

Our ref: SSD-18406916

Mr Andrew Quade
BHL Group
Level 16, 5 Martin Place
Sydney New South Wales 2000

4 August 2022

Planning Secretary's Environmental Assessment Requirements Burra Park (SSD-18406916)

Dear Mr Quade

Please find attached a copy of the amended Planning Secretary's Environmental Assessment Requirements (SEARs) for the preparation of an Environmental Impact Statement (EIS) for the Burra Park State significant development application (DA) at Lot 82 DP 1277406 in the Penrith local government area (LGA).

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 the Planning Secretary may modify these requirements at any time.

Please contact the Department of Planning and Environment (the Department) at least two weeks before you propose to submit your DA and EIS. This will enable the Department to confirm the consultation and public exhibition arrangements, including format requirements for the DA and EIS.

Prior to exhibiting the EIS, the Department will review the document to determine if it addresses the requirements in Part 8, Division 5 of the Environmental Planning and Assessment Regulation 2021 (the Regulation). You will be required to submit a revised EIS if it does not address these requirements. If you do not submit a DA and EIS for the development within two years, the SEARs will expire. A written request to extend the SEARs expiry date may be made to the Planning Secretary before the expiry date.

You will need a Registered Environmental Assessment Practitioner to declare that your EIS meets certain standards in relation to its completeness, accuracy, quality and clarity before it is submitted to the department, as per Division 5 of Part 8 of the Regulation. A pro forma declaration can be found in Appendix B of the Department's 'State significant development guidelines - preparing an environmental impact statement' (2021).

1. 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.**

2. 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 Climate Change, Energy, the Environment and Water to determine if an approval under the EPBC Act is required (<https://www.dcceew.gov.au/> or (02) 6274 1111).

If you have any questions, please contact David Schwebel on 02 9274 6400 or via email at david.schwebel@planning.nsw.gov.au .

Yours sincerely

A handwritten signature in black ink that reads "C. Ritchie".

Chris Ritchie
Director
Industry Assessments

as delegate for the Planning Secretary

Attached: Planning Secretary's Environmental Assessment Requirements