

EIS

Project Echidna

Appendix A – SEARs Compliance Table (SSD-47320208)

Reference: SSD-47320208

Revision 1 | October 2022

This report takes into account the particular instructions and requirements of our client. It is not intended for and should not be relied upon by any third party and no responsibility is undertaken to any third party.

Job number 288255-02

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1. Appendix A – SEARs Compliance Table (SSD-47320208)

Item/ Description	Document Reference
Issue and Assessment Requirements	
1. Statutory Context	
<ul style="list-style-type: none"> Address all relevant legislation, environmental planning instruments (EPIs) (including drafts), plans, policies and guidelines. 	Chapter 4 (Statutory context)
<ul style="list-style-type: none"> Identify compliance with applicable development standards and provide a detailed justification for any non-compliances. 	This is detailed in Appendix C (Statutory compliance table)
<ul style="list-style-type: none"> If the development is only partly State significant development (SSD) declared under Chapter 2 of SEPP (Planning Systems) 2021, provide an explanation of how the remainder of the development is sufficiently related to the component that is SSD. 	The development is declared SSD, further details regarding this can be found in Section 4.3.1 of the EIS.
<ul style="list-style-type: none"> Address the requirements of any approvals applying to the site, including any concept approval or recommendation from any Gateway determination. 	Approvals applicable to the Proposal are discussed in Section 4.4 of the EIS.
2. Capital Investment Value and Employment	
<ul style="list-style-type: none"> Provide a detailed calculation of the capital investment value (CIV) of the development, prepared by a qualified quantity surveyor in accordance with planning circular <i>Calculation of Capital Investment Value</i> (PS 21-020). 	Appendix T (Cost Summary Report)
<ul style="list-style-type: none"> Provide an estimate of total power consumption and 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. 	Chapter 3 (Proposal description)
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>. 	Chapter 3 (Proposal description) and Appendix V (Design Report)
<ul style="list-style-type: none"> 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) consistent with the NSW SDRP: Guidelines for Project Teams. Recommendations are to be addressed prior to lodgement. 	Appendix V (Design Report)
4. Built Form and Urban Design	

<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. 	<p>Chapter 3 (Proposal description), Appendix B (Architectural drawings), Appendix D (Survey Plan), Appendix U (BCA Compliance Report) and Appendix V (Design Report)</p>
<ul style="list-style-type: none"> 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. 	
<ul style="list-style-type: none"> 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. 	
<ul style="list-style-type: none"> Assess how the development complies with the relevant accessibility requirements. 	<p>Appendix W (Accessibility Report)</p>
<p>5. 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. 	<p>A visual analysis of the Proposal is provided in Section 6.11.3 and 6.11.4 of this EIS.</p>
<ul style="list-style-type: none"> 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>An assessment of the visual impact is provided in Section 6.11.4 of this EIS.</p>
<p>6. Traffic, Transport and Accessibility</p>	
<ul style="list-style-type: none"> Provide a transport and accessibility impact assessment, which includes: <ul style="list-style-type: none"> details of all traffic types and volumes likely to be generated during construction and operation, including a description of key access and haul routes. 	<p>Section 6.3 of the EIS and Sections 3 and 4 of Appendix I (Traffic Impact Assessment)</p>
<ul style="list-style-type: none"> 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 at key intersections (using industry standard modelling). 	<p>Section 6.3 of the EIS and Sections 3.4 and 4.4 of Appendix I (Traffic Impact Assessment)</p>
<ul style="list-style-type: none"> 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. 	<p>Section 4.5 of Appendix I (Traffic Impact Assessment)</p>
<ul style="list-style-type: none"> 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. 	<p>Section 4.7 of Appendix I (Traffic Impact Assessment)</p>
<ul style="list-style-type: none"> swept path analysis for the largest vehicle requiring access to the development. 	<p>Appendix 1 of Appendix I (Traffic Impact Assessment)</p>

