

Mr George Bakapoulos
Head of Development, Property Services
SGCH Sustainability Limited ACN 606 965 799
38 Humphreys Lane, Hurstville NSW 2220

Our ref: SSD 7749

Dear Mr Bakapoulos

**Modified SEARs for Social and Affordable Housing,
11 Gibbons Street, Redfern (SSD 7749)**

Please find attached a copy of the modified Secretary's environmental assessment requirements (SEARs) for the preparation of an Environmental Impact Statement (EIS) for the Social and Affordable Housing, 11 Gibbons Street, Redfern. Please note that the Secretary may alter these requirements at any time.

If you do not lodge a development application (DA) and EIS for the development within two years, you must consult further with the Secretary in relation to the preparation of the EIS.

Prior to exhibiting the EIS, the Department of Planning and Environment (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, detailed and genuine 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 to determine if an approval under the EPBC Act is required (<http://www.environment.gov.au> or 6274 1111).

If you have any questions, please contact Cameron Sargent, who can be contacted on (02) 9228 6418 or via email at cameron.sargent@planning.nsw.gov.au.

Yours sincerely



Anthea Sargeant 25/5/18

Executive Director

Key Sites and Industry Assessments

as delegate of the Secretary