



Mr Michael Wiseman  
The Trustee for Fife Kemps Creek Trust  
Level 12, 89 York Street  
SYDNEY NSW 2000

27 July 2020

Dear Mr Wiseman

**200 Aldington Road Industrial Estate (SSD-10479)  
Planning Secretary's Environmental Assessment Requirements**

Please find attached a copy of the Planning Secretary's environmental assessment requirements (SEARs) for the preparation of an environmental impact statement (EIS) for the 200 Aldington Road at 106-228 Aldington Road, Kemps Creek within the Penrith City Local Government Area.

These requirements have been prepared in consultation with relevant public authorities based on the information you have provided to date. I have also attached a copy of the public authorities' comments for your information. Please note that the Planning Secretary may modify these requirements at any time. The Department is still awaiting advice from Heritage NSW and will forward its requirements to you upon receipt.

If you do not submit a Development Application (DA) and EIS within 2 years, you must consult further with the Planning Secretary in relation to the preparation of the EIS.

The Department notes in accordance with Clause 33C of State Environmental Planning Policy (Western Sydney Employment Area) 2009 (WSEA SEPP), you must obtain a concurrence from TfNSW for the development. The Department encourages you to consult closely with TfNSW during the preparation of the EIS.

The site is subject to the WSEA SEPP and Mamre Road Precinct Structure Plan (the Structure Plan). The Department notes that part of the site is within the RE2 Private Recreation and E2 Environmental Conservation zones which includes a riparian corridor and a wetland. Additionally, the site is required to provide access to adjoining land to the east as identified in the Structure Plan. The Department also notes that a precinct-wide Development Control Plan for Mamre Road Precinct is being prepared.

Therefore, it is requested that you consult closely with the Department's Central (Western) team, Water Group, Cumberland Plain Conservation Plan Policy team and surrounding landowners during the preparation of the EIS. **The Department requires the EIS to detail the outcomes of your consultations and include any details on changes made to the proposal to address any issues raised.**

Prior to exhibiting the EIS, the Department will review the document in consultation with relevant authorities to determine if it addresses the requirements in Schedule 2 of the Environmental Planning and Assessment Regulation 2000. You will be required to submit an amended EIS if it does not adequately address the requirements.

The Department wishes to emphasise the importance of effective and genuine community consultation where a comprehensive open and transparent community consultation engagement process must be undertaken during the preparation of the EIS. This process must ensure that the community is provided with a good understanding of what is proposed, description of any potential impacts and they are actively engaged in issues of concern to them.

Please contact the Department at least two weeks before you propose to submit your DA and EIS. This will enable the Department to confirm the applicable fee (see Division 1AA, Part 15 of the Environmental Planning and Assessment Regulation 2000) and determine the number of copies (hard-copy and CD/DVD) of the DA and EIS that will be required for reviewing purposes.

If your development is likely to have a significant impact on matters of National Environmental Significance, it will require an approval under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act). This approval would be in addition to any approvals required under NSW legislation and it is your responsibility to contact the Commonwealth Department of Agriculture, Water and the Environment to determine if an approval under the EPBC Act is required (<http://www.environment.gov.au> or 6274 1111).

If you have any questions, please contact Bruce Zhang on 9274 6137 or at [bruce.zhang@planning.nsw.gov.au](mailto:bruce.zhang@planning.nsw.gov.au).

Yours sincerely,



**Chris Ritchie**  
**Director**  
**Industry Assessments**  
as delegate for the Planning Secretary