



30 January 2025

Office of the Chief Executive Officer

Reference File: F13776 25/18705

Industry Assessments
Department of Planning and Environment
4 Parramatta Square
12 Darcy Street | Parramatta NSW 2150

Attn: Sally Munk, Principal Planning Officer Industry Assessments

Dear Sir/Madam

**SUBJECT Request for input into the Planning Secretary's
Environmental Assessment Requirements (SEARs) for the
Blue Mountains Wildlife Park (SSD-79275458) at 10 Great
Western Highway, Wentworth Falls**

I refer to the new request for SEARs submitted by Aesthete No. 14 Pty Ltd and your invitation to this Council to provide input into the SEARs. The proposal has many of the same problems that accompanied the previous SSD proposal for this site. This Council remains strongly opposed to the proposed overdevelopment of this sensitive site.

The Blue Mountains has a strategically important and long established principle of protecting 'land between towns'. Driving or catching a train through our cherished landscape provides locals and visitors alike with a truly unique experience. Our distinct and character filled villages separated by bushland that visually and ecologically links into the World Heritage Blue Mountains National Park is critical to our sense of place and the resilience of our environment. In particular, the bushland between the townships of Bullaburra and Wentworth Falls, in combination with the elevation change best evident in the drive up Bodington Hill, marks the entry to the upper Blue Mountains which is a highly valued tourism destination for its distinct character and dramatic escarpments.

The land at 10 Great Western Highway, Wentworth Falls, forms a critical part of the land between the townships of Bullaburra and Wentworth Falls. While the existing consent applying to this land has its short-comings, the scale and footprint of that approved development ensured that it would not interrupt the important bushland setting, particularly when viewed from the Great Western Highway. The existing consent required minimal clearing of vegetation allowing for effective screening of the development. Importantly the approved development is restricted to what is now the C3 Environmental Management zoned portion of the site. C2 Environmental Conservation zoned land is largely unimpacted by the existing approval.

The subject State Significant Development proposal will flood the western portion of the site with built form and hardstand and, critically, it will extend well into the C2 zoned portion of the site and will not preserve a vegetated buffer between it and the highway. The C2 zoned portion of the site was never intended for development and should be

revegetated to re-establish this strategically and ecologically important piece of bushland between the towns of Bullaburra and Wentworth Falls.

The attached document provides our detailed requirements for the environmental assessment of this State Significant Development proposal. It addresses the need to restrict development to the C3 zoned portion of the site and revegetate the C2 zoned land where appropriate, but it also addresses various other glaring problems with this proposal.

Given the in-depth local knowledge held by this Council regarding the site, its context and the detailed and site-specific planning applying to this site, I trust that our requirements will be incorporated into the SEARs in full.

This Council also maintains significant concerns over the use of the State Significant Development pathway given the development is wholly prohibited within our C2 Environmental Conservation zone.

Further to the views of this Council and relevant State agencies, it is strongly recommended that the SEARs benefit from consultation with Darug and Gundungurra Traditional Owners.

Yours faithfully



ROSEMARY DILLON
Chief Executive Officer

Attachments:

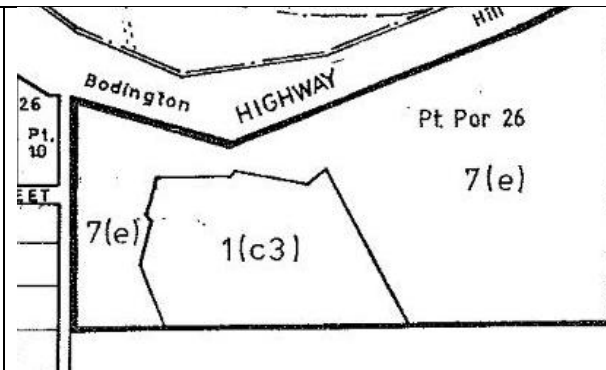
Attachment A - Blue Mountains City Council input into SEARs for Blue Mountains Wildlife Park (SSD-79275458) at 10 Great Western Highway, Wentworth Falls

Attachment A – Blue Mountains City Council input into SEARs for Blue Mountains Wildlife Park (SSD-79275458) at 10 Great Western Highway, Wentworth Falls

KEY ISSUES

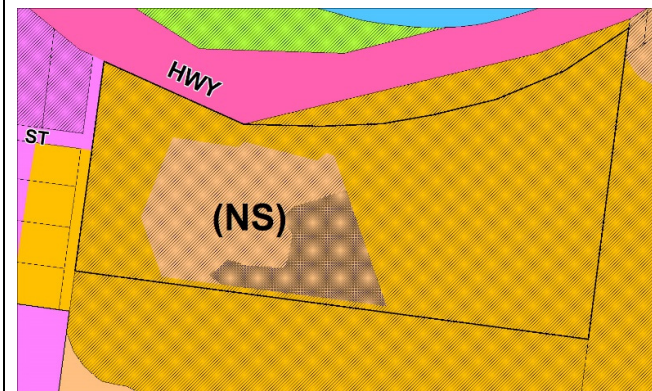
Key Issue & Desired Performance Outcome	Comment
<p>Approval pathway</p> <p>The applicant should demonstrate appropriate use of the EP&A Act 1979</p>	<p>Clause 4.38(2) and (3) of the EP&A Act read as follows:</p> <p style="padding-left: 40px;"><i>(2) Development consent may not be granted if the development is wholly prohibited by an environmental planning instrument.</i></p> <p style="padding-left: 40px;"><i>(3) Development consent may be granted despite the development being partly prohibited by an environmental planning instrument.</i></p> <p>Council has concerns that the project scoping report does not correctly characterise the proposed uses. Rather than being a <i>recreation facility (outdoor) or animal boarding or training establishment</i>, it is considered more likely that the dominant use is a 'zoo' which is either a <i>recreation facility (major)</i> or an innominate use. Further, it appears that all other uses, such as the hotel component, are ancillary to the zoo use, rather than independent uses. A zoo is a prohibited use in both the C2 Environmental Conservation and C3 Environmental Management zones. The proposal is therefore likely to be wholly prohibited. As per clause 4.38(2), consent cannot be granted.</p> <p>Regardless of characterisation, the proposed development is wholly prohibited by LEP 2015 within the C2 zone. As per clause 4.38(2), it therefore appears that development consent cannot be granted for the proposed development within the C2 zone. If a portion of the development is found to be permissible within the C3 zone, it is not clear that this would allow wholly prohibited development in the C2 zone under subclause (3).</p> <p>The applicant should demonstrate that the 'partially prohibited' provision is being used appropriately and DPE should confirm.</p>
<p>C2 zone and Protected Areas</p>	<p>Council's primary Local Environmental Plan (LEP) 2015 has been prepared on the basis of the State Government's Standard LEP Template. Prior to the gazettal of this on 21 December 2015, there were three planning instruments that applied across the local government area, the primary ones being LEP 2005 (gazetted 7 October 2005) and LEP 1991 (gazetted 27 December 1991) with a few residual sites under LEP 4 (gazetted 3 December 1982).</p>

<p>The development should be limited to the C3 zoned portion of the site and impacts on C2 zoned land should be avoided.</p> <p>Any development must be assessed against the objectives and provisions of the C2 zone as well as the Protected Areas that would have applied if that land were considered developable.</p> <p>.</p>	<p>One of the principles applied to the preparation of LEP 2015 was to extend the planning framework of LEP 2005 into LEP 1991 land. This was to ensure a consistent balance between the protection of environmentally sensitive land and permitting appropriate development.</p> <p>One of the differences between LEP 2005 and LEP 1991 was the treatment of Protected Areas and their interaction with C2 Environmental Conservation or equivalent zones. Under LEP 1991 Protected Areas were identified whether in the C2 equivalent zone or not, however, LEP 2005 only mapped Protected Areas if they were outside the C2 equivalent zone due to the high order protection afforded by the C2 equivalent zone.</p> <p>As the intent of the proposed State Significant Development includes otherwise prohibited development extending into the C2 zone, it is appropriate to apply Protected Area provisions within the C2 zone.</p> <p>Refer to the <i>Project Specific Issues</i> section of this report for the extent of each Protected Area.</p> <p>It should also be noted that the general delineation of land assessed as appropriate for development and land considered necessary for environmental conservation was established by way of a site specific LEP amendment to LEP 4. These zone boundaries have been refined in each subsequent environmental planning instrument that has applied to the site (this can be seen in the zoning maps for each plan as shown below). This site specific and detailed planning process spans many decades and reflects the environmental constraints of the land. The zone boundaries should be respected in any development assessment process</p>
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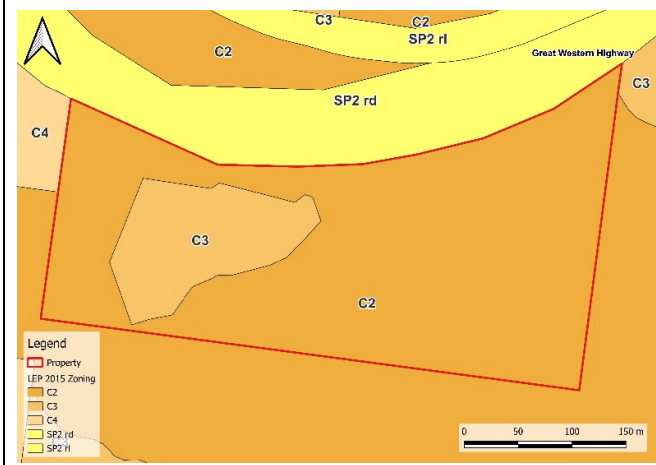
LEP 4 (amended via LEP 79)

7(e) Environmental Protection
1(c3) Rural C3

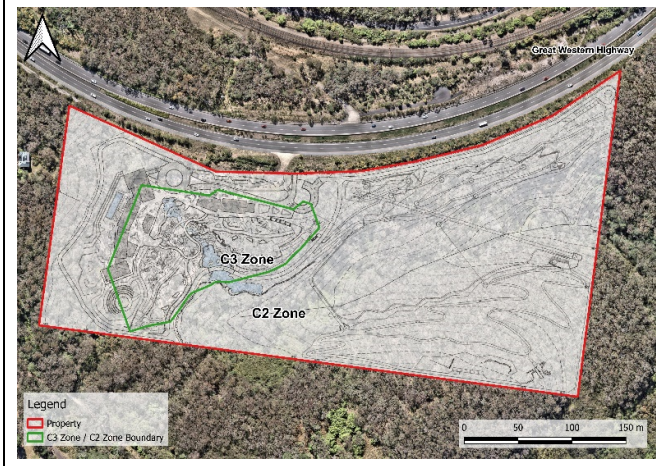


LEP 1991

Tan – Bushland Conservation Zone;
Yellow – Environment Protection Zone;
Diagonal hatch – Protected Area land Between Towns
Black – Protected Area Environmental Constraint