<ul style="list-style-type: none"> ○ details of road upgrades, infrastructure works, or new roads or access points required for the development if necessary. 	<p>Section 1.2 of Appendix I (Traffic Impact Assessment)</p>
<ul style="list-style-type: none"> ○ Provide a Construction Traffic Management Plan detailing predicted construction vehicle movements, 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>Section 5 of Appendix I (Traffic Impact Assessment)</p>
<p>7. Trees and Landscaping</p>	
<ul style="list-style-type: none"> ● Provide a detailed site-wide landscape plan, that: <ul style="list-style-type: none"> ○ 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. 	<p>Section 3.2 of the EIS and Appendix S (Landscape Plan) and Appendix V (Design Report)</p>
<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). 	
<ul style="list-style-type: none"> ○ 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>8. Ecologically Sustainable Development (ESD)</p>	
<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. 	<p>Sections 3 and 4 of Appendix O (ESD Report)</p>
<ul style="list-style-type: none"> ● Demonstrate how the development will meet or exceed the relevant industry recognised building sustainability and environmental performance standards. 	<p>Section 4 of Appendix O (ESD Report)</p>
<ul style="list-style-type: none"> ● 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. 	<p>Section 4 of Appendix O (ESD Report)</p>
<p>9. Biodiversity</p>	
<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. 	<p>Section 6.1 of the EIS and Appendix F (BDAR Waiver)</p>

<ul style="list-style-type: none"> • 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>N/A</p>
<p>10. Back-up Power System</p>	
<ul style="list-style-type: none"> • Provide a detailed overview of any proposed back-up power system, including the scale and capacity of the system, and any associated testing procedures (frequency and duration). 	<p>Section 3.2 of the EIS and Section 5.1 of Appendix R (Infrastructure Requirements Report)</p>
<ul style="list-style-type: none"> ○ Provide a detailed justification for the proposed back-up power system, including alternatives considered. 	
<p>11. Air Quality</p>	
<ul style="list-style-type: none"> • Provide an assessment of air quality impacts, prepared in accordance with the relevant NSW Environment Protection Authority (EPA) guidelines. The assessment must address construction works and include modelling of emissions and air pollutants from predicted operations (including testing of the back-up power system) and a peak emission and air pollutant scenario, and outline the proposed mitigation, management and monitoring measures that would be implemented. 	<p>Section 6.4 of the EIS and Appendix J (Air Quality Impact Assessment)</p>
<p>12. Noise and Vibration</p>	
<ul style="list-style-type: none"> • Provide a noise and vibration assessment prepared in accordance with the relevant EPA guidelines and Australian/International Standards. The assessment must detail construction and operational noise and vibration impacts (including testing of any back-up power system) on nearby sensitive receivers and structures, and outline the proposed mitigation, management and monitoring measures that would be implemented. 	<p>Section 6.2 of the EIS and Appendix H (Noise and Vibration Impact Assessment)</p>
<p>13. Ground and Water Conditions</p>	
<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. 	<p>Section 6.5 of the EIS and Sections 4 and 5 of Appendix K (Geotechnical Assessment), and Section 5.7 of Appendix Q (Stormwater and Flooding Report)</p>
<ul style="list-style-type: none"> • 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 <i>Groundwater Guidelines</i>. 	<p>Section 6.5 of the EIS and Sections 4 and 5 of Appendix K (Geotechnical Assessment) and Sections 5.3 and 5.4 of Appendix Q (Stormwater and Flooding Report)</p>
<p>14. Water Management</p>	

