



Mr Paul Solomon
Development Manager

FRASERS PROPERTY INDUSTRIAL CONSTRUCTIONS PTY LIMITED
PO Box 3307
Rhodes New South Wales 2138

3 September 2021

Dear Mr Solomon

ARDEX Warehouse and Manufacturing Facility (SSD-25725029)
Planning Secretary's Environmental Assessment Requirements

Please find attached a copy of the Planning Secretary's environmental assessment requirements (SEARs) for the State significant development application (DA) at proposed Lot 10, 657-769 Mamre Road, Kemps Creek in the Penrith local government area (LGA).

The SEARs have been prepared in consultation with relevant public authorities (**Attachment 2**) and are based on the information you have provided to date. Please note the Planning Secretary may modify these requirements at any time.

Where relevant, the Planning Secretary may modify the SEARs to ensure the environmental assessment of the project covers all relevant matters and is consistent with contemporary assessment practice.

Prior to exhibiting the EIS, the Department will review the document in consultation with the relevant public authorities to determine if it addresses the requirements in Schedule 2 of the Environmental Planning and Assessment Regulation 2000 (the Regulation). You will be required to submit an amended EIS if it does not adequately address these requirements. If you do not submit a DA and EIS for the development within two years, the SEARs will expire. A written request to extend the SEARs expiry date may be made to the Planning Secretary before the expiry date.

The Department notes the proposed development includes building elements up to 45 metres in height which exceed the building heights nominated within the Draft Mamre Road Precinct Development Control Plan. Detailed justification must be provided for the proposed building height with careful consideration given to building design and potential visual impacts of the proposal.

The proposed development includes direct access to the north south road approved under SSD-9522. A detailed assessment of the potential traffic impacts and justification for this access must be provided. Furthermore, the Department notes TfNSW has requested you consult them during preparation of the EIS.

Community Consultation

The Department wishes to emphasise the importance of effective and genuine community consultation. 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 (including a description of any potential impacts) and they are actively engaged in issues of concern to them. **Please note, the Department will require clear evidence that this consultation has been undertaken and justification for the proposed consultation method(s) used.**

Commonwealth Requirements

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).

From 1 July 2021, **all SEARs will expire two years from the date of issue** (or the date they were last modified) unless the Planning Secretary has granted an extension. If you would like to seek an extension, you should contact the Department at least three months prior to the expiry date.

Lodging your development application (DA)

Once you submit your EIS, we will check it for completeness to confirm it addresses the requirements in Schedule 2 of the *Environmental Planning and Assessment Regulation 2000*. We will also notify you of the DA fee for your project.

Please note that **your DA is not taken to be lodged until the DA fee has been paid**.

Your assigned planning officer is Rebecka Groth. If you have any questions, please contact Rebecka Groth on 82751723 or at rebecka.groth@dpie.nsw.gov.au.

Yours sincerely,



Chris Ritchie

Director, Industry Assessments

as delegate for the Planning Secretary

Attached: Planning Secretary's Environmental Assessment Requirements