LEP 2015
 C3 Environmental Management
 C2 Environmental Conservation

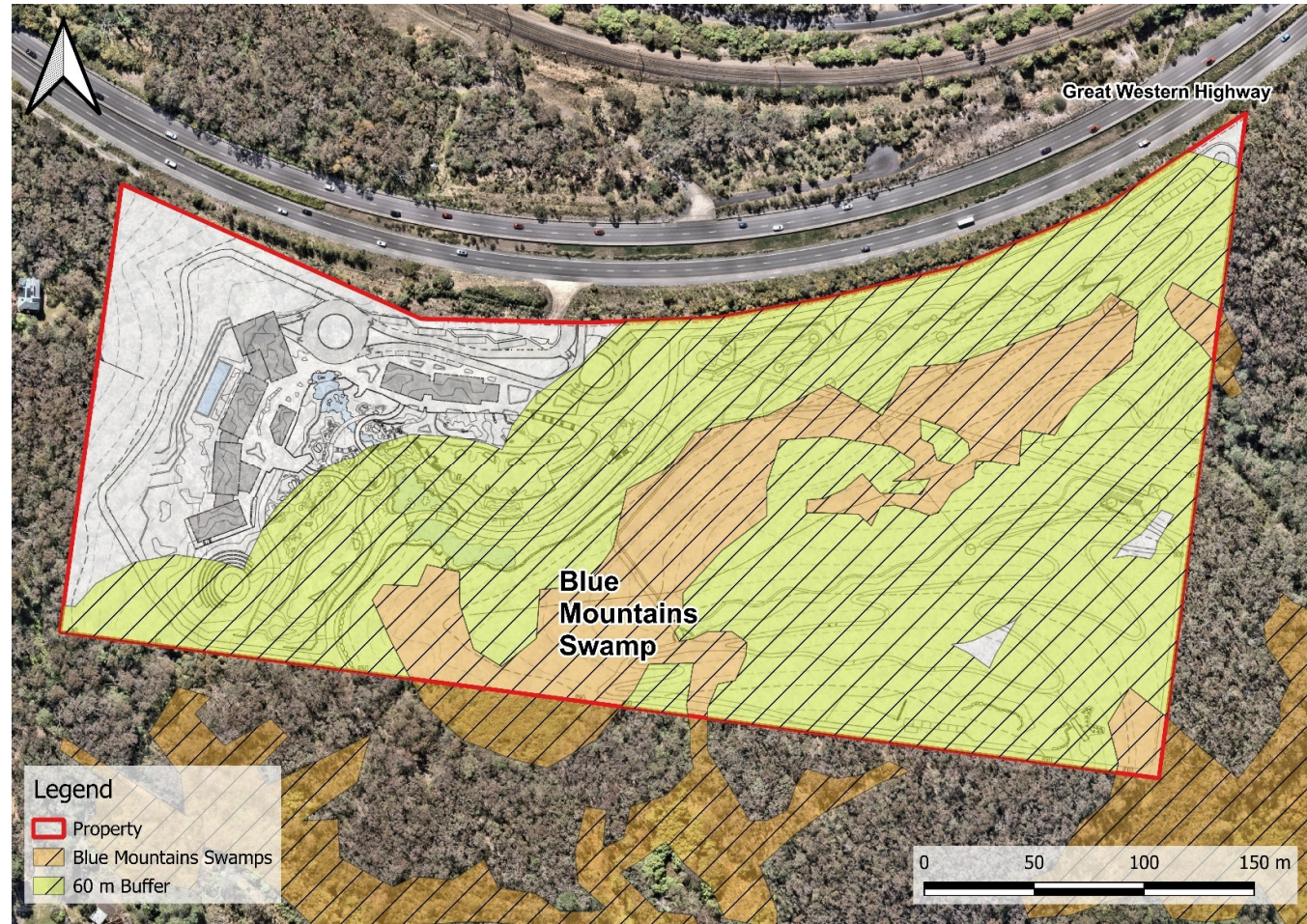


SSD footprint compared to C2/C3 zoning
 C2/C3 zoning boundary shown in green

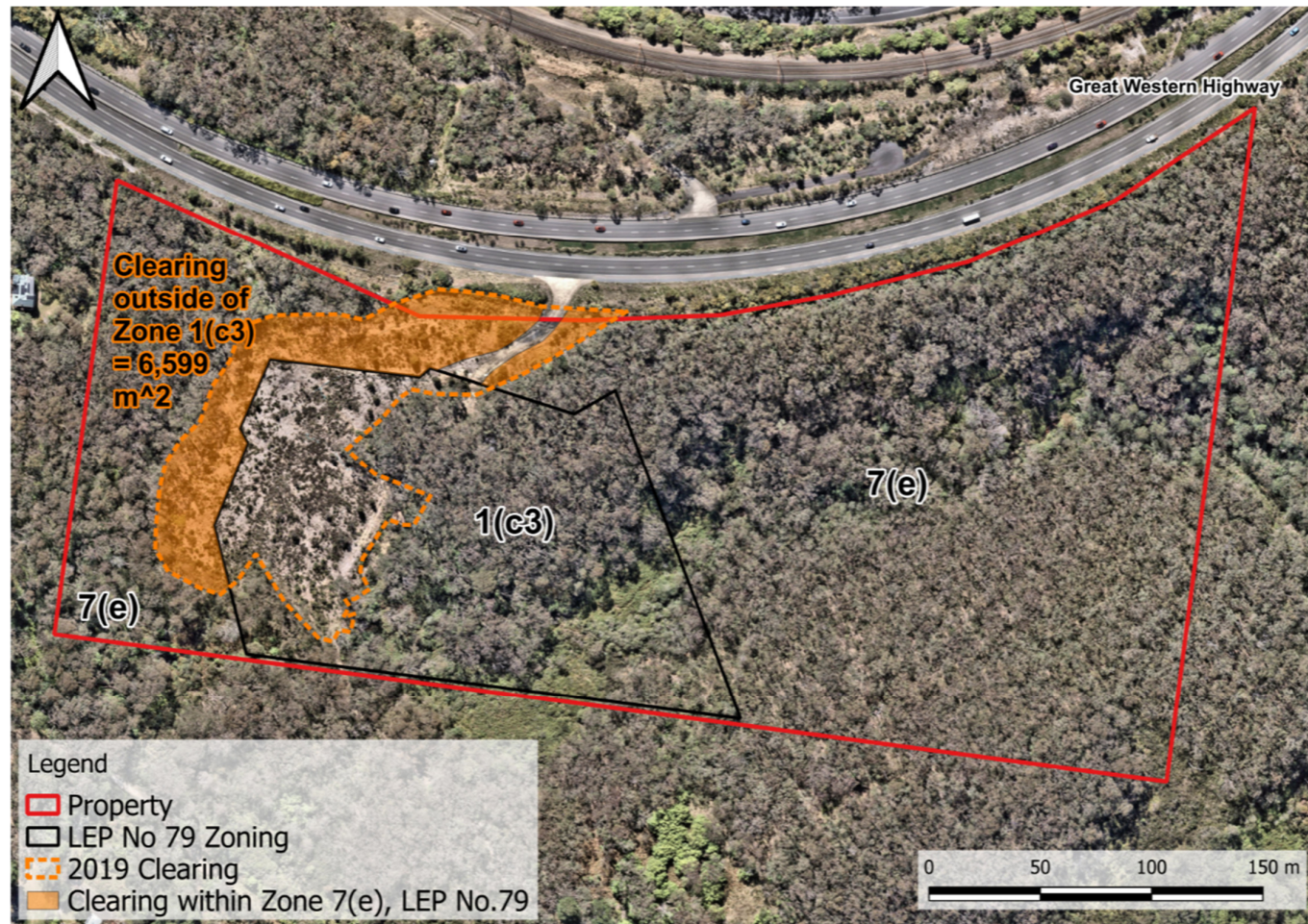
Key Issue & Desired Performance Outcomes	Assessment Requirement	Comment	Provisions / Policy / Guideline
<p>Biodiversity – environmental impact</p> <p>The development is to avoid any adverse environmental impacts, including adverse environmental impacts to <i>Environmentally Sensitive Land (ESL)</i>.</p> <p>The development is to incorporate appropriate measures to restore ESL and bushland on land zoned C2 or C3 where it has been historically degraded.</p>	<p>The proponent must assess environmental impacts, including impacts on <i>Environmentally Sensitive Land (ESL)</i> as defined in the Blue Mountains Local Environment Plan 2015 dictionary and provide information to demonstrate compliance with the relevant LEP 2015 clauses 6.1, 6.2, 6.6, 6.7 and 6.8. In relation to the Biodiversity key issue this includes ESL items:</p> <ul style="list-style-type: none"> - Land zoned C2 Environmental Conservation - Land identified as Protected Area – Ecological Buffer Area - Land on which any significant vegetation community is located and land that is within 60 metres of such a community - Land on which any rare species of flora is located and land that is within 20 metres of any such species <p>The proponent must demonstrate that the proposed development including asset protection zones, stormwater management, animal enclosures and trail zones, watercourse / swamp crossings are designed, sited and managed to avoid any adverse impact on ESL.</p> <p>The proponent must demonstrate that the development incorporates appropriate measures to restore ESL and bushland on land zoned C2 or C3 where it has been historically degraded.</p>	<p>The footprint of the proposed SSD development encroaches upon mapped ESL including land zoned C2, land mapped by Council as containing a significant vegetation community (LEP 2015, Schedule 6, 5(2) Blue Mountains Swamps) and land comprising a 60m buffer to the Blue Mountains swamp (yellow hatch).</p> <p>The proposed development is to be amended to avoid development in these areas.</p> <p>The nature and extent of works proposed including for asset protection zones, stormwater management, animal enclosures and trail zone, watercourse / swamp crossings is to be clearly identified. The development is to demonstrate it is sited and designed to ensure an adequate native vegetation buffer is retained and supporting hydrological conditions are maintained to ensure the protection and ongoing health and function of the ground-water dependent swamp ecosystem.</p> <p>Unmapped ESL requires validation by an ecological survey and assessment.</p> <p>The current proposal does not adequately demonstrate that impacts to ESL have been</p>	<p>Local Environment Plan 2015</p> <p>Dictionary ESL Definition</p> <p>C2 zone objectives</p> <p>C3 zone objectives</p> <p>Clause 6.1(1)</p> <p>Clause 6.1(2)</p> <p>Clause 6.1(6)-6.1(8)</p> <p>Clause 6.2</p> <p>Clause 6.6</p> <p>Clause 6.7</p> <p>Clause 6.8</p> <p>Clause 6.15</p> <p>Schedule 6</p>


	<p>See <i>Protected Areas Assessment Requirements</i> section of this report for further information.</p>	<p>avoided, and where avoidance is not possible, minimised to the greatest extent possible.</p> <p>The design, layout and impact of proposed animal enclosures and trails / crossings proposed within bushland and swamp areas is also required to be assessed. The impact on existing wildlife of proposed fencing, and enclosures for the keeping of animals within bushland areas must be considered. It is understood that endemic wildlife cannot inter-mix with the native zoo animals.</p> <p>Supplementary chapters are to be provided within the BDAR to address all ecological assessment matters (such as local and commonwealth criteria) in accordance with Council's Flora and Fauna Assessment Guide and DCP 2015 Part I2.1.2 and Vegetation Management Plan Guide DCP 2015 Part I2.1.4.</p> <p>A clear scaled plan of the site identifying ESL (Council mapped and as validated by site survey / observations) relative to the proposed development works is required.</p> <p>A Vegetation Management Plan and Tree Removal Retention Plan is required to identify the existing and proposed vegetation coverage. Importantly areas that were subject to unauthorised clearing in 2019 within the C2 zone should be regenerated.</p>	<p>Development Control Plan 2015</p> <p>Parts C1, C2, C4</p> <p>Parts C1.3 and C1.5</p> <p>Parts I2.1.2 and I2.1.4</p> <p>Blue Mountains Flora and Fauna Assessment Guide</p> <p>Blue Mountains Vegetation Management Plan Guide</p>
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Map showing significant vegetation community (LEP 2015, Schedule 6, 5(2) Blue Mountains Swamps) and land comprising a 60m buffer to the Blue Mountains swamp (yellow hatch).



Map showing extent of unauthorised clearing that must be regenerated.
Historical DA 8162 did not permit clearing within zone 7(e) of LEP No. 79.



