

Our ref: Shop top housing, 307-315 Parramatta Road (SSD-83721209)

Mr Mitchell Favalaro
Development Manager
PRASE CORPORATIONS PTY LTD
447-451
PARRAMATTA ROAD
LEICHHARDT New South Wales 2040

20 June 2025

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

Dear Mr Favalaro

Please find attached a copy of the Planning Secretary's environmental assessment requirements (SEARs) for the Shop top housing, 307-315 Parramatta Road (SSD-83721209).

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.

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. Demonstrate there is a legal arrangement in place which would facilitate the movement of the largest intended vehicle to travel across Lot 22 in DP 554304, Lot 1 in DP 797905, Lot 2 in DP 1127056, Lot 3 in DP 227326 and Lot 1 in DP 202254.

Note: Refer to Council's waste minimisation and management plan template for guidance on typical Council waste truck dimensions.

2. The environmental impact statement (EIS) must include consideration to any requirements of any DAs, endorsed or draft master plans, precinct plans or any recommendations from a Gateway determination for the Council Carpark formally referred to as Lot 22 in DP 554304, Lot 1 in DP 797905 , Lot 2 in DP 1127056, Lot 3 in DP 227326 and Lot 1 in DP 202254.
3. The EIS and architectural plans must demonstrate that the proposed widening of the northern laneway is capable of being continued to Hay Street by future development.
4. The development does not propose direct residential access into the development from Parramatta Road. Detailed justification must be provided within the design report and EIS why no access is proposed. The justification must:
 - a) Include a case study which exhibits this type of arrangement, demonstrating measures which contribute to the case studies success have been considered and incorporated into the overall design where possible.
 - b) Must demonstrate generally, alignment with key strategic documents such as but not limited to Parramatta Road Corridor Urban Transformation Strategy (PRCUTS).
5. The EIS must demonstrate how the proposed development is consistent with the ministerial declaration and the development as was described in the request for SEARs (including any components that were not SSD). Any differences must be detailed and justified.

Note: An amended ministerial declaration must be obtained where there are works occurring on lots not otherwise specified by the current ministerial declaration, such as but not limited to Lot 1 in DP 202254.

6. The EIS should include consideration to the future development potential on the adjoining lots and site isolation. Review of *Karavellas v Sutherland Shire Council* [2004] NSWLEC 251 in relation to Lots 325-327 and 297-303 Parramatta Road, Leichhardt is to be provided.
7. A Flood Impact and Risk Assessment (FIRA) must be prepared. In addition to the requirements specified by matter (19) of the attached SEARs, the FIRA must also investigate Council matter (7) from **Attachment A** and matter (12) from **Attachment B**.
8. In addition to the requirements specified by matter (10) of the attached SEARs, the Noise and Vibration Impact Assessment must also address matter (5) from **Attachment A** and matter (14) from **Attachment B**.
9. In addition to the requirements specified by matter (4) of the attached SEARs, Ambulance NSW must be consulted regarding the development's proximity to the helipad at the Royal Prince Alfred Hospital. An architectural section depicting highest point of building in Australian Height Datum (AHD) must also be submitted.

10. Respond to all matters contained within Inner West Council's response in **Attachments A and B**.

Concurrent Planning Proposal

You have indicated in your application that a concurrent planning proposal will be submitted to the department for assessment. The department has enclosed the requirements for the preparation of the planning proposal

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 Lachlan Hutton on (02) 8289 6814 or via email at lachlan.hutton@dpie.nsw.gov.au.

Yours sincerely,

A handwritten signature in blue ink, appearing to be "K T" followed by a long horizontal stroke.

Keiran Thomas

Director Housing Delivery Assessments

as delegate for the Planning Secretary