helicopter flight paths.	EIRS Section 7 Appendix C (Engagement Outcomes Table) Appendix GG (Engagement Outcomes Report) Appendix T (Aviation Safeguard Assessment)

Item / Description	Document Reference
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 <i>Better Placed</i>. - Demonstrate that the development: - 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.	EIRS Section 8.1. Appendix F (Design Report)
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 number of dwellings that are provided as affordable housing.	EIRS Section 3.5 and Section 8.1 Appendix F (Design Report) Appendix G (Architectural Plans) Appendix E (Survey Plan)
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.	EIRS Section 8.2 Appendix F (Design Report) Appendix AA (Pedestrian Wind Impact Assessment)

Item / Description	Document Reference
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.	Appendix CC (Visual Impact Assessment)
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.	EIRS Section 8.2.5 Appendix CC (Visual Impact Assessment)
9. Transport - Provide a Transport Impact Assessment (TIA) in accordance with the processes and methodology recommended in the Guide to Transport Impact Assessment (GITA) version 1.1 published by TfNSW, which includes the following: - Assessment aligning with the requirements outlined in GTIA Table 3.2. - Baseline for existing and future transport network conditions to inform the assessment of impacts. Include maps, illustrations and/or description of land uses and transport networks surrounding and within the development site. Detail existing and committed improvements to transport systems, identification of nearby transport facilities and evaluation of accessibility of the development by all transport modes, as well as existing road safety performance. (GTIA Section 3.3.1). - Document existing and proposed use of site (if developed), including land use type(s), scale and access arrangements for each mode (GTIA Section 3.3.1). - Document estimated trips generated by the development and mode share, deducting any trips generated by any removed uses in line with GTIA Chapter 5. Trip generation for “High public transport accessibility” should be used for the subject application. The average or benchmarking method may be used (GTIA Section 5.5.3). - Identify requirements for parking for each mode of transport (GTIA Section 8.3 & 8.5) and document number of parking spaces by mode proposed by development. Consider precinct-specific parking controls outlined in Part F – Transport and Parking Management in Willoughby DCP 2023 be adopted. See Council response dated 1 August for further details. - Assess impact of development on safety and operational efficiency for transport users of all types at the year of completion (GTIA Chapter 6), including a performance assessment for each mode of	EIRS Section 8.3 Appendix DD (Transport Impact Assessment inc Preliminary Construction Traffic Management Plan and Preliminary Green Travel Plan)

Item / Description	Document Reference
transport per GTIA Section 6.2.3 Table 6.1. Intersection level of service is only required if traffic modelling has been conducted. Consider use of previous/recent analysis if applicable. ○ Recommendations to address issues and reasonably manage potential impacts of trips generated by the proposed development on the surrounding transport network. ○ Detail the safety and functionality of the development's proposed multimodal access arrangements and internal road/parking layout, including service and parking areas for all user groups (e.g. freight and servicing, general traffic, visitor parking, disabled parking, car share and car charging), and pedestrians and cyclists. Design must address Council's waste access requirements. Any proposed shared use of the loading dock must be supported by a detailed operational plan. ○ A statement by a chartered / registered engineer for any bicycle, car, commercial vehicle or mobility parking spaces that the parking spaces comply with AS2890 and that any new or modified driveway has sufficient sight distance and appropriate dimensions for the design vehicle (refer GTIA Section 7.3.1). Swept path plans should be provided as required to demonstrate the compliance. ○ If intersection upgrades are required as a result of the development on a State Road, new or intensified access arrangements on a State Road, or new traffic signals, evidence should be provided in consultation with TfNSW regarding these initiatives and any works must be reflected in the relevant plans ○ If the site generates more than 100 additional vehicles per hour, the assessment should include SIDRA modelling of significantly impacted intersections in accordance with the Traffic Modelling Guidelines and GTIA Section 6.3. For the assessed intersections, intersection turning count and queue length data should be collected for a typical weekday morning and afternoon peak hour. Traffic signal data should be obtained from TfNSW for all traffic signals ○ A future base case should be modelled, which is based on the year of opening with background growth with the existing development plus any known approved or committed development ○ A project case should be modelled, which is based on the year of opening with background growth, the proposed development, and any proposed works ▪ 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 Management Plan (CTMP) should be prepared as part of the TIA to mitigate any such impacts ▪ A Construction Management Plan must be prepared, to consider the volume of pedestrians in this location and review other nearby projects currently in the planning stages to ensure cumulative impacts are considered.	

Item / Description	Document Reference
10. Rail Facilities ▪ Provide a Rail Impact Assessment (RIA) Report, endorsed by a TfNSW Asset Management Branch Technically Assured Organisation (TAO). The report must address how the development will comply with the following key standards accompanied by associated supporting documents as required under the applicable standard: ○ TS 02404 – Airspace & External Developments ○ TS 01717 – Development near Rail Tunnels ○ DoP Guidelines – Development Near Rail Corridors & Busy ○ Roads ○ SPC 207 – Track Monitoring ○ TfNSW – Guidelines for External and Developer-led Works Affecting Transport Assets ○ Craneage Plans ○ Stormwater & Civil Plans ○ Detailed survey plans (by a registered surveyor) showing the proposed development in relation to the rail corridor, rail assets, TAM land/easements and relevant first and second reserve zones ○ Cross sectional drawings (by a registered surveyor) showing the proposed development in relation to the rail corridor, rail assets, TAM land/easements and relevant first and second reserve zones ▪ Demonstrate consultation with TfNSW has determined the appropriate setback of the buildings from the rail corridor. ▪ Please note that Sydney Trains offers a pre-DA technical review process which can be initiated by contacting north_interface@transport.nsw.gov.au via e-mail.	Appendix K (Rail Impact Assessment)
11. Noise and Vibration ▪ 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.	EIRS Section 8.8 Appendix Z (Noise and Vibration Impact Assessment)
12. Water Management	EIRS Section 3.8 (Stormwater Management)

