

Mr George Hurst
JARRE PTY LTD
C/O ADG Architects
Suite 3.04 107-109 Mann Street
GOSFORD NSW 2250

17/01/2020

Dear Mr Hurst

**Concept proposal for mixed use development at 8-16 Watt Street, Gosford (SSD-10414)
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 above proposal (known as the Gosford Gateway).

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.

The Department notes the proposal exceeds the height and floorspace controls applying to the land. Any variation to these controls will be considered through the design review process and must not result in any unacceptable visual, solar, amenity or traffic impacts. The Department will also undertake a detailed environmental assessment of the project, including any variations to the controls.

If you do not submit a development application (DA) and EIS within two years, you must consult further with the 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).

If you have any questions, please contact Louise Starkey on (02) 4345 4410 or Louise.Starkey@planning.nsw.gov.au

Yours sincerely,

A handwritten signature in black ink, appearing to read 'B Roberts', with a long horizontal line extending to the right.

Brendon Roberts
Acting Director
Regional Assessments

as delegate for the Secretary

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