



Your ref: PAE-90896958
Our ref: DOC25/696157-3

Michelle Niles
Senior Planning Officer
Dept Planning Housing & Infrastructure

Dear Michelle,

Input into Secretary's Environmental Assessment Requirements – Concept Proposal for Mixed Use Development with Infill Affordable Housing at Kings Hill, SSD-85368982

Thank you for your Major Projects Portal request dated 14 August 2025 seeking input into the Secretary's Environmental Assessment Requirements (SEARs) for the Concept Proposal for Mixed Use Development with Infill Affordable Housing at Kings Hill. The proposed development is within the Port Stephens local government area.

The Conservation Programs, Heritage & Regulation Group (CPHR) of the NSW Department of Climate Change, Energy, the Environment and Water (DCCEEW) understands that the proposal relates to the balance of the Kings Hill Urban Release Area (URA), located within the Port Stephens local government area, and seeks to establish a master plan framework to guide the future staged delivery of residential development, affordable housing, supporting infrastructure, and environmental conservation outcomes across the site. CPHR understands that the proposal is a State Significant Development (SSD-85368982) project under the *Environmental Planning and Assessment Act 1979*.

CPHR has reviewed the document, 'August 2025 Scoping Report', dated August 2025 and has prepared Standard SEARs which are presented in **Attachment 1**. Any project-specific SEARs have been provided for this project in **Attachment 2**. Details of guidance documents are provided in **Attachment 3**.

If you have any further questions about this issue, please contact our Hunter Central Coast Planning Team at huntercentralcoast@environment.nsw.gov.au.

Yours Sincerely

Joe Thompson
Director Hunter Central Coast
Conservation Programs, Heritage & Regulation Group (CPHR)

28 August 2025

Enclosure – Attachments 1, 2 and 3

Attachment 1 - Standard Environmental Assessment Requirements

Biodiversity
1. Biodiversity impacts related to the proposed development (SSD-85368982) are to be assessed in accordance with the Biodiversity Assessment Method 2020 and documented in a Biodiversity Development Assessment Report (BDAR). The BDAR must include information in the form detailed in the <i>Biodiversity Conservation Act 2016</i> (s6.12), <i>Biodiversity Conservation Regulation 2017</i> (s6.8) and Biodiversity Assessment Method 2020. 2. The BDAR must document the application of the avoid, minimise and offset framework including assessing all direct, indirect and prescribed impacts in accordance with the Biodiversity Assessment Method 2020. 3. The BDAR must include details of the measures proposed to address the offset obligation as follows; • The total number and classes of biodiversity credits required to be retired for the development/project; • The number and classes of like-for-like biodiversity credits proposed to be retired; • The number and classes of biodiversity credits proposed to be retired in accordance with the variation rules; • Any proposal to fund a biodiversity conservation action; • Any proposal to conduct ecological rehabilitation (if a mining project); • Any proposal to make a payment to the Biodiversity Conservation Fund. If seeking approval to use the variation rules, the BDAR must contain details of the reasonable steps that have been taken to obtain requisite like-for-like biodiversity credits. 4. The BDAR must be prepared by a person accredited in accordance with the Accreditation Scheme for the Application of the Biodiversity Assessment Method Order 2017 under s6.10 of the <i>Biodiversity Conservation Act 2016</i>.
Water and soils
5. The EIS must map the following features relevant to water and soils including: a. Acid sulfate soils (Class 1, 2, 3 or 4 on the Acid Sulfate Soil Planning Map). b. Rivers, streams, wetlands, estuaries (as described in s4.2 of the Biodiversity Assessment Method). c. Wetlands as described in s4.2 of the Biodiversity Assessment Method. d. Groundwater. e. Groundwater dependent ecosystems. f. Proposed intake and discharge locations. 6. The EIS must describe background conditions for any water resource likely to be affected by the development, including: a. Existing surface and groundwater. b. Hydrology, including volume, frequency and quality of discharges at proposed intake and discharge locations.

