

Our ref: Grand Avenue Multi-Level Warehouse Rosehill (SSD-55522478)

Miss Alana Garrick
Development Manager
Hale Capital Development Management Pty Ltd
Suite 903, 25 Martin Place
SYDNEY NSW 2000

2 March 2023

Subject: Planning Secretary's Environmental Assessment Requirements – Industry Specific

Dear Miss Garrick

Please find attached a copy of the Planning Secretary's environmental assessment requirements (SEARs) for the preparation of the Environmental Impact Statement (EIS) for the Grand Avenue Multi-Level Warehouse Rosehill (SSD-55522478).

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.

— Strategic:

- consideration of the Camellia–Rosehill Place Strategy 2022 and any future planning proposals to arise from the strategy, including how the development will integrate with the intended mixed use nature of Grand Avenue.

— Hazards:

- a preliminary risk screening completed for the project in accordance with Applying SEPP 33 (DoP, 2011), that includes a clear indication of class, storage and handling quantities and location of all dangerous goods and hazardous materials associated with the development
 - should the development be considered as potentially hazardous, an update of the most recent land use safety study for Camellia-Rosehill precinct with consideration of proposed development must be undertaken
 - if the proposed development is not potentially hazardous, a review of the most recent land use safety study for Camellia-Rosehill precinct is required to ensure the proposed development will not increase the risk of the area to an unacceptable level.
- Consultation the EIS must be informed by consultation with the below and include details and evidence of the outcomes of consultation:
- Viva Energy, Ampol and Jemena to ensure the development would enable the existing major hazard facilities and high pressure pipelines to continue complying with the relevant regulations and associated standards
 - the Department's Metro Central (Greater Parramatta and Olympic Peninsula) team.

Preparing your EIS

Your 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 [here](#).

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 [here](#).

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 EP&A Regulation. A pro forma declaration can be found in [Appendix B of the Preparing an Environmental Impact Statement Guideline](#). For more information on the REAP Scheme, please see the REAP Guidelines and the frequently asked questions on the [Department's website](#)

Lodging your DA

Once you submit your EIS, we will check it for completeness to confirm it addresses the requirements in Part 8 of the EP&A Regulation.

To minimise delays, **please contact the Department at least two weeks before you submit your EIS** confirm the exhibition and DA fee payment arrangements.

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

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 DA fee arrangements, we will also confirm the consultation and public exhibition arrangements and will 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 Waste to determine if you need approval under the EPBC Act (<https://www.dcceew.gov.au/> or at 1800 920 528).

Should any referral to the Commonwealth result in the development being considered a controlled action under the EPBC Act, **please contact the Department for any additional requirements.**

Your assigned planning officer is Thomas Bertwistle. If you have any questions, please contact Thomas Bertwistle on 02 8275 1025 or at Thomas.Bertwistle@planning.nsw.gov.au

Yours sincerely,

A handwritten signature in black ink, appearing to read "C. Ritchie".

Chris Ritchie
Director
Industry Assessments

as delegate for the Planning Secretary

Attachment 1: Industry-specific SEARs