<p>Biodiversity – Fauna corridor</p> <p>The development is to avoid adverse environmental impacts on the site’s role as a fauna corridor and include environmental restoration works that restore the functions of the corridor where this has been historically degraded.</p>	<p>The proponent is to address the adverse environmental impacts of the proposed development on the site’s role as a fauna corridor and demonstrate that the site layout and design maximises the protection and accommodate the restoration where necessary of the fauna corridor in accordance with DCP 2015 Part C1.4.</p>	<p>The site is recognised as an unmapped fauna corridor in accordance with DCP 2015 Part C1.4.</p>  <p>The Great Western Highway also contains a fauna corridor tunnel which exits in the vicinity of the proposed bus pick-up/drop-off area. The current proposal does not adequately protect or restore the fauna corridor values of the site. The development is to be designed and sited to retain and/or restore an adequate bushland buffer along the highway with connectivity to the bushland areas of the site and beyond. The development should not inhibit the future upgrade of the fauna corridor which may include a land bridge over the great western highway and railway corridors.</p> <p>The protection and restoration of fauna corridor values of the site is required to be addressed within a Flora and Fauna Assessment (DCP Part I2.1.2) or a supplementary chapter of the BDAR,</p>	<p>Development Control Plan 2015 Part C1.4</p>
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		and a Vegetation Management Plan prepared in accordance with DCP 2015 Part I2.1.4.	
<p>Koala and koala habitat protection</p> <p>The aim of Chapter 4 of the SEPP is to promote the conservation of koala habitat and to reverse the current trend of koala population decline.</p> <p>The development must avoid impacting core koala habitat.</p>	<p>The proponent is to address impacts to koalas and koala habitat under Chapter 4 of the SEPP.</p> <p>The proposed development is on land to which Section 4.9 of Chapter 4 applies. As the development is likely to (a) exceed the 'low or no impact' threshold and (b) contains core koala habitat, a Koala Assessment Report must be provided (Section 4.9, subsection 4 of Chapter 4).</p> <p>The proponent must demonstrate that impacts to core koala habitat have been avoided.</p>	<p>The proposed development involves the clearing of koala use trees, within a vegetation community that represents highly suitable koala habitat. Numerous koala sightings have been recorded on BioNet within the last 18 years and within 2.5 km of the site, with the closest sightings located approximately 35 m from the property boundary.</p> <p>The presence of highly suitable habitat and the proximity of recent koala sightings, categorises the land as core koala habitat.</p> <p>The proposed clearing of vegetation within core koala habitat constitutes an adverse impact to core koala habitat. The proposed development must avoid impacting core koala habitat.</p>	<p>State Environmental Planning Policy (Biodiversity and Conservation) 2021 – Chapter 4 Koala habitat protection 2021</p>
<p>Biodiversity – BC Act 2016</p>	<p>The proponent is to address biodiversity impacts including impacts to threatened species, threatened ecological communities and their habitat, in accordance with the NSW Biodiversity Conservation Act 2016.</p>	<p>A Biodiversity Development Assessment Report is required as the proposed area of clearing exceeds the Biodiversity Offset Scheme threshold</p> <p>The site contains a Blue Mountains Swamp community which is included in the NSW listed Blue Mountains Swamps in the Sydney Basin Bioregion.</p> <p>The development footprint encroaches upon the swamp. The nature and extent of works proposed including for asset protection zones,</p>	<p>Biodiversity Conservation Act 2016</p> <p>Biodiversity Conservation Regulation 2017</p>

		stormwater management, animal enclosures and trail zone, and watercourse / swamp crossings is to be clearly identified.	
Biodiversity – EPBC Act 1999	The proponent is to address impacts to matters of national environmental significance including but not limited to world heritage properties, listed threatened species and ecological communities and migratory species.	<p>The site contains a Blue Mountains Swamp Community which is included in the Commonwealth listed Temperate Highland Peat Swamps on Sandstone.</p> <p>The development footprint encroaches upon the swamp. The nature and extent of works proposed including for asset protection zones, stormwater management, animal enclosures and trail zone, and watercourse / swamp crossings is to be clearly identified.</p>	<p>Environment Protection and Biodiversity Conservation Act, 1999</p> <p>Environment Protection and Biodiversity Conservation Regulations 2000</p>
<p>Biodiversity Protected Area - Vegetation Constraint</p> <p>Protected Area – Ecological Buffer</p> <p>The proposed development is to protect significant vegetation communities and restrict development</p>	<p>The proposed development is to address the objectives and provisions of the Protected Area Vegetation Constraint and Protected Area – Ecological Buffer.</p> <p>Refer to the <i>Protected Areas Assessment Requirements</i> section of this Report for the extent of these Protected Areas.</p>		<p>Local Environmental Plan 2015</p> <p>Clause 6.6</p> <p>Clause 6.7</p>

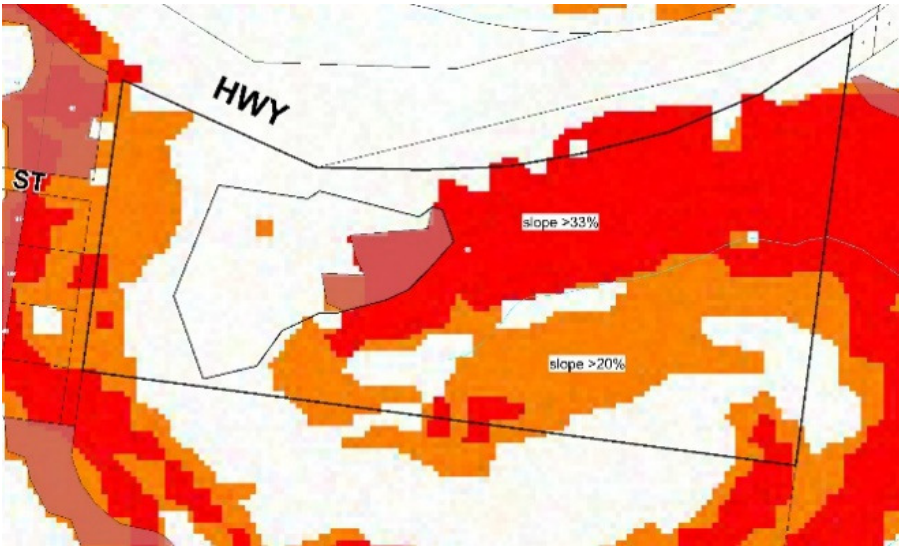
<p>so that it does not occur, as far as practicable, within ecological buffers to significant vegetation communities</p>			
<p>Water - Catchments</p> <p>The proponent is to address impacts to the Hawkesbury-Nepean Catchment under Chapter 6 of the SEPP (Biodiversity and Conservation) 2021.</p>	<p>The proponent is to address impacts to koalas and koala habitat under Chapter 4 of the SEPP.</p> <p>The proposed development is within a regulated catchment to which Chapter 6 applies.</p> <p>The proponent must demonstrate that adverse impacts to water quality, quantity and aquatic ecology have been minimised and avoided.</p>	<p>The proposed development involves the clearing of riparian land and the construction of impervious surfaces. The nature of these actions is likely to result in an adverse impact to water quality, water quantity and the aquatic ecology of the watercourse and riparian environments present on the property.</p> <p>Aquatic environments of the Blue Mountains are fragile and highly susceptible to adverse impacts of urban development. The impact of urban development have been the subject of many scientific publications (see Belmer, N., Tippler, C. & Wright, I.A. Aquatic Ecosystem Degradation of High Conservation Value Upland Swamps, Blue Mountains Australia. <i>Water Air Soil Pollution</i> 229, 98 (2018)).</p> <p>The proposed development must avoid the clearing of riparian land, including Blue Mountains Swamps, and to show how stormwater will be managed. The proponent must demonstrate that impacts to water quality, quantity and aquatic ecology have been minimised and avoided.</p>	<p>State Environmental Planning Policy (Biodiversity and Conservation) 2021 – Chapter 6 Water catchments</p>

<p>Water – Hydrology</p> <p>The development is to be designed and sited to protect and maintain</p> <ul style="list-style-type: none"> - the hydrological aspect of the locality, including groundwater, - wetlands and swamp systems, - water quality within watercourses, - the stability of the bed and banks of watercourses, - aquatic and riparian habitats and ecological processes within watercourses and riparian areas. 	<p>The proponent must assess impacts on <i>Environmentally Sensitive Land (ESL)</i> as defined in the Blue Mountains Local Environment Plan 2015 dictionary and provide information to demonstrate compliance with the relevant LEP 2015 clauses 6.1, 6.2. and 6.8. In relation to the Water - Hydrology key issue this includes:</p> <ul style="list-style-type: none"> - Land that is a watercourse and land that is within 40m of the top of a bank of a watercourse <p>The proponent must demonstrate that the development is designed, sited and managed to avoid any adverse impact on watercourses or wetlands and the hydrological aspect of the locality, including groundwater.</p>	<p>The footprint of the SSD development encroaches upon a watercourse and its first order tributaries. The current proposal locates the carpark and development over a first order drainage line the feeds the swamp. The development is to be designed to demonstrate the maintenance of natural drainage patterns, flow regimes and groundwater recharge processes supporting the Blue Mountains swamp. The proponent is to describe the existing hydrological surface and groundwater regime and assess impact of the development on this. Increase volumes of flow are to be avoided to prevent scour and channelisation of the watercourse, riparian and swamp environments. Impervious surfaces are to be disconnected from the receiving watercourses and riparian zones by provision of appropriate water sensitive urban design devices, within the development area, that facilitate the filtering and infiltration of stormwater runoff.</p> <p>The current proposal does not adequately demonstrate that impacts to the sites drainage features and ESL have been avoided, and where avoidance is not possible minimised to the greatest extent possible.</p> <p>A clear scaled plan of the site identifying all site drainage features and ESL (Council mapped and as validated by site survey / observations) relative to the proposed development works.</p>	<p>Local Environment Plan 2015</p> <p>Dictionary ESL & watercourse definitions</p> <p>Clause 6.1(1)</p> <p>Clause 6.1(2)</p> <p>Clause 6.1(6)-6.1(8)</p> <p>Clause 6.2</p> <p>Clause 6.8</p> <p>Development Control Plan 2015</p> <p>Part C6</p> <p>Part I2.1.2</p> <p>Part I2.2.8</p>
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		<p>A flora and fauna assessment is required in accordance with DCP Part I2.1.2.</p> <p>A hydro-geological assessment is required in accordance with DCP 2015 Part I2.2.8.</p>	
<p>Water – Hydrology - Stormwater</p> <p>The development is to avoid the adverse impacts of urban stormwater and animal keeping on land on which development is located and adjoining properties, native bushland and receiving waters.</p>	<p>The proponent must assess the impacts of stormwater runoff on Water – Hydrology and provide information to demonstrate compliance with the relevant LEP 2015 clause 6.9.</p>	<p>The development is to be designed to demonstrate the maintenance of natural drainage patterns, flow regimes and groundwater recharge processes supporting the Blue Mountains swamp. The current proposed carpark is located on a first order tributary and the concept plans do not identify locations within the development area for the provision of water management.</p> <p>The development is to incorporate the following:</p> <ul style="list-style-type: none"> - best practice water sensitive urban design principles - maximise the provision of permeable surfaces and infiltration measures to maintain groundwater regimes - avoid adverse impacts to surface and groundwater quality and quantity - incorporate stormwater treatment and disposal methods to achieve adequate filtration, absorption, dissipation and scour protection - incorporate stormwater management measures into the landscape to provide a neutral or beneficial effect on environmental and water quality 	<p>Local Environment Plan 2015</p> <p>Clause 6.9</p> <p>Development Control Plan</p> <p>Part C6</p> <p>I2.2.3</p> <p>I2.2.4</p> <p>I2.2.5</p> <p>I2.2.6</p>

		<p>protection, stormwater retention and detention, flood mitigation, landscaping and public open spaces and recreational and visual amenity.</p> <p>The following information is required in accordance with DCP 2015 Parts C6 and I2.2.3, I2.2.4, I2.2.5 and I2.2.6:</p> <ul style="list-style-type: none"> - Water sensitive urban design strategy - Concept stormwater management plan - Pre and post development water quality analysis - Geotechnical investigation - Proposed and existing impervious area calculation and catchment plan - Pre and post stormwater discharge (quantity) calculations (including peak flows and volumes) into the downstream system. 	
<p>Water – Quality</p> <p>The development is to avoid the adverse impacts of urban stormwater and animal keeping on land on which development is located and adjoining properties, native</p>	<p>The proponent must assess the impacts of stormwater runoff and animal effluent on Water – Quality.</p>	<p>Refer to comments for Key Issue <i>Water – Hydrology – Stormwater</i></p>	<p>Local Environment Plan 2015</p> <p>Clause 6.9</p> <p>Development Control Plan</p> <p>Part C6</p> <p>I2.2.3</p>

bushland and receiving waters.			I2.2.4 I2.2.5 I2.2.6
Flooding	<p>The proponent is to demonstrate that the development is appropriately sited and designed to reduce risk to human life and damage to property caused by flooding.</p> <p>The proponent is to demonstrate that the development is not likely to affect the environment as a result of flooding.</p> <p>The proponent is to demonstrate that that the development will not, in flood events exceeding the flood planning level, affect the safe occupation of, and evacuation from, the land.</p>	<p>As well as the mapped watercourse, the site contains drainage lines which convey runoff from the upstream catchments.</p> <p>The proposed habitable buildings must not be subject to inundation and should be provided with a freeboard of 500mm above the flood planning level.</p> <p>Proposed emergency access and evacuation routes are to be functional in the PMF. Other vehicle manoeuvring and parking areas are to be designed to prevent cars floating and becoming unstable and to maintain structural integrity during flooding.</p> <p>Consideration must be given to animal and pedestrian safety and possible evacuation during flood events.</p>	<p>Local Environment Plan 2015</p> <p>Clause 6.10</p> <p>Clause 6.11</p> <p>Development Control Plan 2015</p> <p>Part C6.4</p> <p>NSW Floodplain Development Manual.</p>
<p>Soils – Slope constraint land</p> <p>The development is to avoid any adverse environmental impacts, including adverse</p>	<p>The proponent must assess impacts on <i>Environmentally Sensitive Land (ESL)</i> as defined in the Blue Mountains Local Environment Plan 2015 dictionary and provide information to demonstrate compliance with the relevant LEP 2015 clauses 6.1, 6.2 and 6.4. In relation to the Soils key issue this includes ESL item:</p>	<p>The footprint of the proposed SSD development encroaches upon mapped ESL including land mapped as Protected Area – Slope Constraint (pink) and slopes exceeding 20% (orange and red).</p> <p>The nature and extent of works proposed including for asset protection zones, stormwater</p>	<p>Local Environment Plan 2015</p> <p>Dictionary ESL Definition</p> <p>Clause 6.1(1)</p>

