



Our ref: DOC21/65477

Senders ref: SSD 5248 MOD 1 (Fairfield City)

Bruce Zhang
Senior Environmental Assessment Officer
Energy Resource Assessments
Planning and Assessment Group
Department of Planning, Industry and Environment
Locked Bag 5022
Parramatta NSW 2124

Dear Mr Zhang,

Subject: Gazcorp Industrial Estate Modification 1 Revised Layout and Earthworks, 813-913 Wallgrove Road, Horsley Park (SSD 5248)

Thank you for your e-mail received 3 February 2021, requesting input from Environment, Energy and Science Group (EES) in the Department of Planning, Industry and Environment (DPIE) on the Gazcorp Industrial Estate Modification 1 Revised Layout and Earthworks.

The modification relates to amendments to the delivery of earthworks and civil infrastructure works for the entire site as part of the first stage of works. A revised spatial distribution of warehouse/industrial uses and ancillary office floor space which will result in:

- A 3% increase in total GFA from 211,550m² to 218,000m² comprising 207,000m² of warehouse/industrial uses and 11,000m² of ancillary office floor space.
- 13 development lots with a total of 14 building envelopes.

EES have reviewed the Modification Report prepared by Ethos Urban dated 23 December 2020 and relevant documents and make the following comments:

Biodiversity

Under section 7.17 of the Biodiversity Conservation Act 2016, applications for the modification of major projects must be accompanied by a biodiversity development assessment report unless the consent authority is satisfied that the modification will not increase the impact on biodiversity values.

To assist Planning and Assessment Group in making this decision, EES considers that the proposed modification will result in the entire site being cleared at once and amended condition C74 will remove the need for a credit retirement staging plan. EES raises no objection to this condition being amended.

Flooding

The western portion of the development site discharges to Reddy Creek and the eastern portion discharges to Eastern Creek through existing culverts at Wallgrove Road and Westlink M7.

The development site will accommodate 14 industrial lots in the post-developed conditions. The footprints of the industrial lots within the development site indicate that the western and north-western sides of Lot 10 would approach into the floodplains of the Reddy Creek Catchment.

The filling activities in those locations of Lot 10 are likely to impact the existing floodplain storage. The section of Reddy Creek in these locations (adjacent to Lot 10 and upstream of bulk water pipelines) would become a hydraulic bottleneck, which would have adverse flooding impacts at Lot 10 and the upstream catchment areas. The extent of the impacted area within the floodplains and the quantification of floodplain storage loss can be ascertained by comparing the regrading footprint (Civil Drawings) with the flood map of an 1% AEP Flood Event (Rural Areas Flood Study).

EES recommends that the proponent undertake a comprehensive analysis by using the flood models for the Reddy Creek Catchment to evaluate storage loss in the floodplains and flooding impacts at Lot 10 and its adjoining areas in order to identify the appropriate measures to mitigate adverse flooding impacts in the post-developed conditions of the development site.

Should you have any queries regarding this matter, please contact Bronwyn Smith, Senior Conservation Planning Officer on 9873 8604 or bronwyn.smith@environment.nsw.gov.au

Yours sincerely



10/02/21

Susan Harrison
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