



18 June 2020

Department of Planning, Industry and Environment
Attention: Olivia Hirst
Email: olivia.hirst@planning.nsw.gov.au

Dear Ms Hirst,

RE: SEARS FOR WOOLWORTHS DISTRIBUTION CENTRE – 74 EDINBURGH ROAD, MARRICKVILLE

Reference is made to your correspondence relating to the above property. The following matters are requested for inclusion in the draft SEARs being considered by the Department of Planning, Industry and Environment:

Planning:

The application will need to:

- Demonstrate the permissibility of office use and that all office uses will be directly associated with the primary warehousing and distribution functions.
- Demonstrate that the development is not inconsistent with SP2 Infrastructure zone objectives with reference to Clause 5.3 of Marrickville Local Environmental Plan (MLEP) 2011.
- Address the provisions of Clause 4.4 of MLEP 2011 in relation to the FSR variation and provide appropriate justification for variation in accordance with Clause 4.6 of MLEP 2011.
- Address the relevant provisions of MDCP 2011, particularly in relation to part 6 – Industrial Development.
- Review alignment with the Inner West Local Strategic Planning Statement, Draft Inner West Employment and Retail Lands Strategy and Integrated Transport Strategy.
- Consider the provision of community benefit as part of social impact assessment.
- Provide an Economic Impact Assessment, which carefully considers the impact on demand for supermarket floor space in the LGA, spending in existing retail centres in the Inner West LGA and wider area.
- Include appropriate provisions for waste collection in accordance with MDCP 2011.

Consultation:

- Consult directly with Sydney Metro on future use of nearby residual land, currently associated with construction of the Metro Southwest.

Construction:

- Include assessment of construction impacts, particularly noise impacts on surrounding residents, consideration of active transport and cumulative impact of other construction activity.

Traffic and transport

Traffic/transport reports accompanying a future application will need to:

- Consider the traffic capacity of Bedwin Road bridge.
- Provide detailed traffic and parking impact assessment on the surrounding road network.
- Confirm key routes for vehicles accessing the sites, including WestConnex.
- Provide a cumulative impact assessment, in relation to construction, traffic impacts and operations of other major sites in the area including Victoria Road precinct, Marrickville Metro Expansion, Metro SouthWest and Potts Hill to Alexandria Transmission Cable Project.
- Provide swept path assessment for movements into the site and within the site.

- Consistency with MDCP 2011 parking objectives and provisions.
- Consider opportunities to accommodate service and delivery vehicles without jeopardising the integrity of existing and likely future active transport routes along Steel Road and Edinburgh Road.
- Outline loading needs including the frequency and quantity of visits by delivery/servicing vehicles as well as vehicle sizes likely to be needed.

Acoustic and noise impacts

- Carefully consider twenty-four hour operation impacts relating to acoustic, noise and vibrations on nearby residents.
- Provide an Acoustic report which considers the location of the site within the 25-30 ANEF contour.

Flooding

- Consider appropriate design measures to reduce the flood risk and flood liability on the site.
- Address Section 9.1 Ministerial Direction – Flood Prone Land including the amendments currently on exhibition.

Active Transport

- Demonstrate how pedestrians/cyclist/vehicle conflict will be managed, particularly in relation to current and future active transport links.
- Provide pedestrian traffic flows around the development and consider minimising pedestrian/vehicle conflict along the adjacent roads and key intersections.
- Details on bicycle parking and end of trip facilities.
- Provide comprehensive travel plan for customers, business operations and staff to assist in minimising private car dependency including:
 - Objectives clearly prioritising site access by public transport, walking and cycling (including combinations of) and discouraging access by single occupant cars.
 - Specific actions to address how the above objectives will be satisfied.
 - Nominate the party responsible for coordinating and implementing the travel plan.