<p>environmental impacts to <i>Environmentally Sensitive Land (ESL)</i> comprising PA – slope constraint and steep slopes >20%.</p>	<ul style="list-style-type: none"> - Land identified as Protected Area – Slope Constraint with a slope exceeding 20% 	<p>management, animal enclosures and trail zone, and watercourse / swamp crossings is to be clearly identified.</p> <p>A clear scaled plan of the site identifying ESL (Council mapped and as validated by site survey / observations) relative to the proposed development works.</p> <p>A geotechnical investigation is required in accordance with DCP 2015 Part I2.2.6.</p> <p>The geotechnical investigation and report recommendations are to extend outside the site where any works such as road construction are proposed.</p>	<p>Clause 6.1(2) Clause 6.2 Clause 6.4 Development Control Plan 2015 Part I2.2.6</p>
<p>Map showing Protected Area – Slope Constraint (pink) and slopes exceeding 20% (orange and red).</p>			

<p>Soils – cut and fill, drainage, slope and soil stability</p> <p>The development is to avoid any detrimental impact on environmental functions or processes (including waterways, riparian land and groundwater) or features of the surrounding land.</p>	<p>The proponent must assess impacts of earthworks and proposed cut and fill on the natural environment, drainage patterns and soil or slope stability in the locality of the development and demonstrate that there will no detrimental impact on environmental functions or processes or features of the surrounding land in accordance with LEP 2015 clause 6.14.</p>	<p>A cut and fill plan and sections are required.</p> <p>Batter slopes (which will determine the extent of cut and fill) are to be based on the results of the geotechnical investigation.</p>	<p>Local Environment Plan 2015 Clause 6.14</p>
<p>Soils – erosion and sedimentation control</p> <p>The development is to prevent sediment, building materials, waste and other pollutants from leaving the site and entering adjoining land, street gutters, drains, watercourses or the natural environment.</p>	<p>The proponent must demonstrate the provision of adequate site layout and design and erosion and sedimentation controls during construction to prevent pollution of the environment during construction in accordance with DCP LEP 2015 Part E4.3.</p>	<p>A Soil and Water Management Plan is required.</p> <p>More than one site layout plan is to be provided, to acknowledge the different stages of construction.</p>	<p>Development Control Plan Part E4 Soils and Construction Blue Book by Landcom 2004</p>

<p>Essential Services</p>	<p>The proponent must demonstrate that all essential services are available or adequate arrangements have been made to make them available when required.</p>	<p>Confirmation from Sydney Water that provision can be made for reticulated water supply and reticulated sewerage to service the development is required</p> <p>Confirmation from Endeavour Energy that provision can be made for electrical supply to the development is required.</p>	<p>Local Environment Plan 2015 Clause 6.23</p>
<p>Transport and Traffic</p> <p>The proponent must demonstrate that safe access and egress is available to and from the development for travel in both directions.</p> <p>The proponent must assess impacts on local streets which may be affected during construction and during operation of the development.</p> <p>The proponent must demonstrate that adequate parking and vehicle servicing</p>	<p>The proponent must identify appropriate access to the development to and from both directions for the following</p> <ul style="list-style-type: none"> a) Construction, including construction of temporary and permanent access points b) Operation, including access and parking for coaches, bicycles, passenger vehicles, c) Servicing including all types of waste collection d) Emergency access and egress <p>If an internal perimeter fire trail is required, this must be clearly shown on all plans and its environmental impact assessed.</p> <p>Analysis to show the operation of all impacted intersections will be maintained at an acceptable level is required.</p>	<p>Works required in all road reserves must be shown on plans.</p> <p>For any internal spaces (eg animal enclosures or water quality structures) which require heavy vehicle access for maintenance, this is to be shown on the plans and addressed in the documentation.</p> <p>The traffic analysis is to consider the environmental capacity and maximum capacity of residential streets.</p> <p>The development should not cause the maximum capacity of residential streets to be exceeded.</p> <p>Traffic composition and speed as well as traffic flows are to be assessed.</p> <p>Coach turning facilities not available at Tablelands Road intersection. If extension or upgrading of local streets is proposed, design plans are to be prepared.</p>	<p>RTA Guidelines for Traffic-Generating Developments 2002</p> <p>Planning for Bushfire Protection 2019</p> <p>Development Control Plan 2015</p> <p>Part C2</p> <p>AS2890.1:2004 and AS2890.2:2018 and AS2890.6:2009</p>

<p>arrangements will be provided.</p> <p>The proponent must demonstrate safe vehicular and pedestrian access within and around the development.</p>			<p>Local Environment Plan 2015</p> <p>Clause 6.23</p>
<p>Urban Design and Visual Amenity</p> <p>Protected Area – Land Between Towns</p> <p>The development is to be sited and designed to avoid any adverse visual impact.</p>	<p>The proposed development is to identify and maintain the particular scenic value of the area when viewed from the Great Western Highway and conserve its natural bushland character as land that separates the villages of the Blue Mountains.</p> <p>Refer to the <i>Protected Areas Assessment Requirements</i> section of this Report for the extent of this Protected Area.</p>		<p>Local Environmental Plan 2015</p> <p>Clause 6.13</p>
<p>Height of Buildings</p> <p>Any request to vary the height of building should include an assessment against the objectives and provisions of the <i>Protected Area – Land Between Towns</i>.</p>	<p>The maximum height allowed on the site is 8m with the submitted material indicating a proposed building height of 13m, a variation of 5m or 62.5%, which is considered to adversely impact on the visual character of the area.</p>		<p>Local Environmental Plan 2015</p> <p>Clause 4.3</p>

<p>Waste</p> <p>The proposed development must occur such that all waste collection services occur on site with all vehicles able to enter and exit the site in a forward direction.</p>	<p>Any waste facility must be designed and located to avoid being visible from the Great Western Highway or any public place.</p>		<p>Local Environment Plan 2015</p> <p>Clause 6.21</p> <p>Development Control Plan 2015</p> <p>Part E6</p>
<p>Site Coverage</p> <p>The proposed development should be re-considered in terms of lessening the extent of site coverage and being more responsive to significant site constraints.</p>	<p>Site coverage in the C3 <i>Environmental Management</i> zone would be a maximum of 1083m². The proposal significantly exceeds the maximum allowable site coverage and is an adverse environmental response.</p>		<p>Local Environmental Plan 2015</p> <p>Clause 4.4A</p>
<p>Principal Development Area</p> <p>The proposed development should be re-considered in terms of lessening the extent of development area</p>	<p>The Principal Development Area in the C3 <i>Environmental Management</i> zone would be a maximum 3,104m². Preliminary documentation indicate a PDA well in excess of this maximum.</p>		<p>Local Environmental Plan 2015</p> <p>Clause 4.4B</p>

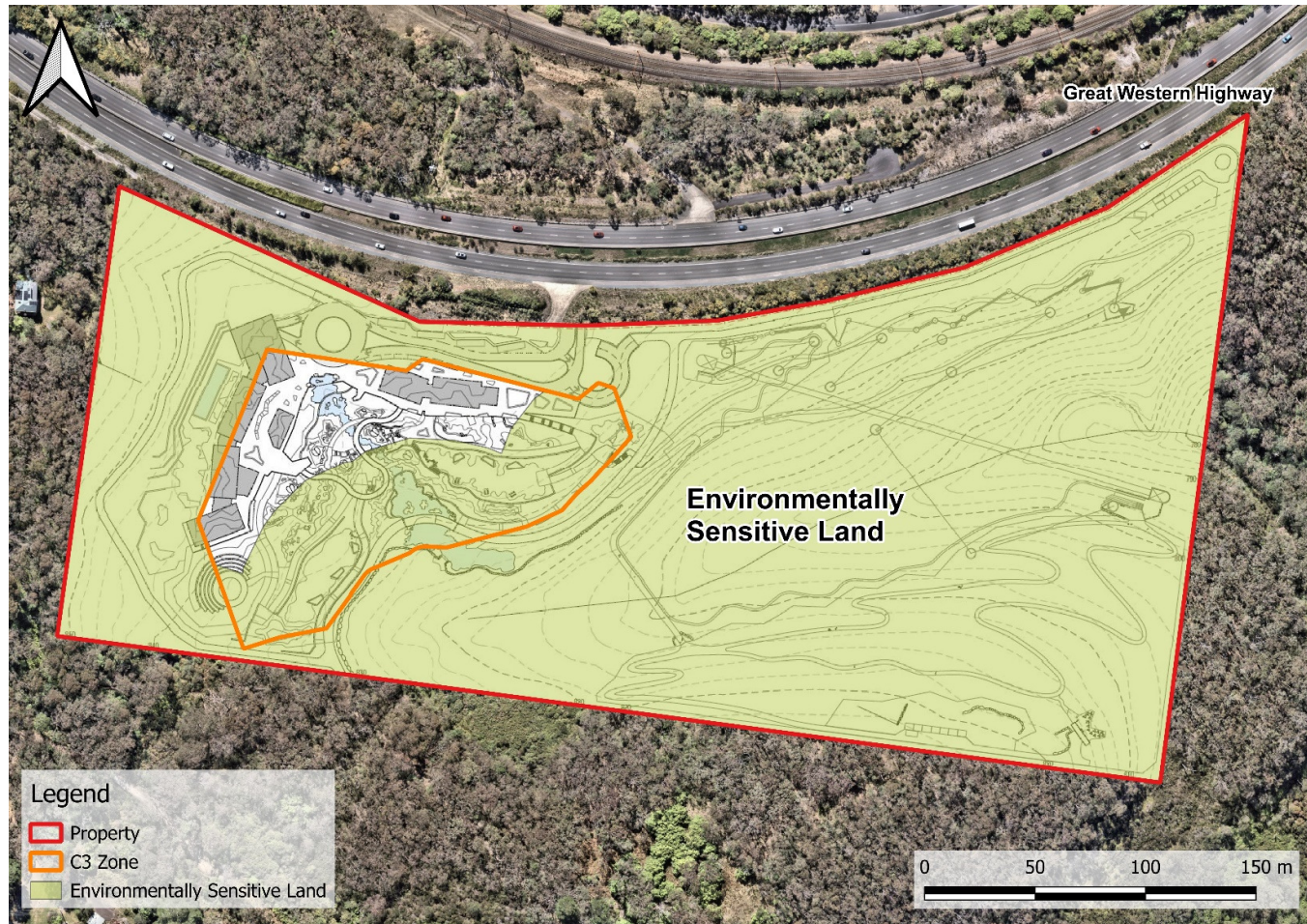
<p>and being more responsive to significant site constraints.</p>			
<p>Aboriginal Places of heritage significance</p> <p>The proposed development should include a detailed Aboriginal Heritage Assessment of the entire site and the development altered as necessary to protect these and any other identified areas</p>	<p>A search of the Department of Environment and Health's <i>Aboriginal Heritage Information Management System (AHIMS)</i> web site has identified two aboriginal sites located to the eastern portion of the lot site. It is considered that the entire site is reasonably likely to contain other site of significance.</p>		<p>Local Environmental Plan 2015 Clause 5.10(8)</p>
<p>Special Fire Protection Purpose</p> <p>The proposed development should be assessed as category 1 Bushfire Prone land including potential environmental impacts from fire management measures.</p>	<p>The proposed development is special fire protection purpose such that clearing required for asset protection zone and fire vehicle access, including any fire trail, is likely to have an adverse impact on the identified site significance, environmental sensitive land and the objectives/provisions of the identified Protected Areas..</p>		<p>Planning for Bushfire Protection 2019</p>

