

Our ref: 505 Wilson Street, Redfern (SSD-39971796)

Ms Nicola Weimann
Senior Project Officer
Transport for NSW
7 Harvest Street
Macquarie Park NSW 2113

6 April 2022

Subject: 505 Wilson Street, Redfern (SSD-39971796)

Planning Secretary's Environmental Assessment Requirements

Dear Ms Weimann

Please find attached a copy of the Planning Secretary's environmental assessment requirements (SEARs) for the preparation of the development application and Environmental Impact Statement (EIS) for 505 Wilson Street, Redfern.

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.

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 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.

In addition to the enclosed SEARs, additional assessment requirements for the EIS are:

Land Use

- further consider the intended future land use(s) of the building
- address the relationship between the intended land use(s) and the proposed scope of works.

Heritage

- demonstrate best practice heritage conservation outcomes have been achieved.

Preparing your EIS

Your EIS must be prepared having regard to the Department's *State Significant Development Guidelines* – including the *Preparing an Environmental Impact Statement Guideline*. 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.

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 development application

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 2021*. 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.

Your assigned planning officer is Russell Hand. If you have any enquiries, please contact him on 8275 1313 or at russell.hand@planning.nsw.gov.au.

Yours sincerely,



Anthony Witherdin

Director

Key Sites Assessments

as delegate for the Planning Secretary