



planning consultants

## APPENDIX A

SEARs Reference Table

SSD-1718

Proposed Ancillary Works at Narrabeen North Public School in a mapped Coastal Wetlands area.

6 Namona Street North Narrabeen, Lot 3 DP 1018621

Prepared for: Department of Education  
February 2023

## Response to SEARs

This table provides a summary of where a response to the SEARs (Application SEAR 1718) issued by the Department of Planning and Environment on 9 September 2022 can be found within the Environmental Impact Statement (EIS) or accompanying documentation. The response to the SEARs and related assessment set out within this EIS concludes that all assessment requirements have been met and addressed.

Location of Response to SEARs within this EIS		
Requirement	Response within this Report	Relevant Supporting Documentation
<p><b>General Requirements</b> The Environmental Impact Statement (EIS) must meet the minimum form and content requirements in Section 190 and Section 192 of the <i>Environmental Planning and Assessment Regulation 2021</i>.</p> <p>Notwithstanding the key issues specified below, the EIS must include:</p> <ul style="list-style-type: none"> <li>• an environmental risk assessment to identify the potential environmental impacts associated with the development</li> <li>• a complete description of the development</li> <li>• summary of all options or alternatives considered and assessment of likely impacts and benefits from each</li> <li>• justification for the development</li> <li>• suitability of the site.</li> </ul>	-	-
<p>Where relevant, the assessment of key issues below, and any other significant issues identified in the risk assessment, must include:</p> <ul style="list-style-type: none"> <li>• consideration of the principles of ecologically sustainable development</li> <li>• adequate baseline data</li> <li>• consideration of the potential cumulative impacts due to other developments on the site and in the vicinity (completed, underway or proposed)</li> <li>• measures to avoid, minimise and if necessary, offset predicted impacts, including detailed contingency plans for managing any significant risks to the environment.</li> </ul>	Multiple Sections	Multiple Appendices
<p>The EIS must also be accompanied by a report prepared by a qualified quantity surveyor which provides a detailed calculation of the Capital Investment Value (CIV) of the development.</p>	Section 3.1	Provided under separate cover
<p><b>Key Issues</b> As part of the EIS assessment, the following matters must be addressed as well as the documents that form Attachment B (to the extent of any inconsistency between the below and Attachment b, the documents of Attachment B are to prevail):</p> <p><b>1. Statutory and Strategic Context</b> – including:</p> <ul style="list-style-type: none"> <li>- Address all relevant legislation, environmental planning instruments (including drafts), strategic planning documents, development control plans (DCPs), policies and guidelines including but not limited to: <ul style="list-style-type: none"> <li>○ <i>Environmental Planning and Assessment Act 1979</i></li> <li>○ <i>Coastal Management Act 2016</i></li> <li>○ <i>Biodiversity Conservation Act 2016</i></li> <li>○ Environmental Planning and Assessment Regulation 2021 (EP&amp;A Regulation)</li> <li>○ Biodiversity Conservation Regulation 2017</li> <li>○ State Environmental Planning Policy (Resilience and Hazards) 2021</li> <li>○ State Environmental Planning Policy (Transport and Infrastructure) 2021</li> <li>○ State Environmental Planning Policy (Biodiversity and Conservation) 2021</li> <li>○ Pittwater Local Environmental Plan 2014</li> <li>○ Pittwater 21 Development Control Plan</li> <li>○ Northern Beaches Local Strategic Planning Statement (Towards 2040)</li> </ul> </li> </ul>	Section 4	Appendix C

