

Our ref: OUT22/11047

Deana Burn

Planning and Assessment Group
NSW Department of Planning and Environment

Email: deana.burn@planning.nsw.gov.au

23 August 2022

Subject: **Oakdale East Industrial Estate (SSD-37486043) – Environmental Impact Statement (EIS)**

Dear Ms Burn,

I refer to your request for advice sent on 25 July 2022 to the Department of Planning and Environment (DPE) Water about the above matter.

The project is a concept masterplan for an industrial estate and Stage 1 works, including: intersection upgrades, bulk earthworks, internal roads, services, expansion of an existing warehouse in Precinct 1, and construction and operation of a warehouse in Precinct 3.

The following recommendations are provided by DPE Water.

Prior to Determination

The proponent should:

- address the Secretary's Environmental Assessment Requirements (SEARs) issued for this project with regard to groundwater impacts and monitoring.

Post Approval

The proponent should:

- ensure works within waterfront land are in accordance with the Guidelines for Controlled Activities on Waterfront Land (NRAR 2018).
- prepare a Vegetation Management Plan for the site and include details of required setbacks and offsetting.

Should you have any further queries in relation to this submission please do not hesitate to contact DPE Water Assessments water.assessments@dpie.nsw.gov.au or the following coordinating officer within DPE Water:

Alistair Drew – Project Officer
E: alistair.drew@dpie.nsw.gov.au
M: 0429 894 056

Yours sincerely

A handwritten signature in blue ink that reads "L Rogers".

Liz Rogers
Manager, Assessments, Knowledge Division
Department of Planning and Environment: Water

Attachment A

Detailed advice to DPE Planning & Assessment regarding the Oakdale East Industrial Estate (SSD-37486043)

1.0 Activities on Waterfront Land

1.1 Recommendation – Post Approval

Ensure works within waterfront land are in accordance with the Guidelines for Controlled Activities on Waterfront Land (NRAR 2018).

1.2 Recommendation – Post Approval

Prepare a Vegetation Management Plan for the site and include details of required setbacks and offsetting.

1.3 Explanation

Reedy Creek runs the eastern boundary of the site. The creek enters the site as a 2nd order stream in the south-east corner, and becomes a 3rd order for approximately 250m of the north-eastern corner of the site. There are a few stormwater and basin outlets proposed into Reedy Creek, these should show due consideration to the Guidelines for Controlled Activities.

Works generally appear to be outside of waterfront land with the exception of a point in the middle of the eastern boundary and the south eastern corner. Even in these locations, works generally appear to be outside of the inner riparian zone (10m) with encroachments into the outer riparian zone. It is noted that the extent of earthworks in forming building pads was approved under DA347.1/2021. A vegetation management plan will be required post approval.

2.0 Groundwater Impacts

2.1 Recommendation – Post Approval

Address the Secretary's Environmental Assessment Requirements (SEARs) issued for this project with regard to groundwater impacts and monitoring.

2.2 Explanation

While the project has been deemed likely to be of low risk to groundwater sources, the proponent has failed to adequately address all aspects of the issued SEARs, and so a proper assessment cannot be completed.

End Attachment A