<p>Local Infrastructure Contribution Plan</p> <p>The proposed development would be subject to Council's Local Infrastructure Contribution Plan being a 1% Levy on the proposed cost of development</p>	<p>This plan applies to all applications made under Part 4 of the Environmental Planning and Assessment Act 1979.</p>		<p>Section 7.12 of Environmental Planning and Assessment Act</p> <p>City-Wide Local Infrastructure Contributions Plan</p>

PROTECTED AREA ASSESSMENT REQUIREMENTS

Key Issue & Desired Performance outcomes	Assessment Requirement	Comment	Policy
<p>Impact on environmentally sensitive land</p> <p>To avoid an adverse environmental impact to Environmentally Sensitive Land, development must be excluded from Environmentally Sensitive Land.</p>	<p>Any development within Environmentally Sensitive Land is to be assessed against the objectives and provisions on land defined as Environmentally Sensitive Land and to demonstrate compliance with LEP 2015 clause 6.1.</p> <p>The proposed development should be amended to avoid development in these areas.</p> <p>Clause 6.1 of LEP 2015 must apply to area on the site mapped in green on the figure below.</p>	<p>93.7% of the property is covered by land to which Clause 6.1 applies. Within the property, the following 'types' of environmentally sensitive land are present:</p> <ul style="list-style-type: none"> • land in Zone C2 Environmental Conservation • land identified as "Protected area—Slope constraint area • land that is a watercourse and land that is within 40 metres of the top of the bank of a watercourse • land on which any significant vegetation community is located and land that is within 60 metres of any such community <p>In addition, land within 20 m of a rare species of flora is classified as Environmentally Sensitive Land. Records of rare flora are present on the property, therefore it is highly likely that the area of Environmentally Sensitive Land will increase.</p>	<p>Local Environmental Plan 2015</p> <p>Clause 6.1</p>

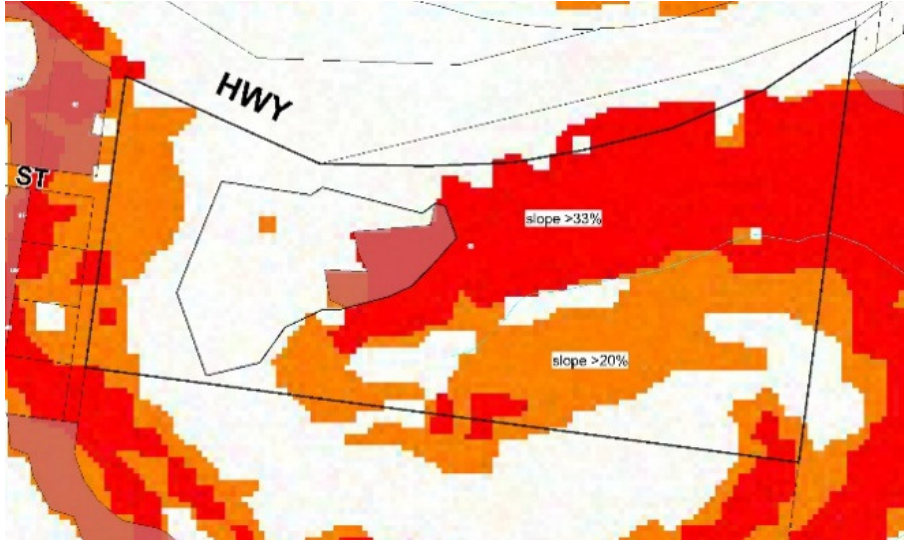
Combined Environmentally Sensitive Land Map, incorporating all types of Environmentally Sensitive Land as defined in the LEP 2015 that are mapped on the property. This map represents the minimum area of ESL. The true extent of ESL may increase upon further field surveys.



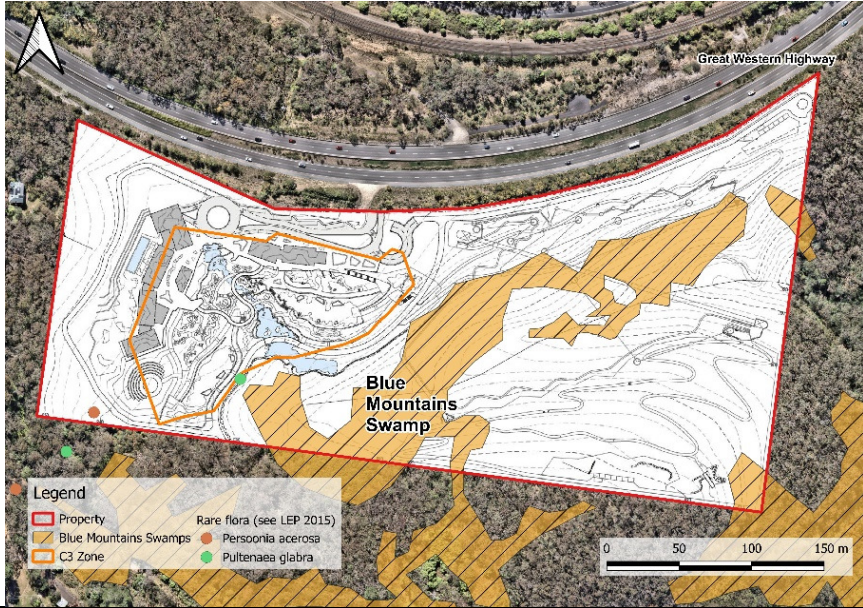
Legend

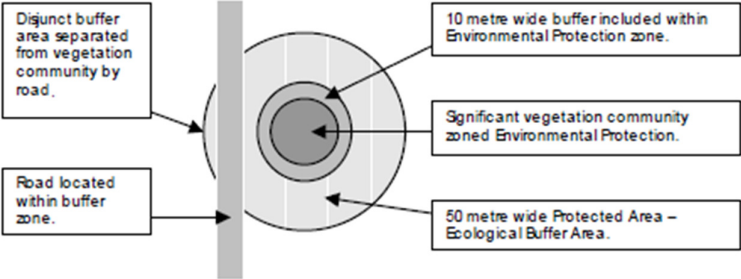
- Property
- C3 Zone
- Environmentally Sensitive Land


Protected Area Slope Constraint	Any development within this Protected Area is to be assessed against the objectives and provisions of the	This clause applies to land that has a contiguous area of slope exceeding 20% and that is mapped as	Local Environmental Plan 2015
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<p>The proposed development should be amended to avoid extensive development on steep slopes.</p>	<p>Protected Area to demonstrate compliance with the relevant LEP 2015 clause 6.4.</p>	<p><i>Protected area - Slope constraint.</i> Whilst the <i>Protected Area - Slope Constraint</i> map does not extend into the C2 zone (Refer to <i>C2 zone and Protected Areas</i> discussion above), Council provides an <i>Environmental Slope</i> map indicating slopes 20% - 33% (orange) slopes and >33% (red) slopes. Clause 6.4 must apply to these mapped areas of the site.</p>	<p>Clause 6.4</p>
<p>Environmental Slope Map, inclusive of land identified as a Protected Area – Slope Constraint Area.</p>			
<p>Protected Area – Vegetation Constraint</p> <p>The area of the site identified in yellow hatching or green</p>	<p>Any development within this Protected Area is to be assessed against the objectives and provisions of the Protected Area, to demonstrate compliance with the relevant LEP 2015 clause 6.6.</p> <p>The proposed development should be amended to avoid development in these areas.</p>	<p>Whilst the <i>Protected Area – Vegetation Constraint</i> map does not extend into the C2 zone (Refer to <i>C2 zone and Protected Areas</i> discussion above), Council provides an <i>Environment Vegetation</i> map indicating the presence of significant vegetation communities present on the site, specifically – Blue Mountains</p>	<p>Local Environmental Plan 2015 Clause 6.6</p>

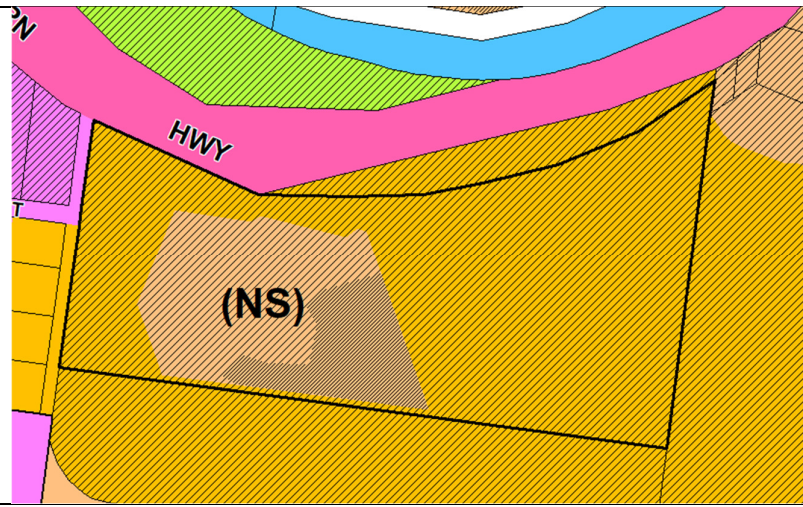
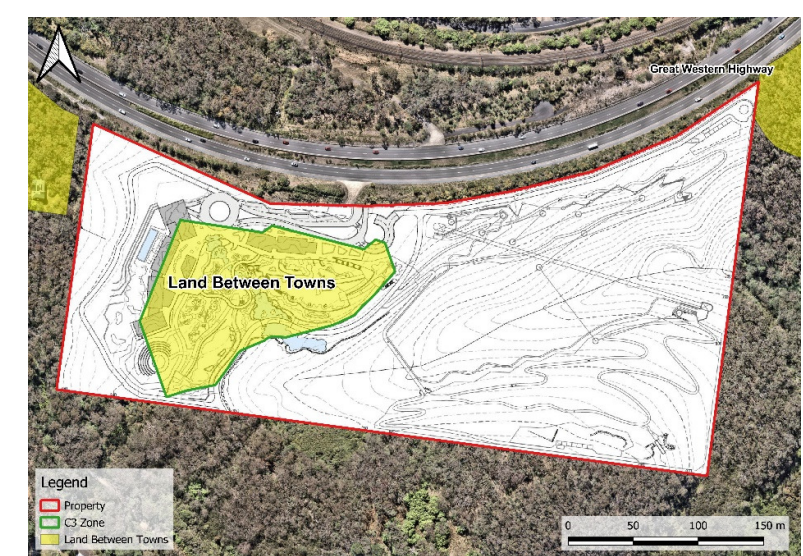
<p>points, and any other parts of the site identified as containing significant vegetation or rare species of flora, should be treated and assessed as <i>Protected Area – Vegetation Constraint</i>.</p>	<p>Clause 6.6 of LEP 2015 must apply to area on the site mapped with yellow hatching or green points on the Environment Vegetation Map.</p>	<p>Swamp (orange hatching) and threatened flora being smooth bush pea and <i>Persoonia acerosa</i> (brown) and <i>Pultenaea glabra</i> (green). Clause 6.6 must apply to these mapped areas of the site.</p>	
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<p>Mapped significant vegetation communities</p>	 <p>Great Western Highway</p> <p>Blue Mountains Swamp</p> <p>Legend</p> <ul style="list-style-type: none"> Property Blue Mountains Swamps C3 Zone Rare flora (see LEP 2015) <i>Persoonia acerosa</i> <i>Pultenaea glabra</i> <p>0 50 100 150 m</p>
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<p>Protected Area – Ecological Buffer</p> <p>The area within 60m of any significant vegetation community or threatened species should be treated as <i>Protected Area – Ecological Buffer</i>.</p>	<p>Any development within this Protected Area is to be assessed against the objectives and provisions of the Protected Area to demonstrate compliance with the relevant LEP 2015 clause 6.7.</p> <p>The proposed development should be amended to avoid development in these areas</p> <p>Clause 6.7 of LEP 2015 must apply to development within 60m of any mapped significant vegetation community.</p>	<p>Whilst the <i>Protected Area – Ecological Buffer</i> map does not extend into the C2 zone (Refer to <i>C2 zone and Protected Areas</i> discussion above) the Environmental Management Plan, produced as part of the preparation of LEP 2005 (EMP Vol 1, Pg 99), described the forming of the Protected Area as being a buffer to a significant vegetation community, with the first 10m to be zoned the C2 equivalent zone and the a 50m Protected Area buffer. Clause 6.7 must apply to development within 60m of any mapped significant vegetation community.</p>	<p>Local Environmental Plan 2015 Clause 6.7</p>
<p>EMP Vol 1, Pg 99</p>	 <p style="text-align: center;">Figure 4: Application of Protected Area – Ecological Buffer Area</p>		
<p>Protected Area – Riparian Lands and Watercourses</p>	<p>Any development within this Protected Area is to be assessed against the objectives and provisions of the Protected Area to demonstrate compliance with the relevant LEP 2015 clause 6.8.</p>	<p>Council's mapping does show <i>Protected Area – Watercourse</i> although the <i>Protected Area – Riparian Land</i> map does not extend into the C2 zone (Refer to <i>C2 zone and Protected Areas</i> discussion above).</p>	<p>Local Environmental Plan 2015 Clause 6.8</p>

