



Mr Matthew Thiselton
The Trustee for 805 Mamre Property Trust
Suite 401, 24-30 Springfield Avenue
POTTS POINT NSW 2011

4 November 2021

Dear Mr Thiselton

**Planning Secretary's Environmental Assessment Requirements – Industry-Specific
805 Mamre Road Kemps Creek Logistics (SSD-30871587)**

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 805 Mamre Road Kemps Creek Logistics State significant development application (DA) at 805-817 Mamre Road, Kemps Creek in the Penrith local government area (LGA).

Based on the information provided in your application, industry-specific SEARs have been issued for your project.

Please contact the Department of Planning, Industry and Environment (the Department) as soon as possible if your project changes such that consultation is required with public authorities (under Schedule 2, clause 3(4) to the EP&A Regulation). Your SEARs may need to be reissued and a scoping report may also be required.

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

Your 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.

If your EIS is not submitted by the date of expiry (or by the agreed extension date), you will need to make a new application for SEARs to progress your project.

Additional assessment requirements

The Department has identified assessment requirements additional to those attached. These requirements, in addition to the industry-specific SEARs, are provided below and should be taken to be the collective SEARs for the project.

- The part of the site subject to the proposed development is located within the Mamre Road Precinct under State Environmental Planning Policy (Western Sydney Employment Area) 2009. The draft Mamre Road Precinct Development Control Plan (DCP) was publicly exhibited from 10 November to 17 December 2020. Please include as part of the EIS a detailed assessment of the proposed development against the relevant provisions of the DCP - whether the draft or final plan as applicable at the time of EIS lodgement.

- Provide written evidence of consultation with Penrith City Council, with particular regard to the proposed temporary access arrangement within part of the RE1 zoned land on the site, for which Council is identified as the relevant authority to acquire that land, as discussed in the scoping meeting held with the Department on 29 October 2021. Similarly, consultation is to be undertaken with the Department's Water Group/Natural Resources Access Regulator for any proposed road construction within the riparian corridor.
- Provide written evidence of consultation with Transport for NSW, with particular regard to the proposed temporary access to the site from Mamre Road and traffic modelling requirements. Additionally, neighbouring landowners should be closely consulted on the design and timing of delivery of the proposed shared road along the northern boundary and provide landowner's consent if required.
- Provide written evidence of consultation with the Department's Environment, Energy and Science (EES) Group, with particular regard to Integrated Water Cycle Management targets and requirements for MUSIC modelling.
- Provide an assessment of the cumulative impacts (including noise, air quality and traffic) of the project and other approved and proposed developments in accordance with the Cumulative Impact Assessment Guidelines for State Significant Projects (DPIE, July 2021).

Preparing your EIS

Your environmental impact statement (EIS) must be prepared having regard to the Department's new *State Significant Development Guidelines (DPIE, 2021)*, including Appendix B to the Guidelines - *preparing an environmental impact statement*. All relevant guides for *State Significant Projects* that are referenced in the SEARs are available at www.planning.nsw.gov.au/Policy-and-Legislation/Planning-reforms/Rapid-Assessment-Framework.

During the preparation of your EIS, you are required to consult with various parties, including the Department and any relevant agencies, in accordance with the *Undertaking Engagement Guidelines for State Significant Projects (DPIE, 2021)*. For more information, including agency contact details, please visit the guide to agency engagement available at <https://www.planningportal.nsw.gov.au/major-projects/assessment/state-significant-development/ssd-process/guide-agency-engagement>.

Note: If you submit your EIS after 31 December 2022, a Registered Environmental Assessment Practitioner (REAP) will need to declare that your EIS meets certain standards in relation to compliance, completeness, accuracy and legibility.

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 to 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**.

To minimise lodgement delays, **please contact the Department at least two weeks before you submit your DA and EIS** to confirm DA fee payment arrangements. This will give us sufficient time to ensure your fees can be determined.

Information needed to determine the DA fee

Your application will need to be accompanied by a Quantity Surveyor's Report supporting the estimated cost of works for your project. You must ensure that the information in the report is consistent with the information provided in your DA form.

If your project involves marinas, extractive industries or any subdivision of land, you must also ensure that your report includes a breakdown of estimated costs for any other component of your project.

Public exhibition requirements

When you contact us, regarding the applicable DA fee, we will also advise whether hard and/or electronic copies of the DA and EIS will be required for public exhibition.

Matters of National Environmental Significance

Any development likely to have a significant impact on matters of National Environmental Significance will require approval under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (Cth) (EPBC Act). This approval is in addition to approvals required under NSW legislation.

It is your responsibility to contact the Commonwealth Department of Agriculture, Water and the Environment to determine if you need approval under the EPBC Act (<http://www.environment.gov.au> or 6274 1111).

If you have any questions, please contact David Schwebel on 9274 6400 or via email at david.schwebel@planning.nsw.gov.au.

Yours sincerely,



Chris Ritchie
Director
Industry Assessments

as delegate for the Planning Secretary

Attached: Planning Secretary's Environmental Assessment Requirements