Urban Forest and Landscaping

The following considerations relating to Urban Forest and Landscaping be addressed:

- Preliminary Tree Assessment and Arboricultural Impact Assessment – Objectives 1-7 and Controls 12-15 in the Inner West Council Tree Management.
- Canopy Cover Targets –canopy cover for land zoned IN1 – General Industrial is 25%. This target is derived from the targets in the Greater Sydney Commission - District Plans.
- Landscape Intent Report/ Master Plan – indicate how above canopy target will be achieved, including provision of appropriate soil volumes for canopy trees (likely to require structural cells / soil vaults in carpark planting), Water Sensitive Urban Design, species diversity and canopy layering.

Thank you for the opportunity to provide input on the SEARs for the proposal. Please contact Gibran Khouri on 9392 5249 or at gibran.khouri@innerwest.nsw.gov.au should you wish to discuss this matter further.

Sincerely,



Harjeet Atwal

SENIOR MANAGER PLANNING

15 June 2020

Olivia Hirst

Environmental Assessment Officer
Industry Assessments, DPIE
4 Parramatta Square, Parramatta NSW 2150
olivia.hirst@planning.nsw.gov.au

RE: Sydney Water input to SEARs for SSD-10468 at 74 Edinburgh Road, Marrickville

Thank you for seeking Sydney Water's input on the Secretary's Environmental Assessment Requirements for the abovementioned state-significant development which proposes construction of a warehousing facility over two levels, associated offices across five levels, and a two-storey car park. We have reviewed the proposal and provide the following comments for your consideration.

The proposed development presents potential impacts to Sydney Water's assets, including but not limited to:

- A potable water reticulation line beneath Sydney Steel Road;
- Wastewater reticulation mains within the property, including a critical 600x990mm wastewater trunk main located in easement which bisects the site; and
- Several major stormwater lines, including a covered pipe beneath Sydney Steel Road, a major open stormwater channel which passes through the north-eastern part of the site, and a covered box culvert beneath Edinburgh Road.

Due to the potential risk of damage to numerous Sydney Water assets, as well as the possibility for impaired maintenance access to these assets, it is recommended that the proponent engages a Water Servicing Coordinator and that meetings are held between the proponent and Sydney Water to ensure that Sydney Water's requirements inform the design process.

Furthermore, Sydney Water requests that the Department of Planning and Environment include the following Secretary's Environmental Assessment Requirements relating to the provision of water-related services for the subject site:

Water-related Infrastructure Requirements

1. The proponent of development should determine service demands following servicing investigations and demonstrate that satisfactory arrangements for drinking water, wastewater, and recycled water (if required) services have been made.
2. The proponent must obtain endorsement and/or approval from Sydney Water to ensure that the proposed development does not adversely impact on any existing water, wastewater or stormwater main, or other Sydney Water asset, including any easement or property. When determining landscaping options, the proponent should take into account that certain tree species can cause cracking or blockage of Sydney Water pipes and therefore should be avoided.

3. Strict requirements for Sydney Water's stormwater assets (for certain types of development) may apply to this site. The proponent should ensure that satisfactory steps/measures been taken to protect existing stormwater assets, such as avoiding building over and/or adjacent to stormwater assets and building bridges over stormwater assets. The proponent should consider taking measures to minimise or eliminate potential flooding, degradation of water quality, and avoid adverse impacts on any heritage items, and create pipeline easements where required.

Integrated Water Cycle Management

4. The proponent should outline any sustainability initiatives that will minimise/reduce the demand for drinking water, including any alternative water supply and end uses of drinking and non-drinking water that may be proposed, and demonstrate water sensitive urban design (principles are used), and any water conservation measures that are likely to be proposed. This will allow Sydney Water to determine the impact of the proposed development on our existing services and required system capacity to service the development.

If you require any further information, please do not hesitate to contact the Growth Planning Team at urbangrowth@sydneywater.com.au.