Item / Description	Document Reference
- 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.	Appendix M (Stormwater and Integrated Water Management Plan)
13. 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.	Appendix P (Ground Water Impact Assessment) Appendix O (Geotechnical Investigation Report)
14. Utilities - In consultation with relevant agencies, prepare a Services and Utilities Impact Assessment which: - assesses the capacity of existing services and utilities and identify any upgrades required to facilitate the development. - assesses the impacts of the proposal on existing utility infrastructure and service provider assets and describe how any potential impacts would be managed.	Appendix N (Services and Utilities Impact Assessment)
15. Contamination and Remediation 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.	EIRS Section 8.8 Appendix Q (Detailed Site Investigation)
16. 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.	EIRS Section 8.6 Appendix U (Aboriginal Cultural Heritage Assessment Report) Appendix H (Landscape Plans) Appendix J (Arboricultural Impact Assessment)

Item / Description	Document Reference
- 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. - tree root mapping. if the proposal involves significant impacts to tree-protection zones of retained trees identified as being significant	
17. 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 State Environmental Planning Policy (Sustainable Buildings) 2022.	EIRS Section 3.7, Section 8.8 Appendix HH (ESD Report) Appendix II (BASIX Certificate)
18. 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.	Appendix JJ (BDAR Waiver)
19. Waste Management - Provide the measures to be implemented to manage, reuse, recycle and safely dispose of waste, including in accordance with the requirements of the <i>Waste Management Technical Guide and Development Controls</i> by North Sydney Regional Organisation of Councils. - Identify appropriately sited waste storage areas, collection access paths/roads, and appropriate servicing arrangements for the site.	Appendix FF (Waste Management Plan)
20. Social Impact	EIRS Section 8.5 Appendix R (Social Impact Assessment)

Item / Description	Document Reference
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>.	
21. 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).	Appendix X (Flood Impact and Risk Assessment)
22. 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: - Identifies, describes and assesses any impacts to Aboriginal cultural heritage sites or values associated with the site.	Appendix U (Aboriginal Cultural Heritage Assessment Report)

Item / Description	Document Reference
Is prepared in accordance with relevant guidelines.	
23. 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.	EIRS Section 2.1 Key Site Features Appendix V (Historical Archaeological Assessment)
24. 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. - Consult Council about the proposed Chatswood to St Leonards Bicycle Route to ensure alignment and integration with future infrastructure and include details in any future Public Space Plan. For best practice design, refer to the following documents: - Cycleway Design Toolbox (2020) - Walking Space Guide (2020)	EIRS Section 8.1 Appendix G (Architectural Plans) Appendix H (Landscape Report and Plans) Appendix L (Open Space and Community Infrastructure Assessment) Appendix C (Engagement Outcomes Table) Appendix GG (Engagement Outcomes Report)
25. 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.	N/A

Item / Description	Document Reference
– Consider whether the development would cause these storages non-compliance with Australian Standards.	
• Where applicable, provide a Hazard Analysis in line with relevant guidelines and planning circular.	

Concurrent Rezoning Requirements	Document Reference
1. Rezoning proposal – Site description – Local context – Proposed development	This section shall include: – the legal description of the site – relevant maps or diagrams – full description of the proposed development. EIRS Section 4
2. Proposed Amendments – Address all relevant legislation, environmental planning instruments (EPIs) (including drafts), plans, policies, guidelines and planning circulars. – Identify compliance with applicable development standards and provide an explanation of proposed amendments. – Land application – Land use zoning – Height of buildings – Floor space ratio – Minimum allotment sizes (if applicable) – Provision of affordable housing – Site specific provisions – Development Control Plan (DCP) (if applicable)	An explanation of the provisions that are to be included in the proposed legislative changes. This section should be clearly stated and contain enough information on the proposal including but not limited to: proposed zones and/or development standards if known at this stage. EIRS Section 4

- State Environmental Planning Policies (SEPPs) - Contributions - State contributions - Local contributions	
3. Strategic and Site-Specific Merit - Regional Plans and strategies - All local strategic documents (e.g. LSPS, Housing Strategy, Industrial Lands Strategy 2036)	- The proposals demonstrated alignment with the NSW strategic planning framework or current government priority. - A proposal's demonstrated environmental, social and economic impact on the site and surrounds and ability to be accommodated within the capacity of the current and/or future infrastructure and services. EIRS Section 5
4. Relevant Issues Including, but not limited to the following: - Connecting with Country - Environmental - Flooding - Bushfire - Biodiversity - Contamination - Heritage - Social and Economic - Urban Design, including ground level and public domain interface - Affordable housing	The section shall cover off all relevant issues relating to the subject site and proposed changes. EIRS Section 8 and Section 9

- Public benefit, including improvements in access to local public open space and community facilities
- Infrastructure funding and delivery
 - Transport
 - Utilities

5. Consultation	Details of consultation undertaken with Government agencies, council or other authorities, and community consultation that is to be undertaken in relation to the proposal.	EIRS Section 7 Appendix GG (Engagement Outcomes Report)
6. Annexures – Proposed statutory maps	Include details of the existing and proposed maps, where relevant, to identify the effect of the proposed changes and the area to which it applies.	EIRS Section 4