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26 November 2021

REF: WTJ21-549
Contact: Travis Lythall

NSW Department of Planning, Industry and Environment
Industry Assessments
Locked Bag 5022
Parramatta NSW 2124

Attention: William Hodgkinson

RE: REQUEST FOR INDUSTRY-SPECIFIC SECRETARY'S ENVIRONMENTAL ASSESSMENT REQUIREMENTS – PROPOSED WAREHOUSE AND LOGISTICS HUB

PROPERTY AT: 1030-1048 MAMRE ROAD, KEMPS CREEK (LOT 3 DP 250002)

Dear William,

We write on behalf of Resolve XO (the Proponent) to the NSW Department of Planning, Industry and Environment (DPIE) in support of a request for industry-specific Secretary's Environmental Assessment Requirements (SEARs), under the Rapid Assessment Framework (RAF). The intent of this letter is to demonstrate that the Proposal is eligible for industry-specific SEARs.

The Proposal includes provision for the construction of a Warehouse and Logistics Hub at 1030-1048 Mamre Road, Kemps Creek, legally described as Lot 3 DP 250002 (the Site).

The Subject Site is located within the Penrith Local Government Area (LGA) and is zoned IN1 General Industrial, pursuant to the zoning provisions under *State Environmental Planning Policy (Western Sydney Employment Area) 2009* (SEPP WSEA). The Proposed Development falls within the definition bestowed under SEPP WSEA and the Standard Instrument pertaining to a 'warehouse or distribution centre', which is permissible with consent in the IN1 General Industrial zone of SEPP WSEA.

The Proposed Development seeks Development Consent for the construction and operational use of a Warehouse and Logistics Hub, comprising the following scope of works:

- Bulk earthworks;
- Two (2) lot Torrens Title Subdivision;
- Associated infrastructure and services;
- Construction of an interim vehicular access point from Mamre Road (it is noted that once land owner's consent is obtained for the land to north an alternate access road/entry will be established);
- Construction of three (3) warehouses – with Warehouse 2 satisfying State Significant Development (SSD) (see below);
- Associated landscaping; and
- Associated hardstand and carparking.



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Warehouse 2 alone attains a Capital Investment Value (CIV) of approximately \$39 Million – comprising Stage 1 of the Proposal, which is considered to satisfy Schedule 1, Subclause 12 of *State Environmental Planning Policy (State and Regional Development) 2011* (SRD SEPP).

Accordingly, the Proposed Development satisfies the definition of SSD being development for “*the purpose of warehouses or distribution centres (including container storage facilities) at one location and related to the same operation*”, with a CIV of more than \$30 Million.

This letter provides an overview of the Proposed Development and the relevant planning framework that applies to enable the issuance of industry-specific SEARs, which will then guide the preparation of a formal Environmental Impact Statement (EIS) for future development of the Subject Site.

The proposal is considered to meet the criteria for industry-specific SEARs, based on the following:

- It does not constitute Designated Development
- It is wholly permissible with consent pursuant to the SEPP WSEA
- It does not involve a concept development application (DA)

The following sections provide an overview of Proposal to inform the NSW DPIE’s decision making for the issuance of industry-specific SEARs.

1.0 Site Description

The identified portion of land, that is the subject of this SEARs report is legally defined as 1030-1048 Mamre Road, Kemps Creek. The Subject Site comprises one (1) allotment as described in **Table 1** below.

Table 1: Site Identification	
Street Address	Legal Description
1030-1048 Mamre Road, Kemps Creek	Lot 3 DP 250002

The entire Site comprises a total area of approximately 11.62 hectares (ha) and is located within the Mamre Road Precinct pursuant to SEPP WSEA. The Site affords a primary frontage of approximately 205 m to Mamre Road to the west. Currently, vehicular access to the Site is facilitated via a private access road off Mamre Road.

In its existing state, the Site comprises agricultural land, a small farm shed and vacant land. The Site is bound by agricultural land and rural-residential dwellings; however, it is noted there are no dwellings on-site. The Site is located within the WSEA and is situated approximately 5 km from Badgerys Creek, 20 km from Parramatta and 40 km from the Sydney CBD. The Site affords road linkages to Mamre Road, Elizabeth Drive, Lenore Drive, Erskine Park Road, the M4 Motorway and the M7 Motorway.

The Site is also within close proximity to transport infrastructure routes (predominantly the bus network), as well as sharing direct links with the wider regional road network, including Mamre Road and both the M4 & M7 Motorways (as well as the future Southern Link Road). All of which provide enhanced connectivity to the Subject Site and immediate vicinity, as well as the wider locality. Additionally, the Subject Site is located within close proximity to active transport links, such as bicycle routes, providing an additional mode of accessible transport available to the Subject Site.

The Site is subject to the provisions outlined within SEPP WSEA, which is the primary Environmental Planning Instrument (EPI) and categorises the Site within the IN1 General Industrial zone, as displayed in **Figure 4** of this Report. The Site and surrounding context are illustrated in **Figures 1** and **2** below.



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Figure 1: Existing Site Context and Surrounding Area (Source: Nearmaps, 2021)

