

Our ref: Norwest Seniors Housing (SSD-78670213)

Mr Mark Hanna
Senior Legal Counsel
Visy Dior 2 Pty Ltd
Suite 706, 275 Alfred Street,
North Sydney NSW 2060

20 December 2024

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

Dear Mr Hanna

Please find attached a copy of the Planning Secretary's environmental assessment requirements (SEARs) for the Norwest Seniors Housing development at 1 Columbia Court, Norwest (SSD-78670213).

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

Please contact the department as soon as possible if your project changes, such that consultation is required with public authorities (under Part 8 of the EP&A Regulation). Your SEARs may need to be reissued and a scoping report may also be required.

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 application 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.

Planning Proposal

The Scoping Report, prepared by Urbis dated 12 December 2024, indicates that the proposal relies on the lodgement and progression of a future planning proposal with The Hills Shire Council to amend *The Hills Local Environmental Plan 2019* (THLEP) to facilitate a significant floor space ratio (FSR) and maximum building height uplift for the site in line with the recently adopted Norwest Precinct Plan.

The Department is of the view that the planning proposal to facilitate the alternate controls for the site be progressed as soon as possible to provide certainty in proceeding with the proposal as outline in your scoping request. The Department is of the view the planning proposal must have received Gateway determination prior to the lodgement of any future State significant development (SSD) application to allow the application to progress to public exhibition.

Please update the Department on the progress of the planning proposal.

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.

1. Identity and describe any proposed uses which are ancillary to the primary purpose of the proposal, including sufficient detail to demonstrate that the nature and operation of these uses are ancillary to the seniors housing portion of the development.

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 <https://www.planning.nsw.gov.au/policy-and-legislation/planning-reforms/rapid-assessment-framework/improving-assessment-guidance>.

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*](#).

Biodiversity Development Assessment Report

Any development application that is required to be submitted with a Biodiversity Development Assessment Report must use the template available at:

<https://www.environment.nsw.gov.au/research-and-publications/publications-search/guidance-for-the-biodiversity-development-assessment-report-template>.

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 (EP&A Regulation). 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 an Estimated Development Cost (EDC) Report supporting the estimated development cost for your project. You must ensure that the information in the report is consistent with the information provided in your DA form.

Once you submit your EDC Report, we will check it for completeness against the requirements of the EP&A Regulation and the relevant Planning Circular.

If your project involves marinas, extractive industries or any subdivision of land, you must also ensure that your 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 Australian Government Department of Climate Change, Energy, the Environment and Water to determine if you need approval under the EPBC Act (<https://www.dcceew.gov.au/> or 6274 1111).

If you have any questions, please contact Tia Mills on 02 4063 6437 or via email at tia.mills@dpie.nsw.gov.au.

Yours sincerely,

A handwritten signature in dark ink, appearing to read 'AWatson'.

Amy Watson
Director
Social and Affordable Assessments
as delegate for the Planning Secretary