

**ANGEL PLACE  
LEVEL 8, 123 PITT STREET  
SYDNEY NSW 2000**

URBIS.COM.AU  
Urbis Pty Ltd  
ABN 50 105 256 228

6 October 2022

Mr Chris Ritchie  
Director, Industry Assessments  
NSW Department of Planning & Environment  
Locked Bag 4022  
Parramatta NSW 2124

Dear Chris,

## **REQUEST FOR INDUSTRY SPECIFIC SECRETARY'S ENVIRONMENTAL ASSESSMENT REQUIREMENTS | BURRA PARK PRECINCT TWO**

This letter has been prepared by Urbis Pty Ltd on behalf of Roberts Jones Development Pty Ltd (**Roberts Jones**) to provide a detailed description of the next stage of development of Burra Park (SSD-18406916), at 1953-2109 Elizabeth Drive, Badgerys Creek.

This scoping letter constitutes a formal request to the NSW Department of Planning and Environment (**DPE**) for the issuing of industry-specific Secretary's Environmental Assessment Requirements (**SEARs**) to guide the preparation of an Environmental Impact Statement (**EIS**) that will accompany a State Significant Development Application (**SSDA**).

The following sections identify the applicant for the project and describe the site and proposed development.

### **1. APPLICANT DETAILS**

The applicant details for the proposed development are listed in the following table.

Table 1 Applicant Details

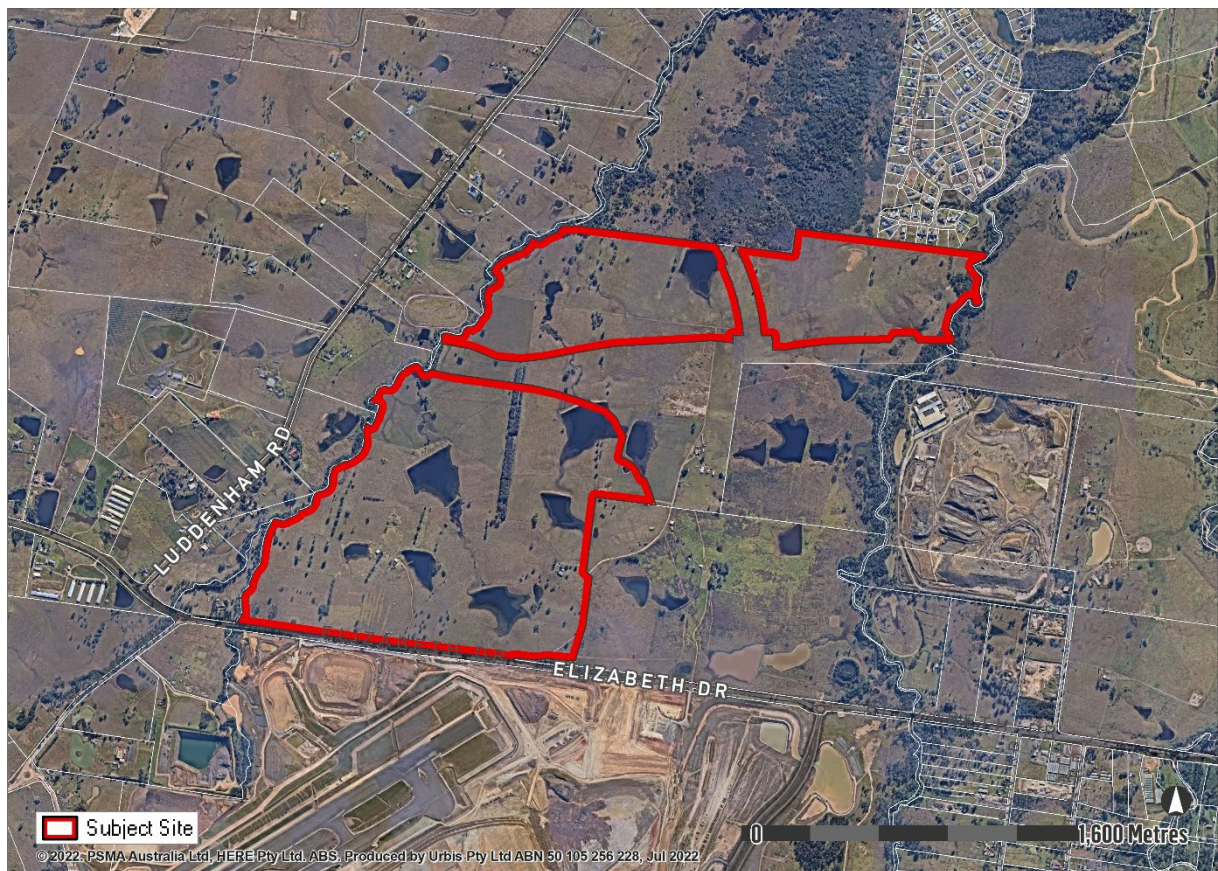
<b>Descriptor</b>	<b>Proponent Details</b>
Full Name(s)	Roberts Jones Development Pty Ltd
Postal Address	Level 16, 5 Martin Place, Sydney 2000 NSW
ABN	51 643 898 257
Nominated Contact	Jonathan Pan
Contact Details	(02) 9048 9588 jonathan.pan@robertsjones.com.au

