



SH Gosford Residential Pty Ltd
C/- Mr Edward Green
Urbis
Angel Place, Level 8
123 Pitt Street
SYDNEY NSW 2000

29/07/2021

Dear Mr Green,

**Central Coast Quarter - Northern Tower (SSD-23588910)
Planning Secretary's Environmental Assessment Requirements**

Please find attached a copy of the Planning Secretary's Environmental Assessment Requirements (SEARs) for your State Significant Development Application (DA) and EIS.

The SEARs have been prepared in consultation with relevant public authorities, based on the information you have provided. A copy of the comments from the public authorities is attached for your information.

Where relevant, the Planning Secretary may modify the SEARs to ensure the environmental assessment of the project covers all relevant matters and is consistent with contemporary assessment practice.

From 1 July 2021, **all 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 DA and EIS 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.

Preparing your EIS

If your environmental impact statement (EIS) is submitted after 1 April 2022, it must be prepared having regard to the Department's new *State Significant Development Guidelines – Preparing an Environmental Impact Statement*. These guidelines and other relevant guides, including the *Undertaking Engagement Guidelines for State Significant Projects* are available at www.planning.nsw.gov.au/Policy-and-Legislation/Planning-reforms/Rapid-Assessment-Framework.

Lodging your development application (DA)



Once you submit your EIS, we will check it for completeness to confirm it addresses the requirements in Schedule 2 of the *Environmental Planning and Assessment Regulation 2000*. 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 quickly.

Information needed to determine the DA fee

Your application will need to be accompanied by a Quantity Surveyor's 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.

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.

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 Kendall Clydsdale. If you have any questions, please contact Kendall 9585 6366 or at kendall.clydsdale@dpie.nsw.gov.au.

Yours sincerely,

Keiran Thomas
Director Regional Assessments
Regional Assessments



as delegate for the Planning Secretary

Enclosed/Attached: Central Coast Quarter - Northern Tower SEARs (SSD-23588910)