



OUT20/13027

22 October 2020

Mr Jim Betts
Secretary
Department of Planning, Industry and Environment
4 Parramatta Square, 12 Darcy St
PARRAMATTA NSW 2150

Bianca.thornton@planning.nsw.gov.au

Dear Mr Betts

Environmental Assessment Requirements– SSD 10272349 – GPT Mamre Road Warehouse Estate, Mamre Road, Kemps Creek (Lots 59 and 60 DP 259135)

Thank you for your correspondence dated 22 October 2020 requesting Environmental Assessment Requirements (EARs) for the above proposal.

The NSW Department of Primary Industries (NSW DPI) Agriculture is committed to the protection and growth of agricultural industries, and the land and resources upon which these industries depend. Important issues are the potential impact on limited agricultural resources and the ability to rehabilitate the land to enable continued agricultural investment.

I note that the land near the site accommodates a poultry farms, horticulture and grazing operations. DPI Agriculture expects that the environmental assessment will detail how the impacts of the proposed development will affect the continued operation of these agricultural land uses.

NSW DPI Agriculture provides recommended EARs (Attachment 1) and a range of publications to assist consent authorities, community and proponents in addressing the recommended EARs (Attachment 2).

Should you require clarification on any of the information contained in this response, please contact me on 0429 864 501 or by email at landuse.ag@dpi.nsw.gov.au

Yours sincerely

Paul Garnett
Agricultural Land Use Planning Officer
Department of Primary Industries - Agriculture

Attachment 1: Environmental Assessment Requirements

Issue	Environmental Assessment Requirement for EIS
Site Suitability	<ul style="list-style-type: none"> Include a Land Use Conflict Risk Assessment (LUCRA) to identify potential land use conflict with incompatible land uses and sensitive receptors including surrounding agricultural land uses. The LUCRA is to address separation distances and management practices to minimise odour, dust and noise impacts. A LUCRA is described in the DPI Land Use Conflict Risk Assessment Guide. Include a map to scale showing the above operational and infrastructure details including separation distances from incompatible land uses including agricultural land uses.
Consideration of impacts on agricultural resources and land	<p>Characteristics of Agricultural Land</p> <ul style="list-style-type: none"> Describe the agricultural land uses on surrounding land in the locality. <p>Impacts on Agricultural Land, Resources and Land Uses</p> <ul style="list-style-type: none"> Detail the potential impacts from the proposed development on agricultural land and agricultural land uses in the locality. Consider possible cumulative impacts on surrounding agricultural enterprises and landholders. Assess impacts on agricultural support services, processing and value adding industries. <p>Measures to mitigate impacts on Agricultural land</p> <ul style="list-style-type: none"> Demonstrate that all significant impacts on current and potential agricultural developments and resources can be reasonably avoided or adequately mitigated.
Biosecurity	<ul style="list-style-type: none"> Include a biosecurity (pests, weeds and disease) risk assessment outlining the likely plant, animal and community risks to surrounding agricultural land uses from the proposed development. Include details of how the proposal will deal with identified biosecurity risks as well as contingency plans for any failures. Include monitoring and mitigation measures for weed and pest management.
Traffic movements	<ul style="list-style-type: none"> Detail the volume and route of traffic movements for the proposed development and how potential impacts on surrounding agricultural land uses are proposed to be mitigated (eg noise, dust, volume of traffic). This should include consideration the movement of livestock or farm vehicles along / across the affected roads.
Community consultation	<ul style="list-style-type: none"> Consult with the owners / managers of affected and adjoining agricultural operations in a timely and appropriate manner about; the proposal, the likely impacts and suitable mitigation measures or compensation.

Attachment 2: Guidelines for assessment

Title	Location
Land Use Conflict Risk Assessment Guide	www.dpi.nsw.gov.au/content/agriculture/resources/lup/development-assessment/lucra
Infrastructure Proposals on Rural Land	http://www.dpi.nsw.gov.au/content/agriculture/resources/lup/development-assessment/infrastructure-proposals