## 2. SITE DESCRIPTION

The site is located within the central part of the lot at 1953-2109 Elizabeth Drive, Badgerys Creek (**the site**), within the Penrith local government area. The site is legally described as part Lot 82 in Deposited Plan 1277406 and is owned by Roberts Jones Development Pty Ltd.

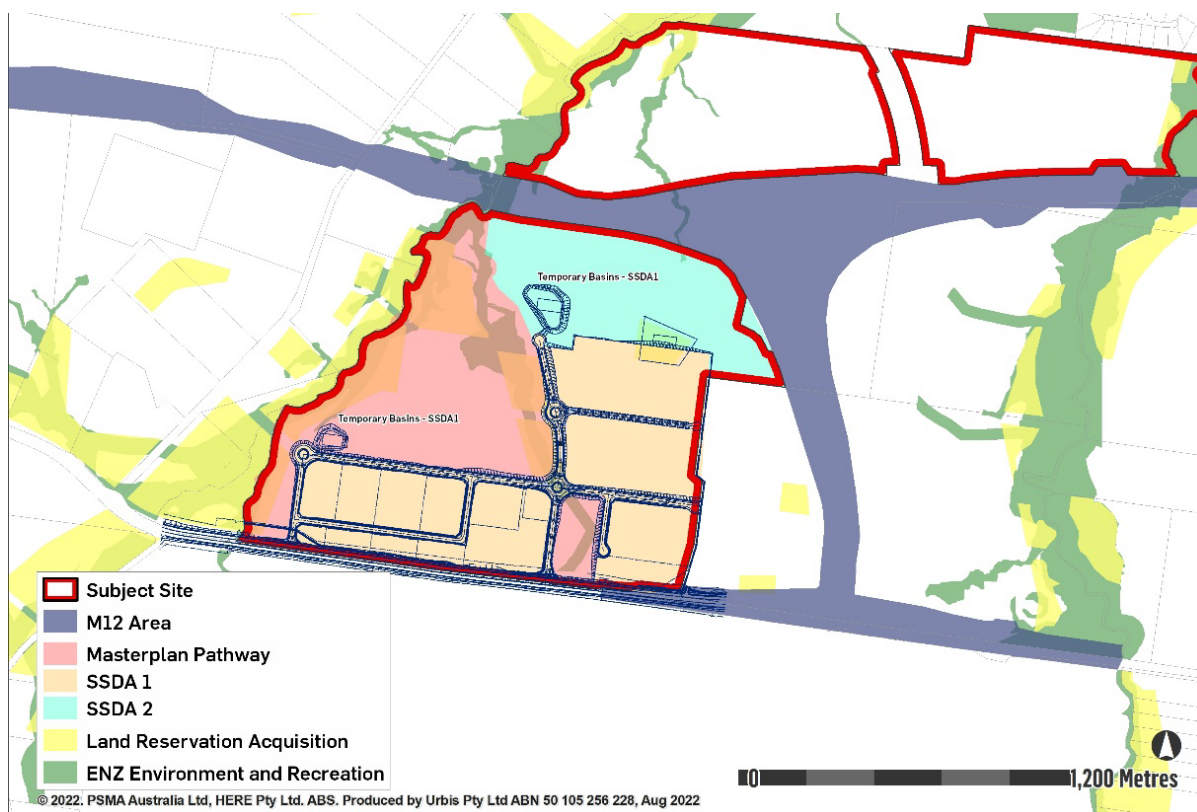
The location of the site is illustrated below in **Figure 1**.