c. Water Quality Objectives (as endorsed by the NSW Government http://www.environment.nsw.gov.au/ieo/index.htm) including groundwater as appropriate that represent the community's uses and values for the receiving waters. d. Indicators and trigger values/criteria for the environmental values identified at (c) in accordance with the ANZECC (2000) Guidelines for Fresh and Marine Water Quality and/or local objectives, criteria or targets endorsed by the NSW Government.
7. The EIS must assess the impacts of the development on water quality, including: a. The nature and degree of impact on receiving waters for both surface and groundwater, demonstrating how the development protects the Water Quality Objectives where they are currently being achieved, and contributes towards achievement of the Water Quality Objectives over time where they are currently not being achieved. This should include an assessment of the mitigating effects of proposed stormwater and wastewater management during and after construction. b. Identification of proposed monitoring of water quality.
8. The EIS must assess the impact of the development on hydrology, including: a. Water balance including quantity, quality and source. b. Effects to downstream rivers, wetlands, estuaries, marine waters and floodplain areas. c. Effects to downstream water-dependent fauna and flora including groundwater dependent ecosystems. d. Impacts to natural processes and functions within rivers, wetlands, estuaries and floodplains that affect river system and landscape health such as nutrient flow, aquatic connectivity and access to habitat for spawning and refuge (e.g. river benches). e. Changes to environmental water availability, both regulated/licensed and unregulated/rules-based sources of such water. f. Mitigating effects of proposed stormwater and wastewater management during and after construction on hydrological attributes such as volumes, flow rates, management methods and re-use options. g. Identification of proposed monitoring of hydrological attributes.
Flooding and coastal erosion
9. The EIS must map the following features relevant to flooding as described in the NSW 2023 Flood Risk Management Manual including: a. Flood prone land. b. Flood planning area, the area below the flood planning level. c. Hydraulic categorisation (floodways and flood storage areas).
10. The EIS must describe flood assessment and modelling undertaken in determining the design flood levels for events, including a minimum of the 1 in 10 year, 1 in 100 year flood levels and the probable maximum flood, or an equivalent extreme event.
11. The EIS must model the effect of the proposed development (including fill) on the flood behaviour under the following scenarios:

a. Current flood behaviour for a range of design events as identified in 11 above. This includes the 1 in 200 and 1 in 500 year flood events as proxies for assessing sensitivity to an increase in rainfall intensity of flood producing rainfall events due to climate change.
12. Modelling in the EIS must consider and document: a. The impact on existing flood behaviour for a full range of flood events including up to the probable maximum flood. b. Impacts of the development on flood behaviour resulting in detrimental changes in potential flood affection of other developments or land. This may include redirection of flow, flow velocities, flood levels, hazards and hydraulic categories. c. Relevant provisions of the NSW 2023 Flood Risk Management Manual.
13. The EIS must assess the impacts on the proposed development on flood behaviour, including: a. Whether there will be detrimental increases in the potential flood affectation of other properties, assets and infrastructure. b. Consistency with Council floodplain risk management plans. c. Compatibility with the flood hazard of the land. d. Compatibility with the hydraulic functions of flow conveyance in floodways and storage in flood storage areas of the land. e. Whether there will be adverse effect to beneficial inundation of the floodplain environment, on, adjacent to or downstream of the site. f. Whether there will be direct or indirect increase in erosion, siltation, destruction of riparian vegetation or a reduction in the stability of river banks or watercourses. g. Any impacts the development may have upon existing community emergency management arrangements for flooding. These matters are to be discussed with the SES and Council. h. Whether the proposal incorporates specific measures to manage risk to life from flood. These matters are to be discussed with the SES and Council. i. Emergency management, evacuation and access, and contingency measures for the development considering the full range of flood risk (based upon the probable maximum flood or an equivalent extreme flood event). These matters are to be discussed with and have the support of Council and the SES. j. Any impacts the development may have on the social and economic costs to the community as consequence of flooding.
14. The EIS must describe the potential effects of coastal processes and hazards (within the meaning of the <i>Coastal Management Act 2016</i>), including sea level rise and climate change: a. On the proposed development b. Arising from the proposed development.
15. The EIS must consider have regard to any certified Coastal Management Program (or Coastal Zone Management Plan) and be consistent with the management objectives described in the <i>Coastal Management Act 2016</i> and development controls for coastal management areas mapped under the <i>State Environmental Planning Policy (Resilience and Hazards) 2021</i>.