<p>The identified watercourse and all area within 40m of the Protected Area – Watercourse should be assessed as <i>Protected Area – Riparian Lands</i> and <i>Protected Area – Watercourse</i></p>	<p>The extent of watercourses on the site requires site investigation and validation.</p> <p>The proposed development should be amended to avoid development in these areas.</p>	<p>However the clause also applies to land within 40m of the top of the bank of a watercourse (shown in green).</p>	
<p>Protected Area – Watercourse Map</p>	 <p>The map displays an aerial view of a site with a red boundary line indicating the property. A blue line represents the watercourse, and a green shaded area around it represents the 'Applied 40 m Riparian Buffer'. A legend in the bottom left corner identifies these elements: a red outline for 'Property', a blue line for 'Protected Area - Watercourse', and a green area for 'Applied 40 m Riparian Buffer'. A scale bar at the bottom right shows distances up to 150 meters, and a north arrow is located in the top left corner. The 'Great Western Highway' is labeled at the top of the map.</p>		

<p>Protected Area - Land Between Towns</p> <p>The entire development should be assessed against the objectives and provisions of <i>Protected Area – Land Between Towns</i>.</p> <p>The proposed development is to avoid and demonstrate the conservation of the natural bushland character of land that separates the villages of the Blue Mountains and minimise any adverse visual impact.</p>	<p>Specific concern is raised in relation to excessive height of building, extent of hard surfaces and car parking with no setback, extent of vegetation clearing, proposed 4 level car park and minimal screening opportunity. The site slopes upward to the west which will exacerbate any already visually obtrusive development and be contrary to the Land Between Towns objectives and provisions. Clause 6.7 of LEP2015 must apply to all development on the site</p>	<p>Whilst the <i>Protected Area – Land Between Towns</i> does not extend into the C2 zone (Refer to <i>C2 zone and Protected Areas</i> discussion above), this protected area has been transposed from LEP 1991 which clearly indicates that the entire site is affected by this provisions (forward sloped hatching). Clause 6.7 must apply to all development on the site.</p>	<p>Local Environmental Plan 2015 Clause 6.13</p>
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<p>LEP 1991 Land Between Towns map</p>		
<p>LEP 2015 Land Between Towns map</p>		





RFS



Department of Planning, Housing and Infrastructure (Major Projects)

Locked Bag 5022
Parramatta NSW 2124

Your reference: SSD-79275458

Our reference: DA20250119000232-SEARS-1

ATTENTION: Sally Munk

Date: Tuesday 11 February 2025

Dear Sir/Madam,

Development Application

State Significant Development – SEARS – Tourist and visitor accommodation

Blue Mountains Wildlife Park - 10 Great Western Highway Wentworth Falls NSW 2782, 4//DP1158407

I refer to your correspondence regarding the above proposal which was received by the NSW Rural Fire Service on 16/01/2025.

The New South Wales Rural Fire Service (RFS) has reviewed the scoping proposal for the proposed Tourist and Visitor Accommodation – Blue Mountains Wildlife Park. The RFS makes the following comments:

The proposed development is complex and located on a site that is at high risk of bush fire attack.

Bush Fire Behaviour

The Blue Mountains has a considerable history of rapid and intense bushfires.

The proposed development is surrounded by extensive areas of Dry Sclerophyll Forest. During dangerous fire weather, this vegetation can facilitate large-scale fires that burn at high intensity and are fast moving. This situation presents a notable risk to staff and tourists.

Due to the location of this development, there are scenarios where a bushfire could impact the proposed development within short timeframes, providing limited time for evacuation. Consequently, this situation presents a higher level of risk to staff and tourists that should be addressed in the Environmental Impact Statement (EIS)

The RFS key concerns

The RFS key concerns for the proposed development relate to:

- Management of Asset protection zones (APZ) and the potential biodiversity conflicts in relation to management of APZs.
- The requirements of Special Fire Protection Purpose development
- Evacuation and emergency management planning including traffic management and access and egress to and from the proposed development in the event of bush fire
- Building design and siting and the ability of the occupants to shelter in place in the event that staff and tourists cannot evacuate
- Access/egress access and egress for emergency services operations and the public.

1

Postal address

NSW Rural Fire Service
Locked Bag 17
GRANVILLE NSW 2142

Street address

NSW Rural Fire Service
4 Murray Rose Ave
SYDNEY OLYMPIC PARK NSW 2127

T (02) 8741 5555
F (02) 8741 5550
www.rfs.nsw.gov.au



RFS



Asset Protection Zones

The scoping report indicates there are some encroachments and reductions in the APZ. It has also been identified that the APZ to the south extends into adjoining land, being National Park, where management of land in accordance with Appendix 4 of *Planning for Bush Fire Protection (PBP) 2019* is not possible.

The APZ overlays incorporate land on slopes greater than 18 degrees. The requirements for APZs under *Planning for Bush Fire Protection (PBP), 2019* may not align with Blue Mountains City Council's requirements to preserve and revegetate slopes exceeding 20 degrees.

As the site includes an area mapped terrestrial biodiversity, environmental constraints within APZs should be considered.

Landscaping designs for animal enclosures may create a hazard and may not be compatible with inner protection area standards as required in Appendix 4 of PBP 2019. The proposed development will need to demonstrate adequate management throughout the areas within the APZs to maintain inner protection zones and outer protection zones standards consistent with the requirements of Appendix 4 in PBP 2019.

Special Fire Protection Purpose (SFPP) development

The RFS identifies the proposed development involves buildings classified as Special Fire Protection Purpose (SFPP) development) under section 100B of the *Rural Fire Act, 1997* and therefore the proposed development must:

- minimise the level of radiant heat, ember attack through increased APZs, building design and siting
- provide an appropriate operation environment for emergency services personnel during firefighting and emergency management
- ensure capacity of existing infrastructure (such as roads and utilities) can accommodate the increased demand for emergency services as a result of the development
- ensure emergency evacuation procedures and management which provides for needs of the occupant.

Construction

The proposed development appears to include a range of uses and buildings. The specific use and classification for each building and structure is required to be identified before a bush fire attack level assessment is undertaken to ensure the relevant APZ and construction levels for the appropriate bush fire attack levels (BAL) are applied in accordance with *PBP 2019* and NCC AS3959 requirements.

Access and egress

The scoping report demonstrates one access/egress point for the site. The RFS is concerned about the ability of the current design of the access/egress to function adequately during an emergency where visitors are required to evacuate whilst emergency services are responding to an emergency at the site.

A bush fire report is to be prepared by a suitably qualified and experienced bush fire practitioner (BPAD Level 3) addressing the extent to which the proposed development conforms with or deviates from the specifications set out in with Chapter 6 of *PBP 2019* including:

- classification of the use of each building, vegetation on and surrounding the development (out to a distance of 140m from the boundaries of the property) and an assessment of the slope of the land on and surrounding the development (out to a distance of 100m).
- consideration of building siting and construction in the event staff and tourists cannot evacuate and must shelter in place which includes the provision of safe pedestrian and vehicular access to a place of refuge that complies with the 10kW/m² radiant heat levels.



RFS



- demonstration of compliance with the performance criteria for APZs and construction for SFPP development including APZs must be accommodated wholly within the boundaries of the development site and can be managed in accordance with the requirements of PBP 2019.
- adequate emergency and evacuation procedures for the total capacity of the proposed accommodation and education facilities.
- consideration of potential conflict with APZs and biodiversity.
- demonstration of adequate separation and/or management throughout the areas within the APZs to maintain IPA/OPA standards consistent with the requirements of Appendix 4 in PBP 2019.

The applicant should also consider the following:

The RFS is concerned that the proposed development may impact on the evacuation capacity of the road network. The RFS considers a bush fire evacuation study be prepared by suitably qualified and experienced traffic engineer, in partnership with suitably qualified and experienced bush fire practitioners (BPAD Level 3) and should focus on the following:

- the existing and proposed road network,
- alternative options for the proposed road network
- evacuation options. This includes new roads, existing road upgrades, changes to intersections, or changes to traffic conditions (i.e. such as speed environment).
- How the proposed road networks interface with existing road network conditions
- Consideration of the provision of a secondary access
- Consideration of logistics and care of animals during an evacuation, and/or the ability to shelter in place.

For any queries regarding this correspondence, please contact Elaine Chandler on 1300 NSW RFS.

Yours sincerely,

Kalpana Varghese
**Supervisor Development Assessment & Plan
Built & Natural Environment**

3 February 2025

TfNSW reference: WST25/00010/001 | SF2025/009712

Industry Assessments
Department of Planning, Housing and Infrastructure
Locked Bag 5022
PARRAMATTA NSW 2124

Attention: Sally Munk, Principal Planner

SSD-79275458: Request for Secretary's Environmental Assessment Requirements for *Blue Mountains Wildlife Park* for Blue Mountains City Council

Dear Sally,

Thank you for referring the abovementioned request for Secretary's Environmental Assessment Requirements (SEARs) via the NSW Major Projects Planning Portal on 16 January 2025 inviting comment from Transport for NSW (TfNSW). Apologies for the delayed response.

TfNSW has reviewed the Scoping Report, prepared by Ethos Urban P/L, dated 19 December 2024 prepared for the prospective 'Blue Mountains Wildlife Park' development comprising tourist and recreation services including (but not limited to) wildlife park, ancillary commercial uses (e.g. café, gift shop, etc.), recreational uses (e.g. zipline, toboggan track, high ropes adventure course, etc.), Indigenous arts and education centre, and hotel accommodation with restaurant, bar, and auditorium. The Scoping Report also includes reference to provision of a single access point to the Great Western Highway (HW5), a classified (State) road, being a left-in / left-out (LILO) arrangement with both an acceleration lane and deceleration lane.

TfNSW key interests are the safety and efficiency of the transport network, the needs of our customers and the integration of land use and transport in accordance with the *Future Transport Strategy 2056*.

To ensure that TfNSW's key interests are addressed, TfNSW requests that any Environmental Impact Statement (EIS) contains a Geotechnical Investigation and Traffic Impact Assessment (TIA), prepared by a suitably qualified person/s in accordance with the Austroads Guide to Traffic Management Part 12, Australian Standards and any complementary TfNSW Supplements, and *Guide to Transport Impact Assessment* (2024). Further detail of information to be submitted is listed in **Attachment A: Information to be submitted**.

TfNSW encourages early discussions with proponents regarding the traffic and network matters associated with State Significant Development. If you wish to discuss this matter further, please contact the undersigned on ph. 1300 019 680.

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Transport for NSW

On determination of this matter, please forward a copy of the final SEARs to TfNSW at development.west@transport.nsw.gov.au.

Yours faithfully,



Howard Orr
Manager Development Services (West)
Transport Planning
Planning, Integration and Passenger

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Attachment A: Information to be submitted

The following information should be submitted for TfNSW consideration of any SSD application for the Blue Mountains Wildlife Park:

1. Traffic Impact Assessment (TIA)

The purpose of the TIA is to address the impact of traffic generation on the public road network and measures employed to ensure traffic efficiency and road safety during construction and operation of the project.

