



Mr Andrew Mates
Senior Director
Americold Logistics Ltd
554-562 Reservoir Road
PROSPECT NSW 2148

23 December 2021

Dear Mr Mates

**Americold Prospect Expansion (SSD-9577613)
Amended Planning Secretary's Environmental Assessment Requirements**

Please find attached a copy of the Planning Secretary's amended environmental assessment requirements (SEARs) for the preparation of an Environmental Impact Statement (EIS) for the Development Application (DA) and EIS.

The amended SEARs are generally consistent with those issued to you previously on 19 October 2020. Where relevant, updates have been provided to reflect the latest legislation or policy, including in response to the changes introduced on 1 October 2021 with the Rapid Assessment Framework,

www.planning.nsw.gov.au/Policy-and-Legislation/Planning-reforms/Rapid-Assessment-Framework.

If required, the Planning Secretary may modify your SEARs to ensure the environmental assessment of the development 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) and EIS is not submitted by the date of expiry (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 new *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 the link provided above.

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 (DPIE, 2021). For more information, including agency contact details, please visit the guide to agency engagement available at <https://www.planningportal.nsw.gov.au/major-projects/assessment/state-significant-development/ssd-process/guide-agency-engagement>.

Note - If you submit your EIS after 31 December 2022, a Registered Environmental Assessment Practitioner (REAP) will need to declare that your EIS meets certain standards in relation to compliance, completeness, accuracy and legibility.

Lodging your Development Application (DA)

Once you submit your EIS, we will check it for completeness to confirm it addresses the requirements in Schedule 2 of the Environmental Planning and Assessment Regulation 2000 (the Regulation). You will be required to submit a revised EIS if it does not address these requirements. We will also notify you of the DA fee for your development.

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

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

Information needed to determine the DA fee

Your application will need to be accompanied by a Quantity Surveyor's (QS) Report supporting the estimated cost of works for your development. You must ensure that the information in the report is consistent with the information provided in your DA form.

If your project involves marinas, extractive industries or any subdivision of land, you must also ensure that your QS report includes a breakdown of estimated costs for any other component of your development.

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.

Commonwealth Requirements

If your development is likely to have a significant impact on matters of National Environmental Significance, it will require an approval under the Commonwealth Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act). This approval would be in addition to any approvals required under NSW legislation and it is your responsibility to contact the Commonwealth Department of Agriculture, Water and the Environment to determine if an approval under the EPBC Act is required (<http://www.environment.gov.au> or 6274 1111).

If you have any questions please contact David Koppers on 9373 2869 or at david.koppers@planning.nsw.gov.au.

Yours sincerely,



Chris Ritchie
Director – Industry Assessments

as delegate for the Planning Secretary