Attachment 2 – Project specific environmental assessment requirements

Biodiversity - nil
Water and soils - nil
Flooding and coastal erosion - nil

Attachment 3 – Guidance material

Title	Web address
Relevant legislation	
<i>Biodiversity Conservation Act 2016</i>	https://www.legislation.nsw.gov.au/#/view/act/2016/63/full
<i>Coastal Management Act 2016</i>	https://www.legislation.nsw.gov.au/#/view/act/2016/20/full
<i>SEPP (Resilience and Hazards) 2021</i>	https://legislation.nsw.gov.au/view/whole/html/inforce/current/epi-2021-0730
<i>Commonwealth Environment Protection and Biodiversity Conservation Act 1999</i>	https://www.legislation.gov.au/Series/C2004A00485
<i>Environmental Planning and Assessment Act 1979</i>	https://legislation.nsw.gov.au/view/html/inforce/current/act-1979-203
<i>Fisheries Management Act 1994</i>	https://legislation.nsw.gov.au/view/html/inforce/current/act-1979-203
<i>Marine Estate Management Act 2014</i>	https://legislation.nsw.gov.au/view/html/inforce/current/act-2014-072
<i>National Parks and Wildlife Act 1974</i>	https://legislation.nsw.gov.au/view/html/inforce/current/act-1974-080
<i>Protection of the Environment Operations Act 1997</i>	https://legislation.nsw.gov.au/view/html/inforce/current/act-1997-156
<i>Water Management Act 2000</i>	https://legislation.nsw.gov.au/view/html/inforce/current/act-2000-092
<i>Wilderness Act 1987</i>	https://legislation.nsw.gov.au/view/html/inforce/current/act-1987-196
Biodiversity	
Biodiversity Assessment Method 2020 & assessor resources (including legislation, manuals, BDAR templates, survey guidelines, registers and databases)	https://www.environment.nsw.gov.au/research-and-publications/publications-search/biodiversity-assessment-method-2020 https://www.environment.nsw.gov.au/topics/animals-and-plants/biodiversity/accredited-assessors/assessor-resources
Guidance to assist a decision maker to determine a serious and irreversible impact	https://www.environment.nsw.gov.au/-/media/OEH/Corporate-Site/Documents/Animals-and-plants/Biodiversity/guidance-decision-makers-determine-serious-irreversible-impact-190511.pdf
Policy and guidelines for fish habitat conservation and management	https://www.dpi.nsw.gov.au/fishing/habitat/publications/pubs/fish-habitat-conservation
List of national parks	http://www.environment.nsw.gov.au/NationalParks/parksearchatoz.aspx
Revocation, recategorisation and road adjustment policy	https://www.environment.nsw.gov.au/topics/parks-reserves-and-protected-areas/park-policies/revocation-recategorisation-and-road-adjustment
Guidelines for developments adjacent to national parks and other reserves	https://www.environment.nsw.gov.au/topics/parks-reserves-and-protected-areas/development-guidelines
SEED Data Portal (access to online spatial & environmental data)	http://seed.nsw.gov.au/
Conservation Lands	
Guidelines for developments adjacent to NPWS managed lands	https://www.environment.nsw.gov.au/topics/parks-reserves-and-protected-areas/development-guidelines

