

Our ref: Blue Mountains Wildlife and Tourism Development (SSD-14793297)

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

28 June 2023

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**Subject: Request to Amend Planning Secretary's Environmental Assessment Requirements**

Dear Mr Amirbeaggi

I refer to your request to amend the Planning Secretary's environmental assessment requirements (SEARs) for the Blue Mountains Wildlife and Tourism Development (SSD-14793297) State significant development (SSD) application. The Department has reviewed the request in consultation with relevant public authorities, including Blue Mountains City Council (Council). Advice received from Council, Transport for NSW (TfNSW) and the Department's Environment and Heritage Group (EHG) has already been provided to you with the Department's correspondence dated 25 May 2023.

It is noted your request seeks to amend the SEARs to reflect a staged development, comprising a concept development application (DA) for the entire development and a detailed application (Stage 1 DA) for enabling works, including site clearing, bulk earthworks and construction of internal roads.

The key issues for the proposal have not changed as a result of the amendments. As such, the SEARs previously issued on 17 March 2021 for the proposed development are considered appropriate for the staged development. These SEARs will expire on 1 July 2023.

Should you wish to lodge the SSD application and Environmental Impact Statement prior to 1 July 2023, the application should justify where a technical assessment relies on a conceptual level of detail for the concept DA.

If you do not lodge the SSD application prior to 1 July 2023, you will need to seek new SEARs for the proposal via the Department's Major Projects Portal. Given the significance of the concerns raised by Council, TfNSW and EHG regarding the proposed amended layout and site access arrangements, the Department strongly recommends that you consider revising the design of your proposal before submitting a new request for SEARs.

If you have any questions, please contact Sally Munk on 9274 6431 or via email at [sally.munk@planning.nsw.gov.au](mailto:sally.munk@planning.nsw.gov.au).

Yours sincerely



**Chris Ritchie**  
Director, Industry Assessments  
as delegate for the Planning Secretary