

Mr David Pintos Oliver
Development Manager
Fife Capital
Level 12, 89 York Street
SYDNEY NSW 2000

22 October 2025

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

Dear Mr Pintos Oliver

Please find attached a copy of the Planning Secretary's environmental assessment requirements (SEARs) for the proposed warehouse development on Lot O within the 200 Aldington Road Industrial Estate (SSD- 96107226).

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

Please contact the Department of Planning, Housing and Infrastructure (the Department) as soon as possible if your project changes. If the changes are significant, a revised scoping report may be required and the SEARs may need to be re-issued. The Department may also need to consult with relevant agencies in accordance with Part 8 of the Environmental Planning and Assessment Regulation 2021 (EP&A Regulation).

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 development application (DA) 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.

- Consistency with Concept Proposal - Detail how the development is consistent with the approved 200 Aldington Road Industrial Estate Concept Proposal (SSD-10479, the Estate), including a detailed assessment of the potential impacts of the development against the approved Concept Proposal including, but not limited to urban design and visual impact, construction and operational traffic impacts, noise and vibration, and stormwater management.
- Operational Traffic – including an assessment of cumulative traffic impact on road performance and safety implications at key intersections using an appropriate modelling framework (including the consideration of existing base case, future base case and project case scenarios). This must consider traffic associated with other approved and proposed projects within the Estate and other nearby approved and proposed developments in the broader Mamre Road Precinct.
- Construction and Operational Noise – including:
 - a cumulative construction and operational noise impact assessment inclusive of impacts from approved and proposed developments in the Estate and the broader Mamre Road Precinct;
 - demonstration of compliance with the noise limits set out in Conditions A16, A16A and A17 of the SSD-10479 development consent; and
 - a detailed noise source inventory describing all potential noise and vibration sources during construction and operation of the development, including but not limited to external plant and equipment (including all plant and equipment required for cold storage), vehicle types (including refrigerated trucks), on-site vehicle movements (e.g., gas-powered/electric forklifts, loading/unloading activities and manoeuvring within loading areas), and on-site and off-site traffic noise. Noise levels for all plant and equipment must be supported by manufacturer specifications.
- Soils and Water – including:
 - an Erosion and Sediment Control Plan and a Water and Stormwater Management Plan prepared in accordance with the ‘Technical guidance for achieving Wianamatta–South Creek stormwater management targets’ (Technical Guidance) and ‘MUSIC modelling toolkit for Wianamatta–South Creek’;
 - detail how the proposed development is consistent with the stormwater management system for the Estate. Any updated interim arrangements must comply with the construction and operational phase stormwater management targets in Section 2.4 of the

Mamre Road Precinct Development Control Plan and be in accordance with the Technical Guidance and the Mamre Road Precinct Stormwater Scheme Plan (Sydney Water May 2024); and

- details of how the proposed stormwater drainage system will connect to Sydney Water’s regional stormwater system once available.
- Urban Design and Landscaping – including:
 - details of how the proposal is consistent with the approved Estate and MRP DCP including, but not limited to, building height, setbacks, landscaping, site coverage, permeability and tree canopy coverage; and
 - a detailed urban design review of proposed changes to approved building heights, design, footprints including setbacks in the context of the entire Estate and the topography of the site, the immediate surrounds, and the wider area.
- Hazards and Risk - assessment of hazards and risks that clearly details consideration of the operational requirements of the development, including relevant aspects of the proposed cold storage and any dangerous goods to be stored on site.
- Aboriginal Cultural Heritage – an Aboriginal Cultural Heritage assessment report (ACHAR) or justification for reliance upon any previous ACHAR undertaken for the Estate, including evidence of ongoing consultation with Registered Aboriginal Parties.

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 [here](#).

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 [here](#).

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 EP&A Regulation. A pro forma declaration can be found in Appendix B of the *Preparing an Environmental Impact Statement* guideline.

For more information on the REAP Scheme, please see the REAP guidelines and the frequently asked questions on the Department's [website](#).

Lodging your development application (DA)

Once you submit your DA and accompanying EIS, we will check it for completeness to confirm it addresses the requirements in Part 8 of the EP&A Regulation. **The EIS must include a comprehensive description and assessment of the likely impact of all stages, infrastructure and activities that form part of the development, as required under section 192 of the EP&A Regulation.**

To minimise delays, please contact the Department at least two weeks before you submit your DA and EIS to confirm the DA fee payment arrangements. Please note that **your DA is not taken to be lodged until the DA fee has been paid.**

Information needed to determine the DA fee

Your DA 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 and the Department's EDC [requirements](#). 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 associated with these components.

Public exhibition requirements

When you contact us regarding the applicable DA fee arrangements, we will also confirm the consultation and public exhibition arrangements.

Community Consultation

The Department wishes to emphasise the importance of effective and genuine community consultation. A comprehensive open and transparent community consultation engagement process must be undertaken during the preparation of the EIS. This process must ensure that the community is provided with a good understanding of what is proposed (including a description of any potential impacts) and they are actively engaged in issues of concern to them.

Please note, your EIS must include clear evidence that this consultation has been undertaken and justification for the proposed consultation method(s) used.

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 those 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 (02) 6274 1111).

If you have any questions, please contact Media Hakim on 9995 5684 or via email at media.hakim@dpie.nsw.gov.au.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Joanna Bakopanos'.

Joanna Bakopanos

A/Director

Industry Assessments

as delegate for the Planning Secretary