Title	Web address
National parks and other lands managed by NPWS	List https://www.nationalparks.nsw.gov.au/visit-a-park Spatial data https://datasets.seed.nsw.gov.au/dataset/npws-all-managed-land Recategorisation & adjustments https://www.environment.nsw.gov.au/topics/parks-reserves-and-protected-areas/park-policies/revocation-recategorisation-and-road-adjustment
Water	
Water Quality Objectives	http://www.environment.nsw.gov.au/ieo/index.htm
Australian and New Zealand Guidelines for Fresh and Marine Water Quality	https://www.waterquality.gov.au/anz-guidelines
Water Quality Guidelines Mixing zones	https://www.waterquality.gov.au/anz-guidelines/resources/key-concepts/mixing-zones
Approved methods for the sampling and analysis of water pollutants in NSW (2022)	https://www.epa.nsw.gov.au/licensing-and-regulation/licensing/environment-protection-licences/licensing-under-poeo-act-1997/licensing-to-regulate-water-pollution/approved-methods-for-sampling-and-analysing-water-pollutants
Risk-based Framework for Considering Waterway Health Outcomes in Strategic Land-use Planning Decisions.	https://www.environment.nsw.gov.au/research-and-publications/publications-search/risk-based-framework-for-considering-waterway-health-outcomes-in-strategic-land-use-planning
Soils	
Acid Sulfate Soils Planning Maps via Data.NSW	http://data.nsw.gov.au/data/
Acid Sulfate Soils Manual (Stone et al. 1998)	http://www.environment.nsw.gov.au/resources/epa/Acid-Sulfate-Manual-1998.pdf
National Acid Sulfate Soils Guidance: National acid sulfate soils identification and laboratory methods manual, Department of Agriculture and Water Resources, Canberra, ACT. (Sullivan, L, Ward, N, Toppler, N and Lancaster, G. 2018a).	https://www.waterquality.gov.au/sites/default/files/documents/dewatering-acid-sulfate-soils.pdf
National Acid Sulfate Soils guidance: National acid sulfate soils sampling and identification methods manual, Department of Agriculture and Water Resources, Canberra ACT. (Sullivan, L, Ward, N, Toppler, N and Lancaster, G. 2018b).	https://www.waterquality.gov.au/issues/acid-sulfate-soils/sampling-and-identification-methods-manual
National Acid Sulfate soils Guidance: Overview and management of monosulfidic black ooze (MBO) accumulations in waterways and wetlands, Department of Agriculture and Water Resources, Canberra ACT. (Sullivan, LA, Ward, NJ, Bush, RT, Toppler, NR, Choppala, G. 2018c)	https://www.waterquality.gov.au/issues/acid-sulfate-soils/monosulfidic-black-ooze-accumulation
National Acid sulfate soils guidance: Guidelines for the dredging of acid sulfate soil sediments and associated dredge spoil management, Department of Agriculture and Water Resources,	https://www.waterquality.gov.au/sites/default/files/documents/dredging-sediments-spoil.pdf

Title	Web address
Canberra, ACT (Simpson, SL, Mosley, L, Batley, GE and Shand P. 2018).	
National Acid Sulfate Soils Guidance: Guidance for the dewatering of acid sulfate soils in shallow groundwater environments, Department of Agriculture and Water Resources, Canberra, ACT. (Shand, P, Appleyard, S, Simpson, SL, Degens, B, Mosley, LM 2018)	https://www.waterquality.gov.au/sites/default/files/documents/dewatering-acid-sulfate-soils.pdf
Flooding and coastal hazards	
Coastal management	https://www.environment.nsw.gov.au/topics/water/coasts/coastal-management
Floodplain Risk Management Manual	https://www.environment.nsw.gov.au/topics/water/floodplains/floodplain-manual
Coastal Management Manual	https://www.environment.nsw.gov.au/topics/water/coasts/coastal-management/manual
NSW Climate Impact Profile	http://climatechange.environment.nsw.gov.au/
Floodplain Risk Management Guidelines	http://www.environment.nsw.gov.au/topics/water/coasts-and-floodplains/floodplains/floodplain-guidelines
Australian Rainfall and Runoff: A Guide to Flood Estimation	http://arr.ga.gov.au/
Marine and Coastal Ecology	
Marine Estate Management Strategy	https://www.marine.nsw.gov.au/marine-estate-programs/marine-estate-management-strategy
NSW Marine Estate Threat and Risk Assessment	https://www.marine.nsw.gov.au/marine-estate-programs/threat-and-risk-assessment
National Light Pollution Guidelines for Wildlife including Marine Turtles, Seabirds and Migratory Shorebirds	https://www.dcceew.gov.au/environment/biodiversity/publications/national-light-pollution-guidelines-wildlife
NSW Marine Protected Areas	https://www.marine.nsw.gov.au/your-marine-estate/marine-protected-areas

Our ref: 25/07992#08

Your ref: SSD-85368982

michelle.niles@planning.nsw.gov.au

26 August 2025

Subject: Concept Proposal for Mixed Use Development with Infill Affordable
Housing at Kings Hill

Dear Ms Niles

The Department of Planning, Housing and Infrastructure – Crown Lands has reviewed the proposal.

No Crown land, roads, or waterways are contained within the project footprint. Furthermore, no Crown land, roads, or waterways are impacted by the project. Accordingly, Crown Lands has no comment on this project.