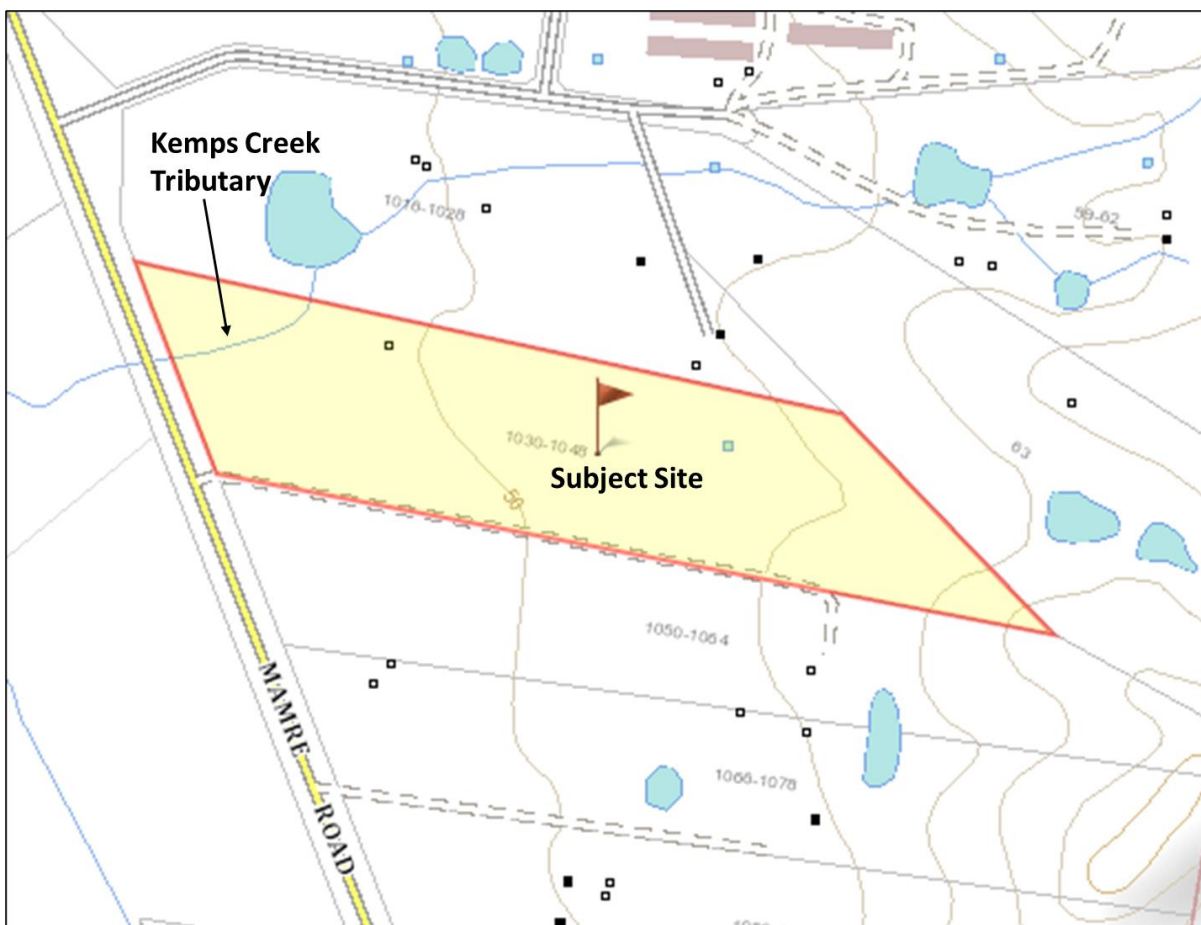


Figure 2 Cadastral Map of the Subject Site and Surrounding Area (Source: Six Maps, 2021)



2.0 Proponent Details

The Proponent for this proposal is Resolve XO, refer to **TABLE 2**.

TABLE 2: PROPONENT CONTACT DETAILS	
Company Details	Resolve XO
Contact Name	Nick Blakely
Position	Associate
Contact Number	0421 277 268
Email Address	nick.blakely@resolvexo.com.au

3.0 Capital Investment Value

The CIV of the proposed development in accordance with the CIV definition under the *Environmental Planning & Assessment Regulation 2000* (EP&A Regulation), is estimated to be approximately \$39 Million.

A Preliminary Cost Estimate Report, prepared by Northrop, is included in **Appendix 2**.

4.0 Project Details

The subject Proposal will seek development consent for the construction and operational use of a Warehouse and Logistics Hub. The current proposal plans, prepared by Nettleton Tribe, are included below in **Figure 3**.



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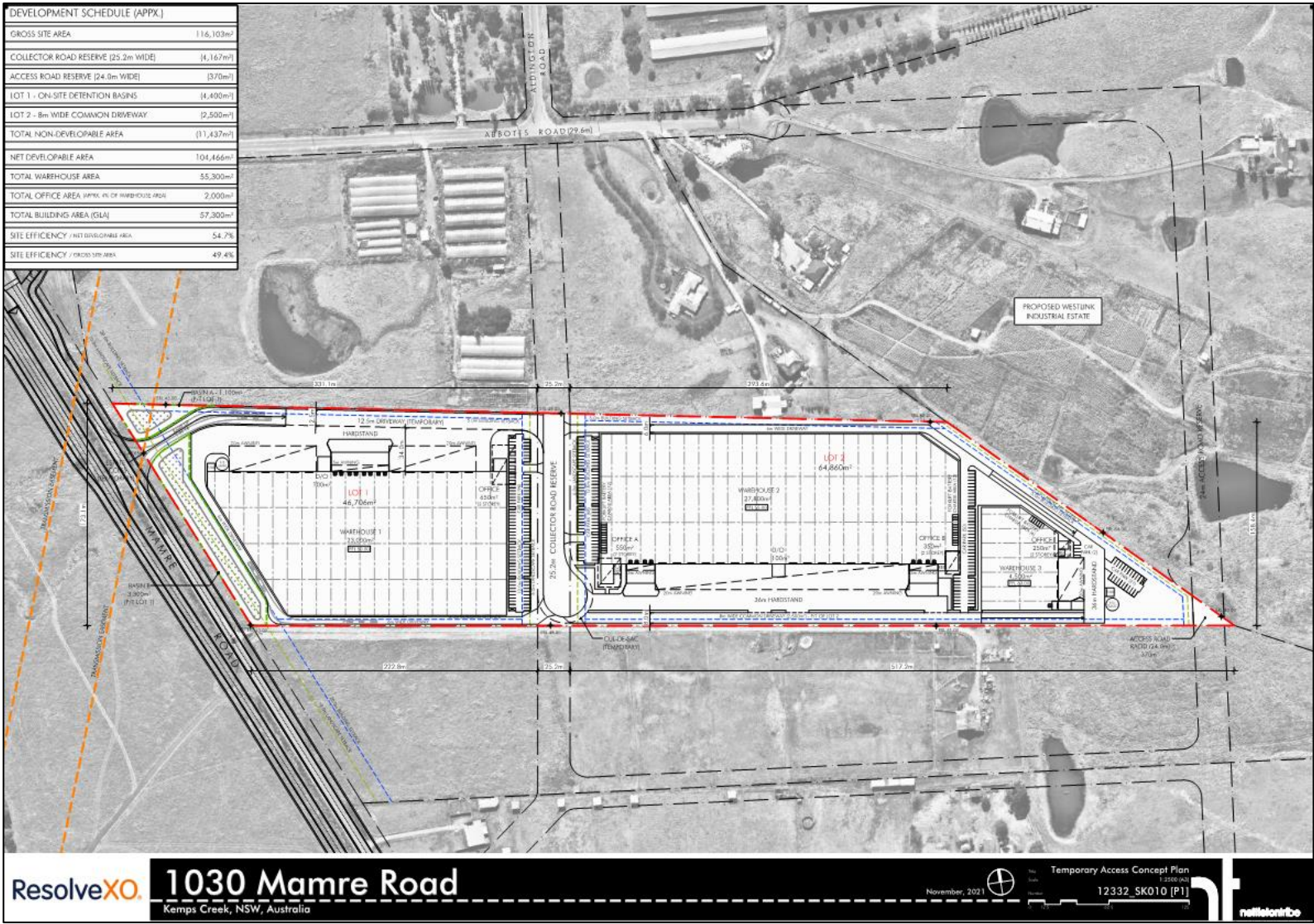


Figure 3. Site Proposal Plan (Source: Nettleton Tribe, 2021)



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The particulars of this proposal are summarised below:

- Bulk earthworks;
- Two (2) lot Torrens Title Subdivision;
- Associated infrastructure and services;
- Construction of an interim vehicular access point from Mamre Road (it is noted that once land owner's consent is obtained for the land to north an alternate access road/entry will be established);
- Construction of three (3) warehouses – with Warehouse 2 satisfying State Significant Development (SSD), including:
 - 58,300 m² Gross Floor Area (GFA)
 - 1,950 m² GFA ancillary office space
- Associated landscaping (~17,415 m²); and
- Associated hardstand and carparking, including 246 car parking spaces.