The requested TIA should be tailored to the scope of the proposed development and include, but not be limited to, the following:

- Identify the timeframe for the schedule of works (commencement year and completion year) overlapping timeframe of components during construction (to capture worst case scenario) and identify the construction hours for the project.
- Detailed plans identifying the location of any:
 - Proposed and existing project-related infrastructure within and outside of the project boundary (e.g. excavation adjacent to the road corridor, retaining walls or alterations to embankments, etc).
 - Identify existing and proposed access crossings from the classified road network required for the project. Where access is proposed from the classified road in lieu of safe and practicable local road access, the TIA should address s.2.119 of *State Environmental Planning Policy (Transport and Infrastructure) 2021*.
 - The necessary road network infrastructure upgrades that are required to cater for and mitigate the impact of project related traffic on both the local and classified road network for the development (for instance, road widening and/or intersection treatments including U-turn treatment/s). In this regard, an assessment of existing intersections proposed to facilitate U-turn movements must be provided and demonstrate safe turn movements without compromise to the safe and efficient operation of the Great Western Highway. The assessment of each affected intersection must consider the *Austroads* intersection warrants and be accompanied by preliminary concept drawings for any identified road infrastructure upgrades. It should be noted that any identified road infrastructure upgrades will need to be to the satisfaction of TfNSW and Council.
- An assessment should be undertaken as a part of the EIS and TIA to identify the projects that will have overlapping construction periods and assess the cumulative traffic impacts with emphasis on the following:
 - The cumulative impacts from traffic generated from the construction workforces in terms of the origin-destination routes, access, AM/PM peaks where there is overlap with other projects.
 - The cumulative impacts of heavy vehicle movements (particularly associated with construction phase) in terms of AM/PM peaks and routes where there is an overlap with other projects.
- Project schedule:
 - Phases and stages of the project, for both construction and operation periods, and

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- Hours and days of work for both construction phase and operational phase. Operational phase should address start and end times for number of shows as well as worker shifts.
- Actual counts and future estimates of traffic volumes during standard traffic operations and seasonal holiday traffic periods including:
 - Existing background traffic,
 - Project-related traffic for each phase or stage of the project,
 - Projected cumulative traffic at commencement of operation, and a 10-year horizon post-commencement.
- Traffic characteristics including:
 - Number and ratio of heavy vehicles to light vehicles,
 - Peak times for existing traffic (confirmed by up-to-date traffic counts),
 - Peak times for project-related traffic including commuter periods and holidays,
 - Specify the design vehicles for the project (in particular, identifying all relevant types of heavy vehicles, oversize/overmass vehicles (OSOM), specialist vehicles and buses), and
 - Interactions between existing and project-related traffic including analysis at each nominated intersection proposed to facilitate U-turn movements.
- Capacity analysis using SIDRA or other relevant application, to identify an acceptable Level of Service (LOS) at intersections with the classified (State) road/s, and where relevant, analysis of any other intersections along the transport route/s.
- The origins, destinations and routes for:
 - Commuter (employee and contractor) light vehicles and pool vehicles,
 - Visitor light vehicles and coach/bus services
 - Heavy (haulage) vehicles and OSOM vehicles (as applicable during construction).
- Road Safety Audit, undertaken by suitably qualified independent auditor and in accordance with the *Austrroads Guideline*, for any intersection strategic design plan proposed, altered or affected by the proposed Project, addressing (but not limited to the following):
 - Overall design of the intersection layout
 - Speed limit and the 85th percentile operating speed limit
 - Speed differential between light vehicles and heavy vehicles
 - Horizontal and vertical geometry (grade) of the highway
 - Assessment of existing road crash data and how the proposed intersection will impact the road crash environment
 - The probability and severity of crashes especially rear end crashes
 - The roadside environment including nearby existing infrastructures
 - Safe Intersection Sight Distance (SISD) and Approach Sight Distance (ASD)

- Any other relevant matters.
- Proposed road facilities, access and intersection treatments are to be identified and be designed in accordance with *Austrroads Guide to Road Design* including provision of Safe Intersection Sight Distance (SISD).
- Consideration of the local climate conditions that may affect road safety during the life of the project (e.g. fog, wet and dry weather, icy road conditions).
- Designs for the layout of the internal road network, parking facilities and infrastructure. Note, internal intersections in close proximity to the proposed unrestricted LILLO arrangement should be avoided as such designs often result in on-site congestion and may adversely impact operations on the Great Western Highway (HW5).
- Impact on public transport (public and school bus routes).
- Pedestrian movements and active transport options.
- Identification and assessment of potential environmental impacts of the project, such as lighting, visual distractions, and noise on the function and integrity of all affected public roads.
- A draft Operational Traffic Management Plan (TMP) that could be implemented following approval of the EIS, in consultation with Blue Mountains City Council and TfNSW. The TMP should identify strategies to manage the impacts of project related traffic, including any community consultation measures for peak traffic periods.
- Propose a Driver Code of Conduct for bus service operations which could include, but not be limited to:
 - Safety initiatives for travel through residential areas and/or school zones.
 - An induction process for regular bus operators.
 - A public complaint resolution and disciplinary procedure.

2. Geotechnical Investigations

- Site construction activity and road works may impact the stability of the 9m high gabion wall (known as Slope #93945) to the southwest of the Great Western Highway. A dilapidation and geotechnical assessment of the wall is required to be submitted.
- Groundwater surcharge assessment is required to ensure that groundwater in the vicinity of the development or runoff from the development will not affect the integrity of retaining structures.
- Geotechnical investigations and pavement design details required for the footprint of any new intersection on the Great Western Highway or ancillary road works.

OFFICIAL



Sally Munk
Principal Planning Officer
Department of Planning, Housing and Infrastructure
4 Parramatta Square, 12 Darcy Street
Parramatta NSW 2150
24/01/2025

Subject: Request for Secretary's Environmental Assessment Requirements (SEARs) for Blue Mountains Wildlife Park (SSD-79275458) (Blue Mountains)

Dear Sally,

Thank you for your e-mail received on 15 January 2025 requesting input on SEARs for the above project from the Biodiversity, Conservation and Science (BCS) Group of the NSW Department of Climate Change, Energy, the Environment and Water (DCCEEW). From the 20 January 2025 BCS has become the Conservation Programs, Heritage and Regulation (CPHR) Group.

CPHR has reviewed the Scoping Report prepared by Ethos Urban (dated 19 December 2024) and recommends the proponent address the biodiversity, lands managed by the National Parks and Wildlife Service, water and soils and flooding assessment requirements provided in **Attachment A**.

Biodiversity

CPHR notes the Scoping Report advises that 'given the extent of vegetation on site, a BDAR will be provided with the EIS and biodiversity impacts will be addressed in the EIS'. As such, no advice has been provided on the Biodiversity Development Assessment Requirements (BDAR) waiver process.

Please note the [BDAR](#) requirements under point (1), must meet the minimum information and spatial data requirements set out in Tables 24 and 25 of the Biodiversity Assessment Method 2020 (BAM), and as required more broadly by BAM. Other requirements, such as those relating to the BAM Calculator and Biodiversity Offsets and Agreements Management System (BOAMS), are detailed in [various guidelines, practice notes, updates and other advice issued by EHG to BAM accredited assessors](#).

National Parks Estate

The EIS needs to appropriately address the potential for impacts on the natural, cultural, social and recreational values of the nearby Blue Mountains National Park and its World and National Heritage values. In particular, the EIS must consider the risk of pollution and weed propagules being transported via water from the development site into the park, and how bushfire risk will be mitigated.

In preparing the EIS, the applicant should refer to the relevant guidance material listed in **Attachment B**.

Please contact Greater Sydney Planning team at rog.gsrplanning@environment.nsw.gov.au should you have any queries regarding this advice.

Yours sincerely

A handwritten signature in blue ink that reads "Allison Treweek". The signature is written in a cursive, flowing style.

Allison Treweek
A/Director, Greater Sydney Branch
Regional Delivery
Conservation Programs, Heritage and Regulation

Attachment A - CPHR Environmental Assessment Requirements – Blue Mountains Wildlife Park (SSD-79275458) (Blue Mountains)

Biodiversity

1. Biodiversity impacts related to the proposed development are to be assessed in accordance with [the Biodiversity Conservation Act 2016](#) (BC Act) the [Biodiversity Assessment Method 2020](#) (BAM) and documented in a Biodiversity Development Assessment Report (BDAR). The BDAR must include information in the form detailed in the BC Act (s.6.12), *Biodiversity Conservation Regulation 2017* (s.6.8) and BAM, including an assessment of the impacts of the proposal (including an assessment of impacts prescribed by the regulations).
2. The BDAR must document the application of the avoid, minimise and offset framework including assessing all direct, indirect and prescribed impacts in accordance with the BAM.
3. The BDAR must include details of the measures proposed to address the offset obligation as follows:
 - a. The total number and classes of biodiversity credits required to be retired for the development/project;
 - b. The number and classes of like-for-like biodiversity credits proposed to be retired;
 - c. The number and classes of biodiversity credits proposed to be retired in accordance with the variation rules;
 - d. Any proposal to fund a biodiversity conservation action;
 - e. Any proposal to conduct ecological rehabilitation (if a mining project);
 - f. Any proposal to make a payment to the Biodiversity Conservation Fund.

If seeking approval to offset in accordance with the Biodiversity Offset Scheme (BOS), the BDAR must contain details of the [reasonable steps](#) that have been taken to obtain requisite like-for-like biodiversity credits.

4. The BDAR must be submitted with all spatial data associated with the survey and assessment as per the BAM.
5. The BDAR must be prepared by a person accredited in accordance with the Accreditation Scheme for the Application of the *Biodiversity Assessment Method Order 2017* under s.6.10 of the BC Act.

Water and soils

6. The EIS must map the following features relevant to water and soils including:
 - a. Acid sulfate soils (Class 1, 2, 3 or 4 on the Acid Sulfate Soil Planning Map).
 - b. Rivers, streams, wetlands, estuaries (as described in s.4.2 of the BAM).
 - c. Wetlands as described in s.4.2 of the BAM.
 - d. Groundwater.
 - e. Groundwater dependent ecosystems.
 - f. Proposed intake and discharge locations.
7. The EIS must describe background conditions for any water resource likely to be affected by the development, including:
 - a. Existing surface and groundwater.
 - b. Hydrology, including volume, frequency and quality of discharges at proposed intake and discharge locations.
 - c. Water Quality Objectives (as endorsed by the NSW Government) including groundwater as appropriate that represent the community's uses and values for the receiving waters.
 - d. Indicators and trigger values/criteria for the environmental values identified above in accordance with the ANZECC (2000) Guidelines for Fresh and Marine Water Quality and/or local objectives, criteria or targets endorsed by the NSW Government.
 - e. [Risk-based Framework for Considering Waterway Health Outcomes in Strategic Land-use](#)

Planning Decisions

8. The EIS must assess the impact of the development on hydrology, including:
 - a. Water balance including quantity, quality and source.
 - b. Effects to downstream rivers, wetlands, estuaries, marine waters and floodplain areas.
 - c. Effects to downstream water-dependent fauna and flora including groundwater dependent ecosystems.
 - d. Impacts to natural processes and functions within rivers, wetlands, estuaries and floodplains that affect river system and landscape health such as nutrient flow, aquatic connectivity and access to habitat for spawning and refuge (e.g. river benches).
 - e. Changes to environmental water availability, both regulated/licensed and unregulated/rules-based sources of such water.
 - f. Mitigating effects of proposed stormwater and wastewater management during and after construction on hydrological attributes such as volumes, flow rates, management methods and re-use options.
 - g. Identification of proposed monitoring of hydrological attributes.

Lands managed by the National Parks and Wildlife Service

In the following, the word 'park' refers to lands acquired or reserved under the *National Parks and Wildlife Act 1974*, consistent with the definition under the *National Parks and Wildlife Regulation 2019*.

9. The EIS must:
 - a. include an assessment of the nature, extent and duration of any potential direct or indirect impacts on the nearby park, namely Blue Mountains National Park, addressing all matters outlined in [Developments adjacent to National Parks and Wildlife Service lands: guidelines for consent and planning authorities \(DPIE-NPWS 2020\)](#) such as downstream pollution risks and bushfire management, plus the following park-specific issues:
 - i. potential impacts on the national/world heritage values of the Greater Blue Mountains Area World Heritage Property
 - ii. the risk of exhibited animals escaping into the park
 - iii. identification of the riparian zone of all waterways flowing into the park as a boundary interface with the park
 - b. identify measures proposed to prevent, control, abate, minimise and manage any potential direct and indirect impacts on the park, including an evaluation of the effectiveness and reliability of the proposed measures
 - c. quantify any residual impacts to the park
 - d. be prepared in consultation with NPWS with initial contact at npws.uppermountains@environment.nsw.gov.au.

