

Our ref: Mixed-use development, Marion Street Leichhardt (SSD-96105713)

Mr Francesco Morsello

Director

P & C CONSULTING PTY LTD

60 TILLOCK STREET

HABERFIELD 2045

17 November 2025

Subject: Planning Secretary's Environmental Assessment Requirements

Dear Mr Morsello

Please find attached a copy of the Planning Secretary's environmental assessment requirements (SEARs) for your project, Mixed-use development, Marion Street Leichhardt (SSD-96105713).

The SEARs have been prepared in consultation with relevant public authorities, based on the information you have provided. A copy of the advice from the public authorities is attached (appendix A and B) for your information.

The Planning Secretary may amend the SEARs to ensure the environmental assessment addresses all relevant matters and aligns with current assessment practice.

Additional assessment requirements

The department has identified assessment requirements additional to those attached. These requirements, in addition to the project-specific SEARs, are provided below and should be taken to be the collective SEARs for the project.

1. The proposed development must include an economic impact assessment which:
 - i. considers Inner West Council's *Employment and Retail Lands Strategy* (2020).
 - ii. investigates the impact of any loss of industrial / urban services land on surrounding industrial / urban services areas (both isolated and non-isolated sites). The assessment must be prepared in accordance with *Cumulative Impact Assessment Guidelines for State Significant Projects*.
 - iii. where found necessary to retain industrial / urban services on the site, makes recommendations for the amount of industrial / urban services floor space (m²) that should be retained and incorporated into the proposed mixed-use development.
 - iv. where not found necessary to retain industrial / urban services land use, makes recommendations into comparable land uses which are in demand but compatible with the proposed residential land use.

2. The design report must investigate how the proposed development could compliment the *Cooks to Cove Greenway Masterplan*. This investigation must include consideration to providing a north / south through site link from Marion Street to Walter Street along the western boundary.
3. The environmental impact statement and design report must have regard to any relevant requirement contained within SEPP (Housing) – Part 5 – Housing for seniors and people with a disability and the *Seniors Housing Guidelines* (2021).
Note: This matter is in relation to existing Seniors Housing at 237 Marion Street (lot 121 in DP 1106716).
4. The design report must demonstrate how overshadowing to Lambert Park has been reduced. The design report must contain evidence of alternative scenarios having been considered by way of reducing overshadowing as much as practically possible.
5. Where specified, technical documents required to be prepared by the SEARs must include a response to each relevant matter contained in Inner West Councils response dated 28 October 2025 (appendix A).
6. Respond to comments raised by external agencies (appendix B).
7. Seek in-principle support from TfNSW and Sydney Trains.

Concurrent Rezoning Proposal

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

Expiry of SEARs

The SEARs are valid for two years from the date of issue (or the date of the last modification). If you require an extension, please contact the Department at least three months prior to the expiry date. If your application is not submitted within this period, a new request for SEARs will be required to progress your project.

Preparing your Environmental Impact Statement (EIS)

Your 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>.

You are also required to consult with the Department and relevant agencies during the preparation of your EIS, 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>.

Before submission, a Registered Environmental Assessment Practitioner (REAP) must declare that your EIS meets the required standards for completeness, accuracy, quality and clarity, as outlined in Division 5 of Part 8 of the *Environmental Planning and Assessment Regulation 2021* (the EP&A Regulation). 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)

To ensure your application is ready for lodgement, please complete the following steps at least two weeks in advance:

- **Submit the Payer Detail Form** to the email address provided on the form. This allows sufficient time for fee determination and payment arrangements to be finalised. The form is available at: <https://www.planningportal.nsw.gov.au/major-projects/assessment/state-significant-development/ssd-process/prepare-eis>
- **Contact our team** to confirm that all lodgement requirements have been met, including whether hard copies, electronic copies, or both will be required for the public exhibition of the EIS.

Upon submission of your EIS, the Department will review it for completeness under Part 8 of the EP&A Regulation. At this time, you will also be advised of the applicable application fee for your project.

Information needed to determine the application fee

Your application must include an Estimated Development Cost (EDC) Report that supports the estimated development cost and aligns with the information in your DA form. The Department will review the report for completeness in accordance with the EP&A Regulation and 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.

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

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 read "K T" followed by a horizontal line.

Keiran Thomas
Director Housing Delivery Assessments
as delegate for the Planning Secretary