



1 February 2019

Mr Patrick Hall  
Lederer Group Pty Ltd  
Suite 34.01, L34, 201 Elizabeth St  
SYDNEY NSW 2000

Dear Mr Hall

**Planning Secretary's Environmental Assessment Requirements (SEARs)  
Gosford Kibbleplex site re-development (SSD 9813)**

Please find attached a copy of the Planning Secretary's Environmental Assessment Requirements (SEARs) for the preparation of an Environmental Impact Statement (EIS) for the above proposal. These requirements have been prepared in consultation with relevant public authorities based on the information you have provided to date. I have also attached a copy of the public authorities' comments for your information. Please note that the Planning Secretary may modify these requirements at any time.

The Department notes the proposal exceeds the height and floor space ratio controls for the site. Any variation to those controls must be evaluated through the design review process and not result in any unacceptable visual, amenity or traffic impacts.

If you do not submit a Development Application (DA) and EIS for the development within 2 years, you must consult further with the Planning Secretary in relation to the preparation of the EIS.

Prior to exhibiting the EIS, the Department will review the document 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 implementing an effective and genuine community consultation process during the preparation of the EIS. This process must ensure the community is actively engaged and provided with a good understanding of the proposal and its potential impacts.

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 review.

If you have any questions, please contact Louise Starkey on the above contact details.

Yours sincerely

A handwritten signature in cursive script, appearing to read "A. Witherdin".

Anthony Witherdin  
**Director,**  
**Regional Assessments**

Enclosed:  
Secretary's Environmental Assessment Requirements (SEARs)  
Attachment A - Policies, Plans and Guidelines  
Attachment B - Government Authority Responses