Department of Climate Change, Energy, the Environment and Water

Your ref: SSD-23480429
Our ref: DOC25/272747

Sam Burns
Environmental Assessment Officer
Department of Planning, Housing and Industry
12 Darcy Street
PARRAMATTA NSW 2150

9 May 2025

Subject: Request for advice on additional information - Westgate Kemps Creek (SSD-23480429) Mamre Road Precinct

Dear Sam,

Thank you for your referral received 28 March 2025, requesting advice from the Conservation Programs, Heritage and Regulation (CPHR) Group of the NSW Department of Climate Change, Energy the Environment and Water on the above State significant development (SSD) project.

CPHR has reviewed the additional information and provides its comments at Attachment A.

In relation to waterway health, CPHR has identified new discrepancies between the MUSIC model, Water and Stormwater Management Plan and civil plans that should be addressed prior to determination.

CPHR notes the Department's advice in the Major Project Portal Engagement Notes *Please exclude comments relating to flooding as these matters have been resolved following comments provided on 12 February 2025 and subsequent conversations with the Department.* Accordingly, flood comments have not been provided.

Should you have any queries regarding this matter, please contact the Greater Sydney Planning Team at rog.gsrplanning@environment.nsw.gov.au.

Yours sincerely,

Louisa Clark
Director, Greater Sydney Branch
Regional Delivery
Conservation Programs, Heritage and Regulation Group

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Attachment A – CPHR advice on additional information - Westgate Kemps Creek (SSD-23480429)

Waterway health

In preparing this advice CPHR has reviewed the following documents:

- *Westgate Kemps Creek SSD-23480429 253-267 Aldington Road, Kemps Creek Water and Stormwater Management Plan* (AT&L, 4 March 2025) (WSMP)

- *Westgate Kemps Creek – 253-267 Aldington Road, Kemps Creek SSD-23480429 – Response to Submission* letter (AT&L, 4 March 2025)

- *Westgate, Kemps Creek (SSD-23480429) Interim Response to Submissions* (Urbis)

- MUSIC model MUS003-04-21-860 ICON RtS(2) (MUSIC model)

- civil drawings (October 2024).

While the updated MUSIC model generally addresses CPHR's previous comments (dated 12 February 2025), new discrepancies have been identified in the model. It appears that other changes have been made to the MUSIC model which are not reflected in the civil drawings or WSMP. CPHR's recommendation to *Ensure the MUSIC model matches the WSMP and updated Civil Drawings* prior to determination has therefore not been addressed.

MUSIC Model

The new discrepancies between the MUSIC model, WSMP and updated civil plans include:

- Figure 5 (i.e. civil drawing C250) – Interim Arrangement in the WSMP shows sediment basins used on all lots and OSD tanks used on lots 1A, 1B and 1C. This is not reflected in the MUSIC model.

- The MUSIC model uses two GPT's (one for Lot 1A and one for Lot 1B). Figure 5 refers to GPT's but does not show where they are located in the design.

- Permanent pool depth used in the MUSIC model is 7,950 m3, whereas Figure 5 shows surface area of 5,300 m2 with a depth of 1m (so absolute maximum permanent pool depth could be 5,300 m3). It is unclear where the 7,950 m3 has come from.

Recommended action

Prior to determination, ensure the MUSIC model, WSMP and civil drawings all align.

It is the applicant's responsibility to ensure the MUSIC model, civil designs and WSMP are checked for any extra discrepancies.

Erosion and Sediment Control Plan

CPHR previously recommended that an updated Erosion and Sediment Control Plan (ESCP) be submitted to CPHR that addresses its previous advice prior to construction certificate. The applicant has indicated that *AT&L will prepare a detailed Erosion and Sediment Control Plan, which will be provided with an application for subdivision works certificate.*

The intent of CPHR's recommendation is to ensure that the ESCP is submitted and approved prior to any works occurring on the site. CHPR recommends that the condition of consent requiring the ESCP meets this intent.

End of Submission