

Department of Planning and Environment

Our Ref: PAN-294969

Leonard Slabbert
Tract Consultants Pty Ltd
Level 8, 80 Mount Street,
North Sydney NSW 2060

9 January 2023

Subject: Development Application for remediation works to Hadley Park (PAN-294969)

Dear Mr Slabbert,

The Department refers to the development application submitted via the NSW Planning Portal for remediation works to Handle Park (PAN-294969). The Department has reviewed the submitted application and requires the following information prior to accepting the application:

- A revised Statement of Environmental Effects (SEE) that considers the environmental, social and economic impacts of the development. The provided SEE has made the following comments:
*'A detailed environmental assessment has been undertaken for all environmental impacts. It has addressed all relevant statutory and policy requirements in accordance with Section 4.15 of the Environmental Planning and Assessment Act 1979 and also in accordance with the Western Parkland SEPP - Chapter 5, Penrith Lakes Scheme.
As part of this report, the assessment has found that no significant adverse environmental, social, or economic impacts would result from the proposed development proceeding. It will be ensured that all minor impacts are managed appropriately.'*

However, upon review of the SEE, there appears to not be a section that has identified or considered the potential environmental, social or economic impacts associated with the proposed development. The Department requires the SEE to outline:

- the environmental impacts of the development
 - how the environmental impacts of the development have been identified
 - the steps to be taken to protect the environment or to lessen the expected harm to the environment identify consider the potential impacts of the development
- Clarification on excavation or earthworks proposed. The SEE notes that no excavation works are proposed in line with the s60 approval issued by Heritage NSW, however further comments are made that if excavation works are required, then a further s60 application would be required. Further to this, the submitted Hydraulic Services plans propose excavation for stormwater. The Department requires confirmation of whether any earthworks are proposed, with the SEE and plans to be amended to reflect the development approval that is sought.

Department of Planning and Environment

You are requested to provide the information, or notification that the information will not be provided, to the Department by **27 January 2022**. If you cannot meet this deadline or do not intend to provide the additional information, please advise the department via the NSW planning portal

If there are any questions, please feel free to give me a call on 8289 6855 or email at christopher.eldred@planning.nsw.gov.au

Yours sincerely,

A handwritten signature in black ink, appearing to read "M. Niles".

Michelle Niles
A/Team Leader
Regional Assessments