The preliminary Architectural Plans are located within **Appendix 1** of this SEARs request.

The future operational end user, Silk Logistics Holdings Limited, is a leading ASX Listed logistics business providing an integrated 'port-to-door' service to some of the world's best-known brands. This agile approach has led to strong revenue growth, consistent margins and return on capital.

Silk's business model is asset-light and uses a tier-1, technology enabled platform to consistently deliver industry leading service outcomes to its blue-chip customer base. Differentiating itself in the market by blending its physical logistics capabilities and scaled national footprint with predictive insights capability, inventory optimisation and supply chain visibility from wharf to warehouse and through to last mile distribution.

Operating as two primary divisions and three distinct services – Port Logistics division offering wharf cartage, and Contract Logistics division offering warehousing and distribution services. Silk employee in excess of 1,100 people with a national footprint with operations in all mainland states in Australia, including more than 320,000 sqm of warehouse space and over 100,000 sqm of Container handling depots.

The Proposed Development is intended to partially accommodate Silk's existing NSW operations by consolidating three (3) existing facilities (two (2) in Erskine Park and one (1) in Eastern Creek) whilst providing capacity for growth. It is anticipated the facilities will initially accommodate approximately 150 staff including warehouse employees, drivers and State management, increasing to approximately 250 within the first two years of occupation.

5.0 Statutory Context

This section sets out the statutory planning framework and controls relevant to the Proposal.

The following statutes, strategic plans and policies have been considered as part of the development planning phase:

Commonwealth Planning Context:

- *Environment Protection and Biodiversity Conservation Act 1999*

State and Regional Planning Context:

- *Environmental Planning and Assessment Act 1979*
- *Environmental Planning and Assessment Regulation 2000*
- *Water Management Act 2000*
- *Biodiversity Conservation Act 2016*
- *Rural Fires Act 1997*



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- *Protection of the Environment Operations Act 1997*
- *State Environmental Planning Policy No. 33 – Hazardous and Offensive Development*
- *State Environmental Planning Policy No. 55 – Remediation of Land*
- *State Environmental Planning Policy (Infrastructure) 2007*
- *State Environmental Planning Policy (State and Regional Development) 2011*
- *State Environmental Planning Policy (Western Sydney Employment Area) 2009*
- *A Metropolis of Three Cities – Greater Sydney Region Plan*
- *Western Sydney Aerotropolis Plan*
- *Western Sydney Employment Area*
- *Mamre Road Precinct Structure Plan*
- *Draft Mamre Road Precinct Section 7.11 Contributions Plan*
- *Special Infrastructure Contributions (SIC) Levy*
- *Draft Western Sydney Aerotropolis Special Infrastructure Contribution Area Order 2020*

Local Planning Context:

- *Penrith Local Environmental Plan 2010*
- *Penrith Development Control Plan 2014*
- *Mamre Road Precinct Development Control Plan 2021*

This planning framework is considered in the following sections.

5.1 Environment Protection and Biodiversity Conservation Act 1999

Under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act), any action (which includes a development, project or activity) that is considered likely to have a significant impact on Matters of National Environmental Significance (MNES) (including nationally threatened ecological communities and species and listed migratory species) must be referred to the Commonwealth Minister for the Environment. The purpose of the referral is to allow a decision to be made about whether an action requires approval at a Commonwealth level. If an action is considered likely to have significant impact on MNES, it is declared a “controlled action” and formal Commonwealth approval is required.

Notwithstanding, preliminary investigations have identified that the Subject Site does not comprise any MNES require formal Commonwealth approval.

5.2 Environmental Planning and Assessment Act 1979

The *Environmental Planning and Assessment Act 1979* (EP&A Act) is the overarching governing statute for all development in NSW and pursuant to Part 4, the proposal is considered SSD under the SRD SEPP – Schedule 1, Clause 12.

5.2.1 Section 4.15(1) of the EP&A Act 1979

Section 4.15(1) of the EP&A Act specifies the matters, that a consent authority must consider when determining a DA. The forthcoming EIS will consider and address all matters outlined in Section 4.15 of the EP&A Act.

5.2.2 Section 4.46 of the EP&A Act 1979 – Integrated Development

Section 4.46 of the EP&A Act defines ‘Integrated Development’ as matters which require consent from the consent authority and one or more authorities under related legislation. Pursuant to Section 4.46(1) of the EP&A Act, Integrated Development does not apply to SSD.

5.3 Environmental Planning and Assessment Regulation 2000

5.3.1 Section 4(1) – Designated Development

Section 4(1) of the EP&A Regulation states that:



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“Development described in Part 1 of Schedule 3 is declared to be designated development for the purposes of the Act unless it is declared not to be designated development by a provision of Part 2 or 3 of that Schedule.”

The Proposal, being a Warehouse and Logistics Hub, does not trigger Designated Development pursuant to Schedule 3 of the EP&A Regulation.

5.3.2 Section 270 – Contributions plans for Western Sydney Employment Area

Section 270(1) of the EP&A Regulation states, that pursuant to section 4.16(11) of the EP&A Act, a DA in relation to any land zoned IN1 General Industrial under SEPP WSEA must not be determined by the consent authority unless a contributions plan under section 7.18 of the EP&A Act as been approved for land to which the application relates.

However, despite the above, subclause (2) determines that the consent authority may dispense with the need for a contributions plan if—

- (a) *the development application is, in the opinion of the consent authority, of a minor nature, or*
- (b) *the developer has entered into a planning agreement with a planning authority (within the meaning of section 7.1 of the Act) with respect to the matters that may be the subject of a contributions plan.*

It is understood that the Proposal will be subject to the Section 7.11 Mamre Road Precinct Development Contributions Plan once it has been finalised. Additionally, the land is subject to Clause 29 of the SEPP WSEA, which requires satisfactory arrangements for the provision of regional transport infrastructure and services.

5.3.3 Section 275B – Development Assessment in Mamre Road Precinct

In accordance with Section 4.12(1) of the EP&A Act and Section 275B of the EP&A Regulation, the Proposal is required to be consistent with the Mamre Road Precinct Structure Plan. Accordingly, pursuant to the Mamre Road Precinct Structure Plan, the Site is envisaged for industrial and employment-related purposes, whereby the Proposal is considered to be entirely consistent with.

5.4 Water Management Act 2000

The objective of the *Water Management Act 2000* (WM Act) is the sustainable and integrated management of the state's water for the benefit of both present and future generations.

