



Your ref: SSD-81434988
Our ref: DOC26/230953

Dave Auster
Senior Environmental Assessment Officer
Department of Planning, Housing and Infrastructure
4 Parramatta Square, 12 Darcy Street
PARRAMATTA NSW 2124

4 June 2026

Subject: Response to Submissions – Alspeck Warehousing Facility (SSD-81434988) (Penrith)

Dear Dave,

Thank you for your referral received 23 April 2026 seeking comments from the Conservation Programs, Heritage and Regulation Group (CPHR) of the NSW Department of Climate Change, Energy, the Environment and Water on the above project.

CPHR has reviewed the Response to Submissions report (RtS) (Urbis, 22 April 2026) and supporting technical reports and provides its comments and recommendations at Attachment A. In summary:

- CPHR reiterates that insufficient information has been provided on the interim stormwater management strategy to demonstrate how the construction phase stormwater quality targets in [Technical guidance for achieving Wianamatta-South Creek stormwater management targets](#) will be achieved.

Should you have any queries regarding this matter, please contact Rachel Walker, Senior Conservation Planning Officer via rachel.j.walker@dcceew.nsw.gov.au.

Yours sincerely

Susan Harrison
**Senior Team Leader, Central Metropolitan
Conservation Planning and Offsets
Conservation Programs, Heritage and Regulation Group**

CPHR comments on Response to Submissions – Alspec Warehousing Facility (SSD - 81434988) (Penrith)

Documents Reviewed

In preparing this advice, CPHR has reviewed the following documents:

- Response to Submissions report (Urbis, 22 April 2026) (RtS)
- Appendix C – Sediment Basin Designs
- Appendix D – Marve Interim MUSIC Model
- Appendix E – Flow Duration Curve
- Appendix F – Sediment and Erosion Control Plan (Henry & Hymas, 27 March 2026)
- Appendix G – Civil Engineering – Response to SSD RFI [01] (Henry & Hymas, 18 February 2026)
- Architectural Plans (Nettleton Tribe, 9 April 2026)
- Landscape Plans (Geoscapes, 8 April 2026).

Key Assessment Issues

Waterway health

1.	<i>Compliance with the Wianamatta-South Creek stormwater management targets – stormwater management strategy</i>	The subject lot for this State significant development (SSD) appears to form a large portion of the northern catchment in the Penrith City Council development application (DA24/0294) approval for Bulk Earthworks across the broader site. The approved Integrated Water Cycle Management (IWCM) strategy for DA24/0294 includes the following measures: • gross pollutant traps (GPTs) • bioretention system • pond • large irrigation areas. CPHR notes that the additional information focuses on the Alspec site only and does not provide details on which of the above measures are being constructed with this SSD. Part or all of these development scale initiatives must be delivered to support this SSD. Recommended action: • Provide clarification regarding what infrastructure (including interim and ultimate) will be constructed as part of this SSD. • If all the infrastructure outlined in DA24/0294 is to be delivered prior to this SSD, then this should be confirmed in writing so it can form a condition of consent. • If only part of the infrastructure in DA24/0294 is to be delivered, then the extent of this infrastructure (or alternative interim infrastructure) should be confirmed. A report and associated modelling should also be provided which outline how this achieves the Wianamatta-South Creek stormwater management targets.
	<i>Extent and Timing</i>	Pre-determination

2.	<i>Compliance with the Wianamatta-South Creek stormwater management targets – erosion and sedimentation controls</i>	To demonstrate the construction phase stormwater quality targets will be met, a detailed erosion and sediment control plan (ESCP) must: • be developed and certified by a Certified Professional in Erosion and Sediment Control or a qualified and experienced civil engineer with at least 5 years' experience in the development of site-specific soil and water management plans • illustrate appropriate controls, that when implemented will achieve the construction phase stormwater quality targets in Table 2 of the Technical guidance for achieving Wianamatta-South Creek stormwater management targets (DPE, 2022) (the Tech Guide) • provide relevant calculations in particular for high efficiency sediment basins which are typically required to achieve the targets • be prepared in accordance with the Blue Book (NSW Government 2004) • be prepared in accordance with the Water Sensitive Urban Design (WSUD) design considerations set out in Chapter 3 of the Tech Guide (especially WSUD measures) provide conceptual designs that include the site, catchment and key features of the ESCP on scaled drawings. Recommended action: • Provide detailed ESCP and associated design drawings demonstrating compliance with construction phase stormwater targets.
	<i>Extent and Timing</i>	Pre-determination

End of Submission