



OUT20/15395

Mr Bruce Zhang
Department of Planning, Industry and Environment

bruce.zhang@planning.nsw.gov.au

Dear Mr Zhang

State Significant Development 10448 – Aspect Industrial Estate

Thank you for your correspondence dated 13 November 2020 providing the opportunity to comment on State Significant Development Application 10448 for the Aspect Industrial Estate at Mamre Road, Kemp's Creek.

The NSW Department of Primary Industries (NSW DPI) Agriculture is committed to the protection and growth of agricultural industries, and the land and resources upon which these industries depend.

DPI Agriculture has reviewed the environmental impact statement (EIS) for the proposed development.

We note that DPI Agriculture's environmental assessment requirements were not specifically included in the final Secretary's Environmental Assessment Requirements (SEARs). This has meant that the EIS has not addressed all of the matters that DPI Agriculture considered to be important for the proposed development.

Specifically, the EIS does not include a Land Use Conflict Risk Assessment (LUCRA) and does not adequately consider the potential impacts of the proposed development on surrounding agricultural land uses.

The EIS notes only that surrounding land uses include agricultural activities however it does not detail what these agricultural activities are, whether they are still operating and the potential impacts of the development on them. The EIS has considered impacts such as noise, vibration, traffic and visual impact on surrounding residential, aged care and educational land uses. It does not consider the potential impacts of the proposed development in the context of the surrounding agricultural land uses. The EARs provided by DPI Agriculture intended to ensure these impacts were considered in a land use conflict risk assessment.

It is acknowledged that the area is identified to transition from rural to industrial land uses. However, while this transition occurs consideration needs to be given to existing uses as much as proposed. For this reason it is important that potential impacts on agricultural land uses in the vicinity are identified and mitigated where possible to ensure that the existing business can remain operational during this period.

DPI Agriculture requests that the proponent provide a LUCRA which details the type of agricultural land uses in the vicinity of the proposed development, the potential impacts that the proposed development may have on these agricultural businesses and the measures proposed to mitigate these impacts. Consultation with the owners and operators of the agricultural businesses will help to inform the potential impacts and mitigation measures.

Should you require clarification on any of the information contained in this response, please contact Paul Garnett, Agricultural Land Use Planning Officer, on 0429 864 501 or by email at landuse.ag@dpi.nsw.gov.au

Yours sincerely

A handwritten signature in black ink that reads "T Prentice". The signature is written in a cursive style and is positioned above the printed name and title.

14/12/20

Tamara Prentice
Manager Agricultural Land Use Planning