Section 91 relates to Activity Approvals and outlines that a controlled activity approval confers a right on its holder to carry out a specified Controlled Activity at a specified location in, on or under Waterfront Land.

For the purposes of the WM Act, Controlled Activity means:

- (a) *the erection of a building or the carrying out of a work (within the meaning of the Environmental Planning and Assessment Act 1979), or*
- (b) *the removal of material (whether or not extractive material) or vegetation from land, whether by way of excavation or otherwise, or*
- (c) *the deposition of material (whether or not extractive material) on land, whether by way of landfill operations or otherwise, or*
- (d) *the carrying out of any other activity that affects the quantity or flow of water in a water source.*

Waterfront Land means:



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- (a) the bed of any river, together with any land lying between the bed of the river and a line drawn parallel to, and the prescribed distance inland of, the highest bank of the river, or*
- (a1) the bed of any lake, together with any land lying between the bed of the lake and a line drawn parallel to, and the prescribed distance inland of, the shore of the lake, or*
- (a2) the bed of any estuary, together with any land lying between the bed of the estuary and a line drawn parallel to, and the prescribed distance inland of, the mean high water mark of the estuary, or*
- (b) if the regulations so provide, the bed of the coastal waters of the State, and any land lying between the shoreline of the coastal waters and a line drawn parallel to, and the prescribed distance inland of, the mean high water mark of the coastal waters, where the prescribed distance is 40 metres or (if the regulations prescribe a lesser distance, either generally or in relation to a particular location or class of locations) that lesser distance. Land that falls into 2 or more of the categories referred to in paragraphs (a), (a1) and (a2) may be waterfront land by virtue of any of the paragraphs relevant to that land.*

The Subject Site contains a watercourse (refer to **Figure 2** above) stemming as a tributary from Kemps Creek. Due consideration will be given to the requirements of the WM Act through the preparation of the forthcoming EIS, including early consultation as part of the SEARs with the Natural Resources Access Regulator (NRAR).

5.5 Biodiversity Conservation Act 2016

The *Biodiversity Conservation Act 2016* (BC Act) and *Biodiversity Conservation Regulation 2017* (BC Regulation) seek to maintain a healthy, productive and resilient environment for the greatest well-being of the community, now and into the future, consistent with the principles of ecologically sustainable development.

Part 7 of the BC Act sets out requirements for biodiversity assessments and approvals under the EP&A Act.

Pursuant to Section 7.2(1) of the BC Act, development or an activity is likely to significantly affect threatened species if:

- (a) it is likely to significantly affect threatened species or ecological communities, or their habitats, according to the test in section 7.3, or*
- (b) the development exceeds the biodiversity offsets scheme threshold if the biodiversity offsets scheme applies to the impacts of the development on biodiversity values, or*
- (c) it is carried out in a declared area of outstanding biodiversity value.*

Pursuant to Section 7.9 of the BC Act, an SSD “is to be accompanied by a biodiversity development assessment report unless the Planning Agency Head and the Environment Agency Head determine that the proposed development is not likely to have any significant impact on biodiversity values”.

Given the disturbed nature of the Subject Site, the Proponent intends to seek a Biodiversity BDAR waiver. The waiver request will be submitted as soon as available.

5.6 Rural Fires Act 1997

The *Rural Fires Act 1997* sets out regulations to prevent, mitigate and suppress of bush and other fires in LGAs and other parts of the State.

Under Part 4, Division 8 Clause 100B(3), a bush fire safety authority must be obtained before developing bush fire prone land for the purpose of a subdivision of bushfire prone land that could be used for residential or rural residential purposes.

The Subject Site comprises bushfire affectations (Vegetation Category 2 – refer to **Figure 4** below), for which a Bushfire Impact Assessment is currently being prepared in accordance with the relevant provisions of the *Planning for Bushfire Protection 2019* (PBP) document.



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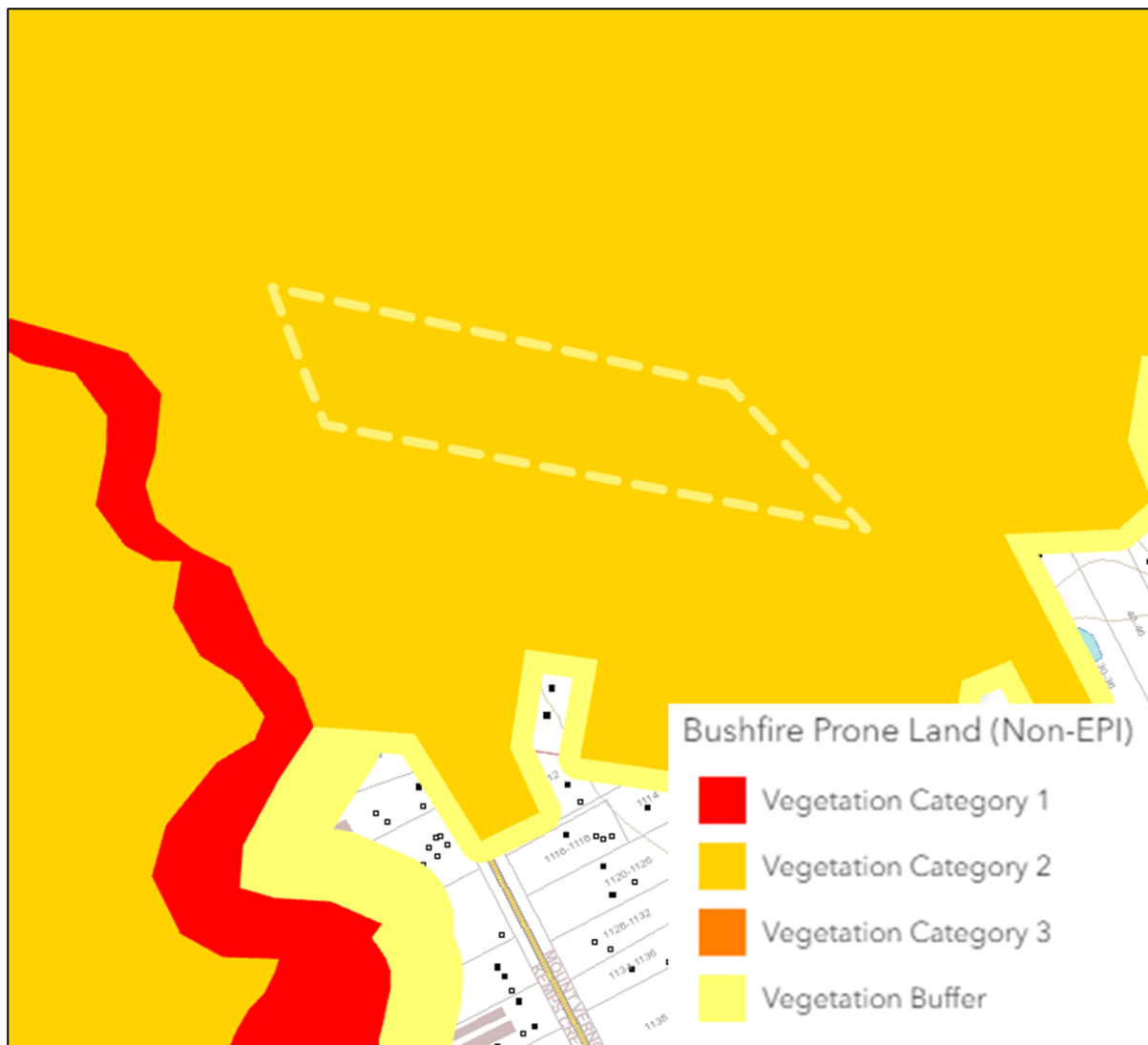