Figure 1 Aerial Context



The key features of the site which have the potential to impact or be impacted by the proposed development are summarised in **Table 2** below. The proposed development area is approximately 35.49ha. To distinguish this proposal from SSD-18406916, the land subject to this application is identified as SSDA 2 in **Figure 2** below.

Figure 2 Site Development Areas



Source: Roberts Jones, 2022

Photographs of the site and locality are provided as **Figure 3**.

Table 2 Key Features of Site and Locality

Descriptor	Site Details
Existing Development	The wider site is currently used for agricultural purposes and is largely cleared of vegetation with areas of dispersed grass and scattered natural and/or planted tree growth. The site contains several farm dams, primarily within the central and southern areas.
Land Ownership	The site is under a single ownership by the Applicant, Roberts Jones Development Pty Ltd.
Local Context	<p>Aside from the adjacent Western Sydney Airport that is under construction to the south, the surrounding locality is currently rural in nature with land uses that comprise rural properties, primary production, rural dwellings, and some recreational facilities along Luddenham Road.</p> <p>The key features of the site are summarised below:</p>

Descriptor	Site Details
	<ul style="list-style-type: none"> <li>▪ The entirety of the landholding has an area of approximately 280.4-ha and is under single ownership, the lot area has reduced from 344-ha due to the acquisition of the land for the M12 Motorway and Sydney Metro.</li> <li>▪ The site is bound by Cosgroves Creek to the west and adjacent landholdings and Badgerys Creek to the east.</li> <li>▪ The land has previously been used for agricultural purposes and is now largely cleared of vegetation.</li> <li>▪ The site is mostly grass and scattered natural and/or planted tree growth contains several man-made waterbodies, primarily within the central and southern parts of the site.</li> <li>▪ The site has direct access to Elizabeth Drive with an existing road frontage of approximately 1.6-km along the southern boundary.</li> </ul> <p>Photographs of the surrounding land uses are provided as <b>Figure 3</b>.</p>
Regional Context	<p>The site is located within Badgerys Creek, 12.5-km south-east of the Penrith Central Business District (<b>CBD</b>), 27-km west of Parramatta, and 47-km from the Sydney CBD. In its current setting, the site is bounded by agricultural uses to the east and west, rural residential land uses and the Twin Creeks Golf and Country Club to the north and immediately south is Elizabeth Drive and the future airport which is currently under construction.</p> <p>The nearest long term residential receivers are located to the west of the site on the neighbouring suburb of Luddenham, located along Elizabeth Drive and the adjacent Luddenham Road between 100 and 550-m.</p>
Infrastructure	<p>The site is located within a strategically significant location that is either adjacent to or traversed by several transport infrastructure projects of State or federal significance. These include:</p> <ul style="list-style-type: none"> <li>▪ Western Sydney Airport;</li> <li>▪ M12 Motorway;</li> <li>▪ Western Sydney Outer Orbital;</li> <li>▪ Sydney Metro – Metro West;</li> <li>▪ Western Sydney Freight Line;</li> <li>▪ Proposed road upgrades to Elizabeth Drive and The Northern Road; and</li> </ul>

