



## **Secretary's Environmental Assessment Requirements**

Mr Owen Walsh  
Development Director  
Marsden Park Developments Pty Ltd  
15 Hollinsworth Road  
MARSDEN PARK NSW 2765

24/07/2020

Dear Mr Walsh

Sydney Business Park – Stage 3 (SSD-10477)  
**Planning Secretary's Environmental Assessment Requirements**

Please find attached a copy of the Planning Secretary's environmental assessment requirements (SEARs) for the preparation of an environmental impact statement (EIS) for the above-mentioned development.

These requirements have been prepared in consultation with relevant public authorities based on the information you have provided to date. I have also attached a copy of the public authorities' comments for your information. Please note that the Planning Secretary may modify these requirements at any time.

If you do not submit a Development Application (DA) and EIS within 2 years, you must consult further with the Planning Secretary in relation to the preparation of the EIS.

Prior to exhibiting the EIS, the Department will review the document in consultation with relevant authorities to determine if it addresses the requirements in Schedule 2 of the Environmental Planning and Assessment Regulation 2000 (the Regulation). You will be required to submit an amended EIS if it does not adequately address the requirements.

The Department wishes to emphasise the importance of effective and genuine community consultation where a comprehensive open and transparent community consultation engagement process must be undertaken during the preparation of the EIS. This process must ensure that the community is provided with a good understanding of what is proposed, description of any potential impacts and they are actively engaged in issues of concern to them.

Please contact the Department at least two weeks before you propose to submit your DA and EIS. This will enable the Department to:

- confirm the applicable fee (see Division 1AA, Part 15 of the Regulation); and
- consultation and public exhibition arrangements, including copies and format requirements of the EIS.

If your development is likely to have a significant impact on matters of National Environmental Significance, it will require an approval under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act). This approval would be in addition to any approvals required under NSW legislation and it is your responsibility to contact the Commonwealth Department of the Agriculture, Water and the Environment to determine if an approval under the EPBC Act is required (<http://www.environment.gov.au> or 6274 1111).

If you have any questions, please contact Ania Dorocinska on 9274 6225 or [ania.dorocinska@planning.nsw.gov.au](mailto:ania.dorocinska@planning.nsw.gov.au).

Yours sincerely,

A handwritten signature in black ink, appearing to read 'C. Ritchie', with a stylized flourish at the end.

Chris Ritchie

Director

Industry Assessments

**as delegate for the Planning Secretary**

# Planning Secretary's Environmental Assessment Requirements

Section 4.12(8) of the *Environmental Planning and Assessment Act 1979*  
Schedule 2 of the Environmental Planning and Assessment Regulation 2000

<b>Application Number</b>	SSD-10477
<b>Project Name</b>	Sydney Business Park - Stage 3
<b>Development</b>	<p>Development of the Sydney Business Park Stage 3, including construction and 24/7 operation of a warehousing and distribution estate, comprising:</p> <ul style="list-style-type: none"> <li>· site subdivision</li> <li>· earthworks and vegetation clearing</li> <li>· construction and operation of four (4) warehouse and distribution facilities, ancillary car parking, infrastructure provision and landscaping</li> <li>· construction of two estate roads and associated intersections.</li> </ul>
<b>Location</b>	Astoria Street, Marsden Park within the Blacktown local government area (Part Lots 4 and 5 DP1210172 and Part Lot 36 DP262886)
<b>Applicant</b>	Marsden Park Developments Pty Ltd
<b>Date of Issue</b>	24/07/2020
<b>General Requirements</b>	<p>The environmental impact statement (EIS) must be prepared in accordance with, and meet the minimum requirements of clauses 6 and 7 of Schedule 2 of the Environmental Planning and Assessment Regulation 2000 (the Regulation). In addition, the EIS must include:</p> <ul style="list-style-type: none"> <li>· a detailed description of the development, including: <ul style="list-style-type: none"> <li>- the need for the proposed development</li> <li>- justification for the proposed development</li> <li>- likely staging of the development</li> <li>- likely interactions between the development and existing, approved and proposed operations in the vicinity of the site</li> <li>- plans of any proposed building works</li> </ul> </li> <li>· consideration of all relevant environmental planning instruments, including identification and justification of any inconsistencies with these instruments</li> <li>· consideration of the issues identified by the relevant public authorities (see <b>Attachment 2</b>)</li> <li>· a risk assessment of the potential environmental impacts of the development, identifying the key issues for further assessment</li> <li>· a detailed assessment of the key issues specified below, and any other significant issues identified in this risk assessment, which includes: <ul style="list-style-type: none"> <li>- a description of the existing environment, using sufficient baseline data</li> <li>- an assessment of the potential impacts of all stages of the development,</li> </ul> </li> </ul>



	<p>including any cumulative impacts, taking into consideration relevant guidelines, policies, plans and statutes</p> <ul style="list-style-type: none"> <li>- a description of the measures that would be implemented to avoid, minimise, mitigate and if necessary, offset the potential impacts of the development, including proposals for adaptive management and/ or contingency plans to manage significant risks to the environment</li> <li>- an assessment of any cumulative impacts with existing, proposed and approved developments in the local area.</li> <li>· a consolidated summary of all the proposed environmental management and monitoring measures, highlighting commitments included in the EIS.</li> </ul> <p>The EIS must also be accompanied by a report from a qualified quantity surveyor providing:</p> <ul style="list-style-type: none"> <li>- a detailed calculation of the capital investment value (CIV) (as defined in clause 3 of the Regulation) of the proposal, including details of all assumptions and components from which the CIV calculation is derived. The report shall be prepared on company letterhead and indicate applicable GST component of the CIV</li> <li>- an estimate of jobs that will be created during the construction and operational phases of the proposed development</li> <li>- certification that the information provided is accurate at the date of preparation.</li> </ul>
<p><b>Key issues</b></p>	<p>The EIS must address the following specific matters:</p> <p><b>1. Statutory and Strategic Context</b></p> <ul style="list-style-type: none"> <li>· demonstration that the proposal is consistent with all relevant planning strategies, environmental planning instruments, adopted precinct plans, draft district plan(s) and adopted management plans and justification of any inconsistencies. The following must be addressed: <ul style="list-style-type: none"> <li>o State Environmental Planning Policy (State and Regional Development) 2011</li> <li>o State Environmental Planning Policy (Sydney Region Growth Centres) 2006</li> <li>o State Environmental Planning Policy No. 55 – Remediation of Land</li> <li>o State Environmental Planning Policy (Infrastructure) 2008</li> <li>o State Environmental Planning Policy No. 33 – Hazardous and Offensive Development</li> <li>o State Environmental Planning Policy No. 64 – Advertising and Signage</li> <li>o Blacktown City Council Growth Centre Precincts Development Control Plan 2010.</li> </ul> </li> <li>· detail the nature and extent of any prohibitions that apply to the</li> </ul>

development;

- identify compliance with the development standards applying to the site and provide justification for any contravene of the development standards
- address the relevant planning provisions, goals and strategic planning objectives in the following:
  - o NSW State Priorities
  - o State Infrastructure Strategy 2018-2038
  - o A Metropolis of Three Cities – The Greater Sydney Region Plan 2018
  - o Central City District Plan 2018
  - o Future Transport 2056 Strategy and supporting plans

**2. Urban Design and Visual – including:**

- provide a detailed design analysis of the proposed development with reference to the building form, height, setbacks, bulk and scale in the context of the immediate locality, the wider area and the desired future character of the area, including views, vistas, open space and the public domain
- a detailed assessment (including photomontages and perspectives) of the facility (buildings and truck parking areas) including height, colour, scale, building materials and finishes, signage and lighting, particularly from nearby public receivers and significant vantage points of the broader public domain
- consideration of the layout and design of the development having regard to the surrounding vehicular, pedestrian and cycling networks
- an options analysis and justification for the proposed design and site layout
- an assessment of the solar orientation of the development including potential overshadowing, this should include shadow diagrams for all four seasons
- detail on the provision of outdoor seating for staff
- suitable landscaping incorporating locally native species.

**3. Suitability of the Site – including:**

- o an analysis of site constraints
- o a detailed justification that the site is suitable for the scale of the proposal, having regard to the site's surrounds and the potential impacts of the development.

**4. Community and Stakeholder Engagement – including:**

- a detailed community and stakeholder participation strategy which identifies who in the community has been consulted and a justification for their selection, other stakeholders consulted and the form(s) of consultation, including a justification for this approach

- a report on the results of the implementation of the strategy including issues raised by the community and surrounding landowners and occupiers that may be impacted by the proposal
- details of how issues raised during community and stakeholder consultation have been addressed and whether they have resulted in changes to the proposal
- details of the proposed approach to future community and stakeholder engagement based on the results of consultation.

**5. Traffic and Transport – including:**

- a Traffic Impact Assessment detailing all daily and peak traffic and transport movements likely to be generated (vehicle, public transport, pedestrian and cycle trips) during construction and operation of the development, including a description of vehicle access routes and the impacts on nearby intersections
- details of access to the site from the road network including intersection location, design and sight distance
- an assessment of predicted impacts (including cumulative impacts from nearby surrounding development) on road safety and the capacity of the road network to accommodate the development including existing and future performance of nearby key intersections
- details of any road upgrades or new roads, roundabouts or intersections required for the development, including demonstration of consultation with the relevant roads authority on the proposed design
- details of vehicle circulation of the largest light and heavy vehicles anticipated to access the site, including swept path analysis, loading dock servicing and provisions
- detailed plans of the proposed site access and parking provision on site in accordance with the relevant Australian Standards
- identification of any dangerous goods likely to be transported on arterial and local roads to/ from the site and, if necessary, the preparation of an incident management strategy
- an assessment of the potential impacts of the proposed Castlereagh Freeway road reserve along the southern boundary of the site
- details of bicycle parking and end of trip facilities
- details of impact mitigation, management and monitoring measures.

**6. Soils and Water – including:**

- an assessment of potential surface and groundwater impacts associated with the development, including potential impacts on watercourses, riparian areas, groundwater, and groundwater-dependent communities nearby

- a detailed site water balance including a description of the water demands and breakdown of water supplies, and any water licensing requirements
- details of stormwater/wastewater management system including the capacity of onsite detention system(s), onsite sewage management and measures to treat, reuse or dispose of water
- description of the measures to minimise water use
- detailed flooding assessment
- description of the proposed erosion and sediment controls during construction
- characterisation of water quality at the point of discharge to surface and/or groundwater against the relevant water quality criteria (including details of the contaminants of concern that may leach from the waste into the wastewater and proposed mitigation measures to manage any impacts to receiving waters and monitoring activities and methodologies) and
- characterisation of the nature and extent of any contamination on the site and surrounding area

**7. Noise and Vibration** – including:

- a description of all potential noise and vibration sources during the construction and operational phases of the development, including on and off-site traffic noise
- a cumulative noise impact assessment of all potential noise sources in accordance with relevant Environment Protection Authority guidelines
- details of noise mitigation, management and monitoring measures.

**8. Air Quality** – including:

- a description of all potential sources of odour and emissions during the construction and operational phases of the development
- an assessment of the air quality impacts at receivers during construction and operation of the development, in accordance with the relevant Environment Protection Authority guidelines
- details of any mitigation, management and monitoring measures required to prevent and/ or minimise emissions.

**9. Hazards and Risk** – including:

- if the storage of dangerous goods is proposed on site, the EIS must include a preliminary risk screening completed in accordance with State Environmental Planning Policy No. 33 – Hazardous and Offensive Development and Applying SEPP 33 (DoP, 2011), with a clear indication of class, quantity and location of all dangerous goods and hazardous materials associated with the development. Should preliminary screening indicate that the project is “potentially hazardous” a preliminary hazard analysis (PHA)

must be prepared in accordance with Hazardous Industry Planning Advisory Paper No. 6 – Guidelines for Hazard Analysis (DoP, 2011) and Multi-Level Risk Assessment (DoP, 2011).

**10. Bushfire** – including:

- details of how the proposal addresses the requirements of Planning for Bushfire Protection 2019 and the provision of any relevant perimeter access roads.

**11. Flooding** – including:

- an assessment of flood risk on site (detailing the most recent flood studies for the project area) and consideration of any relevant provisions of the *NSW Floodplain Development Manual* (DIPNR, 2005), including the potential effects of climate change, sea level rise and an increase in rainfall intensity.

**12. Heritage** – including:

- an assessment of Aboriginal and non-Aboriginal cultural heritage items and values of the site and surrounding area including sufficient detail that is proportional to the predicted impacts. The assessment is to be informed by any previous Aboriginal Cultural Heritage Assessment Report or other heritage assessment undertaken for the site or other projects in the surrounding area (if available), in accordance with the relevant Heritage NSW guidelines.
- justification for the level of consultation undertaken with interested stakeholders
- a description of any measures to avoid, mitigate, and/ or manage any impacts.