Yours sincerely,



Kristine Leitch

Growth Intelligence Manager
City Growth and Development, Sydney Water
1 Smith Street, Parramatta NSW 2150

Patrick Copas

From: Olivia Hirst
Sent: Tuesday, 16 June 2020 5:48 PM
To: Patrick Copas
Subject: FW: Major Projects – New Request for Advice - Woolworths Distribution Centre - Marrickville (SSD-10468) (Inner West). BFS20/1732

Categories: Agency Response

From: Brendan.M Hurley <Brendan.M.Hurley@fire.nsw.gov.au>
Sent: Tuesday, 16 June 2020 2:50 PM
To: Olivia Hirst <Olivia.Hirst@planning.nsw.gov.au>
Cc: Fire Safety <FireSafety@fire.nsw.gov.au>
Subject: Major Projects – New Request for Advice - Woolworths Distribution Centre - Marrickville (SSD-10468) (Inner West). BFS20/1732

Major Projects – New Request for Advice - Woolworths Distribution Centre - Marrickville (SSD-10468) (Inner West)

Dear Olivia,

Fire & Rescue NSW (FRNSW) acknowledge the receipt of your email on the 4th June 2020, requesting input into the preparation of the Secretary's Environmental Assessment Requirements (SEARs) for the preparation of an Environmental Impact Statement (EIS) for the Woolworths Distribution Centre - Marrickville (SSD-10468) (Inner West).

FRNSW have reviewed the documentation that was provided in support of the development and will not be providing comment at this time as there is currently insufficient information available regarding the fire safety and emergency response management aspects of the project.

We request that we be given the opportunity to review and provide comment once approvals have been granted and the project has progressed such that there is more relevant detailed information available.

As additional details become available Fire & Rescue NSW requests to be consulted with respect to the *proposed fire and life safety systems* and their configuration at the project's preliminary and final design phases.

While there is currently no requirement for a fire safety study, FRNSW may request one be undertaken at a later stage should information be provided such it is deemed that the development poses unique challenges to the response to and management of an incident.

For further information please contact the Fire Safety Infrastructure Liaison Unit, referencing FRNSW file number BFS20/1732. Please ensure that all correspondence in relation to this matter is submitted electronically to firesafety@fire.nsw.gov.au.

Regards
Brendan



A/INSPECTOR BRENDAN HURLEY
TEAM LEADER INFRASTRUCTURE LIAISON
FIRE SAFETY | Fire and Rescue NSW
E: brendan.m.hurley@fire.nsw.gov.au
M: 0438601582
1 Amarina Ave, Greenacre, NSW 2190

PREPARED FOR ANYTHING.

www.fire.nsw.gov.au



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This message has been scanned for viruses.



Olivia Hirst
Department of Planning, Industry and Environment
Locked Bag 5022
PARRAMATTA NSW 2124

Dear Ms. Hirst,

**Request for SEARs Input
Woolworths Warehouse and Distribution Centre Marrickville (SSD-10468)**

Thank you for your correspondence via ePlanning portal (ref: PAE-3542) on 4 June 2020, requesting Transport for NSW (TfNSW) to review and provide input into the SEARs for the subject State Significant Development (SSD-10468).

The scoping report has been reviewed and suggested input to the SEARs is provided in **TAB A**.

If you require clarification of the above, please do not hesitate to direct any further correspondence to development@transport.nsw.gov.au.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Mark Ozinga'.