Figure 4 Bushfire Affections Pertaining to the Subject Site and Surrounding Area (Source: NSW Planning Portal, 2021)

5.7 State Environmental Planning Policy (State and Regional Development) 2011

Pursuant to Schedule 1 of the SRD SEPP includes provisions for developments to be undertaken as SSD. Section 12 is relevant to the proposed development:

- (1) *Development that has a capital investment value of more than the relevant amount for the purpose of warehouses or distribution centres (including container storage facilities) at one location and related to the same operation.*
- (2) *This clause does not apply to development for the purposes of warehouses or distribution centres to which clause 18 or 19 applies.*
- (3) *In this clause—*
relevant amount means—
 - (a) *for development in relation to which the relevant environmental assessment requirements are notified under the Act on or before 31 May 2023—\$30 million, or*
 - (b) *for any other development—\$50 million.*

The CIV of the proposed development is in excess of \$30 million (subject Proposal attaining a CIV of \$39 million), thus the SSD provisions apply.



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5.8 State Environmental Planning Policy (Infrastructure) 2007

State Environmental Planning Policy (Infrastructure) 2007 (ISEPP) aims to facilitate the effective delivery of infrastructure across NSW.

5.8.1 Clause 104 – Traffic generating development

ISEPP repeals the former *State Environmental Planning Policy No. 11 – Traffic Generating Development* and, pursuant to Clause 104, provides for certain proposed developments known as Traffic Generating Development, to be referred to Transport for NSW (TfNSW) for concurrence.

Schedule 3 of ISEPP, lists the types of development that are defined as Traffic Generating Development. The referral thresholds for 'warehouse or distribution centres' development includes sites of:

- 8,000m² in site area or (if the site area is less than the gross floor area) gross floor area;

The proposal is considered Traffic Generating Development and will be referred to TfNSW for concurrence. The forthcoming EIS will be supported by a robust transport and traffic impact assessment.

5.9 State Environmental Planning Policy No. 33 – Hazardous and Offensive Development

The proposed Warehouse and Logistics Hub may require the storage and/or handling of some potentially dangerous goods or materials. As such, a preliminary risk screening analysis will be undertaken in accordance with the *State Environmental Planning Policy No. 33 – Hazardous and Offensive Development* (SEPP33) to determine whether a Preliminary Hazard Analysis is required.

5.10 State Environmental Planning Policy No. 55 – Remediation of Land

Under the provisions of *State Environmental Planning Policy No 55 – Remediation of Land* (SEPP 55), where a DA is made, the consent authority must not grant consent unless:

- (a) it has considered whether the land is contaminated, and
- (b) if the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out, and
- (c) if the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for that purpose.

An environmental site assessment will form part of the forthcoming EIS to confirm and validate that the Site is suitable for the proposed land use.

5.11 State Environmental Planning Policy (Western Sydney Employment Area) 2009

The Subject Site forms part of the WSEA (Mamre Road Precinct) and is subject to the relevant provisions of SEPP WSEA.

Figure 5 below provides a representation of the Subject Site and surrounding land zoning under SEPP WSEA. The Subject Site is zoned IN1 General Industrial under the provisions of SEPP WSEA.



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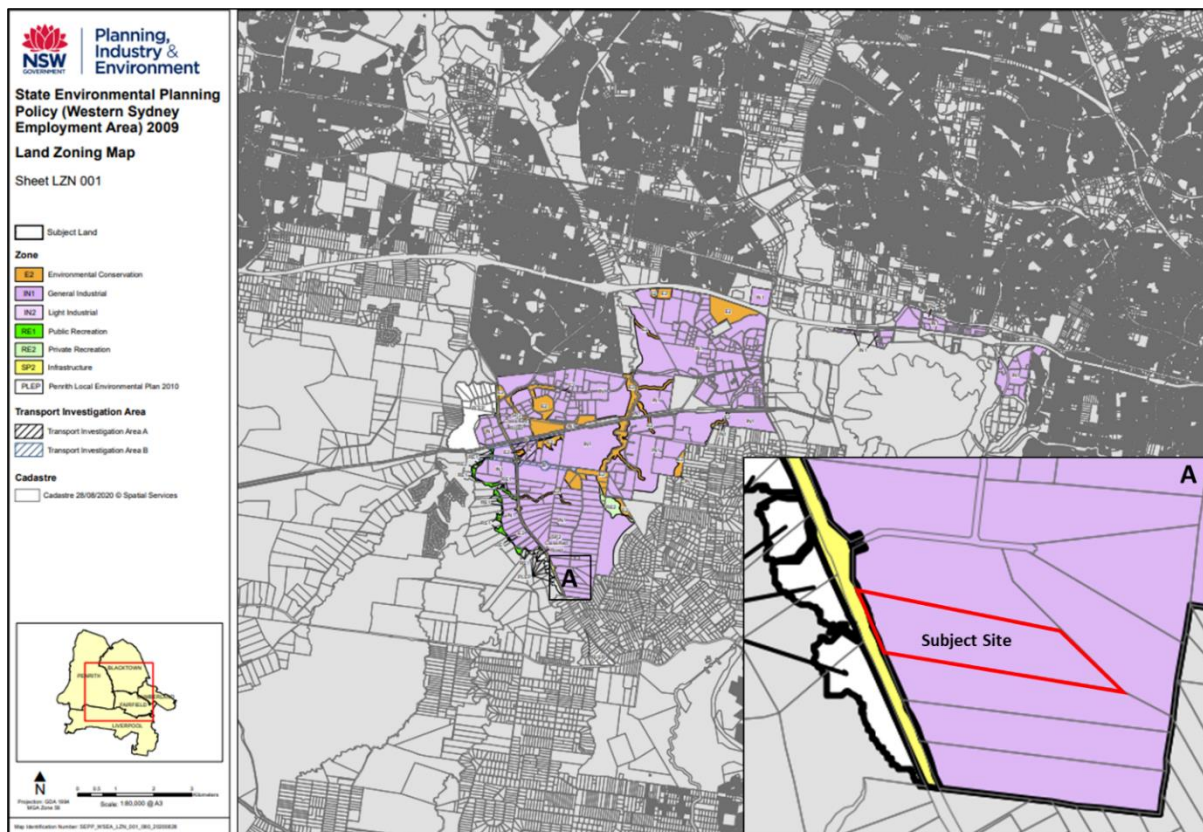


Figure 5. Land Zoning Map (Source: NSW Legislation, 2021)

5.11.1 Land use and permissibility

The Site is predominantly zoned IN1 General Industrial under the provisions of SEPP WSEA (refer to **Figure 5** above).