**13. Socio-Economic** – including:

- an analysis of the economic and social impacts of the development, including any benefits to the community.

**14. Waste** – including:

- details of the quantities and classification of all waste streams to be generated on site during construction and operation
- details of waste storage, handling and disposal during construction and operation
- a description of all wastewater generated on site
- details of the measures that would be implemented to ensure that the development is consistent with the aims, objectives and guidance in the NSW Waste Avoidance and Resource Recovery Strategy 2014-2021.

**15. Infrastructure Requirements** – including:

- a detailed written and graphical description of infrastructure required on the site, including a description of any arrangements to avoid locating

	<p>infrastructure within public domain areas</p> <ul style="list-style-type: none"> <li>· identification of any infrastructure upgrades required off-site to facilitate the development, including a description of any arrangements to ensure that the upgrades will be implemented in a timely manner and appropriately maintained</li> <li>· an assessment of the impacts of the development on existing utility infrastructure and service provider assets surrounding the site (including Transgrid and Sydney Water assets), and a description of how any potential impacts would be avoided and minimised.</li> </ul> <p><b>16. Ecologically sustainable development</b> – including:</p> <ul style="list-style-type: none"> <li>· a description of how the proposal will incorporate the principles of ecologically sustainable development into the design, construction and ongoing operation of the warehouse and the associated office space</li> <li>· consideration of the use of green walls, green roofs and/or cool roofs in the design of the development</li> <li>· a description of the measures to be implemented to minimise consumption of resources, especially energy and water.</li> </ul>
<b>Plans and Documents</b>	<p>The EIS must include all relevant plans, architectural drawings, diagrams and relevant documentation required under Schedule 1 of the Regulation. Provide these as part of the EIS rather than as separate documents.</p>
<b>Consultation</b>	<p>During the preparation of the EIS, you must consult with the relevant local, State or Commonwealth Government authorities, service providers, community groups and affected landowners.</p> <p>In particular you must consult with:</p> <ul style="list-style-type: none"> <li>- Blacktown City Council</li> <li>- Transport for NSW</li> <li>- Environment, Energy and Science Directorate of the Department of Planning, Industry and Environment</li> <li>- Fire and Rescue NSW</li> <li>- NSW Rural Fire Service</li> <li>- Sydney Water</li> <li>- Water NSW</li> <li>- Endeavour Energy</li> <li>- Transgrid</li> <li>- Heritage NSW, Department of Premier and Cabinet</li> </ul>

	The EIS must describe the consultation process and the issues raised, and identify where the design of the development has been amended in response to these issues. Where amendments have not been made to address an issue, a short explanation should be provided.
<b>Further consultation after 2 years</b>	If you do not lodge a Development Application and EIS for the development within 2 years of the issue date of these SEARs, you must consult further with the Secretary in relation to the preparation of the EIS.
<b>References</b>	The assessment of the key issues listed above must take into account relevant guidelines, policies, and plans as identified. While not exhaustive, the following attachment contains a list of some of the guidelines, policies, and plans that may be relevant to the environmental assessment of this proposal.

## ATTACHMENT 1

### Technical and Policy Guidelines

The following guidelines may assist in the preparation of the environmental impact statement. This list is not exhaustive and not all of these guidelines may be relevant to your proposal.

Many of these documents can be found on the following websites:

<http://www.planning.nsw.gov.au>

<http://www.shop.nsw.gov.au/index.jsp>

<http://www.australia.gov.au/publications>

<http://www.epa.nsw.gov.au/>

<http://www.environment.nsw.gov.au/>

<http://www.dpi.nsw.gov.au/>

#### Plans and Documents

The EIS must include all relevant plans, architectural drawings, diagrams and relevant documentation required under Schedule 1 of the Environmental Planning and Assessment Regulation 2000. Provide these as part of the EIS rather than as separate documents.

In addition, the EIS must include the following:

1. An existing site survey plan drawn at an appropriate scale illustrating:
  - the location of the land, boundary measurements, area (sqm) and north point
  - the existing levels of the land in relation to buildings and roads
  - location and height of existing structures on the site
  - location and height of adjacent buildings and private open space
  - all levels to be to Australian Height Datum (AHD).
2. Locality/context plan drawn at an appropriate scale should be submitted indicating:
  - significant local features such as heritage items
  - the location and uses of existing buildings, shopping and employment areas
  - traffic and road patterns, pedestrian routes and public transport nodes.
3. Drawings at an appropriate scale illustrating:
  - detailed plans, sections and elevations of the existing building, which clearly show all proposed internal and external alterations and additions.

#### Documents to be Submitted

Documents to submit include:



- 1 electronic copy of all the documents and plans for review prior to exhibition
- Other copies as determined by the Department once the development application is lodged.

Policies, Guidelines & Plans	
Aspect	Policy / Methodology
Visual	Control of Obtrusive Effects of Outdoor Lighting (Standards Australia, AS 2482)
Traffic, Transport and Access	
	<i>Roads Act 1993</i>
	<i>State Environmental Planning Policy (Infrastructure) 2007</i>
	Guide to Traffic Generating Development (Roads and Maritime Services)
	Road Design Guide (Roads and Maritime Services)
	Austrroads Guide to Traffic Management – Pt 12: Traffic Impacts of Development
	Austrroads Guidelines for Planning and Assessment of Road Freight Access in Industrial Areas
	NSW Long Term Transport Master Plan
Soils and Water	
Soil	Australian and New Zealand Guidelines for the Assessment and Management of Contaminated Sites (ANZECC & NHMRC)
	National Environment Protection (Assessment of Site Contamination) Measure 1999 (NEPC)
	<i>State Environmental Planning Policy No. 55 – Remediation of Land</i>
	Managing Land Contamination - Planning Guidelines SEPP 55 – Remediation of Land (DUAP and EPA)
Acid Sulfate Soils	Acid Sulfate Soil Manual (ASSMAC)
Erosion and Sediment	Managing Urban Stormwater: Soils & Construction (Landcom)
	Design Manual for Soil Conservation Works - Technical Handbook No. 5 (Soil Conservation Service of NSW)
	Soil and Landscape Issues in Environmental Impact Assessment (DLWC)
	Wind Erosion – 2nd Edition
Groundwater	National Water Quality Management Strategy Guidelines for Groundwater Protection in Australia (ARMCANZ/ANZECC)
	NSW State Groundwater Policy Framework Document (DLWC)

	NSW State Groundwater Quality Protection Policy (DLWC)
	NSW State Groundwater Quantity Management Policy (DLWC) Draft
	The NSW State Groundwater Dependent Ecosystem Policy (DLWC)
	NSW Aquifer Interference Policy (NOW)
	Water Sharing Plan for the Greater Metropolitan Region Groundwater Sources (NOW) 2011
	Bunding and Spill Management (EPA)
Stormwater	Managing Urban Stormwater: Strategic Framework. Draft (EPA)
	Managing Urban Stormwater: Council Handbook. Draft (EPA)
	Managing Urban Stormwater: Treatment Techniques (EPA)
	Managing Urban Stormwater: Source Control. Draft (EPA)
	Managing Urban Stormwater: Harvesting and Reuse (DEC)
Wastewater	National Water Quality Management Strategy: Guidelines for Sewerage Systems - Effluent Management (ARMCANZ/ANZECC)
	National Water Quality Management Strategy: Guidelines for Sewerage Systems - Use of Reclaimed Water (ARMCANZ/ANZECC)
	National Water Quality Management Strategy - Guidelines For Water Recycling: Managing Health And Environmental Risks (Phase1) (EPHC, NRMCC & AHMC)
<b>Noise and Vibration</b>	
	Assessing Vibration: A Technical Guide (DEC, 2006)
	Noise Policy for Industry (EPA, 2017)
	Environmental Criteria for Road Traffic Noise (EPA, 1999)
	Noise Guide for Local Government (EPA, 2013)
	Interim Construction Noise Guideline (DECC, 2009)
<b>Air Quality</b>	
	Protection of the Environment Operations (Clean Air) Regulation 2002
	Approved Methods for the Sampling and Analysis of Air Pollutants in New South Wales (DEC)
	Approved Methods for the Modelling and Assessment of Air Pollutants in New South Wales (EPA 2016)
<b>Greenhouse Gas</b>	
	AGO Factors and Methods Workbook (AGO)
	Guidelines for Energy Savings Action Plans (DEUS, 2005)
<b>Hazards and Risk</b>	

	State Environmental Planning Policy No. 33 – Hazardous and Offensive Development
	Applying SEPP 33 – Hazardous and Offensive Development Application Guidelines (DUAP)
	Hazardous Industry Planning Advisory Paper No. 6 – Guidelines for Hazard Analysis
<b>Waste</b>	
	Waste Avoidance and Resource Recovery Strategy 2014-21 (EPA)
<b>Bushfire</b>	
	Planning for Bushfire Protection (Rural Fire Service, 2006)
<b>Biodiversity</b>	
	The Biodiversity Assessment Method (OEH, 2017)
<b>Heritage</b>	
	<i>Heritage Act 1977</i>
	NSW Heritage Manual (HO and DUAP, 1996)
	The Burra Charter (ICOMOS Australia, 2013)
	Statements of Heritage Impact (HO and DUAP, 2002)
	Code of Practice for the Archaeological Investigation of Aboriginal Objects in New South Wales (DECCW, 2010)
	Guide to Investigating, Assessing and Reporting on Aboriginal Cultural Heritage in NSW (DECCW, 2011)
	Aboriginal Cultural Heritage Consultation Requirements for Proponents 2010 (DECCW, 2010)

**ATTACHMENT 2**  
**Government Authority Responses to Request for Key Issues**



Our ref: DOC20/548780  
Your ref: SSD-10477

Phil Jones  
Principal Planner  
PJEP Environmental Planning Pty Ltd  
[phil@pjep.com.au](mailto:phil@pjep.com.au)

Dear Mr Jones

**Input into Secretary's Environmental Assessment Requirements – State Significant Development – Stage 3 Facilities, Sydney Business Park – Blacktown LGA (SSD-10477).**

I refer to your email dated 6 July 2020 seeking input into the Secretary's Environmental Assessment Requirements (SEARs) for the preparation of an Environmental Impact Assessment (EIS) for the Stage 3 Facilities, Sydney Business Park, of Part Lots 4 and 5 DP1210172 and Part Lot 36 DP262886. The proposed development is within the Blacktown local government area.

Aboriginal Cultural Heritage Regulation of Heritage NSW understands that the development comprises of four warehouse and distribution facilities within the Marsden Park Industrial Precinct, Western Sydney, currently under consideration as a State Significant Development (SSD) under the *Environmental Planning and Assessment Act 1979*.

Aboriginal Cultural Heritage Regulation has reviewed the scoping report as prepared by PJEP Planning Pty Ltd (dated June 2020) and has prepared Standard SEARs which are presented in **Attachment A**.

With respect to Aboriginal cultural heritage, Heritage NSW notes that any Aboriginal cultural heritage assessment undertaken prior to 2010 is unlikely to meet current Heritage NSW Aboriginal cultural heritage guidelines for the assessment of Aboriginal cultural heritage in NSW. The *Guide to investigating, assessing and reporting on Aboriginal cultural heritage in NSW* (OEH 2011) should be referenced in this instance.

If you have any further questions in relation to this matter, please contact Rebecca Yit, Archaeologist, on 4927 3244 or at [rebecca.yit@environment.nsw.gov.au](mailto:rebecca.yit@environment.nsw.gov.au).

Yours sincerely

Dr Samantha Higgs  
**Senior Team Leader**  
**Aboriginal Cultural Heritage Regulation - North**  
**Heritage NSW**

Date: 16 July 2020



Enclosure: Attachments A

## Attachment A – Standard Environmental Assessment Requirements

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### Aboriginal cultural heritage

1. The Environmental Impact Assessment (EIS) must identify and describe the Aboriginal cultural heritage values that exist across the whole area that will be affected by the development and document these in the Aboriginal Cultural Heritage Assessment Report (ACHAR). This may include the need for surface survey and test excavation. The identification of cultural heritage values should be guided by the *Guide to investigating, assessing and reporting on Aboriginal Cultural Heritage in NSW* (DECCW 2011) and consultation Aboriginal Cultural Heritage Regulation of Heritage NSW.
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 Heritage NSW.



Your ref: SSD 10477  
File no MC-20-00007

16 July 2020

Department of Planning Industry and Environment  
GPO Box 39  
SYDNEY NSW 2001

Recipient Delivery [ania.dorocinska@planning.nsw.gov.au](mailto:ania.dorocinska@planning.nsw.gov.au)

**Attention: Ms Ania Dorocinska**

Dear Madam

**SSD 10477 – Request for SEARs – Stage 3 Facilities Sydney Business Park, Marsden Park**

Thank you for your correspondence dated 1 July 2020 requesting our advice about the proposed construction and operation of four warehouse and distribution facilities, roads and infrastructure within the Stage 3 area of Sydney Business Park, which is a State Significant Development proposal under section 4.36 of the *Environmental Planning and Assessment Act 1979*.

