

Appendix A - SEARs Compliance Table

SSD-96107226 and SSD-10479-MOD-7

200 Aldington Road Industrial Estate – Lot O

Requirement	EIS Section	Technical Study
Key issues		
1. Statutory Context	Section 4.0	EIS
- 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.	Section 6.0	
2. Estimated Development Cost and Employment		Appendix G
- 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.		
3. Design Quality	Section 4.0	Appendix C
- 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. - Where required by an EPI or concept approval, demonstrate that the development has been subject to a competitive design process, or reviewed by the State Design Review Panel (SDRP) where required under the NSW SDRP: Guidelines for Project Teams. Recommendations are to be addressed prior to lodgement.	Section 6.0	Appendix KK
4. Built Form and Urban Design	Section 3.0	Appendix C
Explain and illustrate the proposed built form, including a detailed site and context analysis to justify the proposed site planning and design approach.	Section 6.0	Appendix KK

Requirement	EIS Section	Technical Study
- 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. - Demonstrate how the building design will deliver a high-quality development, including consideration of façade design, articulation, materials, finishes, colours, any signage and integration of services. - Assess how the development complies with the relevant accessibility requirements.		
5. Visual Impact	Section 6.6	Appendix Z
- 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.		
6. Traffic, Transport and Accessibility	Section 3.10	Appendix I
- Provide a transport and accessibility impact assessment, which includes: - details of all traffic types and volumes likely to be generated during construction and operation, including a description of key access and haul routes. - an assessment of the predicted impacts of this traffic on road safety and the capacity of the road network, including consideration of cumulative traffic impacts on existing performance levels of nearby intersections (using industry standard modelling). - plans demonstrating how all vehicles likely to be generated during construction and operation and awaiting loading, unloading or servicing can be accommodated on the site to avoid queuing in the street network. - details and plans of any proposed internal road network, loading dock provision and servicing, on-site parking provisions, and sufficient pedestrian and cyclist facilities, in accordance with the relevant Australian Standards. - swept path analysis for the largest vehicle requiring access to the development. o details of road upgrades, infrastructure works, or new roads or access points required for the development if necessary. - Provide a Construction Traffic Management Plan detailing predicted 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.	Section 6.6	Appendix H Appendix X
7. Trees and Landscaping	Section 3.18	Appendix S Appendix NN
- Provide a detailed site-wide landscape plan, that: - identifies the number and location of trees to be removed and retained, and how opportunities to retain significant trees have been explored and/or informs the plan. - 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). - demonstrates how the proposed development would:		

Requirement	EIS Section	Technical Study
◦ 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 Greener Places and having regard to any bush fire risk.		
8. 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. • 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: - demonstrate how the development has been designed to address the provisions set out in 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.	Section 6.16	Appendix V Appendix W
9. 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 10. 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 4.0	
11. Air Quality • Identify significant air emission sources at the proposed development (during construction and operation), assess their potential to cause adverse off-site impacts, and detail proposed management and mitigation measures that would be implemented. Where air emissions during operation have the potential to cause adverse off-site impacts, provide a quantitative air quality impact assessment prepared in accordance with the relevant NSW Environment Protection Authority (EPA) guidelines.	Section 6.8	Appendix Q
12. Noise and Vibration • Provide a noise and vibration assessment prepared in accordance with the relevant 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 6.3	Appendix K

Requirement	EIS Section	Technical Study
13. Ground and Groundwater Conditions - 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: - surface water resources (quality and quantity) including related infrastructure, hydrology, dependent ecosystems, drainage lines, downstream assets and watercourses. - groundwater resources in accordance with the Groundwater Guidelines	Section 2.2 Section 6.5	Appendix L Appendix GG
14. Water Management - Provide an Integrated Water Management Plan for the development that: - 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 detention facilities, water quality management measures and nominated discharge points, on-site sewage management, and measures to treat, reuse or dispose of water. - demonstrates compliance with the local council or other drainage or water authority requirements and avoids adverse downstream impacts. - Where water and 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 2.2 Section 6.5	Appendix L
15. Flood Risk - 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 adopted flood studies - the potential effects of climate change, and - any relevant provisions of the NSW Flood Risk Management Manual. - 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 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).	Section 2.2	Appendix MM
16. Hazards and Risks	Section 4.1	Appendix T