Please note that should the project boundaries be amended to include any Crown land, roads, or waterways, further advice from Crown Lands should be sought.

If the proponent requires further information, or has any questions, please contact Mark Grace in Crown Lands, on 4937 9331 or at mark.grace@crownland.nsw.gov.au.

Yours sincerely



Mark Grace,

NRM Project Officer

Crown Lands and Public Spaces

4 September 2025

NSW Department of Planning, Housing and Infrastructure
Locked Bag 5022
Parramatta NSW 2124
Via email: michelle.niles@planning.nsw.gov.au

APPLICATION NO: SSD-85368982 (Our Ref. 25-2025-4-1)
PROPOSAL: Concept Proposal for Mixed Use Development with Infill Affordable Housing at Kings Hill
PROPERTY: Lot 41 DP 1037411, 3221 Pacific Highway and Lot 4821 DP 852073, 35 Six Mile Road, Kings Hill

Attention: Michelle Niles

Thank you for your correspondence dated 14 August 2025 requesting Council's input into the Secretary's Environmental Assessment Requirements (SEARs) for the Concept Proposal for Mixed Use Development with Infill Affordable Housing at Kings Hill.

Council has reviewed the documentation and provides the following advice:

Concept Development Application

It is not clear from the documentation submitted whether the application is seeking development consent for any stage of this development as part of the Concept Development Application.

The Environmental Impact Statement (EIS) should include details on whether consent is sought for any stage of the development as part of this application so that the assessment can reflect section 4.22(5) of the Environmental Planning and Assessment Act 1979 and the application of other relevant legislation such as Part 6 of the Port Stephens Local Environmental Plan 2013 (LEP). The EIS must expressly outline the extent of physical works proposed as part of the Concept Development Application.

The EIS should include details on the timing and staging of future development applications for subdivision. This includes detail on the relevant planning pathways for future development applications, should this Concept Development Application be supported.

For the purposes of providing comments on the SEARs, Council has assumed that development consent for physical works has not been included in this application.

Infrastructure requirements and utilities

The EIS should include a comprehensive infrastructure needs analysis that identifies the infrastructure required to facilitate the development, as well as the broader Kings Hill Urban Release Area (KHURA), both on-site and off-site.

Previous studies have been undertaken for the urban release area with regard to traffic and transport, flooding and drainage, and community and recreation infrastructure. These studies have been used to inform the Kings Hill chapter of the Port Stephens Local Infrastructure Contributions Plan (LIC Plan).

Since this time, construction costs have increased and development applications have been approved in the precinct. The Kings Hill chapter is not considered to be an accurate reflection of the local infrastructure needs given these changes and the details provided within this Concept Development Application. In addition, a significant amount of State infrastructure is likely required to support the development as described within the Concept Development Application.

The EIS should include an Infrastructure Needs Analysis (INA) that has been prepared in consultation with relevant stakeholders that:

- Identifies the infrastructure needs of the KHURA and reflects the current Concept Development as well as recent approvals in the area;
- Identifies which infrastructure items will be provided by the developer, other developers / landowners within the KHURA, State government agencies, State owned corporations and Council. This would need to include details of the timing and delivery of this infrastructure having regard to any staging of the Concept Development Application and surrounding development in the KHURA;
- Includes estimated costs associated with each of these items, including the local infrastructure items to enable Council to review and update the Port Stephens Local Infrastructure Contributions Plan;
- Includes commitments that State infrastructure items will be delivered by State agencies or through developer agreement, including the necessary upgrades to William Bailey Drive intersection (currently listed within the LIC Plan);
- Consideration of the KHURA in its entirety, to ensure alignment with road layout, intersections and the footprint of other development precincts and approvals;
- Includes an Integrated Transport Management Plan (ITMP) for the area that considers the KHURA as well as the implications of other State significant development in the vicinity which may impact the transport network (specifically extractive industries to the sites north at Italia Road);

- Confirm whether the Housing and Productivity Contribution would apply to future development applications and if so, the infrastructure that these contributions would be allocated to; and
- Considers the application of clause 6.6 of the LEP (which requires flood free access to the Pacific Highway) and identifies appropriate funding and delivery of the necessary infrastructure in consultation with other landowners.