We request that the matters detailed in the Attachment to this letter be included in the final SEARs letter to the applicant.

If you would like to discuss this matter further, please contact Rachel Walker, Town Planner, on 9839 6104.

Yours faithfully

Judith Portelli  
Manager Development Assessment

**Connect - Create - Celebrate**

Council Chambers - 62 Flushcombe Road - Blacktown NSW 2148

Telephone: (02) 9839 6000 - DX 8117 Blacktown

Email: [council@blacktown.nsw.gov.au](mailto:council@blacktown.nsw.gov.au) - Website: [www.blacktown.nsw.gov.au](http://www.blacktown.nsw.gov.au)

All correspondence to: The Chief Executive Officer - PO Box 63 - Blacktown NSW 2148



# **Blacktown City Council submission to SSD 10477 – Stage 3 Facilities Sydney Business Park, Marsden Park**

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## **1. Statutory context**

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- a. The proposal is to address compliance with State Environmental Planning Policy (Sydney Region Growth Centres) 2006 and the Blacktown Growth Centre Precincts Development Control Plan 2010, including Schedule 3 – Marsden Park Industrial Precinct.

## **2. Planning and design requirements**

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- a. The EIS is to identify dangerous goods and hazardous materials and determine whether SEPP 33 – Hazardous and Offensive Development applies. If the thresholds in SEPP 33 are exceeded, a Preliminary Hazard Analysis is to be prepared and submitted.
- b. The site is identified as bushfire prone land. A bushfire report is to be prepared by a suitably qualified bushfire consultant that addresses the fire safety of the development and the requirements of *Planning for Bushfire Protection 2006*.
- c. Given the scale of the proposed development, the EIS should address the visual impact of the development including streetscape, height, scale, treatment of elevations, materials, finishes and colours.
- d. Details regarding the future staging of the proposed development need to be submitted with the EIS including a staging plan.
- e. Clearance from TransGrid is required for parking within the transmission easement.
- f. The submission of a Crime Prevention through Environmental Design (CPTD) report prepared by a suitably qualified security consultant.
- g. The EIS is to provide detail on previous site contamination and salinity assessments undertaken on the subject site which address the provisions of State Environmental Planning Policy No. 55 – Remediation of Land.
- h. The EIS is to provide detail of previous Aboriginal heritage assessments undertaken on the subject site.
- i. Submission of a cut and fill plan with the EIS.
- j. Submission of a detailed landscaping plan with the EIS, providing a 7.5m landscaped setback for each building.
- k. Any signage proposed must be accompanied by a SEPP 64 Assessment.
- l. Submission of a Waste Management Plan for the construction and use of the site.

### 3. Engineering design requirements

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- a. Water Sensitive Urban Design (WSUD) requirements – For the buildings, consult and comply with Part J of Council's DCP (2016). For WSUD address the subdivision components of the development, temporary OSD and water quality measures must be proposed for review, unless the development is proposed to be wholly reliant on the regional public WSUD infrastructure being constructed and operational, in which case, special conditions will impose this limitation accordingly, and restrict the progress and execution of the DA.
- b. Any drainage connections to the future Basin A must be shown clearly on the plans, and must acknowledge any easements required across adjoining land where a direct permanent connection is not proposed.
- c. All upstream catchments must be considered, and included on a complete catchment plan for Council's review. All upstream catchments must be captured and directed through the site, and discharged to an appropriate outlet location, ensuring no adverse impacts on adjoining sites.
- d. The small internal catchment which drains to the east (i.e. Warehouse 3) will require the connection to the regional channel to be provided with appropriate scour protection. Additionally, regional stormwater controls apply to this catchment, and must be addressed by this development if the regional infrastructure (i.e. future regional basin) has not yet been completed. Clarification of these controls have been met must be outlined in the SEE provided with the application.
- e. All road dimensions and path paving requirements must comply with the cross-sections dictated by the North West Growth Centre DCP.
- f. It is preferable to avoid trapped low points and drainage of public road water through privately-owned land via a drainage easement, as has been presented in these plans: In this regard, every option for drainage to be contained wholly within the future road reserve must be explored. If there is no feasible design option, the catchments that drain to such an easement must be reduced as much as possible, and appropriate blockage factors will apply to the drainage line within the easement to ensure potential localised flooding is mitigated.
- g. The heavy vehicle driveway proposed to service Warehouse 4 is shown within the roundabout kerb line. In order for this to be considered by Council, a fourth southern leg of the roundabout must be proposed as a public road, with a transition to private driveway after a short distance. This is to ensure the vehicle movements within the roundabout are kept uniform and consistent to ensure road safety is prioritised for all directions of traffic.
- h. The design vehicle for the roundabout is a B-triple, for which turning / swept paths will need to be provided on a copy of the engineering plans, to be assessed with the submission.
- i. The design for Hollinsworth Road and connection to the future regional basin (Basin A) must be coordinated with Council's Asset Design team.



#### **4. Asset design engineering**

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- a. In terms of stormwater management, to be consistent with the adopted precinct planning strategies and adopted contributions plan CP 21, the development should:
  - 1. Use bioretention systems as part of their permanent on lot treatment systems
  - 2. Any interim stormwater management strategy until the S7.11 works are delivered must meet the ideal stretch targets for stormwater quantity and quality of no impact on the downstream conservation area. Details of this requirement are provide in items B11 to B14 on the attached consent (SSD 6954). The consent was for an adjoining project and this now applies to Precinct Basin A.
- b. Note: Council is currently preparing for the construction of the S7.11 stormwater management works. It is expected that they will be completed by late 2021.

#### **3. Drainage engineering**

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- a. As detailed in the above comments from Asset Design, anything that discharges to the west to the Little Creek catchment must comply with the requirements detailed in the attached consent (SSD 6954) until the S.7.11 works are complete.
- b. In addition to the above requirements, water quality is required on lot (with bioretention) to satisfy a minimum annual average removal of 90% gross pollutants, 85% TSS, 65% TP and 45% TN.
- c. For industrial/commercial development a minimum of 80% of the non-potable water uses on site is to be met through rainwater. This is to be assessed using the node water balance in MUSIC. Allow for a 10% loss in rainwater tank size volume in MUSIC to that shown on the design plans below the overflow invert to allow for anaerobic zones, mains water top up levels.
- d. Provide two separate and additional MUSIC models (pre and post) to demonstrate that the Stream Erosion Index (SEI) is less than 3.5 based on the technique in Council's MUSIC Modelling Guide in part 4 of the Developer Handbook for Water Sensitive Urban Design available on Council's website. The pre-development is to consider a vacant pervious block. Provide all calculations used to determine  $Q_{critical}$ .

#### **4. Traffic and road design requirements**

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- a. A Traffic Impact Assessment report is to be provided to ensure that existing and future traffic from the proposal can be accommodated on the existing and proposed road network. The report should cover potential traffic related impacts resulting from the proposal on the surrounding road network, access and design, car parking and trip generation (including relevant swept path analysis).

- b. The provision of car parking is to be in accordance with Section 6.8 in the Growth Centres DCP.
- c. Consultation shall be undertaken with Transport for NSW to determine the impact of the proposed development on the future transport corridor.

## **5. Environmental health requirements**

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- a. Submission of a Detailed Noise Assessment which is to include sleep disturbance as the operation will be 24/7.
- b. Submission of a Construction and Operational Noise Report and an Air Quality Report.

## **6. Tree Management requirements**

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- a. Submission of an Arboricultural impact assessment report to determine whether any trees can be retained can be retained as part of this development even though the land is bio-certified.
- b. Submission of a streetscape plan and detailed landscape plans.

## **7. Building design requirements**

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- a. Submission of a Building Code of Australia Compliance Report.
- b. Submission of an Access to Premises Report under the Disability Discrimination Act.

## **8. Section 7.11 contribution matters**

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The applicant is to be aware of the following:

- a. The development is to be levied S7.11 contributions under *Section 7.11 Contributions Plan No.21 – Marsden Park*. These contributions are payable on construction or subdivision whichever occurs first.
- b. Works should not commence without payment of s7.11 contribution if the subdivision is at a later stage. It is not clear from the Scoping Report what the exact development is or the staging.
- c. There is also S7.11 infrastructure in this area. If the developer wishes to deliver these works, they should apply at the earliest opportunity to enter into a Works in Kind Agreement (WIKa) with Council in accordance with our WIKa policy and procedures. Any Section 7.11 work should not commence without a WIKa if the developer wishes to offset his contributions by the value of the works.

## **9. Pre-Application Meeting**

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- a. A Pre-Application meeting (PAM) was held on 8 July 2020 with Council officers and the applicant. Any issues arising from the PAM are to be addressed in the EIS.



Our ref: DOC20/555019

Senders ref: SSD10477 (Fairfield)

Ania Dorocinska  
Industry Assessments  
Planning and Assessment Group  
4 Parramatta Square  
12 Darcy Street  
Parramatta NSW 2150

Dear Ms Dorocinska,

**Subject: Request for SEARs for Sydney Business Park Stage 3 Facilities Project within the Marsden Park Industrial Precinct (SSD 10477)**

Thank you for your e-mail received on 1 July 2020, requesting input from Environment, Energy and Science Group (EES) in the Department of Planning, Industry and Environment (DPIE) on the SEARs for Sydney Business Park Stage 3 Facilities Project within the Marsden Park Industrial Precinct.

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

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.

Please note Aboriginal cultural heritage issues, including advice regarding SSIs and SSDs, are now managed by Heritage NSW. The new contact for the ACH regulation team is [heritagemailbox@environment.nsw.gov.au](mailto:heritagemailbox@environment.nsw.gov.au).

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](mailto:bronwyn.smith@environment.nsw.gov.au)

Yours sincerely

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

10/07/20

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

**Attachment A – EES Environmental Assessment Requirements – Sydney Business Park Stage 3 Facilities Project within the Marsden Park Industrial Precinct (SSD 10477)**

**Biodiversity**

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
<p>9. The EIS must map the following features relevant to water and soils including:</p> <ul style="list-style-type: none"> <li>a. Acid sulfate soils (Class 1, 2, 3 or 4 on the Acid Sulfate Soil Planning Map).</li> <li>b. Rivers, streams, wetlands, estuaries (as described in s4.2 of the Biodiversity Assessment Method).</li> <li>c. Wetlands as described in s4.2 of the Biodiversity Assessment Method.</li> <li>d. Groundwater.</li> <li>e. Groundwater dependent ecosystems</li> <li>f. Proposed intake and discharge locations</li> </ul>
<p>10. The EIS must describe background conditions for any water resource likely to be affected by the development, including:</p> <ul style="list-style-type: none"> <li>a. Existing surface and groundwater.</li> <li>b. Hydrology, including volume, frequency and quality of discharges at proposed intake and discharge locations.</li> <li>c. Water Quality Objectives (as endorsed by the NSW Government <a href="http://www.environment.nsw.gov.au/ieo/index.htm">http://www.environment.nsw.gov.au/ieo/index.htm</a>) including groundwater as appropriate that represent the community's uses and values for the receiving waters.</li> <li>d. Indicators and trigger values/criteria for the environmental values identified at (c) in accordance with the <a href="#">ANZECC (2000) Guidelines for Fresh and Marine Water Quality</a> and/or local objectives, criteria or targets endorsed by the NSW Government.</li> <li>e. Risk-based Framework for Considering Waterway Health Outcomes in Strategic Land-use Planning Decisions <a href="http://www.environment.nsw.gov.au/research-and-publications/publications-search/risk-based-framework-for-considering-waterway-health-outcomes-in-strategic-land-use-planning">http://www.environment.nsw.gov.au/research-and-publications/publications-search/risk-based-framework-for-considering-waterway-health-outcomes-in-strategic-land-use-planning</a></li> </ul>
<p>11. The EIS must assess the impacts of the development on water quality, including:</p> <ul style="list-style-type: none"> <li>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.</li> <li>b. Identification of proposed monitoring of water quality.</li> </ul>

<p>c. Consistency with any relevant certified Coastal Management Program (or Coastal Zone Management Plan).</p>
<p>12. The EIS must assess the impact of the development on hydrology, including:</p> <ul style="list-style-type: none"> <li>a. Water balance including quantity, quality and source.</li> <li>b. Effects to downstream rivers, wetlands, estuaries, marine waters and floodplain areas.</li> <li>c. Effects to downstream water-dependent fauna and flora including groundwater dependent ecosystems.</li> <li>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).</li> <li>e. Changes to environmental water availability, both regulated/licensed and unregulated/rules-based sources of such water.</li> <li>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.</li> <li>g. Identification of proposed monitoring of hydrological attributes.</li> </ul>
<p><b>Flooding and coastal hazards</b></p>
<p>13. The EIS must map the following features relevant to flooding as described in the Floodplain Development Manual 2005 (NSW Government 2005) including:</p> <ul style="list-style-type: none"> <li>a. Flood prone land.</li> <li>b. Flood planning area, the area below the flood planning level.</li> <li>c. Hydraulic categorisation (floodways and flood storage areas)</li> <li>d. Flood Hazard.</li> </ul> <p>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.</p> <p>15. The EIS must model the effect of the proposed development (including fill) on the flood behaviour under the following scenarios:</p> <ul style="list-style-type: none"> <li>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</li> </ul>



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)**



DOC20/527421-2

Ms. Ania Dorocinska  
Senior Environmental Assessment Officer – Industry Assessments  
The Department of Planning, Industry and Environment  
Locked Bag 5022  
PARRAMATTA NSW 2124

Email: [ania.dorocinska@planning.nsw.gov.au](mailto:ania.dorocinska@planning.nsw.gov.au)

Dear Ania,

Thank you for consulting the Environment Protection Authority (EPA) regarding the Secretary's Environmental Assessment Requirements (SEARs) for the proposed Sydney Business Park, Stage 3 (SSD-10477) located at Part Lots 4 and 5 in DP 1210172 and Part Lot 36 in DP 262886 within the Marsden Park Industrial Precinct, Marsden Park NSW.