Descriptor	Site Details
	<ul style="list-style-type: none"> <li>▪ Infrastructure upgrades to support rapid and regular bus connections between the Western Sydney Airport – Badgerys Creek Aerotropolis, Penrith, Liverpool, Blacktown, and Campbelltown – Macarthur.</li> </ul>
Site Access	<p>The site fronts Elizabeth Drive, a State arterial road aligned in an east-west direction along the southern boundary. Elizabeth Drive is the main-east-west corridor between Liverpool and surrounding suburbs. Luddenham Road on the sites western side is a State arterial road aligned in a north-south direction. It is a key road in south-west Sydney, connecting Elizabeth Drive to Mamre Road to the south of St Marys. Connection to the land subject to this application is to be subject to the assessment of SSD-18406916.</p>
Easements and Covenants	<p>Easements for access and services will be provided to the proposed allotments from Elizabeth Drive. These easements will be maintained up to delivery of the internal estate roads and other services being proposed as part of the Concept and Stage 1 SSDA, being SSD-18406916. Appropriate easements under Section 88B of the <i>Conveyancing Act 1919</i> will be lodged with the office of NSW Land Registry Services prior to the issue of the final Subdivision Certificate.</p>
Services	<p>A summary of the existing services and utilities are available at the site is provided below.</p> <ul style="list-style-type: none"> <li>▪ Potable water: <ul style="list-style-type: none"> <li>- A 150mm diameter CICL main on the southern side of Elizabeth Drive along the Site frontage;</li> <li>- A 200mm diameter CICIL main located east of Badgerys Creek Road along the southern side of Elizabeth Drive;</li> <li>- A 300mm diameter DICL main located approximately 3.2km east of the Site along the southern side of Elizabeth Drive; and</li> <li>- The existing 150mm and 200mm mains located within Elizabeth Drive are noted to be insufficient for the proposed development Site.</li> </ul> </li> <li>▪ Wastewater – there is no existing wastewater infrastructure within or in the vicinity of the site.</li> <li>▪ Recycled water – there is no existing recycled (non-potable) water infrastructure within or in the vicinity of the site.</li> </ul>



Descriptor	Site Details
	<ul style="list-style-type: none"> <li>▪ Electrical – There is an overhead power line (11kV and 33kV) on Elizabeth Drive (11kV on the southern side, and 33kV on the northern side). There are no underground services that are recorded within the site.</li> <li>▪ Gas – there are no existing Jemena gas mains located within the vicinity of the site.</li> <li>▪ Telecommunications – There are Telstra conduits located within the Elizabeth Drive road reserve, at the southern end of the site. These services are both overhead and underground.</li> </ul> <p>It is intended that additional services capable of accommodating the Stage 1 SSDA would be assessed and constructed following approval of SSD-18406916.</p>
Acid Sulfate Soils	The site is not mapped within, or close to an area identified as a risk for acid sulphate soils.
Contamination	<p>A Detailed Site Investigation prepared for the site identified 73 areas as Potential Areas of Environmental Concern (<b>PAEC</b>) across the entire site, with 40 PAEC's declared Areas of Environmental Concern (<b>AEC</b>). The AEC's fall within the following categories:</p> <ul style="list-style-type: none"> <li>▪ Structures – i.e.: degradation and demolition of structures and leaks and spills;</li> <li>▪ Ground disturbances/Fill;</li> <li>▪ Asbestos pipes; and</li> <li>▪ Other – i.e. UST, AST and wooden power poles.</li> </ul>
Stormwater and Flooding	The site is subject to 1:100 ARI along the main creek lines of Cosgrove's and Badgerys creek. The nearest surface water bodies are Oaky Creek and Badgerys Creek located next to the western and eastern site boundaries respectively. There are several farm dams located on the site of which the majority drain towards the north-east into Badgerys Creek.
Bushfire Prone Land	The site is classified as bushfire prone land and is located within a wider landscape of bushfire prone land. The bushfire hazard is extensive yet non-continuous, within the broader landscape of managed medium density residential and agricultural areas. A network of connected riparian corridors potentially exposes the subject site to larger bushfire. The largest potential fire hazard is the agricultural and vegetated land to the sites north-west. Not only

