



Ms Katrina Lim
Landcom
Level 14, 60 Station Street,
Parramatta NSW 2150

25/06/2019

Dear Ms Lim,

**242-244 Beecroft Road, Epping (SSD-8784)
Planning Secretary's Environmental Assessment Requirements**

I refer to your letter dated 24 June 2019 informing the Department of changes to the concept proposal for 242-244 Beecroft Road, Epping and seeking confirmation whether amendments are required to the Secretary's Environmental Assessment Requirements (SEARs) issued for the proposal on 8 December 2017.

We note the site has been recently subdivided under separate approval and subdivision work is no longer part of the application. We also note Sydney Metro has become a separate public authority from TfNSW and the Applicant is now Sydney Metro Northwest.

Please find attached a copy of amended SEARs reflecting these changes. The site address and the lot and deposited plan details have been updated to reflect the recent subdivision.

Please note that the Secretary may alter the SEARs requirements at any time. If you do not lodge a development application (DA) and EIS for the development within two years, you must consult further with the Secretary in relation to the preparation of the EIS.

The Department also wishes to emphasise the importance of effective and genuine community consultation where a comprehensive, detailed and genuine community engagement process must be undertaken during preparation of the EIS. This process must ensure that the community is provided with a good understanding of what is proposed, description of any potential impacts and they are actively engaged in issues of concern to them.

Prior to exhibiting the EIS, the Department will review the document in consultation with relevant authorities to determine if it addresses the requirements in Schedule 2 of the *Environmental Planning and Assessment Regulation 2000*. You will be required to submit an amended EIS if it does not adequately address the requirements.

If you have any questions, please contact Russell Hand on (02) 8275 1313 or via email at russell.hand@planning.nsw.gov.au

Yours sincerely

David McNamara
Director Key Sites Assessments
Key Sites