Biodiversity

Previous planning applications relating to the land have been assessed and determined relative to the Threatened Species Conservation Act 1995. As this application is a new proposal, consideration and assessment is required under the Biodiversity Conservation Act 2016.

The impact that the proposal will have on threatened species and their habitats (particularly the Koala) needs to be adequately surveyed and considered by the applicant to inform the assessment. The EIS should:

- Include a Biodiversity Development Assessment Report under the Biodiversity Conservation Act 2016 that:
 - Assesses the impacts associated with the proposed development including total impact extents relating to all infrastructure required to facilitate the proposal;
 - Includes a site assessment in alignment with survey guidelines, particularly with regards to the recency of surveys; and
 - Considers offsite and prescribed impacts as outlined in Section 8.2 and 8.3 of the Biodiversity Assessment Method.
- Considers the requirements of the Port Stephens Comprehensive Koala Plan of Management 2002.
- Considers the draft Port Stephens Development Control Plan 2025, which is due to be reported to Council on 28 October 2025. Chapter B2 of the draft Development Control Plan 2025 includes requirements for compensatory planting of Koala feed trees and Koala vegetation.

Previous Voluntary Planning Agreement (VPA) discussion

As part of a previous planning application for the precinct, Council received a Voluntary Planning Agreement (VPA) offer from the proponent to rehabilitate and transfer a large parcel of land to establish, protect, manage and fund a proposed conservation area in the KHURA. A VPA was drafted and exhibited in connection with that previous planning application, which was since refused.

That VPA offer was based on a previous development footprint, assessed under the Threatened Species Conservation Act 1995 and a previous development application – as such, this should not be referred to as part of the EIS.

A revised approach to identifying and securing conservation outcomes will be required with regard for contemporary legislative requirements.

The EIS should consider measures to achieve necessary conservation outcomes in consultation with relevant State agencies as part of the preparation of the biodiversity assessment necessary to accompany the application. Given the scale of this concept development application relative to the KHURA, consideration should be given to the entire KHURA to achieve a co-ordinated approach to conservation in the urban release area.

In preparing the EIS, the applicant should consult with relevant State agencies on the options and mechanisms available to secure conservation outcomes for the KHURA including biodiversity certification or a conservation agreements with the State agencies responsible for long term protection, monitoring and management of natural areas using legal mechanisms such as a Biodiversity Stewardship Agreement.

Local Development Applications

In March 2024, Kings Hill Development Pty Ltd (KHD) submitted two Development Applications (DA16-2024-158-1 and DA16-2024-174-1) with Port Stephens Council. These applications relate to Precincts 6 and 7, located on the western part of the KHURA and fronting Newline Road. Both applications seek consent for residential subdivision, infrastructure, vegetation removal and other subdivision works.

As these applications remain under assessment with Council, the EIS must consider the relationship between all applications across the KHURA. Importantly, the EIS must clearly outline timing, connectivity of precincts, delivery of infrastructure (including off-site works), lead in services, clearing and staging of conservation works, options addressing various determination outcomes across the Precinct 6 and 7 along with the SSD proposal.

Key stakeholder and community engagement

The proposal is of significant size and scale, with social, environmental, economic and cultural considerations and potential impacts. As such, Council requests a comprehensive approach to engagement in keeping with the NSW Government's 'Undertaking engagement guidelines for State Significant Projects' (March 2024).

As part of this engagement process, Council would expect targeted key stakeholder and community group engagement. Council is able to provide contact details for key stakeholders and local community groups that should be engaged with as part of the EIS process.

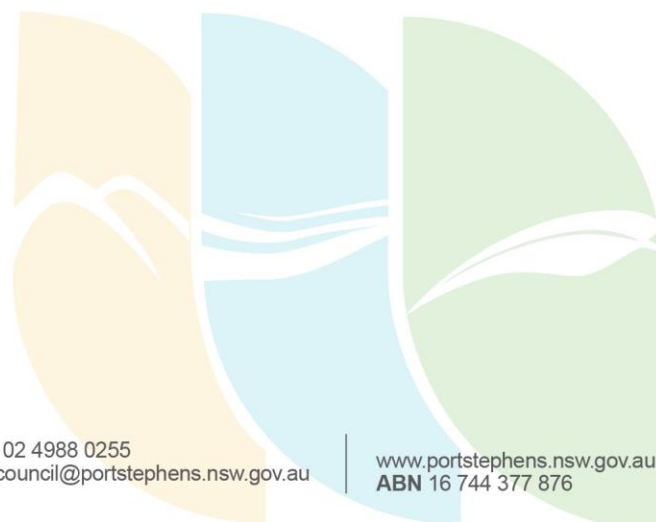
Thank you for the opportunity to provide input for the Concept Proposal for Mixed Use Development with Infill Affordable Housing at Kings Hill.