Within the IN1 zone the following are permissible without consent:

Nil.

Within the IN1 zone the following are permissible with consent:

*Building identification signs; Business identification signs; Depots; Environmental facilities; Environmental protection works; Food and drink premises; Freight transport facilities; Garden centres; Hardware and building supplies; Industrial retail outlets; Industrial training facilities; **Industries (other than offensive or hazardous industries)**; Neighbourhood shops; Places of public worship; Recreation areas; Recreation facilities (indoor); **Roads**; Service stations; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; **Warehouse or distribution centres.***

Within the IN1 zone the following are prohibited:

Any development not specified in item 2 or 3.

These uses may be characterised as follows:

a **warehouse or distribution centre** means:



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a building or place used mainly or exclusively for storing or handling items (whether goods or materials) pending their sale, but from which no retail sales are made, and includes local distribution premises.

an **industrial activity** means:

the manufacturing, production, assembling, altering, formulating, repairing, renovating, ornamenting, finishing, cleaning, washing, dismantling, transforming, processing, recycling, adapting or servicing of, or the research and development of, any goods, substances, food, products or articles for commercial purposes, and includes any storage or transportation associated with any such activity.

The Subject Site is suitable for future industrial development and uses with consent under the IN1 zone.

6.0 Other Approvals/Comments

No other approvals are sought for this proposal.

7.0 Industry-Specific SEARs

This section reviews the relevant industry-specific SEARs and includes commentary on how the Proponent intends to respond to each item, where applicable. Refer to **TABLE 3** for further details.

TABLE 3: INDUSTRY-SPECIFIC SEARS		
Issue and Assessment Requirements	Documentation	Applicant Comments
1. Statutory Context <ul style="list-style-type: none">Address all relevant legislation, environmental planning instruments (EPIs) (including drafts), plans, policies and guidelines.Identify compliance with applicable development standards and provide a detailed justification for any non-compliances.If the development is only partly State significant development (SSD) under clause 8(1) of the State and Regional Development SEPP, provide an explanation of how the remainder of the development is sufficiently related to the component that is SSD.Address the requirements of any approvals applying to the site, including any concept approval or recommendation from any Gateway determination.	Address in EIS.	Noted – the Proposal will address the requirement of this item.
2. Capital Investment Value and Employment <ul style="list-style-type: none">Provide a detailed calculation of the capital investment value (CIV) of the development, prepared by a qualified quantity surveyor.Provide an estimate of the retained and new jobs that would be created	Cost Summary Report	Noted – a Cost Summary Report will support the Proposal. A Preliminary Cost Summary Report has been prepared by Northrop to support the SEARs (refer to Appendix 2).



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<p>during the construction and operational phases of the development, including details of the methodology to determine the figures provided.</p>		
<p>3. Design Quality</p> <ul style="list-style-type: none"> Demonstrate how the development will achieve: <ul style="list-style-type: none"> design excellence in accordance with any applicable EPI provisions. good design in accordance with the seven objectives for good design in <i>Better Placed</i>. Where required by an EPI or concept approval, demonstrate how the development has been subject to a competitive design process or reviewed by the State Design Review Panel (SDRP). Recommendations are to be addressed prior to lodgement. 	<p>Address in EIS.</p> <p>If required:</p> <ul style="list-style-type: none"> Design Review Summary (where the project has been reviewed by the SDRP). Design Excellence Strategy (where design excellence is required by an EPI). Competition Report (where a competitive design process has been held). 	<p>Design quality will be addressed in the EIS; however, it is noted that a Design Review Summary, Design Excellence Strategy and Competition Report are not required for a Proposal of this nature. It is noted that Clause 31 of SEPP WSEA will be considered as part of the final design, including initiatives pertaining to energy efficiency measures across the Site and the implementation of Ecologically Sustainable Development principles where applicable.</p>
<p>4. Built Form and Urban Design</p> <ul style="list-style-type: none"> Explain and illustrate the proposed built form, including a detailed site and context analysis to justify the proposed site planning and design approach. Demonstrate how the proposed built form (layout, height, bulk, scale, separation, setbacks, interface and articulation) addresses and responds to the context, site characteristics, streetscape and existing and future character of the locality. Demonstrate how the building design will deliver a high-quality development, including consideration of façade design, articulation, materials, finishes, colours, any signage and integration of services. Assess how the development complies with the relevant accessibility requirements. 	<p>Architectural drawings.</p> <p>Design Report.</p> <p>Survey Plan.</p> <p>BCA Compliance Report.</p> <p>Accessibility Report.</p>	<p>Noted – the Proposal will address the requirements of this item through the listed reports and plans.</p>
<p>5. Visual Impact</p> <ul style="list-style-type: none"> Provide a visual analysis of the development from key viewpoints, including photomontages or perspectives showing the proposed and likely future development. Where the visual analysis has identified potential for significant visual impact, provide a visual impact assessment that addresses the impacts of the development on the existing catchment. 	<p>Visual Analysis.</p> <p>Visual Impact Assessment.</p>	<p>Noted – the Proposal will be informed by photomontages and perspective drawings, where necessary, and include a Visual Impact Assessment.</p>



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<p>6. Traffic, Transport and Accessibility</p> <ul style="list-style-type: none">▪ Provide a transport and accessibility impact assessment, which includes:<ul style="list-style-type: none">○ details of all traffic types and volumes likely to be generated during construction and operation, including a description of key access and haul routes.○ an assessment of the predicted impacts of this traffic on road safety and the capacity of the road network, including consideration of cumulative traffic impacts at key intersections (using industry standard modelling).○ plans demonstrating how all vehicles likely to be generated during construction and operation and awaiting loading, unloading or servicing can be accommodated on the site to avoid queuing in the street network.○ details and plans of any proposed internal road network, loading dock provision and servicing, on-site parking provisions, and sufficient pedestrian and cyclist facilities, in accordance with the relevant Australian Standards.○ swept path analysis for the largest vehicle requiring access to the development.○ details of road upgrades, infrastructure works, or new roads or access points required for the development if necessary.▪ Provide a Construction Traffic Management Plan detailing predicted construction vehicle movements, routes, access and parking arrangements, coordination with other construction occurring in the area, and how impacts on existing traffic, pedestrian and bicycle networks would be managed and mitigated.	<p>Transport and Accessibility Impact Assessment. Construction Traffic Management Plan. Green Travel Plan or equivalent.</p>	<p>Noted – the Proposal will address the requirements of this item through the listed reports. A detailed access strategy will be provided showing the interim and final scenarios.</p>
<p>7. Trees and Landscaping</p> <ul style="list-style-type: none">▪ Provide a detailed site-wide landscape plan, that:<ul style="list-style-type: none">○ identifies the number and location of trees to be removed and retained, and how opportunities to retain significant trees have been	<p>Landscape Plan.</p>	<p>Noted – the Proposal will include a landscaping strategy that considers the GANSW <i>Better Placed</i> and <i>Greener Places</i> policy's which will be captured within the Landscape Plan and Design Report.</p>