Descriptor	Site Details
	are there larger areas of Woodland, but extensive grassland allotments with minimal fire breaks increase the risk of exposure to landscape wide bushfires.
Flora and Fauna	The entirety of the subject site has been certified as urban capable under the Cumberland Plain Conservation Plan. That said, a detailed Biodiversity Development Assessment Report ( <b>BDAR</b> ) has previously been undertaken as part of SSD-18406916 to assess impacts to vegetation and biodiversity. The BDAR notes that the site is located within a highly modified and largely cleared landscape with patches of natural vegetated areas containing long tracts of alluvial woodland associated with creek lines, patches of grassy woodlands, windrows, and sporadic trees of planted native and exotic species. Several dams of varying size are also present across the site.
Aboriginal Heritage	The Aboriginal Cultural Heritage Assessment undertaken for SSD-18406916 identified Aboriginal objects along the Oakey Creek – Cosgroves Creek corridor along the site's western boundary. The width of the Aboriginal stone artefact distribution within the topsoil is inferred to be 200-m from the third order Oakey Creek, and 300-m from the fourth order Cosgroves Creek.
European Heritage	The Statement of Heritage Impact undertaken for SSD-18406916 notes that the site does not contain any State of locally significant heritage items. The site does form part of the former CSIRO McMaster Field Station which was established as an experimental enterprise in the 1930's. The site also adjacent to the McGarvie Smith Farm which is identified as a local Heritage Item under the <i>State Environmental Planning Policy (Precincts—Western Parkland City) 2021</i> .

Figure 3 Site and Locality Photographs



Picture 1 Looking north-west towards development area

Source: Urbis, 2022



Picture 2 Looking south towards the Western Sydney Airport site

Source: Urbis, 2022



Picture 3 Looking north towards development area

Source: Urbis, 2022



Picture 4 Looking north-east towards development area.

Source: Urbis, 2022



### 3. DEVELOPMENT DESCRIPTION

The key components of the proposed development are listed in the following table. A copy of the architectural concept drawings is submitted with this request for SEARs.

The Project for which development consent is sought is for subdivision works and the development of Warehouse 6.1.

The key objectives of structuring the proposed development in this manner is to prepare the site for future orderly development, maximise efficiency, and enable the delivery of infrastructure and services in a staged manner that corresponds with market demand.

Noting this, consent is sought for the following development:

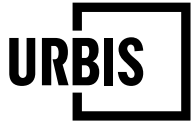
- **Subdivision Works** relate to the entire development area and comprises site preparation, civil and infrastructure works, and site subdivision to facilitate the future development of the site.
- **Warehouse 1** includes the detailed design, development, and fit-out of Warehouse 6.1 for a Warehouse and Distribution Centre.

Table 3 Project Details

Descriptor	Project Details	
Project Area	The wider site has a total area of 280.49-ha. Approximately 35.49-ha of the site is expected to be disturbed by the project	
Site Description	Part Lot 82 in Deposited Plan 1277406	
Project Description	Subdivision works to facilitate future industrial development including site preparation, bulk earthworks, road works, stormwater infrastructure and utilities, and construction of a warehouse building on proposed Lot 6.1 with a total gross floor area of approximately 71,164m <sup>2</sup> .	
Subdivision Works (indicative)		
Key Metrics	Development Area	35.49-ha
	Industrial Superlot 5	19.17-ha
	Industrial Superlot 6	12.18-ha
	Road intake	2.09-ha
	Basin	2.05-ha
Site Access	Primary access to the site will be via connection to Elizabeth Drive, which is proposed to be at two points. The final placement and directions of these accessibility points are being discussed with TfNSW and will be assessed under SSD-18406916. Direct site access will be via an internal estate road.	