The EPA understands the proposal involves the redevelopment of vacant land for the purpose of warehousing and distribution, and will include the following earthwork and construction activities:

- site subdivision;
- vegetation clearing and earthworks;
- construction of two estate roads and associated intersections;
- construction and operation of four warehouse and distribution facilities; and
- ancillary development including car parking, infrastructure provision and landscaping

Based on the information provided, the proposal does not require an environment protection licence under the *Protection of the Environment Operations Act 1997*. Furthermore, the proposal is not being undertaken by or on behalf of a NSW Public Authority nor are the activities other activities for which the EPA is the appropriate regulatory authority. In view of these factors, the EPA has no further interest in the proposal and no further consultation is required.

Notwithstanding the above statement, we recommend that the Environmental Impact Statement (EIS) should address the following to ensure potential impacts on nearby sensitive receivers are considered. The EPA notes that the proposed development is located approximately 120 metres from an existing residential development.

**Air Quality: Odour and Dust Emissions** – The project should be undertaken in a manner that prevents potential dust and odour emissions from causing adverse impacts upon the health and amenity of nearby sensitive receivers, particularly to those located in the nearby residential area. Potential impacts should be minimised through the implementation of all feasible and reasonable mitigation measures.

**Noise Impacts** – The project should be undertaken in a manner that minimises potential noise emissions from causing adverse impacts on the health and amenity of nearby sensitive receivers, particularly to those located in the nearby residential area. The EIS should consider the predicted noise impacts associated with the project in accordance with the EPA's *Interim Construction Noise Guidelines* and *Noise Policy for Industry (2017)*. Potential impacts should be minimised through the implementation of all feasible and reasonable mitigation measures.

The EPA has published guidelines available at [www.epa.nsw.gov.au](http://www.epa.nsw.gov.au) relating to the above issues to guide assessment of these matters.

Blacktown City Council should be consulted as the appropriate regulatory authority for the proposal.

If you have any questions about this advice, please contact Claire McQueeney on (02) 8837 6393 or via email at [claire.mcqueeney@epa.nsw.gov.au](mailto:claire.mcqueeney@epa.nsw.gov.au).

Yours sincerely



7 July 2020

**JAMES BOYLE**  
**A/Unit Head – Metropolitan West Operations**  
**Regulatory Operations Metropolitan**

Ania Dorocińska  
Department of Planning, Industry and Environment  
320 Pitt Street  
SYDNEY NSW 2000

By email: [ania.dorocinska@planning.nsw.gov.au](mailto:ania.dorocinska@planning.nsw.gov.au)

Dear Ms Dorocińska

**Request for Secretary's Environmental Assessment Requirements (SEARS) for Sydney Business Park - Stage 3 Facilities Project (SSD 10477)**

I am writing to you in response to a request received by the Heritage Council of NSW from Phil Jones Environmental Planning relating to the preparation of the Environmental Impact Statement for the above-mentioned project. I understand this is to be treated as a request for SEARS input and the response is to be provided to you.

Following a review of the scoping report for this project, I can confirm the subject site is not listed on the State Heritage Register (SHR), nor is it in the immediate vicinity of any SHR items. Further, the site does not contain any known historical archaeological deposits. Therefore, no referral to the Heritage Council of NSW is required. The Department does not need to refer subsequent stages of this proposal to the Heritage Council of NSW.

If you have any questions regarding the above advice, please contact Gary Hinder, A/Senior Heritage Assessment Officer, at [Gary.Hinder@environment.nsw.gov.au](mailto:Gary.Hinder@environment.nsw.gov.au) or on 9873 8547.

Yours sincerely



**Anna London**  
A/Senior Team Leader, Customer Strategies  
Heritage NSW  
Department of Premier and Cabinet  
**As Delegate of the Heritage Council of NSW**  
24 July 2020



OUT20/7999

Ania Dorocinska  
Planning and Assessment Group  
NSW Department of Planning, Industry and Environment

[ania.dorocinska@planning.nsw.gov.au](mailto:ania.dorocinska@planning.nsw.gov.au)

Dear Ms Dorocinska

**Sydney Business Park, Stage 3 - Warehouse and Distribution Centres (SSD 10477)-  
Comment on the Secretary's Environmental Assessment Requirements (SEARs)**

I refer to your email of 1 July 2020 to the Department of Planning, Industry and Environment (DPIE) Water and the Natural Resources Access Regulator (NRAR) about the above matter.

The following recommendations are provided by DPIE Water and NRAR. Please note Crown Lands, the Department of Primary Industries (DPI) – Fisheries and DPI - Agriculture all now provide a separate response directly to you.

The SEARS should include:

- The identification of an adequate and secure water supply for the life of the project. This includes confirmation that water can be sourced from an appropriately authorised and reliable supply. This is also to include an assessment of the current market depth where water entitlement is required to be purchased.
- A detailed and consolidated site water balance.
- Assessment of impacts on surface and ground water sources (both quality and quantity), related infrastructure, adjacent licensed water users, basic landholder rights, watercourses, riparian land, and groundwater dependent ecosystems, and measures proposed to reduce and mitigate these impacts.
- Proposed surface and groundwater monitoring activities and methodologies.
- Consideration of relevant legislation, policies and guidelines, including the NSW Aquifer Interference Policy (2012), the Guidelines for Controlled Activities on Waterfront Land (2018) and the relevant Water Sharing Plans (available at <https://www.industry.nsw.gov.au/water>).

Any further referrals to DPIE – NRAR & Water can be sent by email to:  
[landuse.enquiries@dpi.nsw.gov.au](mailto:landuse.enquiries@dpi.nsw.gov.au).

Any further referrals to (a) Crown Lands; (b) DPI – Fisheries; and (c) DPI – Agriculture can be sent by email to: (a) [lands.ministerials@industry.nsw.gov.au](mailto:lands.ministerials@industry.nsw.gov.au);  
(b) [ahp.central@dpi.nsw.gov.au](mailto:ahp.central@dpi.nsw.gov.au); and (c) [landuse.ag@dpi.nsw.gov.au](mailto:landuse.ag@dpi.nsw.gov.au) respectively.

Yours sincerely

Alistair Drew  
Project Officer, Assessments  
**Water – Strategic Relations**  
9 July 2020



## NSW RURAL FIRE SERVICE

Department of Planning and Environment (Sydney Offices)  
GPO Box 39  
Sydney NSW 2001

Your reference: SSD-10477

Our reference: DA20200706002399-SEARS-1

**ATTENTION:** Ania Dorocińska

Date: Wednesday 15 July 2020

Dear Sir/Madam,

**Development Application**  
**State Significant – SEARS – Warehouse or Distribution Centre**  
**Hollinsworth Rd Marsden Park NSW 2765 AUS, (none)**

I refer to your correspondence regarding the above proposal which was received by the NSW Rural Fire Service on 01/07/2020.

The New South Wales Rural Fire Service (NSW RFS) has reviewed the request for the Secretary's Environmental Assessment Requirements and advise that the Environment Impact Statement must incorporate a bush fire report prepared by a suitably qualified person that addresses the requirements under *Planning for Bush Fire Protection 2019*.

The proponent should also consider providing a separation between proposed Warehouse 4 and bushland in the south to prevent potential flame contact, otherwise, the building will require BAL Flame Zone or 40 construction, which may be impractical. In addition, the suitability and siting of any proposed fuel storage tanks must be addressed and located away from potential exposure to bush fire attack.

For any queries regarding this correspondence, please contact Simon Derevnin on 1300 NSW RFS.

Yours sincerely,

Kalpana Varghese  
**Team Leader, Dev. Assessment & Planning**  
**Planning and Environment Services**

**Postal address**

NSW Rural Fire Service  
Locked Bag 17  
GRANVILLE NSW 2142

**Street address**

NSW Rural Fire Service  
4 Murray Rose Ave  
SYDNEY OLYMPIC PARK NSW 2127

**T** (02) 8741 5555  
**F** (02) 8741 5550  
[www.rfs.nsw.gov.au](http://www.rfs.nsw.gov.au)

9 July 2020

**Ania Dorocińska**

Senior Environmental Assessment Officer  
Industry Assessments  
Department of Planning, Industry and Environment  
4 Parramatta Square, Parramatta NSW 2150  
ania.dorocinska@planning.nsw.gov.au

**RE: Sydney Water input to SEARs for SSD-10477 Sydney Business Park - Stage 3**

Thank you for seeking Sydney Water's input on the Secretary's Environmental Assessment Requirements regarding SSD-10477, which proposes construction and operation of Stage 3 of Sydney Business Park, comprising of four warehouse and distribution centres, roads, and infrastructure. 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:

- Potable water reticulation pipes on Astoria Street.
- Wastewater reticulation pipes on Astoria Street.

Sydney Water requests that the Department of Planning, Industry 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](mailto:urbangrowth@sydneywater.com.au).

Yours sincerely,

A handwritten signature in black ink, appearing to read "KL", enclosed within a large, loopy oval shape.

**Kristine Leitch**

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



Key Sites and Industry Assessments  
Department of Planning, Industry & Environment  
GPO Box 39  
Sydney NSW 2001

ATTN: Ania Dorocinska

Dear Sir/Madam

**New Request for Advice – Sydney Business Park – Stage 3  
(SSD-10477) (Blacktown)**

Thank you for your correspondence via the Major Projects Planning Portal (ref: PAE-3836) dated 1 July 2020 requesting Transport for NSW (TfNSW) provide input to the Secretary's Environmental Assessment Requirements (SEARs) for the above.

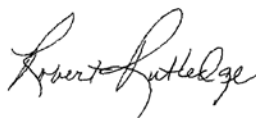
Legislation came into effect on 1 December 2019 that brings together Roads & Maritime Services (Roads and Maritime), and TfNSW. This response reflects the advice from the new organisation.

The supporting documentation provided in support of the proposed development application has been reviewed, and the following comments are provided for consideration and to be read in conjunction with the suggested inclusions to the draft SEARs provided in **TAB A**.

Due to the Covid-19 Pandemic, counts undertaken at the moment may not be representative. Alternative approaches to understand the impact of Covid-19 on traffic patterns should be discussed with TfNSW.

Thank you again for the opportunity to provide feedback on the above development application. Should you require clarification of any issue raised, please don't hesitate to contact Robert Rutledge, Principal Transport Planner, Land Use Planning and Development at [Robert.rutledge@transport.nsw.gov.au](mailto:Robert.rutledge@transport.nsw.gov.au).

