



Mr Chris Carolan
Head of Development
Pitt Street Developer South Pty Ltd
Legion House Shop 4
161 Castlereagh Street
SYDNEY NSW 2000

28/10/2019

Dear Mr Carolan

**Pitt Street South Over Station Development Stage 2 (SSD-10376)
Planning Secretary's Environmental Assessment Requirements**

Please find attached a copy of the Planning Secretary's environmental assessment requirements (SEARs) for the preparation of an environmental impact statement (EIS) for the Development Application (DA) and EIS. These requirements have been prepared in consultation with relevant public authorities 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 within 2 years, you must consult further with the Planning Secretary in relation to the preparation of the EIS.

Prior to exhibiting the EIS, the Department will review the document in consultation with relevant authorities to determine if it addresses the requirements in Schedule 2 of the Environmental Planning and Assessment Regulation 2000. You will be required to submit an amended EIS if it does not adequately address the requirements.

The Department wishes to emphasise the importance of effective and genuine community consultation where 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, description of any potential impacts and they are actively engaged in issues of concern to them.

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
- determine the number of copies (hard-copy and CD/DVD) of the DA and EIS that will be required for reviewing purposes.

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 the Environment and Energy to determine if an approval under the EPBC Act is required (<http://www.environment.gov.au> or 6274 1111).

If you have any questions about this matter, please contact Adrien Lalchere on 8275 1378 / at adrien.lalchere@planning.nsw.gov.au.

Yours sincerely,

A handwritten signature in cursive script, appearing to read 'A. Witherdin'.

Anthony Witherdin
Director
Key Sites

as delegate for the Secretary