



**KEYLAN**  
consulting pty ltd

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24 June 2019

Mr David McNamara  
Director, Key Sites Assessments  
NSW Department of Planning, Industry and Environment  
320 Pitt Street  
Sydney NSW 2000

Attention: Annie Leung, Key Sites Assessments  
[annie.leung@planning.nsw.gov.au](mailto:annie.leung@planning.nsw.gov.au)

Dear Mr McNamara

**Secretary's Environmental Assessment Requirements (SEARs) for Concept Development Application SSD 8784 – 242-244 Beecroft Road, Epping**

Keylan Consulting Pty Ltd has been engaged by Sydney Metro Northwest to prepare the State significant development (SSD) application and accompanying Environmental Impact Statement for the above development (SSD 8784).

As you are aware, the Secretary's Environmental Assessment Requirements (SEARs) for the application were issued by the (then) Director, Key Sites Assessments on 8 December 2017. At the time the SEARs were issued, the SSD application comprised a concept development application and the first stage of the development (Stage 1 subdivision).

As discussed at our meeting on 20 June 2019, the subdivision of the site was recently completed as part of a separate development approval process and therefore consent for this component of the development (Stage 1) is no longer required to form part of the application for SSD 8784.

We understand that this change to the project scope may require the Department to issue revised SEARs for the project to exclude reference to the Stage 1 (subdivision). In addition, we note that there have since been changes to the site address and property description and the Applicant title. Accordingly, any revised SEARs should include the following amendments:

- Proposal Name: **Concept development application**
- Location: **242-244 Beecroft Road, Epping (Lot 220 DP 1251471)**
- Applicant: **Sydney Metro Northwest**
- Key Issues (No. 14) – Stage 1 subdivision (1<sup>st</sup> Stage): **Delete from SEARs**

We also note that the SEARs reference strategic plans that can now be updated including the Draft Greater Sydney Region Plan (now finalised) and the Draft West Central District Plan (now the Central City District Plan).

Please contact Brent Devine on 8413 0403 should you wish to discuss this matter further.

Yours sincerely

Dan Keary BSc MURP MPIA  
Director