19/6/2020

Mark Ozinga
Principal Manager, Land Use Planning & Development
Customer Strategy and Technology

CD20/04860

TAB A – Inclusion into SEARs for SSD-10468

Strategic planning context

The EIS should detail how the proposed development will be consistent and align with the objectives, goals and directions of the following:

- Greater Sydney Region Plan
- Central City District Plan
- Future Transport Strategy 2056
- Future Transport – Greater Sydney Services and Infrastructure Plan
- NSW Freight & Ports Plan 2018-2023

Transport and Accessibility (Construction and Operation)

The Environmental Impact Statement (EIS) for the subject development should include a Traffic and Transport Impact Assessment that provides, but is not limited to, the following:

- details all daily and peak traffic and transport movements likely to be generated (light and heavy vehicle, public transport, pedestrian and cycle trips) during construction and operation of the development;
- details of the current daily and peak hour vehicle, public transport, pedestrian and bicycle movements and existing traffic and transport facilities provided on the road network located adjacent to the proposed development;
- an assessment of the operation of existing and future transport networks including public transport, pedestrian and bicycle provisions and their ability to accommodate the forecast number of trips to and from the development;
- details the type of heavy vehicles likely to be used (e.g. B-doubles) during the operation of the development and the impacts of heavy vehicles on nearby intersections;
- details of access to, from and within the site to/from the local road and strategic (motorway) network including intersection location, design and sight distance (i.e. turning lanes, swept paths, sight distance requirements);
- impact of the proposed development on existing and future public transport and walking and cycling infrastructure within and surrounding the site;
- an assessment of the existing and future performance of key intersections providing access to the site and any upgrades (road/ intersections) required as a result of the development;
- an assessment of predicted impacts on road safety and the capacity of the road network to accommodate the development;
- details of the travel demand management measures to be implemented to encourage employees of the development to make sustainable travel choices, including walking, cycling, public transport and car sharing, including details of a location-specific Sustainable Work Travel Plan;
- appropriate provision, design and location of on-site bicycle parking, and how bicycle provision will be integrated with the existing bicycle network;

- details of the proposed number of car parking spaces and compliance with appropriate parking codes and justify the level of car parking provided on the site;
- details of access and parking arrangements for emergency vehicles;
- detailed plans of the proposed layout of the internal road network and parking provision on-site in accordance with the relevant Australian Standards;
- the existing and proposed pedestrian and bicycle routes and end of trip facilities within the vicinity of and surrounding the site and to public transport facilities as well as measures to maintain road and personal safety in line with CPTED principles; and
- preparation of a draft Construction Traffic Management Plan which includes:
 - details of vehicle routes, number of trucks, hours of operation, access management and traffic control measures for all stages of construction;
 - assessment of cumulative impacts associated with other construction activities;
 - an assessment of road safety at key intersections;
 - details of anticipated peak hour and daily truck movements to and from the site;
 - details of access arrangements for workers to/from the site, emergency vehicles and service vehicle movements;
 - details of temporary cycling and pedestrian access during construction, should the development require the closure of the facility, demonstrate the installation of adequate safety and diversion measures to limit time delay and detour distances;
 - an assessment of traffic and transport impacts during construction and how these impacts will be mitigated for any associated traffic, pedestrians, cyclists and public transport operations.

Transport policies and guidelines

Relevant policies and guidelines that could assist with the preparation of the Traffic and Transport Impact Assessment include:

- Guide to Traffic Generating Development (Roads and Maritime Services)
- Road Design Guide (Roads and Maritime Services)
- Austroads Guide to Traffic Management – Part 12: Traffic Impacts of Development
- Austroads Guidelines for Planning and Assessment of Road Freight Access in Industrial Areas
- Cycling Aspects of Austroads Guides
- Australia Standards AS2890.3 (Bicycle Parking Facilities)

Integrated Public Transport Service Planning Guidelines: Sydney Metropolitan Area 2013 (TfNSW)



Our ref: DOC20/452813
Senders ref: SSD10468 (Inner West)

Olivia Hirst
Industry Assessments
Planning and Assessment Group
4 Parramatta Square
12 Darcy Street
Parramatta NSW 2150

Dear Ms Hirst,

Subject: Request for SEARs for Woolworths Distribution Centre, 74 Edinburgh Road, Marrickville (SSD 10468)

Thank you for your e-mail received on 5 June 2020, requesting input from Environment, Energy and Science Group (EES) in the Department of Planning, Industry and Environment (DPIE) on the SEARs Woolworths Distribution Centre, 74 Edinburgh Road, Marrickville.

