



Mr Matt Jordan
Development Manager
GPT PTY LTD
Level 51, MLC Centre
19-29 Martin Place
SYDNEY NSW 2000

16/11/2020

Dear Mr Jordan

**GPT Mamre Road Warehouse Estate (SSD-10272349)
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 GPT Industrial Estate at Mamre 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. The public authorities' comments are available on the NSW Planning Portal. Please note that the Planning Secretary may modify these requirements at any time. The Department is still awaiting advice from the Rural Fire Service and Fire and Rescue NSW and will forward these 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 that part of the site is within the E2 Environmental Conservation zone under State Environmental Planning Policy (Western Sydney Employment Area) 2009 and the development seeks to realign a riparian corridor with the zone. The Department's Central (Western) team and Water Group (including the Natural Resources Access Regulator) should be closely consulted on this matter during preparation of the EIS and any issues they raised thoroughly addressed.

The Department also notes the draft Mamre Road Precinct Development Control Plan (Draft DCP) is on exhibition until 7 December 2020. The requirements of the Draft DCP should be considered during preparation of the EIS.

The development relies on a neighbouring property for long term access to Mamre Road. The Department requires the EIS to detail the outcomes of your consultations with surrounding landowners on this matter (and other matters) 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. 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 digital) 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. 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 David Schwebel on 02 9274 6400 or david.schwebel@planning.nsw.gov.au.

Yours sincerely,



Chris Ritchie
Director
Industry Assessments

as delegate for the Planning Secretary