If you wish to discuss the matters raised above or have any questions, please contact Sarah Connell, Senior Strategic Planner, on (02) 4988 0462 or email sarah.connell@portstephens.nsw.gov.au

Yours sincerely,



Brock Lamont
Strategy and Environment Section Manager
Port Stephens Council





RFS



Department of Planning, Housing and Infrastructure (Major Projects)

Locked Bag 5022
Parramatta NSW 2124

Your reference: SSD-85368982

Our reference: DA20250818003324-SEARS-1

ATTENTION: Michelle Niles on

Date: Thursday 4 September 2025

Dear Sir/Madam,

State Significant Development – Multi Dwelling Housing

Request for Secretary's Environmental Assessment Requirements

Mixed Use Development with Infill Affordable Housing at Kings Hill 3221 PACIFIC HIGHWAY & AMP, 35 SIX MILE ROAD KINGS HILL NSW 2324, 41//DP1037411, 4821//DP852073

Reference is made to correspondence dated 14/08/2025 seeking input regarding the preparation of Secretary's Environmental Assessment Requirements for the above State Significant Development in accordance with the *Environmental Planning and Assessment Act 1979*.

The New South Wales Rural Fire Service (NSW RFS) has reviewed the information provided and advises that a bush fire assessment report shall be prepared which identifies the extent to which the proposed development conforms with or deviates from the relevant provisions of *Planning for Bush Fire Protection 2019*.

For any queries regarding this correspondence, please contact Neil Pengilly on 1300 NSW RFS.

Yours sincerely,

Alan Bawden

**Supervisor Development Assessment & Plan
Built & Natural Environment**

Postal address

NSW Rural Fire Service
Locked Bag 17
GRANVILLE NSW 2142

Street address

NSW Rural Fire Service
4 Murray Rose Ave
SYDNEY OLYMPIC PARK NSW 2127

T (02) 8741 5555
F (02) 8741 5550
www.rfs.nsw.gov.au

22 August 2025

File No: NTH25/00406/001
Your Ref: SSD-85368982 - PAE-90896957

The Director
Department of Planning, Housing & Infrastructure
NSW Major Projects Portal

Attention: Michelle Niles

SSD-85368982 - Advice on SEARs - Mixed Use Development at Kings Hill - 3221 Pacific Highway and 35 Six Mile Road, Kings Hill

I refer to your email of 14 August 2025 requesting input from Transport for NSW to the Secretary's Environmental Assessment Requirements (SEARs) for the abovementioned development proposal.

TfNSW key interests are the safety and efficiency of the transport network, the needs of our customers and the integration of land use and transport in accordance with the *Future Transport Strategy*.

Pacific Highway (HW10) is a classified (State) road and all other roads within the site location are local roads. Council is the roads authority for both roads and all other public roads in the area, in accordance with Section 7 of the *Roads Act 1993*.

TfNSW requests that a Transport Impact Assessment (TIA) be prepared by suitably qualified person/s in accordance with the [TfNSW Guide to Transport Impact Assessment, 2024](#), Austroads Guide to Traffic Management Part 12 and the complementary TfNSW Supplement.

In addition to the above, TfNSW recommends that a discussion is held with the proponent and Department of Planning, Housing & Infrastructure (DPHI) in relation to the interchange and diversion channel, closure of all private and public road accesses fronting the Pacific Highway and local road connectivity throughout the entire Kings Hill Urban Release area prior to the preparation of an Environmental Impact Statement (EIS).

If you have any further enquiries regarding the above comments please contact Masa Kimura, Development Services Case Officer, on 1300 207 783 or 0407 707 999 or by emailing development.north@transport.nsw.gov.au.

Yours faithfully,



Court Walsh
A/Manager Development Services North
Technical Advice & Development Services
Transport Planning
Planning, Integration & Passenger