<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). ○ demonstrates compliance with the local council or other drainage or water authority requirements and avoids adverse downstream impacts. 	<p>Section 6.12 of the EIS and Sections 5.3, 5.4 and 5.6 of Appendix Q (Stormwater and Flooding Report)</p>
<ul style="list-style-type: none"> ○ 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. 	<p>Section 5.3 of Appendix Q (Stormwater and Flooding Report)</p>
<p>15. Flooding Risk</p>	
<ul style="list-style-type: none"> • Identify any flood risk on-site having regard to adopted flood studies, the potential effects of climate change, and any relevant provisions of the <i>NSW Floodplain Development Manual</i>. • 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. 	<p>Section 6.14 of the EIS and Section 4.7 of Appendix Q (Stormwater and Flooding Report)</p>
<p>16. Hazards and Risks</p>	
<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. 	<p>Section 6.6 of the EIS and Section 4 of Appendix L (Preliminary Hazards Analysis)</p>
<ul style="list-style-type: none"> • Where required by SEPP (Resilience and Hazards) 2021, provide a Preliminary Hazard Analysis prepared in accordance with <i>Hazardous Industry Planning Advisory Paper No.6 – Guidelines for Hazard Analysis</i>. 	<p>Appendix L (Preliminary Hazards Analysis)</p>
<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. 	<p>N/A</p>
<p>17. Contamination and Remediation</p>	
<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. 	<p>Section 6.14 of the EIS (Other environmental issues)</p>
<p>18. Waste Management</p>	

<ul style="list-style-type: none"> Identify, quantify and classify the likely waste streams to be generated during construction and operation. 	Section 6.9 of the EIS and Sections 3.1, 3.2 and 3.3 of Appendix P (Waste Management Plan)
<ul style="list-style-type: none"> Provide the measures to be implemented to manage, reuse, recycle and safely dispose of this waste. 	Section 6.9 of the EIS and Section 3.3 of Appendix P (Waste Management Plan)
<ul style="list-style-type: none"> Identify appropriate servicing arrangements for the site. 	Section 6.9 of the EIS and Section 3.3 of Appendix P (Waste Management Plan)
<ul style="list-style-type: none"> If buildings are proposed to be demolished or altered, provide a hazardous materials survey. 	N/A
19. Aboriginal Cultural Heritage	
<ul style="list-style-type: none"> Provide an Aboriginal Cultural Heritage Assessment Report prepared in accordance with relevant guidelines, identifying, describing and assessing any impacts for any Aboriginal cultural heritage values on the site. 	Section 6.10 of the EIS and Appendix G (ACHAR Waiver Request)
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 6.14 of the EIS (Other environmental issues)
21. Social Impact	
<ul style="list-style-type: none"> Provide a Social Impact Assessment prepared in accordance with the <i>Social Impact Assessment Guidelines for State Significant Projects</i>. 	Section 6.7 of the EIS and Appendix M (Social Impact Assessment)
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. 	Section 6.13 of the EIS and Sections 4 and 5 of Appendix R (Infrastructure Requirements Report)
<ul style="list-style-type: none"> identify any infrastructure upgrades 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. 	Section 6.13 of the EIS and Sections 5.1 to 5.4 of Appendix R (Infrastructure Requirements Report)
<ul style="list-style-type: none"> 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. 	Sections 6 and 7 of Appendix R (Infrastructure Requirements Report)
23. Bush Fire Risk	

<ul style="list-style-type: none"> If the development is on bush fire prone land, provide a bush fire assessment that details proposed bush fire protection measures and demonstrates compliance with <i>Planning for Bush Fire Protection</i>. 	Section 6.14 of the EIS (Other environmental issues)
24. 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. 	Chapter 3.2 of the EIS
25. 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. 	Section 14.3 of the EIS
<ul style="list-style-type: none"> 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. 	N/A
26. 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. 	Sections 5.4 and 5.5 of the EIS and Appendix N (Engagement Report)
<ul style="list-style-type: none"> any relevant local councils. 	Section 5.5 of the EIS
<ul style="list-style-type: none"> any relevant agencies (including the Western Parkland City Authority for development within the Western Parkland City). 	Section 5.5 of the EIS
<ul style="list-style-type: none"> the community. 	Section 5.4 of the EIS
<ul style="list-style-type: none"> 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 4.4 of the EIS