

Mr Kris Fan  
General Manager – Development & Project Management  
China Centre Development Pty Ltd  
Level 3, 233 Castlereagh Street  
Sydney New South Wales 2000

19/08/2019

Dear Mr Fan

**Hotel, residential and commercial mixed use development - 338 Pitt Street (SSD-10362)**  
**Planning Secretary's Environmental Assessment Requirements**

Please find attached the Planning Secretary's environmental assessment requirements (SEARs) for the preparation of an environmental impact statement (EIS) for the mixed use development at 338 Pitt Street, Sydney. These requirements have been prepared in consultation with relevant public authorities based on the information you have provided to date. The public authorities' comments are attached for your information. Please note that the Planning Secretary may modify these requirements at any time.

If you do not submit a Development Application (DA) and EIS within two 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 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 open and transparent 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 USB) 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 and Energy to determine if an approval under the EPBC Act is required (<http://www.environment.gov.au> or 6274 1111).

Please note the Department has received your request, dated 31 July 2019, to delegate the assessment of the application to City of Sydney Council. Council has indicated its support, and the Department is currently preparing the required delegation documents for consideration by the Minister and the Planning Secretary.

If you have any questions, please contact Emily Dickson on 8275 1032 or via email to [emily.dickson@planning.nsw.gov.au](mailto:emily.dickson@planning.nsw.gov.au).

Yours sincerely,



David McNamara  
Director Key Sites Assessments  
Key Sites

**as delegate for the Secretary**

Enclosed/Attached:

- Planning Secretary's Environmental Assessment Requirements

Comments from Ausgrid; City of Sydney Council; Environment, Energy and Science Group of the Department of Planning Industry and Environment; Heritage, Community Engagement of the Department of Premier and Cabinet; Sydney Metro; Sydney Water and Transport for NSW.