

Our ref: 270 Horsley Road Multi Level Warehouse (SSD-51147710)

Ms Grace Macdonald  
NSW Planning Manager  
ESR DEVELOPMENTS (AUSTRALIA) PTY LTD  
LEVEL 24 88  
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**Subject: Planning Secretary's Environmental Assessment Requirements – Industry Specific for the 270 Horsley Road Multi Level Warehouse**

Dear Ms Macdonald

Please find attached a copy of the Planning Secretary's environmental assessment requirements (SEARs) for the preparation of the Environmental Impact Statement (EIS) to support a State Significant Development Application (DA) (SSD-51147710) for a multi-level warehouse and distribution centre at 270 Horsley Road, Milperra in the City of Canterbury Bankstown local government area (LGA).

Based on the information provided in your application, industry-specific SEARs have been issued for your project.

Please contact the Department of Planning and Environment (the Department) as soon as possible if your project changes. If the changes are significant, a scoping report may be required and the SEARs may need to be re-issued. The Department may also need to consult with public authorities in accordance with Part 8 of the Environmental Planning and Assessment Regulation 2021 (EP&A Regulation).

If required, the Planning Secretary may modify your SEARs to ensure the environmental assessment of the project covers all relevant matters and is consistent with contemporary assessment practice.

**Your SEARs will expire two years from the date of issue** (or the date they were last modified) unless the Planning Secretary has granted an extension. If you would like to seek an extension, you should contact the Department at least three months prior to the expiry date.

If your development application (DA) is not submitted within two years (or by the agreed extension date), you will need to make a new application for SEARs to progress your project.

## **Additional assessment requirements**

The Department has identified assessment requirements additional to those attached. These requirements, in addition to the industry-specific SEARs, are provided below and should be taken to be the collective SEARs for the project.

- **Proposed land uses** – the EIS must include details of what types of warehouse or distribution centre uses and/or tenants may occupy the space including demonstration of how the

vehicle types, vehicle trip generation rates and on-site parking arrangements are consistent with this use.

- Consultation - the ***EIS must be informed by consultation with Transport for NSW***, including discussions regarding the capacity of the state road networks and intersections in the vicinity of the site and the ability of the surrounding roads to cater for the proposal.
- Development Standards - a Clause 4.6 request for a variation addressing all relevant matters if the development will not comply with the Floor Space Ratio requirements under Clause 4.4 of the Bankstown Local Environmental Plan 2015.

### Preparing your EIS

Your environmental impact statement (EIS) must be prepared having regard to the Department's *State Significant Development Guidelines* including the *Preparing an Environmental Impact Statement Guideline*. All relevant guides for State significant projects that are referenced in the SEARs are available at [www.planning.nsw.gov.au/Policy-and-Legislation/Planning-reforms/Rapid-Assessment-Framework](http://www.planning.nsw.gov.au/Policy-and-Legislation/Planning-reforms/Rapid-Assessment-Framework).

During the preparation of your EIS, you are required to consult with various parties, including the Department and any relevant agencies, in accordance with *the Undertaking Engagement Guidelines for State Significant Projects*. For more information, please visit the [Prepare EIS page](#) on the NSW planning portal. Agency contact details can be found at <https://www.planningportal.nsw.gov.au/major-projects/assessment/guide-agency-directory>.

You will need a Registered Environmental Assessment Practitioner (REAP) to declare that your EIS meets certain standards in relation to its completeness, accuracy, quality and clarity before it is submitted to the Department, as per Division 5 of Part 8 of the Environmental Planning and Assessment Regulation 2021. A pro forma declaration can be found in [Appendix B of the \*Preparing an Environmental Impact Statement Guideline\*](#).

### Lodging your development application (DA)

Once you submit your EIS, we will check it for completeness to confirm it addresses the requirements in Part 8 of the Environmental Planning and Assessment Regulation 2021. We will also notify you of the DA fee for your project.

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

To minimise delays, **please contact the Department at least two weeks before you submit your EIS** to confirm fee determination information and payment arrangements. This will give us sufficient time to ensure your DA fee can be determined quickly.

### 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 project. You must ensure that the information in the report is consistent with the information provided in your DA form and the Department's Planning Circular on the calculation of capital investment value, found [here](#).

If your project involves marinas, extractive industries or any subdivision of land, you must also ensure that your Quantity Surveyor's report includes a breakdown of estimated costs for any other component of your project.

### Public exhibition requirements

When you contact us regarding the applicable DA fee, we will also advise whether hard and/or electronic copies of the DA and EIS will be required for public exhibition.

### Matters of National Environmental Significance

Any development likely to have a significant impact on matters of National Environmental Significance will require approval under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act). This approval is in addition to approvals required under NSW legislation.

It is your responsibility to contact the Commonwealth Department of Climate Change, Energy, the Environment and Water to determine if you need approval under the EPBC Act (<http://www.dcceew.gov.au> or (02) 6274 1111).

Your assigned planning officer is Dave Auster. If you have any questions, please contact Dave Auster on 02 9274 6122 or at [dave.auster@dpie.nsw.gov.au](mailto:dave.auster@dpie.nsw.gov.au)

Yours sincerely,



Chris Ritchie  
Director Industry Assessments  
as delegate for the Planning Secretary