



Mr Farshad Amirbeaggi
Director
Aesthete No.14 Pty Ltd
Level 25, 88 Phillip St
SYDNEY NSW 2000

17 March 2021

Dear Mr Amirbeaggi

**Planning Secretary's Environmental Assessment Requirements
Blue Mountains Wildlife and Tourism Development (SSD-14793297)**

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 proposed Blue Mountains Wildlife and Tourism Development at 10 Great Western Highway, Wentworth Falls, in the Blue Mountains local government area.

The SEARs have been prepared in consultation with relevant public authorities (see **Attachment 2**) and are based on the information you have provided to date. Please note that the Planning Secretary may modify these requirements at any time.

The Department of Planning, Industry and Environment (the Department) notes there were several key issues raised by government authorities and Blue Mountains City Council at the Planning Focus Meeting held on Monday 8 February 2021. These matters related to permissibility, bush fire risk, traffic and access and potential biodiversity impacts. On this basis, the suitability of the site and proposed land uses will need to be carefully considered in the development application (DA) and EIS.

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
- consultation and public exhibition arrangements, including copies and format requirements of the DA and EIS.

The Department will review the EIS for the development carefully before putting it on public exhibition and will require you to submit a revised EIS if it does not adequately address the SEARs. If you do not submit a DA and EIS for the development within two years, you must consult further with the Planning Secretary in relation to the preparation of the EIS.

Community Consultation

The Department wishes to emphasise the importance of effective and genuine community consultation. 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 (including a description of any potential impacts) and they are actively engaged in issues of concern to them. **Please note, the Department will require clear evidence that this consultation has been undertaken and justification for the proposed consultation method(s) used.**

Commonwealth Requirements

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 Agriculture, Water and the Environment 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 Sally Munk, Principal Planner, on 9274 6431 or via email at sally.munk@planning.nsw.gov.au.

Yours sincerely,



Chris Ritchie
Director
Industry Assessments

as delegate for the Planning Secretary

Attached: Planning Secretary's Environmental Assessment Requirements