

Our ref: Stephen Road Multi-level Warehouse, Banksmeadow (SSD-65924461)

Ms Grace Macdonald
NSW Planning Manager
ESR Developments (Australia) Pty Ltd
Level 24, 88 Phillip Street
Sydney NSW 2000

30 January 2024

Subject: Planning Secretary's Environmental Assessment Requirements

Dear Ms Macdonald

Please find attached a copy of the Planning Secretary's environmental assessment requirements (SEARs) for the Stephen Road Multi-level Warehouse, Banksmeadow (SSD-65924461) at 49-61 Stephen Road, Banksmeadow in the Bayside local government area.

The SEARs have been prepared in consultation with relevant public authorities (see Attachment 2), based on the information you have provided to date.

Where relevant, the Planning Secretary may modify the 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 of Planning, Housing and Infrastructure (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.

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 [here](#).

During the preparation of your EIS, you are required to consult with various parties, including the Department and 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 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 DA

Once you submit your DA and accompanying 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** to confirm the 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.

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.

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 an approval under the EPBC Act is required ((02) 6274 1111 or <https://www.dcceew.gov.au/>).

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.

If you have any questions, please contact Thomas Bertwistle on 02 8275 1025 or via email at Thomas.Bertwistle@planning.nsw.gov.au.

Yours sincerely,

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

Chris Ritchie

Director

Industry Assessments

as delegate for the Planning Secretary