Requirement	EIS Section	Technical Study
- 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	Section 4.3 Section 6.1 Section 6.12	
17. Contamination and Remediation	Section 4.1	
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.		
18. Waste Management	Section 6.11	Appendix AA Appendix BB
- 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 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.		
19. Aboriginal Cultural Heritage	Section 6.13	Appendix N
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.		
20. Environmental Heritage	Section 6.14	Appendix N
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.		
21. Social Impact	Section 6.15	Appendix U
- Provide a Social Impact Assessment that: - 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.		
22. Infrastructure Requirements and Utilities	Section 6.7	Appendix Y
- In consultation with relevant service providers: - 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		

Requirement	EIS Section	Technical Study
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.		
23. Bush Fire Risk • 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 6.13	Appendix CC
24. Construction, Operation and Staging • If staging is proposed, provide details of how construction and operation would be managed and any impacts mitigated.	Section 3.11 Section 6.0	Appendix II
25. 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 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 2.5	
26. Engagement • Detail engagement undertaken and demonstrate how it was consistent with the Undertaking Engagement Guidelines for State Significant Projects. Detail how issues raised and feedback provided have been considered and responded to in the project. In particular, applicants must consult with: - the relevant Department assessment team. - any relevant local councils. - any relevant agencies. o the community. - 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. - relevant to that approval or authorisation must be consulted	Section 5.0	Appendix D Appendix JJ
SEARs Cover Letter		
Consistency with Concept Proposal - Detail how the development is consistent with the approved 200 Aldington Road Industrial Estate Concept Proposal (SSD-10479, the Estate), including a detailed assessment of the potential impacts of the development against the approved Concept Proposal including, but not limited to urban design and visual impact, construction and operational traffic impacts, noise and vibration, and stormwater management.	Section 4.0 Section 6.0	
Operational Traffic – including 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	Section 6.3	Appendix I

Requirement	EIS Section	Technical Study
case and project case scenarios). This must consider traffic associated with other approved and proposed projects within the Estate and other nearby approved and proposed developments in the broader Mamre Road Precinct.		
Construction and Operational Noise – including: - a cumulative construction and operational noise impact assessment inclusive of impacts from approved and proposed developments in the Estate and the broader Mamre Road Precinct; - demonstration of compliance with the noise limits set out in Conditions A16, A16A and A17 of the SSD-10479 development consent; and - a detailed noise source inventory describing all potential noise and vibration sources during construction and operation of the development, including but not limited to external plant and equipment (including all plant and equipment required for cold storage), vehicle types (including refrigerated trucks), on-site vehicle movements (e.g., gas-powered/electric forklifts, loading/unloading activities and manoeuvring within loading areas), and on-site and off-site traffic noise. Noise levels for all plant and equipment must be supported by manufacturer specifications.	Section 6.4	Appendix K
Soils and Water – including: - an Erosion and Sediment Control Plan and a Water and Stormwater Management Plan prepared in accordance with the ‘Technical guidance for achieving Wianamatta–South Creek stormwater management targets’ (Technical Guidance) and ‘MUSIC modelling toolkit for Wianamatta–South Creek’; - detail how the proposed development is consistent with the stormwater management system for the Estate. Any updated interim arrangements must comply with the construction and operational phase stormwater management targets in Section 2.4 of the Mamre Road Precinct Development Control Plan and be in accordance with the Technical Guidance and the Mamre Road Precinct Stormwater Scheme Plan (Sydney Water May 2024); and - details of how the proposed stormwater drainage system will connect to Sydney Water’s regional stormwater system once available.	Section 2.0 Section 6.5	Appendix L Appendix LL
Urban Design and Landscaping – including: - details of how the proposal is consistent with the approved Estate and MRP DCP including, but not limited to, building height, setbacks, landscaping, site coverage, permeability and tree canopy coverage; and - a detailed urban design review of proposed changes to approved building heights, design, footprints including setbacks in the context of the entire Estate and the topography of the site, the immediate surrounds, and the wider area.	Section 6.2	Appendix KK
Hazards and Risk – assessment of hazards and risks that clearly details consideration of the operational requirements of the development, including relevant aspects of the proposed cold storage and any dangerous goods to be stored on site.	Section 6.12	Appendix T
Aboriginal Cultural Heritage – an Aboriginal Cultural Heritage assessment report (ACHAR) or justification for reliance upon any previous ACHAR undertaken for the Estate, including evidence of ongoing consultation with Registered Aboriginal Parties.	Section 6.14	Appendix N