



Mr Nick Blakely
Resolve XO Pty Ltd
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15/12/2021

Dear Mr Blakely

**Project Starward - 1030-1048 Mamre Road (SSD-33516329)
Planning Secretary's Environmental Assessment Requirements – Industry Specific**

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 Project Starward State significant development application (DA) at 1030-1048 Mamre Road, Kemps Creek in the Penrith Local Government Area.

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 site is located within the Mamre Road Precinct under State Environmental Planning Policy (Western Sydney Employment Area) 2009 (WSEA SEPP). The Mamre Road Precinct Development Control Plan (DCP) was adopted on 19 November 2021. The EIS is to clearly demonstrate how the proposal is consistent with the relevant provisions of the WSEA SEPP, DCP and the Mamre Road Precinct Structure Plan. This includes, but is not limited to, consideration of the DCP road design requirements and integration of the development with the identified road network shown in Figure 12 of the DCP.

- Given the topography of the site and adjoining land, the proposal is to demonstrate due consideration is given to design options seeking to achieve balanced cut and fill and minimising retaining walls where possible (including consideration of proposed works and levels on adjoining properties), with regard to promoting good urban design and landscaping, and reducing visual impacts on the public domain and surrounding receivers, in accordance with clauses 31 and 33H of WSEA SEPP and the DCP.
- 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. Similarly, the EIS is to include evidence of consultation with TransGrid in relation to any works within their easement.
- The EIS is to include consideration of safety impacts from traffic movements within the site and separation of heavy and light vehicles on driveways and internal roads.
- The development is to comply with the Integrated Water Cycle Management targets and requirements in the DCP. The EIS must utilise and demonstrate compliance with the MUSIC modelling toolkit prepared by the Department's Environment, Energy and Science Group for developments in the precinct, which will be provided separately to these SEARs.
- 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.

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.

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