

Our ref: Bullecourt Avenue, Milperra- Early Works & Stage 1 and 2 (SSD-97092958)

Mr Nibraas Ahmad  
Development Manager  
MIRVAC RESIDENTIAL (NSW) DEVELOPMENTS PTY LTD  
Level 28, 200 George Street  
Sydney New South Wales 2000

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**Subject:** Planning Secretary's Environmental Assessment Requirements

Dear Mr Ahmad,

Please find attached a copy of the Planning Secretary's environmental assessment requirements (SEARs) for your project, Bullecourt Avenue, Milperra- Early Works & Stage 1 and 2 (SSD-97092958).

It is noted that your SEARS request related to all civil works across the site as well as the construction of 62 dwellings in Stages 1 and 2. You should note that a separate SEARS request will be required for the remainder of the development consistent with the Minister's declaration.

Based on the information provided in your application, industry-specific SEARs have been issued for *civil works across the site as well as the construction of 62 dwellings in Stages 1 and 2*. The department notes that some items within the industry-specific SEARs may not be explicitly relevant to your early works proposal. It is recommended that you discuss these requirements with the assessments team to ensure that the submitted Environmental Impact Statement (EIS) is appropriate for the proposed development. In particular, the following requirements are currently identified as not likely to be relevant, and this should be noted in the EIS:

- Section 5 relating to Design Quality
- Section 5 relating to the Apartment Design Guide

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.

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

### Expiry of SEARs

These 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.

### Additional assessment requirements

The department has identified additional assessment requirements, these requirements, in addition to the industry-specific SEARs, are provided below and should be taken to be the collective SEARs for the project. It is requested that you provide:

- Details of the proposed staging and how impacts on the first stages of residential development will be managed and mitigated,
- Details of the overall project timing and confirmation that the timeframes for HDA proposals will be met,
- Details of the proposed affordable housing, including the amount proposed and staging for delivery, noting that the EOI submission states that *the VPA requires the monetary contribution of \$5.3 million towards the delivery of affordable housing from the development of the site. In addition, Mirvac and WSU will deliver affordable housing on the site as part of the redevelopment, and*
- An assessment of the proposal against the relevant requirements of the Canterbury-Bankstown Development Control Plan 2023.

### 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 application and 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 DA/application fee for your project.

### Information needed to determine the DA 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 Emma Butcher on 02 82889 6607 or via email at [Emma.Butcher@dpie.nsw.gov.au](mailto:Emma.Butcher@dpie.nsw.gov.au).

Yours sincerely,



Silvio Falato

Acting Director Housing Delivery Assessments

as delegate for the Planning Secretary