Descriptor	Project Details
Estate Roads	Estate roads are proposed to be delivered with consideration of the Aerotropolis Precinct Plan 'Street Hierarchy Map' and to deliver the best and most logical outcome to service the proposed Concept Plan.
Subdivision	The estate would be subdivided into two superlots (with the potential to be further subdivided into eight development lots), with final lot configuration to consider easements and encumbrances and the timing and requirements for dedication of public infrastructure.
Development Staging	The site to be developed as two superlots (with the potential to be further subdivided into eight development lots) in line with the infrastructure and services delivery. Each superlot would comprise several 'development sites' providing for a variety of building sizes, typologies and configurations.
Utilities & Infrastructure	Utility infrastructure requirements accommodated in site plan layout.
Stormwater & Drainage	The site plan considers and incorporates necessary stormwater infrastructure to manage stormwater flow and quality. Temporary stormwater basins will be provided until the final Aerotropolis Regional Solution is finalised by Sydney Water, as the relevant Regional Stormwater Management Authority.
Open Space, Public Domain & Landscaping	The Concept Plan for Burra Park makes provision for open space and pedestrian/cycle ways within the estate. Landscaping of the site would occur at site boundaries, along estate roads and within development sites. The land subject to SSDA 2 would accommodate any of the proposed amenities within SSD-18406916.
Site Preparation & Earthworks	<ul style="list-style-type: none"> <li>Clearing and grubbing – including slashing, removal of existing trees and vegetation, infill of manmade waterbodies and removal of grass and roots within the top layer of soil within the relevant portion of the site.</li> <li>Bulk earthworks across the site, including cut and fill (import of fill is required), road grading, benching and stabilisation (batters and/or retaining walls).</li> </ul>
Road Infrastructure	Construction of internal estate road network for primary site access, via the approved SSD-18406916 internal road layout.
Stormwater Infrastructure	Construction of stormwater infrastructure and a single bio-retention basin to service the site.

Descriptor	Project Details
Environmental Management	<ul style="list-style-type: none"> <li>▪ Installation and maintenance of erosion and sediment control measures, water quality management measures, and land stabilisation works across the southern portion of the site.</li> <li>▪ Staged rehabilitation/restoration of land following construction.</li> <li>▪ Remediation across the site.</li> </ul>
Utilities & Services	Construction of lead in services, utility reticulation, and other service infrastructure to provide water, sewer, gas, electricity, and telecommunications services to the portion of the site.
Landscape Works	Construction of landscape works within both the road verges and open space areas.
Warehouse 6.1	<ul style="list-style-type: none"> <li>▪ Detailed earthworks to refine final levels and establish final building pads for Warehouse 6.1.</li> <li>▪ On-lot stormwater and utility infrastructure and services connection.</li> <li>▪ Site-specific landscaping, signage, and public domain works such as footpaths, street trees and internal site landscaping.</li> <li>▪ Construction of a 71,164-sqm land take comprising 39,800-sqm of warehouse, 2,050-sqm of associated offices, 190 parking spaces, and hardstand loading areas encompassing Warehouse 6.1.</li> </ul>
Cost of Development	<p>\$75,570,670, this is broken down into the following:</p> <ul style="list-style-type: none"> <li>▪ Warehouse 6.1 - \$60,290,029</li> <li>▪ Construction cost - \$12,120,354</li> <li>▪ Additional fees - \$3,150,286</li> </ul> <p>Further information is provided within the QS report submitted as <b>Appendix B</b> to this scoping letter.</p>



#### **4. OVERVIEW**

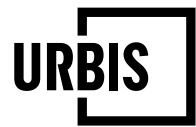
I trust the information provided with this letter provides sufficient details to provide the Department with a comprehensive understanding of the proposed development to facilitate the issue of industry-specific SEARs.

If you require any further information, please do not hesitate to contact me at the undersigned, or John Booth (Senior Consultant) on 02 8233 7690 to discuss.

Yours sincerely,

A handwritten signature in black ink, appearing to read "C. Charkos", with a long horizontal flourish extending to the right.

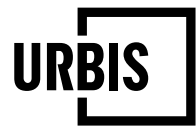
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## **APPENDIX A**

## **INDICATIVE DEVELOPMENT PLAN**





## **APPENDIX B**

## **QUANTITY SURVEYOR'S REPORT**