

OUT21/16214

Ms Rebecka Groth
Department of Planning, Industry and Environment

Rebecka.groth@dpie.nsw.gov.au

Dear Ms Growth

SSD-17647189 – Access Logistics Park

Thank you for your correspondence dated 18 October 2021 providing the opportunity to comment on State Significant Development Application 17647189 for the Access Logistics Park at Mamre Road, Kemps Creek.

The NSW Department of Primary Industries (DPI) Agriculture is committed to the protection and growth of agricultural industries, and the land and resources upon which these industries depend.

DPI Agriculture has reviewed the environmental impact statement (EIS) for the proposed development which proposes the construction and operation of a warehouse and distribution centre with 37,800 m2 of floor space, 170 parking spaces and a 16-lot Torrens title subdivision.

DPI Agriculture's environmental assessment requirements were included in its letter of 25 May 2021 (reference OUT21/6716) and recommended the preparation of a land use conflict risk assessment. I note that DPI Agriculture's environmental assessment requirements were not specifically included in the final Secretary's Environmental Assessment Requirements (SEARs).

The EIS notes only that surrounding land uses include primary production activities however it does not detail what these agricultural activities are, whether they are still operating and the potential impacts of the development on them. This was the intent of the recommended land use conflict risk assessment. While the EIS has considered impacts such as noise, air quality, traffic and visual impact on surrounding residential land uses, it has not considered the potential impacts of the proposed development in the context of any surrounding agricultural land uses.

It is acknowledged that the area is transitioning from rural to industrial land uses and this is recognised in the EIS documentation, however the documentation still refers to the presence of rural land uses. It is important that potential impacts on agricultural land uses in the vicinity are identified and mitigated so as to ensure that their operations are not adversely impacted while they themselves either transition their land to industrial purposes or relocate their agricultural activities from the area to another suitable rural location.

Since the EIS does not address the potential for land use conflict with surrounding agricultural land uses there is nothing for DPI Agriculture to comment on. If the Department of Planning, Industry and Environment requests the proponent to provide a land use conflict

risk assessment as part of the response to submissions then DPI Agriculture would welcome the opportunity to review this.

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

A handwritten signature in dark ink, appearing to read 'Paul Garnett', with a stylized flourish at the end.

4 November 2021

Paul Garnett

Agricultural Land Use Planning Officer