

Ms Boyana Simeonov
Senior Delivery Manager
Bieson Pty Ltd
c/- Charter Hall
Level 20
1 Martin Place
SYDNEY NSW 2000

27/04/2021

Dear Ms Simeonov

Horsley Drive Business Park Stage 2 - Buildings 2 & 3 (SSD-17161650)
Planning Secretary's Environmental Assessment Requirements

Please find attached a copy of the Planning Secretary's environmental assessment requirements (SEARs) (see **Attachment 1**) for the preparation of an environmental impact statement (EIS) for the Horsley Drive Business Park Stage 2 - Buildings 2 & 3 at Lots 18 - 20 DP 13961, Wetherill Park in the Fairfield local government area (LGA).

The SEARs have been prepared in consultation with relevant public authorities (see **Attachment 2**) and are based on the information you have provided to date. Please note that the Planning Secretary may modify these requirements at any time.

If you do not submit a Development Application (DA) and EIS for the development within two years, you must consult further with the Planning Secretary in relation to the preparation of the EIS.

Please contact the Department at least two weeks before you propose to submit your DA and EIS. This will enable the Department to confirm the:

- applicable fee (see Division 1AA, Part 15 of the *Environmental Planning and Assessment Regulation 2000*); and
- consultation and public exhibition arrangements, including copies and format requirements of the DA and EIS.

The Department of Planning, Industry and Environment (the Department) will review the EIS for the development carefully before putting it on public exhibition and will require you to submit a revised EIS if it does not adequately address the SEARs.

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, the Department will require clear evidence that this consultation has been undertaken and justification for the proposed consultation method(s) used.**

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,

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

Joanna Bakopanos
A/Director
Industry Assessments

as delegate for the Planning Secretary