Yours sincerely



20/7/2020

**Robert Rutledge**

Principal Transport Planner, Land Use Planning & Development  
Customer Strategy and Technology

CD20/05529

## **TAB A - TfNSW recommended input into the SEARS for SSD-10477**

### **Key Issues**

#### **Transport and accessibility (construction and operation)**

A detailed traffic impact assessment should be prepared and include, but not be limited to, the following:

- a. Details of current peak hour and daily traffic volume along the road network located adjacent to the site, public transport service and active transport facilities to the site; Details of peak hour and daily traffic volumes (light and heavy) likely to be generated by the proposed development during construction and operation, including a description of haul route origins and destinations, daily inbound and outbound vehicle traffic profile by time of day and day of week (if travel patterns differ across the week);
- b. Site and traffic management plan on how to manage number of vehicles likely to be generated during construction and operation and awaiting loading, unloading or servicing can be accommodated on the site to avoid queuing in the surrounding road network;
- c. Detailed plan of proposed layout of internal road network to demonstrate that the site will be able to accommodate the most productive vehicle types (noting that the surrounding road network accommodates 25/26 metre B-doubles at HML) and parking on site in accordance with the relevant Australian Standard and Council's Development Control Plan;
- d. Demonstrate continued consultation with TfNSW in relation to protected corridors that traverse the site;
- e. Swept path diagrams to demonstrate vehicles entering, exiting and manoeuvring throughout the site;
- f. Details of access to the site from the road network including intersection location, design and sight distance (i.e. turning lanes, swept paths, sight distance requirements);
- g. An assessment of the forecast impacts on traffic volume generated on road safety and capacity of road network including consideration of cumulative traffic impacts at key intersections using SIDRA or similar traffic model as prescribed by TfNSW. The traffic modelling methodology, scenarios and modelling years need to be agreed prior to the preparation of the traffic impact assessment report. Traffic modelling should include, but not be limited to, the following intersections:
  - Richmond Road / South Street;
  - Richmond Road / Hawthorne Ave;
  - Richmond Road / Townson Road / Hollinsworth Road;
  - Richmond Road / Langford Dr / Alderton Dr; and
  - Hollinsworth Road / Chifley Glade.
- h. Details of mitigation measures including any proposed road upgrades, infrastructure works or new road required for the development and an assessment of potential impact on load road pavement lifespan;
- i. 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;
- j. Demonstrate how future uses of the development will be able to make travel choices that support the achievement of State Plan targets and develop specific sustainable travel plan and list the provision of facilities that will be provided to increase the non-car mode share for travel to and from the site. Detail the measures to be implemented to promote sustainable means of transport including public transport usage and pedestrian and bicycle linkages.
- k. To ensure that the above requirements are fully addressed, the traffic impact assessment must properly ascertain the cumulative study area traffic impacts associated with the development (and any other known proposed developments in the area); including:

## **TAB A - TfNSW recommended input into the SEARS for SSD-10477**

- IKEA Distribution Facility to the north (SSD 6954) – operating;
  - Lot 3 Warehouse Facilities to the north (DA 17-02162) – under pre-construction;
  - TigerPak Warehouse Facility to the north-east (DA 19-00984) – under construction;
  - Bucher Municipal Industrial and Warehouse Facility to the north-east (DA 18-02532) – under construction; and
  - Cameron Interstate Warehouse Facility to the east (DA 20-00792).
- l. An assessment of existing and future public transport service and active transport facilities to the site.
- m. An assessment of construction traffic impacts on the adjacent road network.

Prior to the preparation of the traffic impact assessment, consultation must be undertaken with Transport for NSW in relation to methodology, modelling guidelines and parameters, future corridors located within the site and travel demand management measures.

### **Drainage and flooding**

The EIS shall:

- Provide a flood impact assessment to understand the potential impacts of the development on flood evacuation is to be carried out. To assess the impacts of the proposed development, information for pre and post-development scenarios including modelling of the local overland flows are to be provided to allow assessment of the impact of the development.

### **Statutory and Strategic Framework**

The applicant is to demonstrate that the proposal is generally consistent with all relevant environmental planning instruments including:

- State Environmental Planning Policy (Sydney Region Growth Centres) 2006
- State Environmental Planning Policy (Infrastructure) 2007

In addition (but not limited to) the following plans and reports:

- Future Transport 2056 and supporting plans
- North West Growth Centre Development Control Plan
- NSW Freight and Ports Plans 2018-2023;
- Guide to Traffic Generating Developments 2002(RTA);
- TDT 2013/04a Guide to Traffic Generating Developments; and
- Austroads Guide to Traffic Management Part 12: Traffic Impacts of Development.

### **Consultation**

During the preparation of the EIS, you must consult with the relevant local, State or Commonwealth Government authorities, service providers, community groups and affected landowners.

In particular you must consult with:

- Transport for NSW





## Easement guidelines

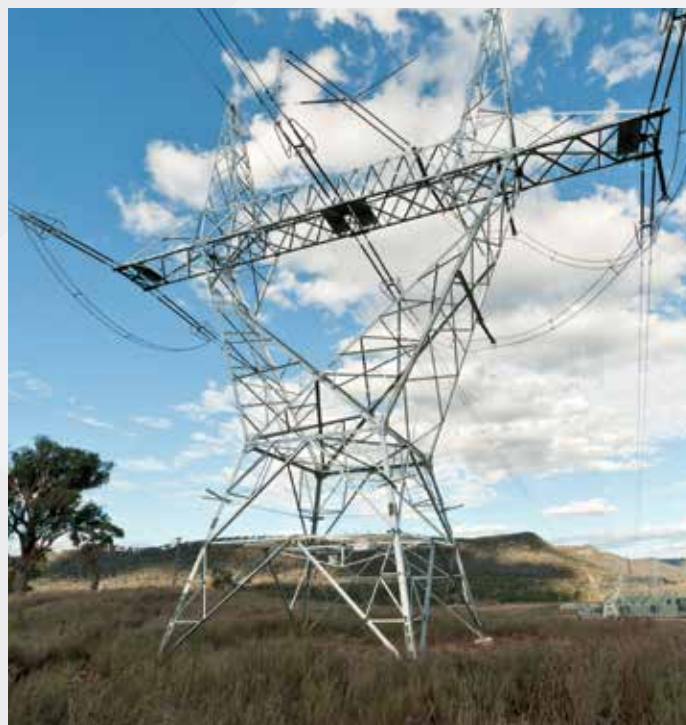
# Living and working with electricity transmission lines

We all rely on electricity to power our homes and businesses, however coming into contact with high voltage electricity can cause serious injury or death.

To protect your safety and provide a safe, reliable network, TransGrid has easements over its transmission lines, which restrict the activities that can be carried out. Easements are also “rights of way”, which allow our staff and contractors access to construct, operate and maintain TransGrid’s infrastructure.

TransGrid’s primary concern is the **safety of people and the environment**, and we are committed (and required by legislation) to providing a safe and reliable transmission network.

For more information on potential electrical safety risks, please see our **Electrical safety risks fact sheet**. You can learn more about electricity infrastructure by reading our **High voltage transmission line fact sheet**.



## What activities may be carried out within or adjacent to transmission line easements?

High voltage transmission lines have different safety risks from urban powerlines, and this is why TransGrid encourages the principle of “prudent avoidance”<sup>1</sup>. When planning houses, schools, sensitive land uses and other types of new development, proximity to existing or planned high voltage transmission lines should always be considered.

Where developments cannot avoid transmission line easements, open space uses – that do not encourage people to congregate under the transmission lines or close to electricity infrastructure – should be given preference over other land uses, such as residential or commercial.

These guidelines will assist you to work out:

- > whether your proposed activity or development within (or adjacent to) an electricity easement is **permitted**; **requires TransGrid’s permission**; or is **prohibited**; and
- > the process for seeking TransGrid’s permission prior to carrying out the activity or lodging your development application with a consent authority.

TransGrid can only give its permission to your proposal as holder of the easement. TransGrid’s permission is not a development consent.

Councils are required to refer development applications that affect TransGrid’s transmission line easements to TransGrid. Seeking TransGrid’s permission prior to lodging your development application will help expedite this process.

If you undertake an activity or development that is not in accordance with the Easement guidelines, you may be required to remove it or relocate it at your expense.

Please note that if you have received TransGrid’s written permission under previous guidelines, this permission remains valid.

## Is your proposal located within or adjacent to a TransGrid easement?

Transmission line easements vary in width depending on the operating voltage and design of the infrastructure. Generally, the higher the voltage, the wider the easement. Figure 1 below shows the typical widths of transmission line easements.

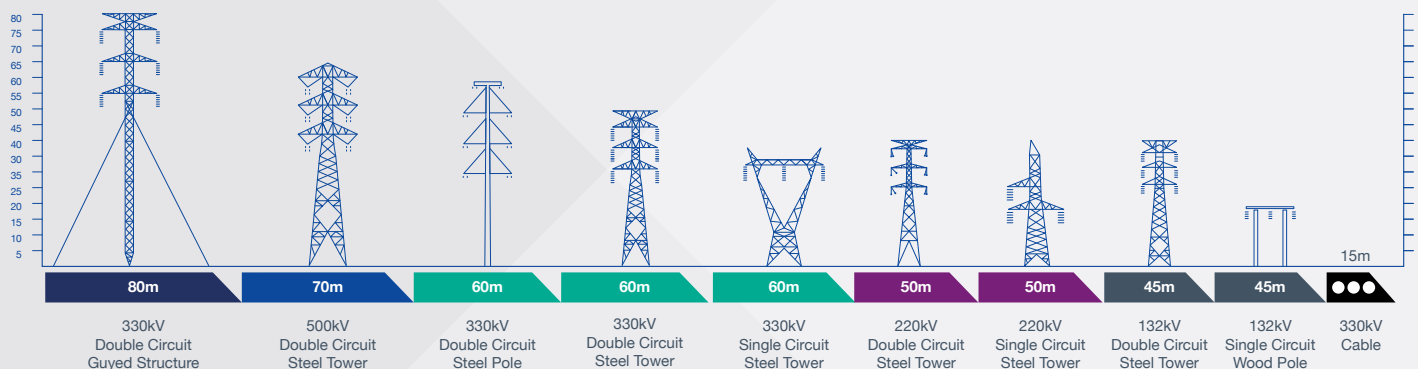


Figure not to scale. Typical widths only, may vary on a case by case basis.

Figure 1: Typical Easement Widths

<sup>1</sup> As identified by The Right Honourable Harry Gibbs Report, Inquiry into Community Needs and High Voltage Transmission Line Development, 1991.



The distances in the Easement guidelines are based on the typical easement widths shown in Figure 1. However, because there are some variations to easement widths, you will need to know the width of the easement near your proposal.

To work out whether there is a TransGrid easement on your property and how wide it is, you can contact the New South Wales Land Registry Services for a detailed survey plan.

NSW Land Registry Services can be contacted on 1300 052 637 or via their website at [www.nswlrs.com.au](http://www.nswlrs.com.au).

## Is your proposal outside the exclusion zone?

TransGrid has developed an **exclusion zone** to enable suitable activities within easements, while providing a safe clearance area around TransGrid transmission lines and structures to protect public safety and the network.

Please check the criteria and diagrams below to ensure that your proposal is outside the exclusion zone.

If your proposal is located within the **exclusion zone**, you will need to relocate it or seek permission from TransGrid. Most activities are prohibited within the **exclusion zone**, to meet TransGrid's public safety obligations.

**Exclusion zone criteria** activities/developments/structures must:

1. not impede TransGrid's access to its transmission infrastructure;
2. where transmission lines are **132kV and below**:
  - be located at least 20 metres away from any part of a transmission structure or guy wire;
  - for metallic structures, be located at least 22 metres away from any part of a transmission structure or guy wire;
  - be located at least 10 metres from the centre of the transmission line;
3. where transmission lines are **220kV and above**:
  - be located at least 30 metres away from any part of a transmission line structure or guy wire;
  - be located at least 17 metres from the centre of the transmission line.