EES has reviewed the scoping report prepared by Urbis dated June 2020 and provides the following comments and recommendations at **Attachment A**.

Aboriginal

EES recommends the SEARs include the attached Aboriginal cultural heritage requirements.

Biodiversity

EES recommends the SEARs include the attached biodiversity requirements

Flooding

EES recommends the SEARs include the attached flooding requirements.

Soil and Water

EES recommends the SEARs include the attached soil and water requirements.

Should you have any queries regarding this matter, please contact Bronwyn Smith, Senior Conservation Planning Officer on 9873 8604 or bronwyn.smith@environment.nsw.gov.au

Yours sincerely

A handwritten signature in black ink that reads 'S. Harrison'.

11/06/20

Susan Harrison
**Senior Team Leader Planning
Greater Sydney Branch
Climate Change and Sustainability**

Attachment A – EES Environmental Assessment Requirements – Woolworths Distribution Centre, 74 Edinburgh Road, Marrickville - SSD 10468

Aboriginal cultural heritage
<ol style="list-style-type: none">1. Identify and describe the Aboriginal cultural heritage values that exist across the whole area that would be affected by the development and document these in an Aboriginal Cultural Heritage Assessment Report (ACHAR). This may include the need for surface survey and test excavation. The identification of cultural heritage values must be conducted in accordance with the Code of Practice for Archaeological Investigations of Aboriginal Objects in NSW (OEH 2010), and guided by the Guide to investigating, assessing and reporting on Aboriginal Cultural Heritage in NSW (DECCW, 2011).2. Consultation with Aboriginal people must be undertaken and documented in accordance with the Aboriginal cultural heritage consultation requirements for proponents 2010 (DECCW). The significance of cultural heritage values for Aboriginal people who have a cultural association with the land must be documented in the ACHAR.3. Impacts on Aboriginal cultural heritage values are to be assessed and documented in the ACHAR. The ACHAR must demonstrate attempts to avoid impact upon cultural heritage values and identify any conservation outcomes. Where impacts are unavoidable, the ACHAR must outline measures proposed to mitigate impacts. Any objects recorded as part of the assessment must be documented and notified to OEH. <p>Note that due diligence is not an appropriate assessment, an ACHAR is required.</p>
Biodiversity
<ol style="list-style-type: none">4. Biodiversity impacts related to the proposed development are to be assessed in accordance with Section 7.9 of the Biodiversity Conservation Act 2017 the Biodiversity Assessment Method and documented in a Biodiversity Development Assessment Report (BDAR). The BDAR must include information in the form detailed in the Biodiversity Conservation Act 2016 (s6.12), Biodiversity Conservation Regulation 2017 (s6.8) and Biodiversity Assessment Method, including an assessment of the impacts of the proposal (including an assessment of impacts prescribed by the regulations).5. The BDAR must document the application of the avoid, minimise and offset framework including assessing all direct, indirect and prescribed impacts in accordance with the Biodiversity Assessment Method.6. The BDAR must include details of the measures proposed to address the offset obligation as follows:

- The total number and classes of biodiversity credits required to be retired for the development/project;
- The number and classes of like-for-like biodiversity credits proposed to be retired;
- The number and classes of biodiversity credits proposed to be retired in accordance with the variation rules;
- Any proposal to fund a biodiversity conservation action;
- Any proposal to conduct ecological rehabilitation (if a mining project);
- Any proposal to make a payment to the Biodiversity Conservation Fund.

If seeking approval to use the variation rules, the BDAR must contain details of the reasonable steps that have been taken to obtain requisite like-for-like biodiversity credits.

7. The BDAR must be submitted with all spatial data associated with the survey and assessment as per Appendix 11 of the BAM.
8. The BDAR must be prepared by a person accredited in accordance with the Accreditation Scheme for the Application of the Biodiversity Assessment Method Order 2017 under s6.10 of the Biodiversity Conservation Act 2016.

