

Our ref: OUT22/19800

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NSW Department of Planning and Environment
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9 November 2022

Subject: **Yiribana Logistics Estate (SSD10272349) - Response to Submissions (RtS)**

Dear Pamela Morales

I refer to your request for advice sent on 26 September 2022 to the Department of Planning and Environment (DPE) Water about the above matter.

The proposal involves construction and operation of the proposed development of an industrial estate, to be known as Yiribana Logistics Estate, for warehouse or distribution purposes located at Kemps Creek, NSW. The Concept Masterplan comprises five industrial warehouses and includes ancillary offices, internal road network and a 35 metre environmental corridor.

DPE Water has reviewed the RtS and provides the following recommendations. The proponent should:

- prepare and submit a dewatering management plan (as part of the Construction Environmental Management Plan) prior to any dewatering activities.
- ensure that the riparian zone vegetation be planted in accordance with the NSW Guidelines for Controlled Activities on Waterfront Land – Vegetation Management Plans.

Please see Attachment A for more detail.

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 to the following coordinating officer within DPE Water:

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Yours sincerely



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

Attachment A

Detailed advice to DPE Planning & Assessment regarding the Yiribana Logistics Estate (SSD10272349) - Response to Submissions (RtS)

1.0 Water Take – Volumes, Management and Licensing

1.1 Recommendation – Post Approval

The proponent should prepare and submit a dewatering management plan (as part of the Construction Environmental Management Plan) prior to any dewatering activities. This should include a detailed assessment of the volumes of groundwater and surface water to be dewatered, and the associated management activities (such as a dewatering schedule and water treatment and disposal) and licencing requirements (if required).

Explanation

DPE Water requested further details of any groundwater dewatering and groundwater take by the project as this was unclear in our response to the EIS. The proponent responded that the water assessment has been completed and that warehouse 2, 4 and 5 have been removed from the stage 1 development. This does not address our concerns.

Any groundwater dewatering activities during construction or operation which are above 3ML/year of groundwater incidental take must comply with the NSW Aquifer Interference Policy (2012). The proponent will need to prepare a dewatering management plan which must include detailed assessment of the volumes of groundwater to be dewatered, detail any groundwater treatment (if required) and outline a dewatering discharge schedule.

Furthermore, it is still unclear at this stage what the licensing requirements for the project are. Licensing may be required as three dams are proposed to be dewatered as a part of the project.

2.0 Controlled Activities on Waterfront Land

2.1 Recommendation – Post Approval

The proponent should ensure that the riparian zone vegetation be planted in accordance with the NSW Guidelines for Controlled Activities on Waterfront Land.

Explanation

The proponent has committed to a 40m riparian zone, demonstrated in the provided Civil Plans. This is supported and it is recommended that this be planted in accordance with the Guidelines for Controlled Activities on Waterfront Land – Vegetation Management Plans.

End Attachment A