

24082

21 February 2025

Kiersten Fishburn
Secretary
NSW Department of Planning, Housing and Infrastructure
4 Parramatta Square, 12 Darcy Street,
Parramatta NSW 2150

Attention: Michelle Niles (Senior Planner)

Dear Michelle,

Request for Amended SEARs – Queens Road, Five Dock (SSD-78287462)

This letter has been prepared by Beam Planning on behalf of DPG Project 37 Pty Ltd (Develotek) (the Proponent) to request to amend the Secretary's Environmental Assessment Requirements (**SEARs**) for the State Significant Development Application (**SSDA**) (SSD-78287462) for an infill affordable housing development at 79-81 Queens Road and 2-8 Spencer Street, Five Dock (**the site**).

The purpose of this request is to seek alignment with the recently adopted industry specific SEARs for housing, introduced by the Department of Planning, Housing and Infrastructure (**DPHI**) with an aim to improve efficiency and consistency in the assessment process and to streamline the delivery of new housing across NSW in line with the National Housing Accord.

The proposed development meets the eligibility criteria outlined in the new industry specific SEARs for housing in that it is declared SSDA under Schedule 1, Section 26A of the *State Environmental Planning Policy (Planning Systems) 2021 (Planning Systems SEPP)* and under Section 4.36 of the *Environmental Planning and Assessment Act 1979 (EP&A Act)*. On this basis, we formally request that the SEARs for SSD-78287462 be amended to reflect the new requirements for housing applications, noting that we understand project specific requirements in the current SEARs such as Issue No. 5 "Impacts to 10-12 Spencer Street, Five Dock" will need to be maintained.

We trust this request is sufficient to issue the new Housing Industry Specific SEARs for the project. Should you have any queries on this matter, or require any additional information, please do not hesitate to contact me.

Kind regards,

Michael Rowe



Director

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Sarah Castro



Senior Planner

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