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<p>explored and/or informs the plan.</p> <ul style="list-style-type: none">o details the proposed site planting, including location, number and species of plantings, heights of trees at maturity and proposed canopy coverage.o demonstrates how the proposed development would:<ul style="list-style-type: none">– contribute to long term landscape setting in respect of the site and streetscape.– mitigate the urban heat island effect and ensure appropriate comfort levels on-site.– contribute to the objective of increased urban tree canopy cover.– maximise opportunities for green infrastructure, consistent with Greener Places.		
<p>8. Ecologically Sustainable Development (ESD)</p> <ul style="list-style-type: none">▪ Identify how ESD principles (as defined in clause 7(4) of Schedule 2 of the EP&A Regulation) are incorporated in the design and ongoing operation of the development.▪ Demonstrate how the development will meet or exceed the relevant industry recognised building sustainability and environmental performance standards.▪ Demonstrate how the development minimises greenhouse gas emissions (reflecting the Government's goal of net zero emissions by 2050) and consumption of energy, water (including water sensitive urban design) and material resources.	ESD Report.	Noted – the Proposal will be supported by an ESD Report.
<p>9. Biodiversity</p> <ul style="list-style-type: none">▪ Assess any biodiversity impacts associated with the development in accordance with the Biodiversity Conservation Act 2016 and the Biodiversity Assessment Method 2020, including the preparation of a Biodiversity Development Assessment Report (BDAR), unless a waiver is granted, or the site is on biodiversity certified land.▪ If the development is on biodiversity certified land, provide information to	Biodiversity Development Assessment Report or BDAR Waiver.	Noted – the Applicant intends to seek a BDAR waiver for this Proposal.



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identify the site (using associated mapping) and demonstrate the proposed development is consistent with the relevant biodiversity measure conferred by the biodiversity certification.		
10. Air Quality <ul style="list-style-type: none"> Identify significant air emission sources at the proposed development (during construction and operation), assess their potential to cause adverse off-site impacts, and detail proposed management and mitigation measures that would be implemented. Where air emissions during operation have the potential to cause adverse off-site impacts, provide a quantitative air quality impact assessment prepared in accordance with the relevant NSW Environment Protection Authority (EPA) guidelines. 	<p>Address in EIS.</p> <p>If required:</p> <ul style="list-style-type: none"> Air Quality Impact Assessment. 	<p>Noted – the Proposal includes provision for a Warehouse and Logistics Hub and is not considered to exhibit any significant air emissions sources, nor is it located within close proximity to any sensitive receivers. As such, the EIS will suitably address this requirement., A qualitative and quantitative Air Quality Impact Assessment will be undertaken.</p>
11. Noise and Vibration <ul style="list-style-type: none"> Provide a noise and vibration assessment prepared in accordance with the relevant EPA guidelines. The assessment must detail construction and operational noise and vibration impacts on nearby sensitive receivers and structures and outline the proposed management and mitigation measures that would be implemented. 	<p>Noise and Vibration Impact Assessment.</p>	<p>Noted – the Proposal will be supported by a qualitative and quantitative Noise and Vibration Impact Assessment to be prepared in accordance with the relevant noise emission criteria.</p>
12. Ground and Water Conditions <ul style="list-style-type: none"> Provide an assessment of the potential impacts on soil resources, including related infrastructure and riparian lands on and near the site. Provide an assessment of the potential impacts on surface and groundwater resources (quality and quantity), including related infrastructure, hydrology, aquatic and groundwater dependent ecosystems, drainage lines, downstream assets and watercourses. Identify predicted water discharge points to surface/groundwater and consider discharge quality against relevant water quality criteria. Provide a detailed site water balance including identification of water requirements for the life of the development, and measures to ensure an adequate and secure water supply. 	<p>Geotechnical Assessment.</p> <p>Surface and Groundwater Impact Assessment.</p> <p>Salinity Management Plan and/or Acid Sulfate Soils Management Plan.</p>	<p>Noted – the Proposal will address the requirements of this item through the listed reports.</p>



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<ul style="list-style-type: none">Provide an assessment of salinity and acid sulfate soil impacts.		
<p>13. Stormwater and Wastewater</p> <ul style="list-style-type: none">Provide an Integrated Water Management Plan for the development that:<ul style="list-style-type: none">is prepared in consultation with the local council and any other relevant drainage or water authority.details the proposed drainage design for the site including any on-site detention facilities, water quality management measures and the nominated discharge points, on-site sewage management, and measures to treat, reuse or dispose of water.demonstrates compliance with the local council or other drainage or water authority requirements and avoids adverse impacts on any downstream properties.Where drainage infrastructure works are required that would be handed over to the local council, or other drainage or water authority, provide full hydraulic details and detailed plans and specification of proposed works that have been prepared in consultation with, and comply with the relevant standards of, the local council or other drainage or water authority.	Integrated Water Management Plan.	Noted – the Proposal will be supported by an Integrated Water Management Plan.
<p>14. Flooding Risk</p> <ul style="list-style-type: none">Identify any flood risk on-site having regard to adopted flood studies, the potential effects of climate change, and any relevant provisions of the NSW Floodplain Development Manual.Assess the impacts of the development, including any changes to flood risk on-site or off-site, and detail design solutions and operational procedures to mitigate flood risk where required.	Flood Risk Assessment.	Noted – the Proposal will be supported by a Flood Risk Assessment.
<p>15. Hazards and Risk</p> <ul style="list-style-type: none">Where there are dangerous goods and hazardous materials associated with the development provide a preliminary risk screening in accordance with SEPP 33.Where required by SEPP 33, provide a Preliminary Hazard Analysis prepared in accordance with Hazardous Industry Planning	Preliminary Hazard Analysis.	Noted – the Proposal will be supported by a preliminary risk screening assessment, and if required a Preliminary Hazard Analysis.