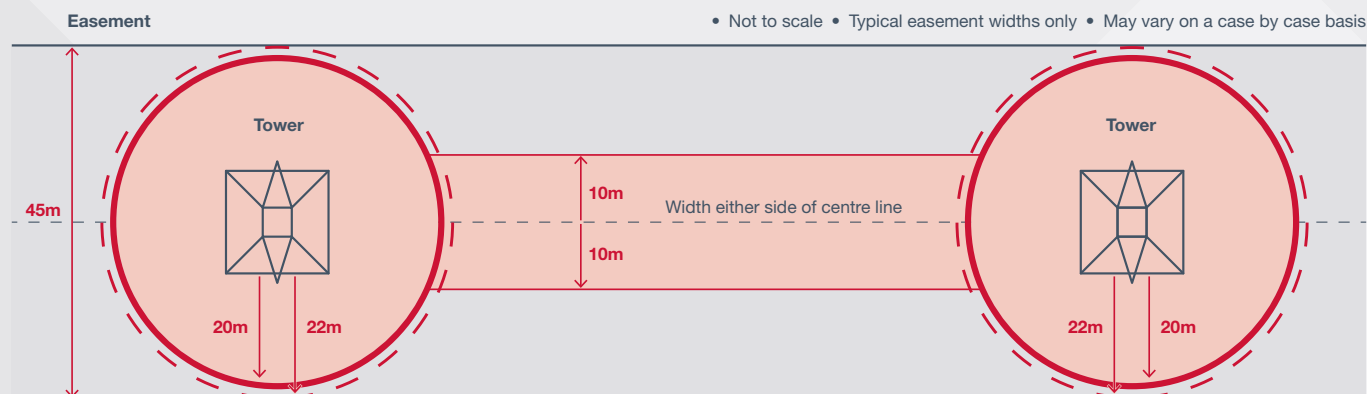


Figure 2: 132kV and below Exclusion Zone

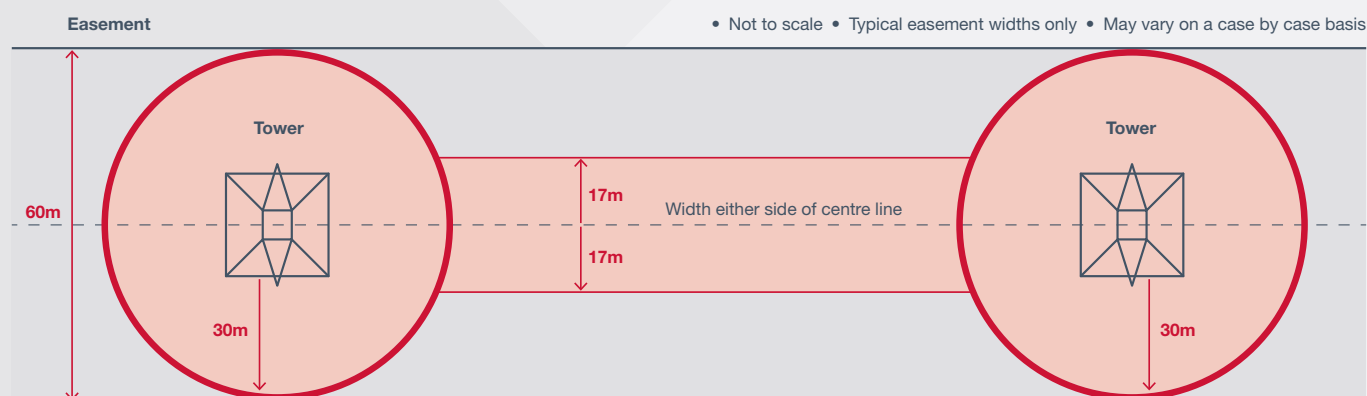


Figure 3: 220kV and above Exclusion Zone

If you are uncertain whether your proposal is within the exclusion zone, please contact TransGrid by submitting an enquiry via our online Easement Enquiries Portal: <https://www.transgrid.com.au/being-responsible/public-safety/Living-and-working-with-electricity-transmission-lines>

## Is your proposal permitted within TransGrid easements?

If your proposal is described below and is outside the **exclusion zone**, no further permission from TransGrid is required.

Where your proposal within a transmission line easement will require development consent, the consent authority must still refer the development application to TransGrid. For this reason, we recommend you seek TransGrid's confirmation that your proposal is permitted within the easement **before** you lodge your development application with Council, by submitting an enquiry via TransGrid's online Easement Enquiries Portal.

*Please note: TransGrid reserves the right to review each activity individually and apply controls on a case-by-case basis. TransGrid will take into account public safety risks, and the safe operation, access and maintenance of TransGrid's electricity infrastructure.*

If you are unsure whether your proposal is **permitted**, please contact TransGrid by submitting an enquiry via our online Easement Enquiries Portal.

The following activities where located outside the **exclusion zone** are **permitted** within TransGrid's easements:



### Cropping and grazing, provided:

1. Machinery cannot extend more than 4.3 metres above ground level

*Note: Exclusion zone requirements to be at least 10/17 metres from the centre of transmission lines do not apply to cropping and grazing, however all other exclusion zone requirements apply. TransGrid's Fencing guidelines must be complied with.*



### All other agricultural activities including irrigation, provided:

1. Machinery cannot extend more than 4.3 metres above ground level
2. All fixed metallic objects are earthed
3. Machinery, including irrigation, must remain outside the exclusion zone
4. No solid jet of water is to be within 4 metres of overhead conductors
5. Must use non-metallic piping
6. No fuel storage
7. No transmission line outages are required to undertake agricultural activities

*Note: TransGrid's Fencing guidelines must be complied with.*



### Planting or cultivation of trees and shrubs, provided:

1. Mature plant / tree height is less than 4 metres



### Short flag poles, weather vanes, single post signs, provided:

1. Height above ground is no greater than 4.3 metres
2. Non-climbable
3. All fixed metallic parts are earthed



### Vehicle parking provided:

1. Height of vehicles no greater than 4.3 metres
2. No flammable liquid containers or carriers

3. Caravans are not occupied or connected (ie, temporary parking only)

4. All fixed metallic parts are earthed

*Note: **Lighting** requires TransGrid's permission to meet height and electrical safety constraints.*



### **Public open spaces, such as fields, cycle ways, walkways or fenced dog parks, provided:**

1. No unmanned aerial vehicles (drones), kite flying or model aircrafts, and "warning signs" are installed
2. Any structures, obstructions, seating or features (such as picnic areas) are located outside the exclusion zone and do not block access tracks to transmission line structures or guy wires
3. Parallel roads, walking tracks, footpaths, cycleways and fenced dog parks are located outside the exclusion zone

*Note: Roads, tracks, footpaths, cycleways and fences which propose to cross the transmission line as a thoroughfare, require TransGrid's permission.*



### **Storage, provided:**

1. No greater than 2.5 metres height
2. Stored material is non-flammable and non-combustible
3. Non-corrosive or explosive materials
4. No garbage, refuse or fallen timber or other material which could pose a bush fire risk
5. Metallic objects earthed



### **Operation of mobile plant and equipment, provided:**

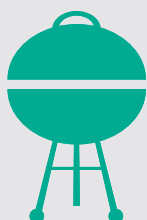
1. It cannot be extended more than 4.3 metres in height within easement
2. Equipment or plant do not encroach into Ordinary Persons Zone - please refer to the WorkCover NSW Work Near Overhead Power Lines Code of Practice 2006 ([https://www.safework.nsw.gov.au/\\_\\_data/assets/pdf\\_file/0020/52832/Work-near-overhead-power-lines-code-of-practice.pdf](https://www.safework.nsw.gov.au/__data/assets/pdf_file/0020/52832/Work-near-overhead-power-lines-code-of-practice.pdf))
3. Work is carried out by accredited persons in accordance with WorkCover NSW Work Near Overhead Power Lines Code of Practice 2006 ([https://www.safework.nsw.gov.au/\\_\\_data/assets/pdf\\_file/0020/52832/Work-near-overhead-power-lines-code-of-practice.pdf](https://www.safework.nsw.gov.au/__data/assets/pdf_file/0020/52832/Work-near-overhead-power-lines-code-of-practice.pdf))



### **Non-electric fencing and yards, provided:**

1. No greater than 2.5 metre height
2. Fencing does not restrict access to TransGrid assets
3. Metallic fencing is earthed
4. TransGrid's Fencing Guidelines are complied with

*Note: Parallel metallic fencing has specific safety risks and requirements under the Fencing Guidelines.*



### **Domestic recreational activities including structures, provided:**

1. Structures must not be identified as requiring **TransGrid's permission** or **prohibited**
2. Structures must be non-metallic and no greater than 2.5 metre height
3. Floor area no greater than 20m<sup>2</sup>, where any portion is within easement
4. Not connected to electricity supply
5. Structures (including play equipment and BBQs) must remain outside the exclusion zone
6. No unmanned aerial vehicles (drones), kite flying or model aircrafts



**What if my activity does not meet the permitted criteria or is not listed above?**

You will need to seek TransGrid's permission so that we can assess potential risks to your safety and the electricity transmission infrastructure.

## Does your proposal require TransGrid's permission?

If your proposal does not meet the **permitted** criteria, it may fall within the following categories which **require TransGrid's permission**. Further information about the process for seeking TransGrid's permission is provided below, under "How can I seek TransGrid's Permission?"

TransGrid reserves the right to assess each request for permission on a case-by-case basis, taking into account public safety risks, and the safe operation, access and maintenance of TransGrid's electricity infrastructure.

TransGrid may grant permission with conditions, or may refuse permission where the activity could put public safety or the operation of the transmission network at risk.

If your proposal is described below and is **outside the exclusion zone**, you will **require TransGrid's permission**:

### Any proposal which falls within a "permitted" category but does not meet the listed criteria



#### Detached garages, carports, sheds, stables, pergolas and unroofed verandahs where no practicable alternative exists, provided:

1. Structures are no greater than 4.3 metres height
2. Non-habitable
3. Metallic structures are earthed
4. Floor area no greater than 20m<sup>2</sup>, where any position is within easement
5. Power connection only permitted if electrically isolated in accordance with AS/NZS 3000:2018 *Electrical installations* outside easement



#### Sporting and recreational facilities, including tennis courts, basketball courts, playgrounds, exercise equipment provided:

1. Structures are no greater than 4.3 metres height
2. Metallic structures are earthed



#### Native plant or other nurseries, community gardens, provided:

1. Mature plant / tree height is less than 4 metres
2. Structures are no greater than 4.3 metres height
3. Any fixed structures, including pumps, are located outside the exclusion zone
4. Metallic structures must be earthed



#### Mobile plant with a height greater than 4.3m, provided:

1. It is operated by accredited persons in accordance with WorkCover NSW *Work Near Overhead Power Lines Code of Practice 2006* ([https://www.safework.nsw.gov.au/\\_\\_data/assets/pdf\\_file/0020/52832/Work-near-overhead-power-lines-code-of-practice.pdf](https://www.safework.nsw.gov.au/__data/assets/pdf_file/0020/52832/Work-near-overhead-power-lines-code-of-practice.pdf))



#### In-ground swimming pools including coping, provided:

1. It is located at least 30 metres from transmission line structures or supporting guy wires
2. Must be located at least 15 metres from transmission line centre (132kV or below) OR 25 metres from transmission line centre (220kV or above)

3. Power connection only permitted if electrically isolated in accordance with AS/NZS 3000:2018 *Electrical installations* outside easement
4. Site specific assessment will be required by TransGrid



### Lighting/external sources of power no greater than 4.3m height:

1. Non-climbable
2. Must be electrically isolated in accordance with AS 3000 outside easement

*Note: Exclusion zone requirements to be at least 10 metres from centre of 132kV and below transmission lines or 17m from centre of above 132kV lines do not apply to lighting and external sources of power, however all other exclusion zone requirements apply.*



### Electric fencing, where:

1. Height is no greater than 2.5 metres
2. Must be located at least 30 metres from transmission structures or supporting guy wires
3. TransGrid Fencing Guidelines are complied with



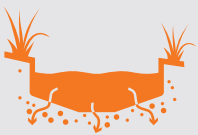
### Roads and pathways that cross the transmission line as a thoroughfare:

1. Where it is proposed that a road passes within 30 metres of a transmission structure or supporting guy wires:
  - TransGrid may refuse consent or impose additional restrictions and other conditions
  - The structure's earthing system may require modification to prevent fault currents from entering other utility services in the road. The option of raising conductors or relocation of structures, at the full cost to the proponent, may be considered
2. TransGrid may require additional protection (such as safety barriers) where there is a risk of vehicle impact
3. Intersections shall not be located within the exclusion zone



### Low voltage utilities and services such as electricity, gas, telephone and water:

1. Not located within the exclusion zone (additional clearances apply to metallic services)
2. Parallel metallic services will require specific safety assessment
3. Additional design and safety requirements will apply



### Excavation, quarrying and earth works, including dam and artificial lake construction, basins, swales, drains and dispersion channels, provided:

1. No more than 3 metres in depth
2. No generation of significant amounts of dust or smoke that can compromise the transmission line high voltage insulation
3. Must not raise ground level, or reduce clearances below that required in AS 7000:2010 *Overhead line design*
4. No ponding or water retention around TransGrid's structures
5. Batter no steeper than 1 in 6 where access is required by TransGrid vehicles



### Any other change in ground levels that reduce clearances below that required in AS 7000:2010 Overhead line design:

1. Criteria assessed on a case by case basis



### Use of explosives:

1. Criteria assessed on a case by case basis



### Mining:

1. Criteria assessed on a case by case basis



### Subdivisions (see Subdivision and Development Guidelines):

1. Criteria assessed on a case by case basis
2. Subdivisions that encourage unauthorised encroachments (for example, where the majority of usable outdoor space in a proposed lot is located within a transmission line easement), will not be permitted, due to public safety risks

## Is your proposal prohibited within a TransGrid easement?

If your proposal is described below, it is **prohibited** from being carried out within any part of a transmission line easement. This is due to the inherent risk to people, public safety, and to ensure the safe, reliable operation of the network.



