



Mr Riley Sampson  
ESR Developments (Australia) Pty Ltd  
Level 29 20 Bond Street  
SYDNEY NSW 2000

17/12/2020

Dear Mr Sampson

**ESR Kemps Creek Logistics Park (SSD-9138102)  
Planning Secretary's Environmental Assessment Requirements (Amended)**

Please find attached the amended Planning Secretary's environmental assessment requirements (SEARs) for the preparation of an environmental impact statement (EIS) for the ESR Kemps Creek Logistics Park at 290-308 Aldington Road, 59-62 Abbotts Road, and 63 Abbotts 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 can be viewed on the Department's Major Projects website. Please note that the Planning Secretary may modify these requirements at any time. 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 site is subject to the State Environmental Planning Policy (Western Sydney Employment Area) 2009 (WSEA SEPP), the Mamre Road Precinct Structure Plan (the Structure Plan) and the future Mamre Road Precinct Development Control Plan which was on exhibition until 17 December 2020. The Department notes that the development requires concurrence from Transport for NSW (TfNSW) under Clause 33C of the WSEA SEPP.

Therefore, it is requested that you consult closely with the Department's Central (Western) team, Cumberland Plain Conservation Plan Policy team, TfNSW and surrounding landowners during the preparation of the EIS and consider the need for any changes 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 where 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 CD/DVD) 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 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 02 6274 1111).

If you have any questions, please contact Bruce Zhang, Planning and Assessment on 9274 6137 or at [bruce.zhang@planning.nsw.gov.au](mailto:bruce.zhang@planning.nsw.gov.au).

Yours sincerely,

A handwritten signature in black ink, appearing to read 'C. Ritchie', written in a cursive style.

Chris Ritchie  
Director  
Industry Assessments  
**as delegate for the Planning Secretary**