Flooding

10. The EIS must include a flood impact and risk assessment (FIRA). As a minimum the FIRA must:
- a. Consider the relevant provisions of the NSW Flood Risk Management Manual and toolkit, and existing council and government studies, information and requirements.
 - b. Identify and describe existing flood behaviour and flood constraints on the site and its surrounding areas for the full range of events, including 5% AEP, 1% AEP, PMF and 0.5% AEP or 0.2% AEP and provide an assessment of the compatibility of the development and its users with flood behaviour. This may require flood modelling where existing flood information is not available.
 - c. Determine and describe changes in post development flood behaviour, impacts of flooding on existing community and on the development and its future community for full range of events, 5% AEP, 1% AEP, PMF and 0.5% AEP or 0.2% AEP. This will typically require flood modelling.
 - d. Consider impacts of climate change due to any increase in rainfall intensities. The 0.5% AEP or 0.2% AEP events can be used to provide an understanding of the scale of change of flood behaviour relative to the 1% AEP event.
 - e. Propose and assess the effectiveness of management measures including development controls required to minimise the impacts and risks of flooding to the development and its users and existing community.

Note: Flood modelling is to be undertaken by a suitably qualified engineer consistent with Council's requirements and the Australian Rainfall and Runoff. Flood behaviour includes flood volume, extent, depth, level, velocity, duration, rate of rise, flood function and hazard. Impacts of flooding include changes to flood behaviour and risks to the community including emergency management response for the community.

Attachment B – Guidance material

Title	Web address
Relevant legislation	
<i>National Parks and Wildlife Act 1974</i>	https://legislation.nsw.gov.au/view/html/inforce/current/act-1974-080
Policy and guidance	
Guidelines for developments adjacent to NPWS lands	www.environment.nsw.gov.au/topics/parks-reserves-and-protected-areas/development-guidelines
Information sources for the Greater Blue Mountains Area World Heritage Property	Greater Blue Mountains Area - UNESCO World Heritage Centre World Heritage places - Greater Blue Mountains Area AG-DCCEEW Greater Blue Mountains Area NSW Environment and Heritage Gazette notice (Cth) for inclusion on National Heritage List Greater Blue Mountains World Heritage Area Strategic Plan NSW Environment and Heritage Greater Blue Mountains Area nomination
Spatial layer for NPWS lands	
National parks and other lands managed by NPWS	https://datasets.seed.nsw.gov.au/dataset/npws-all-managed-land

End of Submission

Our ref: OUT25/512

Sally Munk

Planning and Assessment Group
NSW Department of Planning, Housing and Infrastructure

Email: sally.munk@planning.nsw.gov.au

17 January 2025

Subject: Blue Mountains Wildlife Park (SSD-79275458) (Blue Mountains)
Comment on the Secretary's Environmental Assessment Requirements (SEARs)

Dear Sally,

The NSW DCCEEW Water Group has developed standard input to SEARs for SSD and SSI projects. Please see Attachment A for detailed requirements.

If any of the requirements do not apply to this project, the proponent should describe why in a short statement.

Should you have any further queries in relation to this submission please do not hesitate to contact Water Assessments at water.assessments@dpie.nsw.gov.au.

Yours sincerely



Alistair Drew
Project Officer, Water Assessments, Knowledge Division
NSW Department of Climate Change, Energy, the Environment and Water

Water Take and Licensing

No.	Assessment Requirement	Relevant Policy/Guideline/Legislation
1	A detailed and consolidated site water balance.	
2	Description of all works/activities that may intercept, extract, use, divert or receive surface water and/or groundwater. This includes the description of any development, activities or structures that will intercept, interfere with or remove groundwater, both temporary and permanent.	<p>NSW Aquifer Interference Policy (2012), section 3 & 5 of the <i>Water Management Act 2000</i>, Water Sharing Plans</p> <p>Clause 24 of the <i>Water Management (General) Regulation 2018</i></p> <p>Groundwater Guidelines- https://www.industry.nsw.gov.au/water/licensing-trade/major-projects</p>
3	Details of all water take for the life of the project and post closure where applicable. This is to include water taken directly and indirectly, and the relevant water source where water entitlements are required to account for the water take. If the water is to be taken from an alternative source confirmation should be provided by the supplier that the appropriate volumes can be obtained.	<p>Section 3 & 5 of the <i>Water Management Act 2000</i>, Water Sharing Plans</p> <p>Section 2 of the NSW Aquifer Interference Policy provides explanation of water take for aquifer interference activities</p>
4	Details of Water Access Licences (WALs) held to account for any take of water where required, or demonstration that WALs can be obtained prior to take of water occurring. This should include an assessment of the current market depth where water entitlement is required to be purchased. Any exemptions or exclusions to requiring approvals or licenses under the <i>Water Management Act 2000</i> should be detailed by the proponent.	<p>Water Sharing Plans</p> <p>Sections 3, 5, 60A & 60I of the <i>Water Management Act 2000</i></p> <p>WAL must nominate a work to satisfy s60D of the <i>Water Management Act 2000</i> and this is completed by a dealing application under s71W of the <i>Water Management Act 2000</i></p> <p>Exemptions or exclusions information:</p> <ul style="list-style-type: none"> ○ Clause 21-23, 34-50, sch.1 and 4 <i>Water Management Regulation 2018</i> ○ Sections 4.41 and 5.23 of the <i>EP&A Act 1979</i> ○ Water licensing and works approvals exemptions - https://water.dpie.nsw.gov.au/licensing-and-trade/licensing/water-licensing-and-works-approvals-exemptions

Water Impacts

No.	Assessment Requirement	Relevant Policy/Guideline/Legislation
5	A description of groundwater conditions that provides an understanding of groundwater level across the site under a range of wet and dry conditions.	NSW Aquifer Interference Policy Groundwater Guidelines
6	Assessment of impacts on surface and ground water sources (both quality and quantity), related infrastructure, adjacent licensed water users, basic landholder rights, watercourses, riparian land, groundwater dependent ecosystems, and ground water levels; including measures proposed to reduce and mitigate these impacts.	<i>Water Management Act 2000</i> Part 1, Division 1, Section 5(2d; 4c) & Part 3 Div 2 Sect 97 <i>Water Management Act 2000</i> Part 1, Division 1, Section 5(4a;5a; 6a; 7a; 8a)) NSW Aquifer Interference Policy Groundwater Guidelines
7	Proposed surface and groundwater monitoring activities and methodologies.	Groundwater Guidelines NSW Water Quality and River Flow Objectives Australian and New Zealand fresh and marine water quality guidelines (ANZG 2018)

Assessment against Policy and Guidelines

No.	Assessment Requirement	Relevant Policy/Guideline/Legislation
8	Identification and impact assessment of all works/activities located on waterfront land including an assessment against Guidelines for Controlled Activities on Waterfront Land (DPE 2022).	Guidelines for Controlled Activities on Waterfront Land (DPE 2022)
9	Assessment of project against relevant policies and guidelines	Water Sharing Plans, Floodplain Management Plans, NSW Aquifer Interference Policy, Guidelines for Controlled Activities on Waterfront Land (DPE 2022), Groundwater Guidelines

Sally Munk
Principal Planner - Industry Assessments
NSW Dept of Planning, Housing and Infrastructure
Locked Bag 5022
Parramatta NSW 2124

By email: sally.munk@planning.nsw.gov.au

Re: Blue Mountains Wildlife Park - (SSD-79275458) Advice on SEARs

Dear Ms Munk,

Thank you for the opportunity to provide input into draft SEARs for SSD 79275458 concerning the proposed Blue Mountains Wildlife Park, 10 Great Western Highway, Wentworth Falls in Blue Mountains LGA, (Lot 4 DP1158407) .

The NSW Department of Primary Industries and Regional Development (DPIRD), Biosecurity and Food Safety Branch (BFS) collaborates with our stakeholders to protect our economy, environment and community from pests, diseases, weeds and contaminants, and the Department's Animal Welfare Unit is responsible for ensuring the policy and legislative frameworks in the state support good animal welfare outcomes.

DPIRD BFS has reviewed the Scoping Report provided and understands the project is for the construction and operation of a new wildlife park.

The request for BFS input into the draft SEARs is understood as it is (in part) a proposal for the exhibition of native animals.

BFS recommends that the proponent address the following issues:

- The Bushfire Impact Assessment addresses specific risks to any contained or exhibited animals, and identify appropriate measures to mitigate those risks, including but not limited to emergency management plans for all animals onsite.
- How they will meet the requirements of the *Exhibited Animals Protection Act 1986*, including specific standards for exhibiting animals in NSW, for any activity where animals may be displayed.

- Provide more clarity for ‘animal boarding activities’ and how it is going to manage any biosecurity or animal welfare risks that may be anticipated for those activities.
- Consider how they will meet the requirements of the *Animal Research Act 1985*, including future research activities, that are mentioned in the scoping report.
- Identify how it will manage animal welfare and biosecurity risks in relation to:
 - unplanned or unintended interactions between native animals contained within the site and those from the ‘wild’ state (including ingress or egress) adjacent to the site, and
 - native animals to be displayed that have a distribution outside of, but are not endemic to NSW.

Should you require clarification on any of the information contained in this response, please do not hesitate to contact me at mathew.richardson@dpi.nsw.gov.au.

Sincerely,



Mathew Richardson

Manager Regulatory Performance

NSW Department of Primary Industries and Regional Development

29 January 2025

Our ref: HMS ID 8776

Sally Munk
Principal Planning Officer
Department of Planning, Housing and Infrastructure
sally.munk@planning.nsw.gov.au

Letter uploaded to the Major Projects Planning Portal

Input to SEARs – State Significant Development

Proposal: Blue Mountains Wildlife Park

Major Project reference: SSD-79275458

Received: 15 January 2025

Dear Sally,

Thank you for your referral seeking input to the Secretary's Environmental Assessment Requirements for the above State Significant Development proposal. In preparing this advice Heritage NSW has reviewed the provided scoping report.

Heritage NSW recommends that the following Secretary's Environmental Assessment Requirements be included with respect to Aboriginal cultural heritage in relation to the proposed Blue Mountains Wildlife Park (SSD-79275458)

- The Environmental Impact Statement should be informed by an Aboriginal Cultural Heritage Assessment Report, prepared in accordance with relevant policy and guidelines to identify, describe and assess any impacts to Aboriginal cultural heritage sites or values associated with the project. The Aboriginal Cultural Heritage Assessment Report must be prepared in accordance with the Guide to investigating, assessing and reporting on Aboriginal cultural heritage in NSW (2011) and the Code of Practice for Archaeological Investigation of Aboriginal Objects in NSW (2010), including results of archaeological survey and test excavations (where required) undertaken in accordance with the relevant standards and requirements;
- Include evidence of adequate and continuous consultation with Aboriginal parties in relation to determining and assessing impacts, identifying and selecting options for avoidance of Aboriginal cultural heritage and identifying appropriate mitigation measures (including the final proposed

measures) in substantial compliance with the consultation process outlined in the Aboriginal cultural heritage consultation requirements for proponents 2010

Please note that the above comments relate only to Aboriginal cultural heritage regulation matters. If you have any questions about this correspondence, please contact Alison Lamond at Heritage NSW on (02) 9873 8500 or heritagemailbox@environment.nsw.gov.au

Yours sincerely,

Alison Lamond

Alison Lamond
A/Strategic Manager
Major Projects
Heritage NSW
Department of Climate Change, Energy, the Environment and Water
As Delegate under *National Parks and Wildlife Act 1974*

16 January 2025

Sally Munk
Principal Planning Officer
Department of Planning, Housing and Infrastructure
sally.munk@planning.nsw.gov.au

Letter uploaded to the Major Projects Planning Portal

Input to SEARs – State Significant Development

Proposal: Blue Mountains Wildlife Park

Major Project reference: SSD-79275458

Received: 16 January 2025

Dear Sally,

Thank you for your referral dated 16 January 2025 inviting SEARS input from the Heritage Council of NSW on the above State Significant Development (SSD) proposal.

The subject site is not listed on the State Heritage Register (SHR), nor is it in the immediate vicinity of any SHR items. The site does not contain any known historical archaeological relics, and as such, referral under the *Heritage Act 1977* will not be required. Please note that future stages of this proposal do not need to be referred to the Heritage Council of NSW.

If you have any questions about this correspondence, please contact Krystal Saliba, Business Support Officer at Heritage NSW on (02) 9873 8500 or heritagemailbox@environment.nsw.gov.au

Yours sincerely

Nicole Davis

Nicole Davis
Manager
Major Projects
Heritage NSW
Department of Climate Change, Energy, the Environment and Water
As Delegate of the Heritage Council of NSW

21 January 2025