

Our ref: Mixed Use Development at 246-264 Woodville Road, Merrylands (SSD-99642958)

Mr Mark Hanna
Senior Legal Counsel
GREEN DIOR HOLDINGS PTY LTD
Suite 7.01, 60 Carrington Street
Sydney New South Wales 2000

17 December 2025

Subject: Planning Secretary's Environmental Assessment Requirements

Dear Mr Hanna

Please find attached a copy of the Planning Secretary's environmental assessment requirements (SEARs) for your project, Mixed Use Development at 246-264 Woodville Road, 2,4, 8, 8A, 10, 12, 14, 16 Lansdowne Street and 19 Highland Street, Merrylands (SSD-99642958).

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

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.

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 application 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.

Public benefit

- The EIS shall detail how the subject SSDA will deliver the public benefits under the VPA that was executed on 2 October 2019, including but not limited to:
 - The public park (RE1 zoned land), with an area of not less than 2,000m², including details on dedication to Cumberland Council (Council) at no cost, as well as details of embellishment, landscaping and maintenance arrangements for the public park,
 - The road network, including landscaping detail of the green setbacks required for the site,
 - The provision of affordable housing dedicated in perpetuity to Council for the site, with details to be provided as outlined in the VPA.

Urban design

- A *minimum of one* pre-lodgement meeting with the Department is required to address design excellence considerations,
- Shadow diagrams (mid-winter) on an hourly basis between 8am and 4pm shall be provided to enable assessment of the solar access to the proposed public park. This should also include an analysis of the shadows cast by the approved built form under DA2020/0493 compared to proposed shadows from the proposal.

Strategic context

- The proposal should address the development standards within the exhibited Woodville Road Corridor planning proposal and take into consideration the '*adopted Public Domain Plan – Woodville Road Corridor*' and the draft amendments to the Cumberland DCP 2021,
- The proposal shall address the site-specific controls under the Cumberland DCP 2021 including *Part F2-10 – Merrylands East Neighbourhood Centre*.

Traffic and access

- A Transport Impact Assessment and traffic modelling in accordance with TfNSW requirements is to be provided. At a minimum, the traffic modelling should include the following intersections:
 - Woodville Road / Lansdowne Street,
 - Woodville Road / Oxford Street,
 - Oxford Street / Highland Street.

General

- Provide a copy of the existing development consent/s on the site including approved plans and confirm whether the existing development consent/s will be surrendered. Please note

any consents will need to be surrendered prior to /or as part of any determination of this SSDA,

- Provide details of negotiations with the owners of 6 Landsdowne Street and 244 Woodville Road, including independent valuations and offers to acquire the properties, and any other information. Where amalgamation is not possible, demonstrate the future development potential for the site/s. This should have regard to the Land and Environment Court Planning Principle for Redevelopment, expressed in *Karavellas v Sutherland Shire Council [2004] NSWLEC 251*,
- A detailed response to all advice provided by Council and TfNSW is required (copy of advice attached).

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.

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 at <https://www.planning.nsw.gov.au/policy-and-legislation/planning-reforms/rapid-assessment-framework/improving-assessment-guidance>.

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 at <https://www.planningportal.nsw.gov.au/major-projects/assessment/guide-agency-directory>.

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 Environmental Planning and Assessment Regulation 2021. 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)

Once you submit your EIS, we will check it for completeness to confirm it addresses the requirements in Part 8 of the Environmental Planning and Assessment Regulation 2021 (EP&A Regulation). We will also notify you of the DA fee for your project.

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

To minimise delays, please contact the department at least two weeks before you submit your EIS to confirm fee determination information and payment arrangements. This will give us sufficient time to ensure your DA fee can be determined quickly.

Information needed to determine the DA fee

Your application 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.

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 for any other component of your project.

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.

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.

Department of Planning, Housing and Infrastructure



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) 8289 6607 or via email at Emma.Butcher@dpie.nsw.gov.au.

Yours sincerely,

A handwritten signature in blue ink, appearing to be "K T" followed by a horizontal line.

Keiran Thomas

Director, Housing Delivery Assessments

as delegate for the Planning Secretary