

Department of Planning and Environment

Our ref: DOC23/512994

Your ref: SSD-10272349

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Planning Group
Department of Planning and Environment
4 Parramatta Square,
Parramatta NSW 2150

Subject: Additional Information - Yiribana Logistics Estate (SSD-10272349)

Thank you for your request for comments from the Environment and Heritage Group (EHG) within the Department of Planning and Environment on the additional information submitted for the subject State Significant Development proposal. EHG has reviewed the additional information and provides comments below and at Attachment 1.

Biodiversity

A Biodiversity Development Assessment Report (BDAR) has been prepared (Cumberland Ecology, May 2023) to account for impacts to native vegetation within the Mamre Road corridor. The BDAR is generally acceptable however EHG notes the following:

- The BDAR is in 'draft' format. In addition, the credit reports in the BDAR are not finalised. EHG should be provided with final copies of documents for review, and the assessment should be finalised prior to submission.
- The BDAR review has been undertaken without access to spatial data and access to the proposal in the BAM Calculator (BAM-C). Once the assessor has finalised the assessment in the BAM-C it should be submitted to the relevant consent authority (in this case 'Greater Sydney - Compliance & Regulation').
- The BDAR should include a printout of the "Biodiversity Credit report – like for like", to assist in any preparation of consent conditions.

Waterway Health

Revised plans and reports have been provided to address waterway health comments raised by EHG in its submission dated 13 April 2023, including a revised Civil Engineering Report Incorporating Water Cycle Management Strategy prepared by Costin Roe and updated MUSIC modelling.

The revised strategy and supporting MUSIC model have been improved however several issues remain which will likely result in the requirements of the Marmre Road Precinct DCP (stormwater quality targets and stormwater flow targets) not being achieved. Detailed comments regarding the outstanding issues are provided at Attachment 1.

Should you have any queries regarding this matter, please contact Shaun Hunt, Senior Conservation Planning Officer via shaun.hunt@environment.nsw.gov.au or 02 8275 1617.

Yours sincerely,



23/06/23

Susan Harrison
Senior Team Leader Planning
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Biodiversity and Conservation

Attachment 1: Environment and Heritage Group comments in relation Wianamatta–South Creek stormwater management targets for Yiribana Logistics Estate (SSD-10272349)

EHG provides the following comment in relation to the proposed Water Cycle Management Strategy for the subject proposal. This review considers the applicant's response to request for information (RFI) including the *Civil Engineering Report Incorporating Water Cycle Management Strategy Rev H* dated 26 May 2023 and letter dated 25 May 2023 prepared by Costin Roe Consulting.

Outstanding Issues

Revised engineering plans, MUSIC model and IWCM report are requested which address the following outstanding issues:

- The IWCM is missing important information including catchment and treatment plans / tables which describe all the source nodes and treatment systems in the MUSIC model. The IWCM is to be updated to include this information as required by the Technical Guideline and ensure all ID's and areas match the MUSIC model. The plans and tables must include all details of all catchments and treatment systems, so they reflect the design and the MUSIC model details. These plans must be included in the report not as appendices amongst civil drawings.
- The area to be irrigated by the Lot 3 reuse tank does not appear to be shown on Drawing SSDA405. Include a plan in the report which clearly shows all irrigation areas. These plans must be included in the report not as appendices amongst civil drawings.
- Functional design drawings for each stormwater management measure is to be provided including:
 - Functional layout plan as per the Technical Guideline (layout, interfaces, levels, functional items, maintenance access)
 - Sections through all measures and hydraulic structures as per the Technical Guidelines (levels, interface, media layers, extended detention, freeboard, impermeable liner).
- The civil plans show field inlets connecting to an underground pipe system conflicting with the location proposed for the temporary swale used to convey catchment US2. Amend the plans to note that the underground system in this location is not to be commissioned until the temporary swale is no longer required (i.e., site to the east developed).
- MUSIC model to be updated:
 - The MUSIC model must use the correct climate series as per the Technical Guideline. The report states Penrith rainfall is used with annual average of 712mm/yr but the MUSIC model has 691mm/yr. The evapotranspiration is to be 1336mm/yr as per the Technical Guideline, but the MUSIC model appears to have 1158mm/yr.
 - There are conflicting reuse rates for Lot 3 and Lot 1 and 2 reuse tanks, between that shown in Drawing SSDA405 and that applied in the MUSIC model. Ensure all reuse rates are in accordance with the Technical Guideline.
 - Provide all assumptions for all stormwater management measures in the report. The details and assumptions are to be provide in tabular format defining details for each stormwater management measure.
 - The 'residual land' applied in the MUSIC model has been entered as 0.331ha rather than the actual area of 3.76ha. It was suggested to include the balance (undeveloped)

areas in the model to assist in meeting the targets. Excluding them is acceptable, however the correct site area (excluding the residual area) needs to be used when calculating the allowable load in kg/ha/yr. Currently the residual area is excluded from the MUSIC model (apart from 0.331ha) but the 3.76ha is included when the residual load (kg/yr) has been divided by site area to get allowable load. This is not appropriate.

- The hydraulic conductivity applied to the bioretention treatment devices is 200mm/hr, which is double the rate allowed by the Technical Guidelines. MUSIC model is to be updated to use 100mm/hr

End of submission