

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

25 May 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). The Department has reviewed the request in consultation with relevant public authorities, based on the information you have provided. A copy of the advice from the public authorities is attached for your information.

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.

While your advice confirms the description of the development has not changed since the issuing of SEARs on 17 March 2021, being for the purpose of a wildlife park and tourist development, it is acknowledged the design has evolved. Key amendments to the proposal primarily relate to a new site access via a signalised intersection with the Great Western Highway, the inclusion of a multi-storey carpark, additional zip lines and walking trails and other related site layout changes.

Significant concerns regarding the proposed revised design and staged approach to development have been raised by Blue Mountains City Council (Council), Transport for NSW (TfNSW) and the Department's Environment and Heritage Group (EHG). Key concerns relate to impacts on the safety and efficiency of the Great Western Highway, expansion of the development footprint in the C2 Environmental Conservation zone, additional clearing and increased impacts on the Blue Mountains Hanging Swamp endangered ecological community.

Before making its decision on your request to amend the SEARs, the Planning Secretary is providing you with an opportunity to respond to the matters raised by these government authorities. The Department recommends that you consider revising your proposal given the significance of the concerns raised.

You are requested to provide your response no later than **Friday 9 June 2023**. If a response is not received by this date, the Department will proceed to make its decision on your request based on the information provided to date.

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

*Enclosed: Correspondence from Blue Mountains City Council, TfNSW and EHG*