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<p>Advisory Paper No.6 – Guidelines for Hazard Analysis.</p> <ul style="list-style-type: none"> If the development is adjacent to or on land in a pipeline corridor, report on consultation outcomes with the operator of the pipeline, and prepare a hazard analysis. 		
<p>16. Contamination and Remediation</p> <ul style="list-style-type: none"> In accordance with SEPP 55, assess and quantify any soil and groundwater contamination and demonstrate that the site is suitable (or will be suitable, after remediation) for the development. 	<p>Preliminary Site Investigation.</p> <p>If required:</p> <ul style="list-style-type: none"> Detailed Site Investigation. Remedial Action Plan. Preliminary Long-term Environmental Management Plan. 	<p>Noted – the Proposal will be supported by a Preliminary Site Investigation (as a minimum).</p>
<p>17. Waste Management</p> <ul style="list-style-type: none"> Identify, quantify and classify the likely waste streams to be generated during construction and operation. Provide the measures to be implemented to manage, reuse, recycle and safely dispose of this waste. Identify appropriate servicing arrangements for the site. If buildings are proposed to be demolished or altered, provide a hazardous materials survey. 	<p>Waste Management Plan.</p> <p>Hazardous Material Survey.</p>	<p>Noted – the Proposal will be supported by a Waste Management Plan. Noting the Site is vacant, a Hazardous Materials Survey is not required.</p>
<p>18. Aboriginal Cultural Heritage</p> <ul style="list-style-type: none"> Provide an Aboriginal Cultural Heritage Assessment Report prepared in accordance with relevant guidelines, identifying, describing and assessing any impacts for any Aboriginal cultural heritage values on the site. 	<p>Aboriginal Cultural Heritage Assessment Report.</p>	<p>The Proposal will be accompanied by an Aboriginal Cultural Heritage Assessment Report (ACHAR).</p>
<p>19. Environmental Heritage</p> <ul style="list-style-type: none"> Where there is potential for direct or indirect impacts on the heritage significance of items of environmental heritage, provide a Statement of Heritage Impact and Archaeological Assessment (if potential impacts to archaeological resources are identified), prepared in accordance with the relevant guidelines, which assesses any impacts and outlines measures to ensure they are minimised and mitigated. 	<p>Statement of Heritage Impact.</p> <p>Archaeological Assessment.</p>	<p>N/A – the Subject Site does not contain, nor is it within the vicinity of an item of heritage significance. It is noted, that further north comprises two (2) Local Heritage items; however, the Proposal will not impact the identified heritage items of local significance. Notwithstanding, the EIS will be accompanied by a Statement of Heritage Impact.</p>
<p>20. Social Impact</p> <ul style="list-style-type: none"> Provide a Social Impact Assessment prepared in accordance with the 	<p>Social Impact Assessment.</p>	<p>Noted – the Proposal will be supported by a Social Impact Assessment.</p>



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Social Impact Assessment Guidelines for State Significant Projects.		
21. Infrastructure Requirements and Utilities <ul style="list-style-type: none">▪ In consultation with relevant service providers:<ul style="list-style-type: none">○ assess the impacts of the development on existing utility infrastructure and service provider assets surrounding the site.○ identify any infrastructure upgrades required on-site and off-site to facilitate the development and any arrangements to ensure that the upgrades will be implemented on time and be maintained.○ provide an infrastructure delivery and staging plan, including a description of how infrastructure requirements would be co-ordinated, funded and delivered to facilitate the development.	Infrastructure Delivery, Management and Staging Plan.	Noted – the Proposal will be supported by an Infrastructure Delivery, Management and Staging Plan in the form of a Service Infrastructure Assessment.
22. Bush Fire Risk <ul style="list-style-type: none">▪ If the development is on bush fire prone land, provide a bush fire assessment that details proposed bush fire protection measures and demonstrates compliance with Planning for Bush Fire Protection.	Bush Fire Assessment.	Noted – the Proposal will be supported by a Bush Fire Assessment.
23. Construction, Operation and Staging <ul style="list-style-type: none">▪ If staging is proposed, provide details of how construction and operation would be managed and any impacts mitigated.	Address in EIS.	Noted – the Proposal will address the requirement of this item.
24. Contributions and Public Benefit <ul style="list-style-type: none">▪ Address the requirements of any relevant contribution plan(s), planning agreement or EPI requiring a monetary contribution, dedication of land and/or works-in-kind and include details of any proposal for further material public benefit.▪ Where the development proposes alternative public benefits or a departure from an existing contributions framework, the local council, the Department and relevant State agencies are to be consulted prior to lodgement and details, including how comments have been addressed, are to be provided.	Address in EIS.	Noted – the Proposal will address the requirement of this item.



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25. Engagement <ul style="list-style-type: none">Detail engagement undertaken and demonstrate how it was consistent with the <i>Undertaking Engagement Guidelines for State Significant Projects</i>. Detail how issues raised and feedback provided have been considered and responded to in the project. In particular, applicants must consult with:<ul style="list-style-type: none">the relevant Department assessment team.any relevant local councils.any relevant agencies.the community.if the development would have required an approval or authorisation under another Act but for the application of s 4.41 of the EP&A Act or requires an approval or authorisation under another Act to be applied consistently by s 4.42 of the EP&A Act, the agency relevant to that approval or authorisation.	Engagement report.	Noted – the proposal will be supported by an Community and Stakeholder Engagement and Participation Plan / Strategy, in accordance with the <i>Undertaking Engagement Guidelines for State Significant Projects</i> (refer to Table 4 below).
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Consultation completed to date is summarised below:

Table 4: Preliminary Stakeholder Engagement undertaken by the Proponent			
Agency Name	Contact	Title	Action
Transport For NSW	David Leung	Mamre Road Upgrade - Project Team	Phone call to discuss Mamre Road Widening
Transport For NSW	Brett Ford	Customer Interface Land Information Manager	Letter Received 8 September 2021
Transport For NSW	Jodi Bennett-Hillier	Mamre Road Upgrade - Project Team	Email 31 August 2021
Penrith City Council	Gavin Cherry	Development Assessment Co-ordinator	Email 1 October 2021 and phone call
Penrith City Council	Natalie Stanowski	Principle Planner Mamre Precinct Contributions	Teams Meeting on 12 October 2021. Discussion on contributions, likely DCP roads



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TransGrid	Via Greg Oxly	Land Partners	Initial consultation on use of TransGrid Easement, small 550 m ² corner of the Site is affected by TransGrid easement.
Sydney Water	Shalini Gonsalves	City Growth & Development	Meeting 4 October 2021 - Group discussion on interim Operating Procedure for sewer services in 2024

The Proposal is considered to meet the eligibility criteria for industry-specific SEARs. As such, it is requested that NSW DPIE issue formal SEARs for the preparation of an EIS for this Proposal as SSD. Should you require any further information to do so, please do not hesitate to contact Travis Lythall on 0447 493 097 or via email at tlythall@willowtp.com.au.

Your sincerely,



Andrew Cowan
Director
Willowtree Planning Pty Ltd

Enclosed:

- Appendix 1** Preliminary Architectural Plans
- Appendix 2** Preliminary Cost Summary Report



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APPENDIX 1



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APPENDIX 2