### Buildings, accommodation and structures:

1. Buildings or structures which are not listed as **permitted** or **require TransGrid's permission**
2. Construction of houses
3. Site construction offices or workshops
4. Camping or occupied caravans or other camping vehicles
5. Above ground pools



### Fixed plant or equipments



### Interference with transmission lines:

1. The placing of obstructions within 20 metres of any part of a transmission line structure or supporting guy wires
2. Placing any obstructions on access tracks or within the easement area that restricts access
3. Any structure whatsoever that during its construction or future maintenance will require an Accredited Person to access as per the WorkCover NSW Work Near Overhead Power Lines Code of Practice 2006 ([https://www.safework.nsw.gov.au/\\_\\_data/assets/pdf\\_file/0020/52832/Work-near-overhead-power-lines-code-of-practice.pdf](https://www.safework.nsw.gov.au/__data/assets/pdf_file/0020/52832/Work-near-overhead-power-lines-code-of-practice.pdf))
4. The attachment of any fence, any signage, posters, or anything else, to a transmission line structure or guy wire
5. Any work that generates significant amounts of dust or smoke that can compromise the transmission line high voltage insulation
6. Movement of any vehicle or plant between tower legs, within 5 metres of a transmission line structure, guy wire or between a guy wire and the transmission pole
7. Kite flying or model aircraft within the easement, flying of remote controlled or unmanned aerial vehicles (such as drones), any manned aircraft or balloon within 60 metres of any transmission line structure, guy wire or conductor
8. Structures or objects that encourage or facilitate climbing (including working from vehicles)

*Note: The final structure may meet AS7000 clearances, but may be accessible by Ordinary Persons within the Ordinary Persons Zone.*



**Storage of flammable, combustible, corrosive or explosive materials, garbage, refuse or fallen timber**



**Burning off or the lighting of fires**



**Unsafe work practices under Work Near Overhead Power Lines Code of Practice:**

1. Any vegetation maintenance (such as felling tall trees) where the vegetation could come within the Ordinary Persons Zone as per the *WorkCover NSW Work Near Overhead Power Lines Code of Practice 2006*
2. Any activity (including operation of mobile plant or equipment having a height when fully extended exceeding 4.3 metres) by persons not Accredited or not in accordance with the requirements of the *WorkCover NSW Work Near Overhead Power Lines Code of Practice 2006*.

## What about underground cable easements

Different risks and requirements apply near TransGrid transmission cables. For further guidance, please see the **Working near TransGrid cables guidelines**.

Underground cables are not obvious, and you may not know there is one located on your property. A **Dial Before You Dig (DBYD)** search is essential prior to any excavation works.

Given the nature of underground cables, all proposals within cable easements require TransGrid's permission.

*Please note: TransGrid reserves the right to review each activity and apply controls on a case-by-case basis, taking into account public safety risks, and the safe operation, access and maintenance of TransGrid's electricity infrastructure.*

## How can I seek TransGrid's permission?

You can seek TransGrid's permission to carry out proposals within or adjacent to an easement via TransGrid's online Easement Enquiries Portal: <https://www.transgrid.com.au/being-responsible/public-safety/Living-and-working-with-electricity-transmission-lines>

This should be done **prior** to lodging your development application or planning agreement application with your consent authority. TransGrid's permission is given as holder of the easement only, and does not constitute approval to carry out the activity or development.

Please check that your proposal is consistent with these Easement Guidelines before you seek TransGrid's permission, so that we can respond as efficiently as possible.

Your request for permission should include the following information:

Name of applicant and/or company or Council	✓
Street address and Lot-DP	✓
Description of proposal with height, depth and location of proposed activities/ structures/ development and assessment of impact on transmission infrastructure	✓
Contact information including phone number, address and email address	✓
A detailed, legible and to-scale plan showing property boundaries, proposal and distance of proposal to TransGrid's easement and transmission line structures and guy wires (if applicable)  For large scale subdivisions, a Site Plan showing all new access points and access ways to the easement and transmission line structures	✓
A three dimensional CAD drawing in 3D-DXF format	Only if proposal changes ground levels  ✓

**If we do not receive this information we may need to request further details from you, and this will delay your request for permission.**

TransGrid has also prepared supplementary Technical Guidelines and Fact Sheets to provide additional information for specific activities:

- > High voltage transmissions network fact sheet
- > Electrical safety risks fact sheet
- > Work near TransGrid cables
- > Subdivision and development guidelines
- > Fencing guidelines
- > Working near TransGrid cables information brochure

These are available on the TransGrid website at [www.transgrid.com.au/being-responsible/public-safety/living-and-working-with-transmission-lines](http://www.transgrid.com.au/being-responsible/public-safety/living-and-working-with-transmission-lines).

If your proposal is complex (for example, master-planned subdivision), we recommend a meeting with TransGrid before you submit your application for permission. You can arrange this via our online Easement Enquiries Portal.

## Can I use TransGrid's permission as part of my development application to Council?

Your consent authority is required to consult with TransGrid before granting development consent for proposals that impact transmission line easements, or where the proposal might adversely affect electricity infrastructure.

Consent authorities must take into consideration any comments made by TransGrid within 21 days of written notification of a development application.

If you have received TransGrid's permission, this should be included as part of the development application. This will enable the referral process to be as efficient as possible.

**If you have changed your proposal, you will need to lodge another request for TransGrid's permission via our online Easement Enquiries Portal, as your original permission will no longer be valid. This may delay the development application process.**

Seeking TransGrid's permission and applying for development consent are two separate processes. TransGrid's permission does not allow you to carry out an activity nor does it guarantee development consent.

## What if I build something without TransGrid's permission?

Please contact TransGrid to discuss on:

Phone: (02) 9620 0515

Email: [Easements&Development@transgrid.com.au](mailto:Easements&Development@transgrid.com.au)

## Relocating or modifying infrastructure and interruption to transmission

Some proposals require modifications to existing electricity infrastructure or easements.

A contract may be needed with TransGrid where you will be required to pay TransGrid's costs, such as design and construction works.

You can make a modification enquiry with TransGrid's Infrastructure team at [infrastructure@transgrid.com.au](mailto:infrastructure@transgrid.com.au) or find further information on our website: <https://www.transgrid.com.au/what-we-do/our-network/connections-and-modifications/network-modifications/Pages/default.aspx>

You will also be responsible for any costs incurred as a consequence of interruptions to TransGrid's transmission operations arising from the development.

### Contact TransGrid

If you are uncertain or require further information regarding works around or in TransGrid easements, please contact us via our online Easement Enquiries Portal: <https://www.transgrid.com.au/being-responsible/public-safety/Living-and-working-with-electricity-transmission-lines>

You can also reach us by contacting:

Phone: (02) 9620 0515

Email: [Easements&Development@transgrid.com.au](mailto:Easements&Development@transgrid.com.au)



## **Additional Stakeholder Feedback**



## PRE-APPLICATION MEETING (PAM)

**Site of proposal:** Part Lots 4 and 5 in DP 1210172 and Part Lot 36 in DP 262886

**Proposal:** Development of the Sydney Business Park Stage 3 Facilities, including, site subdivision, vegetation clearing and earthworks, construction of two estate roads and associated intersections, construction and operation of four warehouse and distribution facilities, and ancillary development including car parking, infrastructure provision and landscaping.

**Precinct:** Marsden Park Industrial Precinct.

**Land Zoning:** The subject sites are zoned IN1 General Industrial, IN2 Light Industrial and SP2 Infrastructure (Local Road) and SP2 Local Drainage under the State Environmental Planning Policy (Sydney Region Growth Centre) 2006.

You are encouraged to confirm the zoning of the site by obtaining a Clause 10.7 Planning Certificate (formerly referred to as a Section 149 Planning Certificate).

*Note: a copy of these minutes must be submitted with any subsequent development application (DA). Please note that the information provided within these minutes are valid for a period of 12 months. Please arrange a follow up PAM should you wish to pursue this development.*

**Date:** 7 July 2020

**Representing the applicant:** Owen Walsh (Development Director – Marsden Park Developments Pty Ltd), Michael Gray (Infrastructure Director - Marsden Park Developments Pty Ltd), Phil Jones (Environmental Planner – PJEP), David Healy.

**Council officers present:** Pauline Daw (Coordinator Planning Assessment - Gateway), Phoebe Yang (Gateway Town Planner), Christopher Latsinos (Team Leader Development Engineering), Nadeem Shaikh (Coordinator Traffic Management), Georg Eberl (Senior Asset Design Engineer).

**Council officers providing comment (not in attendance):** Jenny Rodger (Team Leader Contributions).

### 1. The following environmental planning instruments (EPIs) and development control plans (DCPs) are relevant to the site of this proposal:

State Environmental Planning Policy (Sydney Region Growth Centres) 2006	✓
State Environmental Planning Policy No. 55 – Remediation of Land	✓
State Environmental Planning Policy (Infrastructure) 2007	✓
State Environmental Planning Policy (State and Regional Development) 2011	✓
Blacktown City Council Growth Centre Precincts Development Control Plan 2010(as amended May 2020)	✓



**2. The following controls and development standards are of particular relevance to this proposal:**

**Permissibility**

Warehouse/distribution centres are a permissible land use in the IN1 General Industrial zone and IN2 Light Industrial zone with consent under the State Environmental Planning Policy (Sydney Region Growth Centre) 2006.

**Development Contributions**

- Section 7.11 Contributions are applicable to the proposed development. The applicable S7.11 contribution plan is Contribution Plan CP21 - Marsden Park.
- There is a possibility of a Voluntary Planning Agreement (VPA) required to be executed. For details, contact Council's Manager Development Contributions, Dennis Bagnall. Please include Chris Shannon, Council's Strategic Planning Manager, in any discussions where any zoning matters are to be discussed for the site.
- There is a possibility of a Special Infrastructure Contribution (SIC) levy applying to the site/development. You are to contact the Department of Planning and Environment to confirm amounts payable.

**Development standards and key affectations**

Minimum lot size:	In accordance with Clause 4.1(Minimum subdivision lot size) of Appendix 5 (Marsden Park Industrial Precinct Plan) of SEPP (SRGC) 2006, the minimum lot size is 2,000sqm.
Floor space ratio:	The maximum FSR for the IN1 and IN2 zoned portion of the site is 0.7:1.
Maximum building height:	18m for IN1 zoned portion of the site and 16m for IN2 zoned portion of the site. You are to confirm that the proposed lot boundary, zoning boundary and the HOB map boundary align.
Cumberland Plain Vegetation	Cumberland Plain Vegetation is identified on the site.
Bushfire	The subject site is identified as bushfire prone land. A bushfire report is to be provided that addresses the requirements of Planning and Bushfire Protection 2019. Note: The new Planning for Bush Fire Protection 2019 (PBP 2019) commenced on 1 March 2020. This version supersedes Planning for Bushfire Protection 2006.
Bio-certification	The site is identified as being bio-certified land.

**Note:** You are advised to carefully check all relevant development controls to ensure all relevant matters and documentation are included in any application.

Any departures from development controls and standards must be accompanied by a comprehensive written justification for consideration by Council at the time of the assessment.

**Compliance with planning policy**

- You are advised to carefully check all relevant development controls to ensure all relevant matters and documentation are included in any application.
- Where land is proposed for acquisition, any building setbacks required for the development are to measure the setback from the future boundary of the property assuming acquisition.
- Any departures from development controls and standards must be accompanied by a comprehensive written justification for consideration by Council at the time of the assessment.
- You are encouraged to comply with the relevant planning provisions as there is no guarantee that variations will be supported.

**For developments in the North West Priority Growth Area:**

- i. You must address Clause 6.1 of the relevant Precinct Appendix to State Environmental Planning Policy (Sydney Region Growth Centres) 2006. Council cannot grant consent to a DA unless it is satisfied that any public utility infrastructure that is essential for the proposed development is available or that adequate arrangements have been made to make that infrastructure available when required (this relates to the supply of water, electricity and the disposal and management of sewage). If this information is not submitted at the time of lodgement, determination of your DA will be delayed.
- ii. If the proposal is located in an area in, or adjacent to, a transport investigation area, the dimensions and location of that area must be shown on the plans submitted with the DA.
- iii. The plans must also depict the location of any ILP road pattern.
- iv. Lodgement of DAs must include all of the relevant documentation required by Blacktown City Council Growth Centre Precincts Development Control Plan as well as by the relevant Council checklist and the DA form.