Location of Response to SEARs within this EIS		
Requirement	Response within this Report	Relevant Supporting Documentation
<ul style="list-style-type: none"> <li>○ Northern Beaches Environment and Climate Change Strategy 2040 (Protect. Create. Live)</li> <li>○ Northern Beaches Climate Change Action Plan.</li> </ul> <p>- Identify compliance with applicable developments standards/controls and provide a detailed justification for any non-compliances or inconsistencies.</p> <p>A list of any approvals that must be obtained under any other Act or legislation before the development may lawfully be carried out.</p>		
<p><b>2. Coastal wetland</b> – including:</p> <ul style="list-style-type: none"> <li>- An assessment of the proposed development potential impacts on the coastal zone and management objectives for coastal management areas within the meaning of the Coastal Management Act 2016.</li> <li>- An assessment of potential impacts on the coastal wetlands in accordance with the State Environmental Planning Policy (Resilience and Hazards) 2021.</li> <li>- A description of impacts upon and mitigation measures to protect the biophysical, hydrological or ecological integrity of the adjacent coastal wetland, as well as the quantity and quality of surface and ground water flows to and from the adjacent coastal wetland.</li> </ul>	<b>Section 6.1</b>	<b>Appendix J'</b> <b>Appendix X</b>
<p><b>3. Biodiversity and aquatic ecology</b> – including:</p> <ul style="list-style-type: none"> <li>- Assess any biodiversity impacts associated with the proposed development in accordance with the Biodiversity Conservation Act 2016 and Biodiversity Assessment Method 2020 including the preparation of a Biodiversity Development Assessment Report.</li> <li>- Consideration of section 7.6 Biodiversity of Pittwater Local Environmental Plan 2014 and section B4.4 of the Pittwater 21 Development Control Plan.</li> <li>- An assessment of the hydrology of the coastal wetland and marine vegetation in relation to the ecological and hydrological function of the wetland, including drainage through the wetland, particularly changes to the depth of standing water and any effects on survival of wetland and marine plants.</li> <li>- A detailed description of temporary and permanent impacts of the proposal with details of affected vegetation type and quality, and details of hydrological changes expected to occur in the wetland as a result of works.</li> <li>- Details of weed management during construction and operation in accordance with existing State, regional or local weed management plans or strategies.</li> <li>- A detailed description of the measures to avoid, minimise, mitigate and/or offset biodiversity impacts.</li> <li>- Details on any proposed impacts to marine vegetation (mangroves or saltmarsh) and mitigation measures to avoid and minimise impacts to marine vegetation.</li> <li>- Any unavoidable impacts to marine vegetation will require a Marine Biodiversity Offset Strategy (separate to Biodiversity Development Assessment Report offsets).</li> </ul>	<b>Section 6.2</b>	<b>Appendix J</b> <b>Appendix X</b>
<p><b>4. Trees and landscaping</b> – including:</p> <ul style="list-style-type: none"> <li>- Provide an Arboricultural Impact Assessment, prepared by a qualified Arborist (AQF Level 5) in accordance with Council's requirements (Attachment B).</li> <li>- Provide landscape plans in accordance with Council's requirements (Attachment B).</li> <li>- Assess the number, location, condition and significance of trees to be removed and retained.</li> <li>- Provide evidence that opportunities to retain trees have been explored.</li> </ul>	<b>Section 6.3</b>	<b>Appendix G</b> <b>Appendix J</b> <b>Appendix Q</b> <b>Appendix R</b>

Location of Response to SEARs within this EIS		
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<ul style="list-style-type: none"> <li>- Demonstrate how the proposed development would contribute to long term landscape setting in respect of the site and streetscape and contribute to the objective of increased tree canopy cover.</li> <li>- Any tree loss should be minimised and offset with indigenous replacements and to be shown on the landscape plan/s.</li> </ul>		
<p><b>5. Flooding</b></p> <ul style="list-style-type: none"> <li>- Identify any flood risk on-site having regard to Council and government flood studies, the potential effects of climate change, and any relevant provisions of the NSW Floodplain Development Manual and other applicable policies and guidelines.</li> <li>- Assess the impacts of the development, including any changes to flood behaviour and risk. Provide details of appropriate management and mitigation strategies to manage flood risk.</li> <li>- Address Clause 5.21 'Flood planning' of <i>Pittwater Local Environmental Plan 2014</i>.</li> </ul>	<b>Section 6.8.1</b>	<b>Appendix K</b>
<p><b>6. Soil and water</b> – including:</p> <ul style="list-style-type: none"> <li>- Documentation of erosion and sediment controls to be used in accordance with Managing Urban Stormwater Soil and Construction Volume 1, 4th Edition (2004). Refer to Council's requirements (Attachment B).</li> <li>- An assessment of potential impacts on the quality and quantity of surface and groundwater resources.</li> <li>- Assessment of the quantity and properties of all potential water pollutants and the risks they pose to the environment, including the risks posed to Water Quality Objectives in ambient waters using technical criteria derived from Australian and New Zealand Guidelines for Fresh and Marine Water Quality (ANZECC 2000).</li> <li>- Details of any proposed stormwater drainage design for the site including any on-site treatment, reuse and detention facilities, water quality measures, and the nominated discharge points.</li> <li>- Provide an assessment of salinity and acid sulfate soil impacts.</li> </ul>	<b>Section 6.9</b> <b>Section 6.17</b>	<b>Appendix H</b> <b>Appendix L</b> <b>Appendix M</b>
<p><b>7. Heritage</b> – including Aboriginal and non-Aboriginal cultural heritage:</p> <ul style="list-style-type: none"> <li>- Procedures to be followed if Aboriginal objects, including burials or skeletal material, are found at any stage of the development and include details of appropriate measures to manage unexpected finds.</li> <li>- Heritage Impact Statement prepared in accordance with relevant guidelines that considers the impact of the works upon the heritage items and includes recommendations to minimise impacts from the works.</li> <li>- The EIS/Heritage Impact Statement must detail, with reference to legislation, whether or not the development is integrated under <i>The Heritage Act 1977</i> given the state heritage item on site.</li> </ul>	<b>Section 6.11</b>	<b>Appendix F</b> <b>Appendix N</b>
<p><b>8. Utilities</b> - including</p> <ul style="list-style-type: none"> <li>- In consultation with relevant service providers prepare a services and utilities impact assessment which: <ul style="list-style-type: none"> <li>o assesses the capacity of existing services and utilities and identify any upgrades required to facilitate the development</li> <li>o assesses the impacts of the proposal on existing utility infrastructure and service provider assets and describe how any potential impacts would be managed.</li> </ul> </li> </ul>	<b>Section 6.14</b>	<b>Appendix O</b> <b>Appendix P</b>