Water and soils

9. The EIS must map the following features relevant to water and soils including:
 - a. Acid sulfate soils (Class 1, 2, 3 or 4 on the Acid Sulfate Soil Planning Map).
 - b. Rivers, streams, wetlands, estuaries (as described in s4.2 of the Biodiversity Assessment Method).
 - c. Wetlands as described in s4.2 of the Biodiversity Assessment Method.
 - d. Groundwater.
 - e. Groundwater dependent ecosystems
 - f. Proposed intake and discharge locations

10. The EIS must describe background conditions for any water resource likely to be affected by the development, including:
 - a. Existing surface and groundwater.
 - b. Hydrology, including volume, frequency and quality of discharges at proposed intake and discharge locations.

- c. Water Quality Objectives (as endorsed by the NSW Government <http://www.environment.nsw.gov.au/ieo/index.htm>) including groundwater as appropriate that represent the community's uses and values for the receiving waters.
- d. Indicators and trigger values/criteria for the environmental values identified at (c) in accordance with the [ANZECC \(2000\) Guidelines for Fresh and Marine Water Quality](#) and/or local objectives, criteria or targets endorsed by the NSW Government.
- e. Risk-based Framework for Considering Waterway Health Outcomes in Strategic Land-use Planning Decisions <http://www.environment.nsw.gov.au/research-and-publications/publications-search/risk-based-framework-for-considering-waterway-health-outcomes-in-strategic-land-use-planning>

11. The EIS must assess the impacts of the development on water quality, including:
- a. The nature and degree of impact on receiving waters for both surface and groundwater, demonstrating how the development protects the Water Quality Objectives where they are currently being achieved, and contributes towards achievement of the Water Quality Objectives over time where they are currently not being achieved. This should include an assessment of the mitigating effects of proposed stormwater and wastewater management during and after construction.
 - b. Identification of proposed monitoring of water quality.
 - c. Consistency with any relevant certified Coastal Management Program (or Coastal Zone Management Plan).

12. The EIS must assess the impact of the development on hydrology, including:
- a. Water balance including quantity, quality and source.
 - b. Effects to downstream rivers, wetlands, estuaries, marine waters and floodplain areas.
 - c. Effects to downstream water-dependent fauna and flora including groundwater dependent ecosystems.
 - d. Impacts to natural processes and functions within rivers, wetlands, estuaries and floodplains that affect river system and landscape health such as nutrient flow, aquatic connectivity and access to habitat for spawning and refuge (e.g. river benches).
 - e. Changes to environmental water availability, both regulated/licensed and unregulated/rules-based sources of such water.
 - f. Mitigating effects of proposed stormwater and wastewater management during and after construction on hydrological attributes such as volumes, flow rates, management methods and re-use options.
 - g. Identification of proposed monitoring of hydrological attributes.

Flooding and coastal hazards

13. The EIS must map the following features relevant to flooding as described in the Floodplain Development Manual 2005 (NSW Government 2005) including:
- a. Flood prone land.
 - b. Flood planning area, the area below the flood planning level.
 - c. Hydraulic categorisation (floodways and flood storage areas)
 - d. Flood Hazard.
14. The EIS must describe flood assessment and modelling undertaken in determining the design flood levels for events, including a minimum of the 5% Annual Exceedance Probability (AEP), 1% AEP, flood levels and the probable maximum flood, or an equivalent extreme event.
15. The EIS must model the effect of the proposed development (including fill) on the flood behaviour under the following scenarios:
- a. Current flood behaviour for a range of design events as identified in 14 above. This includes the 0.5% and 0.2% AEP year flood events as proxies for assessing sensitivity to an increase in rainfall intensity of flood producing rainfall events due to climate change.
16. Modelling in the EIS must consider and document:

- a. Existing council flood studies in the area and examine consistency to the flood behaviour documented in these studies.
 - b. The impact on existing flood behaviour for a full range of flood events including up to the probable maximum flood, or an equivalent extreme flood.
 - c. Impacts of the development on flood behaviour resulting in detrimental changes in potential flood affection of other developments or land. This may include redirection of flow, flow velocities, flood levels, hazard categories and hydraulic categories
 - d. Relevant provisions of the NSW Floodplain Development Manual 2005.
17. The EIS must assess the impacts on the proposed development on flood behaviour, including:
- a. Whether there will be detrimental increases in the potential flood affectation of other properties, assets and infrastructure.
 - b. Consistency with Council floodplain risk management plans.
 - c. Consistency with any Rural Floodplain Management Plans.
 - d. Compatibility with the flood hazard of the land.
 - e. Compatibility with the hydraulic functions of flow conveyance in floodways and storage in flood storage areas of the land.
 - f. Whether there will be adverse effect to beneficial inundation of the floodplain environment, on, adjacent to or downstream of the site.
 - g. Whether there will be direct or indirect increase in erosion, siltation, destruction of riparian vegetation or a reduction in the stability of riverbanks or watercourses.
 - h. Any impacts the development may have upon existing community emergency management arrangements for flooding. These matters are to be discussed with the NSW SES and Council.
 - i. Whether the proposal incorporates specific measures to manage risk to life from flood. These matters are to be discussed with the NSW SES and Council.
 - j. Emergency management, evacuation and access, and contingency measures for the development considering the full range of flood risk (based upon the probable maximum flood or an equivalent extreme flood event). These matters are to be discussed with and have the support of Council and the NSW SES.
 - k. Any impacts the development may have on the social and economic costs to the community as consequence of flooding.

(END OF SUBMISSION)



DOC20/433201

Ms Olivia Hurst
GPO Box 39
SYDNEY NSW 2001

Email: olivia.hirst@planning.nsw.gov.au

Dear Olivia

SEARs for Woolworths Distribution Centre - Marrickville (SSD-10468)

Thank you for consulting the Environment Protection Authority (EPA) regarding the SEARs for Woolworths Distribution Centre - Marrickville (SSD-10468) at 74 Edinburgh Road, Marrickville.

Based on the information provided, the proposal does not appear to be a scheduled activity under Schedule 1 of the *Protection of the Environment Operations Act 1997* (POEO Act) and is unlikely to require an Environment Protection Licence. Furthermore, the proposal does not appear to involve any other activities that the EPA would be the appropriate regulatory authority for under the POEO Act. Inner West Council should be consulted as the appropriate regulatory authority under the POEO Act for the proposed activities.

The Scoping Report for the SEARs indicates that the future Environmental Impact Statement will rely on the findings and conclusions of a Phase 2 Environmental Site Assessment prepared by DLA Environmental for DA 2015/00168. No further information is provided about potential site contamination, other than industrial buildings being present on-site and on surrounding land. The EPA recommends that the SEARs include a requirement for a detailed site assessment and that an NSW EPA Accredited Site Auditor review the adequacy of all contamination reports provided in support of the development.

The EPA has no further interest in the proposal and no further consultation is required.

If you have any questions about this advice, please contact Kieran Henry on (02) 8837 6000 or via email at Kieran.Henry@epa.nsw.gov.au.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Lesley Corkill'.

16 June 2020

LESLEY CORKILL
Unit Head, Regulatory Operations – Metro West
Environment Protection Authority

Phone 131 555

Fax +61 2 9995 5999

PO Box 668

L13, 10 Valentine Ave

Phone +61 2 9995 5555
(from outside NSW)

TTY 133 677

Parramatta

Parramatta NSW

ABN 43 692 285 758

NSW 2124 Australia

2150 Australia

info@epa.nsw.gov.au

www.epa.nsw.gov.au