



Ms Kerrie Symonds
Manager – Planning
Western Parkland City Authority
Level 2, 10 Valentine Ave
Parramatta NSW 2150

6/9/2021

Dear Ms Symonds

**First Building, Bradfield City Centre (SSD-25452459)
Planning Secretary's Environmental Assessment Requirements**

Please find attached a copy of the Planning Secretary's Environmental Assessment Requirements (SEARs) for the preparation of an Environmental Impact Statement (EIS) for the First Building, Bradfield City Centre State significant development application (DA) at 215 Badgerys Creek Road, Bringelly.

The SEARs have been prepared in consultation with relevant public authorities and are based on the information you have provided to date. Their comments are attached for your information. A response from Liverpool City Council has not yet been received. A copy of its response will be provided to you when received. Please note the Planning Secretary may modify these requirements at any time.

If you do not submit a development application (DA) and EIS for the development within two years, the SEARs will expire. A written request to extend the SEARs expiry date may be made to the Planning Secretary before the expiry date.

Community Consultation

The Department wishes to emphasise the importance of effective and genuine community consultation. A comprehensive and transparent community engagement process must be implemented during the preparation of the EIS. This process must ensure that the community is provided with a good understanding of what is proposed (including a description of any potential impacts) and that they are actively engaged in issues of concern to them. **Please note, the Department will require clear evidence that this consultation has been undertaken and justification for the proposed consultation method(s) used.**

Preparing your EIS

If your EIS is submitted after 1 April 2022, it must be prepared having regard to the Department's new State Significant Development Guidelines – Preparing an Environmental Impact Statement. These guidelines and other relevant guides, including the Undertaking Engagement Guidelines for State Significant Projects are available at:

www.planning.nsw.gov.au/Policy-and-Legislation/Planning-reforms/Rapid-Assessment-Framework.

Lodging your development application (DA)

Please contact the Department at least two weeks before you propose to submit your DA and EIS. This will enable the Department to confirm the consultation and public exhibition arrangements, including format requirements for the DA and EIS. The Department will also confirm the DA fee payment arrangements for your proposal.

Please note that **your DA will not be taken to be lodged until the DA fee has been paid.**



Prior to exhibiting the application and accompanying EIS, the Department will review the document in consultation with the relevant public authorities to determine if it addresses the requirements in Schedule 2 of the Environmental Planning and Assessment Regulation 2000 (the Regulation). You will be required to submit an amended EIS if it does not adequately address these requirements.

Information needed to determine the DA fee

Your application will need to be accompanied by a Quantity Surveyor's Report supporting the estimated cost of works for your proposal. You must ensure that the information in the report is consistent with the information provided in your EIS and includes a detailed breakdown of all relevant costs.

Commonwealth Requirements

If your development is likely to have a significant impact on matters of National Environmental Significance, it will require an approval under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act). This approval would be in addition to any approvals required under NSW legislation and it is your responsibility to contact the Commonwealth Department of Agriculture, Water and the Environment to determine if an approval under the EPBC Act is required (<http://www.environment.gov.au> or 6274 1111).

If you have any questions, please contact Pamela Morales on (02) 9274 6386 or via email at pamela.morales@planning.nsw.gov.au.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Joanna Bakopanos'.

Joanna Bakopanos
Acting Director
Industry Assessments

as delegate for the Planning Secretary

Enclosed/Attached: Planning Secretary's Environmental Assessment Requirements