

23 February 2026

Paulina Wythes

Director, Social and Diverse Housing Assessments

Department of Planning, Housing and Infrastructure

4 Parramatta Square, 12 Darcy St Parramatta NSW 2150

Attention: Peter McManus Team Leader

Dear Peter

**Request for industry-specific SEARs – build-to-rent housing SSD – 149–157 Kingsway and 51–55A Woollooware Road, Woollooware (SCC2025SUTHE-2)**

We act for Pacific Community Housing Pty Ltd (the proponent). We request the issue of industry-specific Secretary's Environmental Assessment Requirements (SEARs) for a State significant development (SSD) development application for build-to-rent housing on land at 149–157 Kingsway and 51–55A Woollooware Road, Woollooware. This request is made on the basis that the proposed SSD is wholly permissible with development consent, is not a concept development application, and is eligible to proceed on an industry-specific SEARs basis.

We thank you for your time today and for meeting with us with the wider team, to discuss the proposal, including the broader plan-making considerations that may support delivery. We appreciate the department's input and note that these matters are under consideration and may be progressed either through the EOI Housing Delivery Authority (HDA) process currently being explored, or through plan-making pathways managed by the Local Planning and Council Support team. Notwithstanding this, we have been progressing the proposal for an extended period and must now advance a formal development pathway while those plan-making processes continue in parallel. Accordingly, we request the issue of industry-specific SEARs at this time to support certainty and stability for project delivery.

The SSD pathway is relied upon under clause 27 of State Environmental Planning Policy (Planning Systems) 2021 (Planning Systems SEPP). The proposed development has an estimated development cost of \$110,000,000 and the proponent will demonstrate consistency with the requirements of clause 27 as part of the development application.

The land is the subject of a site compatibility certificate issued under clause 39(5) of State Environmental Planning Policy (Housing) 2021 (Housing SEPP), reference SCC2025SUTHE-2, issued on 18 December 2025. The certificate relates to “two residential flat buildings with at least 50% of apartments proposed to be managed by a registered social housing provider as affordable housing for a minimum period of 15 years”, subject to Schedule 2 requirements.

We enclose the site compatibility certificate and the department’s SCC assessment report for ease of reference, together with a plan identifying the site and land description.

Please issue industry-specific SEARs. If the department considers project-specific SEARs are required, please advise at the earliest opportunity and we will respond accordingly. If the HDA decides the project should be considered by the Minister to be declared for the concurrent plan making and SSD process, we will adjust the assessment pathway and actions accordingly.

Yours faithfully,

A handwritten signature in black ink, reading "MDaniel". The signature is written in a cursive, flowing style.

Matthew Daniel

Director