

Ms Grace Macdonald
Senior Planner
ESR Developments (Australia) Pty Ltd
Level 29
20 Bond Street
SYDNEY NSW 2000

04/03/2022

Dear Ms Macdonald

**Bringelly Road Warehouse Facility (SSD-37558583)
Planning Secretary's Environmental Assessment Requirements – Industry-Specific**

Please find attached a copy of the Planning Secretary's environmental assessment requirements (SEARs) for the preparation of the Environmental Impact Statement (EIS) for the Bringelly Road Warehouse Facility.

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

Please contact the Department of Planning and Environment (the Department) as soon as possible if your project changes. If the changes are significant, a scoping report may be required and the SEARs may need to be re-issued. The Department may also need to consult with public authorities in accordance with section 175(2) of the Environmental Planning and Assessment Regulation 2021 (the 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) and EIS is not submitted by the date of expiry (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.

- Statutory Context - demonstration of how the development is consistent with the consent for the Bringelly Road Business Hub (SSD-6324) concept approval, as amended, including any urban design guidelines.
- Aboriginal Cultural Heritage – justification for reliance on any previous Aboriginal Cultural Heritage Assessment Report carried out for the site
- Contamination - justification for reliance on any previous contamination assessment or works carried out for the site
- Consultation - the EIS must be informed by consultation with:
 - Western Sydney Parklands Trust
 - Jemena, regarding the proposal's relationship with the Jemena high pressure gas pipeline in the Bringelly Road corridor, including any requirements in the SSD-6324 concept approval (Condition B24).

Preparing your EIS

Your environmental impact statement (EIS) must be prepared having regard to the Department's new *State Significant Development Guidelines (DPIE, 2021)*, including Appendix B to the Guidelines - *preparing an environmental impact statement*. All relevant guides for *State Significant Projects* that are referenced in the SEARs are available at www.planning.nsw.gov.au/Policy-and-Legislation/Planning-reforms/Rapid-Assessment-Framework.

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* (DPIE, 2021). For more information, including agency contact details, please visit the guide to agency engagement available at <https://www.planningportal.nsw.gov.au/major-projects/assessment/state-significant-development/ssd-process/guide-agency-engagement>.

Note: If you submit your EIS after 31 December 2022, a Registered Environmental Assessment Practitioner (REAP) will need to declare that your EIS meets certain standards in relation to compliance, completeness, accuracy and legibility.

Lodging your DA

Once you submit your EIS, we will check it for completeness to confirm it addresses the requirements in Part 8 of the 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 lodgement delays, **please contact the Department at least two weeks before you submit your DA and EIS** to confirm DA fee payment arrangements. This will give us sufficient time to ensure your fees can be determined.

Information needed to determine the DA fee

Your application will need to be accompanied by a Quantity Surveyor's (QS) Report supporting the estimated cost of works for your project. You must ensure that the information in the report is consistent with the information provided in your DA form.

If your project involves marinas, extractive industries or any subdivision of land, you must also ensure that your QS 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* (Cth) (EPBC Act). This approval is in addition to approvals required under NSW legislation.

It is your responsibility to contact the Commonwealth Department of Agriculture, Water and the Environment to determine if you need approval under the EPBC Act (<http://www.environment.gov.au> or 6274 1111).

Your assigned planning officer is Thomas Bertwistle. If you have any questions, please contact Thomas Bertwistle on 02 8275 1025 or at Thomas.Bertwistle@planning.nsw.gov.au.

Yours sincerely



Chris

Ritchie

D i r e c t o r
Industry Assessments

as delegate for the Planning Secretary

Attached: Industry-Specific SEARs