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<b>9. Contamination</b> - including <ul style="list-style-type: none"> <li>- Assess and quantify any soil and groundwater contamination and demonstrate that the site is suitable (or will be suitable, after remediation) for the development in accordance with Chapter 4 of SEPP (Resilience and Hazards) 2021.</li> </ul>	Section 6.9	Appendix L Appendix M
<b>10. Hazards and risk</b> - including <ul style="list-style-type: none"> <li>- an assessment of the risk of bushfire including addressing the requirements of <i>Planning for Bush Fire Protection 2019</i>. Refer to NSW Rural Fire Service advice (Attachment B) for further details.</li> <li>- details of any electricity infrastructure and utilities in proximity to the site shall be accurately identified on the plans.</li> </ul>	Section 6.17	Appendix O Appendix W
<b>11. Air Quality</b> - including <ul style="list-style-type: none"> <li>- a description of all potential sources of air and odour emissions during construction.</li> <li>- documentation of the controls that will be used to manage dust emissions.</li> </ul>	Section 6.17	N/A
<b>12. Construction noise and vibration</b> – including <ul style="list-style-type: none"> <li>- Provide a noise and vibration assessment prepared in accordance with the relevant NSW Environment Protection Authority (EPA) guidelines. The assessment must detail construction and vibration impacts on nearby sensitive receivers and structures, considers noise intrusion, and outline the proposed management and mitigation measures that would be implemented.</li> </ul>	Section 6.7	Appendix I
<b>13. Construction traffic management</b> - including <ul style="list-style-type: none"> <li>- Provide a preliminary 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 bicycles networks would be managed and mitigated.</li> <li>- Identify whether there is a need for the relocation of existing stop 182 on Namona Street during construction activities and associated identification of suitable temporary bus stop location (if required).</li> </ul>	Section 6.16.2	Appendix U
<b>14. Construction waste management</b> - including <ul style="list-style-type: none"> <li>- Identify, quantify and classify the likely waste streams to be generated during construction.</li> <li>- Provide the measures to be implemented to manage, recycle and safely dispose of construction waste.</li> </ul>	Section 6.10	Appendix V
<b>Plans and Documents</b> The EIS must include all relevant plans, architectural drawings, diagrams and relevant documentation required under Part 8 of the EP&A Regulation. In addition, the EIS must include high quality files of maps and figures of the subject site and proposal.	N/A	Multiple Appendices
<b>Guidelines</b> During the preparation of the EIS you should consult the Department's Register of Development Assessment Guidelines which is available at <a href="https://www.planningportal.nsw.gov.au/major-projects/assessment/policies-and-guidelines">https://www.planningportal.nsw.gov.au/major-projects/assessment/policies-and-guidelines</a> . Whilst not exhaustive, this Register contains some of the guidelines, policies, and plans that must be taken into account in the environmental assessment of the proposed development.	Noted	N/A
<b>Consultation</b> During the preparation of the EIS, you must consult with the relevant local, State or Commonwealth Government authorities, service providers, community groups and affected landowners.  The EIS must detail how issues raised and feedback provided have been considered and responded to in the project.	Section 5	Appendix D

Location of Response to SEARs within this EIS		
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<b>Expiry Date</b> If you do not lodge a development application and EIS for the development within two years of the issue date of these SEARs, your SEARS will expire.	N/A	N/A