

Our ref: 448-460 Pacific Highway, St Leonards (SSD-90005457)

Mr Daniel Casella

Director

The Quarter St Leonards Pty Ltd

PO Box H219

Australia Square, NSW 1215

8 September 2025

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**Subject:** Planning Secretary's Environmental Assessment Requirements

Dear Mr Casella

Please find attached a copy of the Planning Secretary's Environmental Assessment Requirements (SEARs) for the shop-top housing development at 448-460 Pacific Highway, St Leonards (SSD-90005457).

The SEARs have been prepared in consultation with relevant public authorities, based on the information you have provided. A copy of the advice 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.

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 application 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.

### **Additional assessment requirements**

The Department has identified the following assessment matters to be addressed in consideration of the attached SEARs:

1. The Department considers that the proposal should have an improved response to the strategic intent of the Crows Nest Transport Oriented Precinct rezoning. Consideration should be given to allocating a larger proportion of non-residential floor space to the proposal to achieve greater consistency with the strategic intent of the precinct.

2. An economic impact assessment is required to justify the loss of non-residential floor space and its impact on the function and viability of surrounding land uses and the intended outcomes of the Crows Nest Transport Oriented Development Precinct.
3. The proposal includes a through-site link from St Leonards Square to the Crows Nest metro station. Site connections and through site links are important and in this regard design development of the through-site link is required to address identified amenity and crime prevention issues. Further consideration is to be given to setbacks to the crossing from the roadway along Pacific Highway.
4. Notwithstanding the above, genuine assessment and investigation is to be made for the provision of an underground connection to the Crows Nest Metro station in lieu of a through-site link, noting that Sydney Metro has indicated that there is a location for the connection to be made on the southern (Pacific Highway) side of the station.
5. Respond to all matters contained within the agency responses (refer to Appendices A and B).

### Concurrent Rezoning Proposal

You have indicated in your application that a concurrent rezoning proposal will be submitted to the department for assessment. The department has enclosed the requirements for the preparation of the planning proposal.

### Preparing your EIS

Your environmental impact statement (EIS) must be prepared having regard to the department's *State Significant Development* – including the *Preparing an Environmental Impact Statement Guideline*. All relevant guides for State significant projects that are referenced in the SEARs are available at <https://www.planning.nsw.gov.au/policy-and-legislation/planning-reforms/rapid-assessment-framework/improving-assessment-guidance>.

During the preparation of your EIS, you are required to consult with various parties, including the department and relevant agencies, in accordance with the *Undertaking Engagement Guidelines for State Significant Projects*. For more information, please visit the [Prepare EIS page](#) in the NSW planning portal. Agency contact details can be found at <https://www.planningportal.nsw.gov.au/major-projects/assessment/guide-agency-directory>.

You will need a Registered Environmental Assessment Practitioner (REAP) to declare that your EIS meets certain standards in relation to its completeness, accuracy, quality and clarity before it is submitted to the department, as per Division 5 of Part 8 of the Environmental Planning and Assessment Regulation 2021. A pro forma declaration can be found in [Appendix B of the \*Preparing an Environmental Impact Statement Guideline\*](#).

### Lodging your development application (DA)

Once you submit your EIS, we will check it for completeness to confirm it addresses the requirements in Part 8 of the Environmental Planning and Assessment Regulation 2021 (EP&A Regulation). We will also notify you of the DA/application fee for your project.

Please note that your DA is not taken to be lodged until the DA fee has been paid.

To minimise delays, please contact the department at least two weeks before you submit your EIS to confirm fee determination information and payment arrangements. This will give us sufficient time to ensure your application fee can be determined quickly.

### Information needed to determine the DA fee / application fee

Your application will need to be accompanied by an Estimated Development Cost (EDC) Report supporting the estimated development cost for your project. You must ensure that the information in the report is consistent with the information provided in your DA form.

Once you submit your EDC Report, we will check it for completeness against the requirements of the EP&A Regulation and the relevant Planning Circular.

If your project involves marinas, extractive industries or any subdivision of land, you must also ensure that your report includes a breakdown of estimated costs for any other component of your project.

### Public exhibition requirements

When you contact us regarding the applicable DA/application fee, we will also advise whether hard and/or electronic copies of the 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 Australian Government Department of Climate Change, Energy, the Environment and Water to determine if you need approval under the EPBC Act (<https://www.dcceew.gov.au/> or 6274 1111).

If you have any questions, please contact Paula Bizimis on 029274 6254 or via email at [paula.bizimis@planning.nsw.gov.au](mailto:paula.bizimis@planning.nsw.gov.au).

## Department of Planning, Housing and Infrastructure



Yours sincerely,

A handwritten signature in blue ink, appearing to be "K T" followed by a horizontal line.

Keiran Thomas

Director Housing Delivery Assessments

as delegate for the Planning Secretary