

Our ref: Mixed-use development with in-fill affordable housing - 277 The Grand Parade, Ramsgate Beach (SSD-95008962)

Mr Richard Cridland
General Manager
The Trustee for Good Time Holdings NSW Trust
3 Box Road
CARINGBAH NSW 2229

3 October 2025

Subject: Planning Secretary's Environmental Assessment Requirements

Dear Mr Cridland

Please find attached a copy of the Planning Secretary's environmental assessment requirements (SEARs) for your project, mixed-use development with affordable housing at 277 The Grand Parade, Ramsgate Beach (SSD-95008962).

Based on the information provided in your application, industry-specific SEARs have been issued for your project.

Please contact the department as soon as possible if your project changes, such that consultation is required with public authorities (under Part 8 of the EP&A Regulation). Your SEARs may need to be reissued and a scoping report may also be required.

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

Please note the issue of SEARs does not constitute the Department's endorsement of the proposal. The Department reiterates advice that the development should be carefully reviewed in relation to the height controls in Chapter 2, Part 2, Division 1 (in-fill affordable housing) of the State Environmental Planning Policy (Housing) 2021, in particular in relation to overshadowing and visual impacts.

Expiry of SEARs

The SEARs are valid for two years from the date of issue (or the date of the last modification). If you require an extension, please contact the Department at least three months prior to the expiry date. If your application is not submitted within this period, a new request for SEARs will be required to progress your project.

Preparing your Environmental Impact Statement (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:

<https://www.planning.nsw.gov.au/policy-and-legislation/planning-reforms/rapid-assessment-framework/improving-assessment-guidance>.

You are also required to consult with the Department and relevant agencies during the preparation of your EIS, in accordance with *the Undertaking Engagement Guidelines for State Significant Projects*. For more information, please visit the [Prepare EIS page](#) on the NSW planning portal. Agency contact details can be found at:

<https://www.planningportal.nsw.gov.au/major-projects/assessment/guide-agency-directory>.

Before submission, a Registered Environmental Assessment Practitioner (REAP) must declare that your EIS meets the required standards for completeness, accuracy, quality and clarity, as outlined in Division 5 of Part 8 of the *Environmental Planning and Assessment Regulation 2021* (the EP&A Regulation). A pro forma declaration can be found in [Appendix B of the *Preparing an Environmental Impact Statement Guideline*](#).

Biodiversity Development Assessment Report

Any development application that is required to be submitted with a Biodiversity Development Assessment Report must use the template available at:

<https://www.environment.nsw.gov.au/research-and-publications/publications-search/guidance-for-the-biodiversity-development-assessment-report-template>.

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 fee for your project.

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 DA fee can be determined quickly.

Information needed to determine the DA fee

Your application must include an Estimated Development Cost (EDC) Report that supports the estimated development cost and aligns with the information in your DA form. The Department will

review the report for completeness in accordance with the EP&A Regulation and relevant Planning Circular.

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 Akshay Bishnoi on 02 8275 1341 or via email at akshay.bishnoi@dpie.nsw.gov.au

Yours sincerely,

A handwritten signature in black ink that reads "AWatson".

Amy Watson
Director
Affordable Housing Assessments
as delegate for the Planning Secretary