**3. Will any NSW legislation cause the proposal to be integrated development (under the Environmental Planning & Assessment Act 1979)?**

	Yes	No
Fisheries Management Act 1994 (*Note: the development will become integrated development if any permit under the Fisheries Management Act 1994 is required)	<input type="checkbox"/>	<input checked="" type="checkbox"/> *
Heritage Act 1977 (*Note: the development will become integrated development if any works are proposed to an item on the State Heritage Register)	<input type="checkbox"/>	<input checked="" type="checkbox"/> *
Mine Subsidence Compensation Act 1961 (*Note: the development will become integrated development if approval is sought to alter or erect improvements within a mine subsidence district or to subdivide land therein)	<input type="checkbox"/>	<input checked="" type="checkbox"/> *
Mining Act 1992 (*Note: the development will become integrated development if the proposal relates to the granting of a mining lease)	<input type="checkbox"/>	<input checked="" type="checkbox"/> *
National Parks and Wildlife Act 1974 (*Note: the development will become integrated development if a grant of Aboriginal heritage impact permit is required)	<input checked="" type="checkbox"/>	<input type="checkbox"/> *
Petroleum (Onshore) Act 1991 (*Note: the development will become integrated development if a grant of production lease is required)	<input type="checkbox"/>	<input checked="" type="checkbox"/> *
Protection of the Environment Operations Act 1997 (*Note: the development will become integrated development if an environmental protection licence under POEO Act 1997 is required)	<input type="checkbox"/>	<input checked="" type="checkbox"/> *
Roads Act 1993 (*Note: the development will become integrated development if it is proposed to erect a structure or carry out a work in, on or over a public road; or dig up or disturb the surface of a public road; or remove or interfere with a structure, work or tree on a public road; or pump water into a public road from any land adjoining the road; or connect a road, whether public or private to a classified road)	<input checked="" type="checkbox"/>	<input type="checkbox"/> *
Rural Fires Act 1997 (*Note: the development will become integrated development if authorisation under section 100B of RF Act 1997 is required)	<input type="checkbox"/>	<input checked="" type="checkbox"/> *
Water Management Act 2000 (*Note: the development will become integrated development if water use approval, water management work approval or a controlled activity approval under Part 3 of Chapter 3 of the Water Management Act 2000 is required). If the proposal is integrated development, additional fees of \$140 (payable to Blacktown City Council) and \$320 (payable to the referral agency) are required to be submitted with the DA.	<input checked="" type="checkbox"/>	<input type="checkbox"/> *



*Note: It is the applicant's responsibility to identify whether the proposed development is 'integrated' development. Detailed reports accompanying the development application may confirm the application is 'integrated' and requires approval from other approval bodies.*

The applicant is to review the 'integrated criteria' and identify whether the application triggers integrated assessment. Notwithstanding this, the following is noted:

- The Roads Act 1993 and National Parks and Wildlife Act 1974 are likely to apply.
- Where works are proposed within 40m of a marked watercourse, the Water Management Act 2000 will apply.
- Consultation with the Office of Environment and Heritage (OEH) is recommended for matters relative to the Heritage Act 1977 as amended.

#### 4. Physical characteristics of the site:

Configuration of industrial sites that do not compromise the amenity of the locality requires careful and skilful execution of site planning and building layout. Site planning should: –

- Ensure the site layout and building location respond to the unique characteristics of the site and the surrounding context.
- Ensure development achieves adequate levels of natural lighting and ventilation, privacy, visual amenity and spatial separation from the neighbouring properties.
- Ensure lot configuration allows for orderly development of the site and adjoining sites. You will need to avoid isolation of land, propose satisfactory access to the lot, and avoid pursuit of development on triangular-shaped lots given the constraints placed upon the built form.
- Consultation with the owner of the transmission easement is required for their requirements.

Key issues which should be addressed **in the first instance** include, though are not limited to:

Drainage	Key infrastructure for drainage basins and road construction is not currently available for the site (refer to 'engineer design' section of the report for more detail). The applicant stated the delivery and timing of Council's Drainage Basin is critical for this development. Ideally, they would want Basin A built prior to commence any works on the site so they can use it. Council's Engineer Design and Asset Design Officer Georg Eberl indicated during the meeting that Office of Environment and Heritage (OEH) is assessing AHIP at the moment for the drainage basin.
Road construction	Written confirmation from RMS and Transport for NSW on the future road alignment of adjoining and nearby road infrastructure is required, particularly as this affects the intersection of Hollinsworth Road with South Street. And clearance is required from TfNSW to confirm that future transport corridor will not be impacted by the warehouse proposed.
Services	Confirmation from major service providers (electricity, water, sewer, gas and telecommunication) of the location of their infrastructure and their ability to service the site is required to ensure proposed development is in a suitable location and the proposed development can be serviced.
Acoustic and Social Impacts	These studies are to inform whether the industrial development can proceed with appropriate mitigation measures in place to address any identified concerns.
Staging	The staging plans for the proposed development is required to address orderly development and any identified site constraints.

Acoustic	Acoustic impacts need to be addressed in an acoustic report, particularly the noise and vibration impact the development will generate on the adjoining existing caravan park and the residents whom reside in that park from the operations occurring on site. Details are to be included to address how noise, vibration, truck
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	loading activities, forklift related noise and head lights from heavy vehicle movements will not cause disturbance for residents in the adjoining caravan park. A comprehensive acoustic report prepared by a suitably qualified professional is to be submitted with the DA. The report should address impacts on surrounding residential development (including the caravan park).
Transmission Easement	The proposed location of the car park encroaches into an electricity transmission line easement. Where permission is required for developments within easements, you are encouraged to seek TransGrid's permission prior to lodging any DA and written confirmation is to be provided with any DA.

Particular issues which should be addressed include, though are not limited to: –

Bushfire	The subject site is identified as bushfire prone land. A bushfire report is to be prepared by a suitably qualified bushfire consultant that addresses fire safety for the proposed development and the requirements of Planning for Bushfire Protection 2019.
Noise and vibration	The ISEPP applies to the site. Given the proximity of the site to proposed South Street extension and freeway, these matters are to be addressed in any proposal.
Contamination	<i>State Environmental Planning Policy No 55 – Remediation of Land</i> Clause 7 'Contamination and remediation to be considered in determining development applications' applies. A stage 2 site contamination report prepared by a suitably qualified accredited and EPA recognised geotechnical engineer must be submitted in accordance with SEPP 55 with the DA.
Salinity	A salinity report prepared by a suitably qualified professional is required to be submitted with the DA.
Easements	It is the responsibility of the applicant to conduct a Property Title Search through NSW Land and Registry Services (LRS) for any easements affecting the property and annotate these on the site plans. Any proposed easements or encumbrances must be clearly indicated on plans submitted with the DA. Of particular note is the transmission easement traversing the site. Development is to be avoided within easements unless written permission is sought and obtained from the authority empowered to permit otherwise.
Landscaping, trees and vegetation	A landscape concept plan is required. A tree survey detailing existing trees and other vegetation is to be provided and is to clearly identify the vegetation that is proposed to be retained and that which is proposed to be removed. Trees located on site are encouraged to be retained in conjunction with the proposed use of the site. This is consistent with Council's May 2018 resolution.
Heritage and archaeology	A Due Diligence report is required to be submitted with all new subdivisions in the Growth Centres under the National Parks and Wildlife Act 1974. This is to be prepared by a suitably qualified aboriginal heritage consultant and must be submitted with the DA. You are required to discuss the site with OEH for their requirements. You will need to seek advice from NPWS to confirm whether an Aboriginal Heritage Impact Permit (AHIP) is required for this site.
Traffic and car parking	A comprehensive car parking and traffic impact assessment report prepared by a suitably qualified traffic professional is to be submitted with the DA.
Building Code of Australia	All proposed works are to comply with the Building Code of Australia (BCA). <b>A BCA compliance report is to be submitted with the DA.</b>
Accessibility report	An Accessibility report is required with the DA.
Cut and fill and retaining walls	Details of any cut and fill are to be verified on a separate cut and fill plan. All retaining wall details (e.g. location, top-of-wall height, bottom-of-wall height, sections, elevations etc.) are to be clearly shown on plans and must be constructed of masonry material. <b>The cut and fill plan and details of retaining walls are to be submitted with the DA.</b>
Flora and Fauna Assessment	A Flora and Fauna Assessment is required with the DA. A Vegetation Management Plan is also required. See 'Biodiversity' comments later in this report for details.



Waste management	A <b>waste management plan</b> (WMP) is to be submitted with the DA. A template for a WMP can be found at: <a href="https://www.blacktown.nsw.gov.au/Plan-build/Stage-3-preparing-an-application/What-makes-an-application-complete">https://www.blacktown.nsw.gov.au/Plan-build/Stage-3-preparing-an-application/What-makes-an-application-complete</a>
Materials and finishes	Details of the materials and finishes are to be included in the DA.
Signage	Any signage proposed must be accompanied by a SEPP 64 Assessment and submitted with the DA.
Social Impact Assessment	A Social Impact Assessment is required. This is to address the potential impacts (both positive and negative impacts) upon adjoining residential development (ie the caravan park), and propose mitigation measures for any negative impacts identified.
Acoustics	A comprehensive acoustic report prepared by a suitably qualified professional is to be submitted with the DA. The proposal also needs to address how it meets the requirements of State Environmental Planning Policy (Infrastructure) 2007 and is to address impacts on surrounding residential development.
Construction management	A construction management plan is to be submitted. The plan should outline the extent of work that will be carried out on the site.
Future road alignment and access	You will need to seek advice from RMS and TfNSW on the future road extension and alignment of major proposed road infrastructure. You will need to demonstrate suitable access into the lot.
Compliance tables	Tables are required to be included in the Statement of Environmental Effects (SEE) that demonstrate compliance with the relevant environmental planning instruments, development control plans and guidelines
Submission requirements	You are to refer to the Environmental Planning and Assessment Regulation 2000 for submission requirements for a development application. You can access our development application checklist for documents required with your development application on Council's website, and other relevant information, through the following link: <a href="https://www.blacktown.nsw.gov.au/Plan-build/Stage-3-preparing-an-application/What-makes-an-application-complete">https://www.blacktown.nsw.gov.au/Plan-build/Stage-3-preparing-an-application/What-makes-an-application-complete</a>

## 5. The proposed development within the context of the site:

The DA must address the contextual aspects influencing urban form such as: -

- Neighbourhood/locality context, street layout and hierarchy and prevailing development densities
- Open space distribution and quality, topography, views and built form rhythm
- Heights, alignments and massing of surrounding buildings
- Prevailing character elements, such as roof forms, building articulation and modulation and the range and combinations of materials and details

The DA must be accompanied by a context analysis of the existing prevailing built and natural features of the site/in the streetscape and provide a suitable design response.

You are therefore required to submit a context/site analysis in the form of a scaled plan addressing the specific details and format requirements identified in the DA Guide.

## 6. Issues identified by the applicant:

- State Significant Development assessment requirements, and alignment of BCC concurrence
- Part Hollinsworth Road and North-South Collector delivery by Sydney Business Park

- Basin A and transfer pipeline delivery by BCC, and requirement for interim basin (or otherwise) by SBP

## **7. Issues discussed at PAM:**

### **General:**

#### ***The proposal***

- The proposed development is for the construction and use of 4 warehouses within the Marsden Park Industrial Precinct including the provision of parking and other associated services.
- Extension of Hollinsworth Road to proposed warehouse 4 with a roundabout and a new North South Collector Road linking Astoria Street and Hollinsworth Road is being proposed as part of the development to provide access to Warehouse 2 and 4.
- At the time of the meeting, the applicant has made application to the Department of Planning, Industry & Environment to obtain the SEARs. Council has provided advice to DPIE for the proposed development on 16<sup>th</sup> July 2020, any issues raised in this PAM is to be addressed with the SEARs in the EIS.

### **Planning:**

#### ***Permissibility***

- 'Warehouse or distribution centres' are a permissible land use in the IN1 General Industrial zone and IN2 Light Industrial zone with development consent under Statement Environmental Planning Policy (Sydney Region Growth Centres) 2006. The proposed built form is to be suitable for land uses permitted in the IN1 and IN2 zone.

#### ***Compliance with relevant planning policy***

- Any development application must address all relevant environmental planning instruments and the development control plans, including though not limited to, Statement Environmental Planning Policy (Sydney Region Growth Centres) 2006 (SEPP SRGC 2006), Blacktown City Council Growth Centre Precincts Development Control Plan 2010(as amended May 2020), including Schedule 3 (Marsden Park Industrial Precinct).

#### ***Compatibility of the proposal with the surrounding development***

- Compatibility of all the uses proposed within the development is to be demonstrated. Compatibility of the proposed development with other adjoining and surrounding development is also to be demonstrated. You will need to demonstrate the relationship of the proposed development in the context of other development applications currently under assessment (or that have been determined) on adjoining properties.
- The applicant should provide details of how the hours/usage of the proposed development can be controlled and limited in terms of their hours of usage to minimize excessive noise disturbance in the evening and early morning periods for residents of the caravan park.

#### ***Roads and access***

- The proposed Warehouse 2 and 4 access relies on the extension of Hollinsworth Road and a new collector road. You will need to discuss this matter with:
  - Council's Senior Asset Design Engineer, Georg Eberl, to discuss any opportunities or constraints in delivering these roads early including, though not limited to, timing of any acquisition, any road levels and design held by Council, and the process involved in seeking consent to undertake any work identified in Council's Contributions Plans;
  - RMS and Transport for NSW to confirm any proposed levels for, and alignment/location of, the South Street extension where Hollinsworth Road will intersect



- You are to ensure access complies with RMS requirements and that relevant road safety standards can be achieved to the site, and provide access for the maximum vehicle size required to access the proposed subdivision.

#### ***Subdivision***

- All plans of subdivision must be prepared by a registered surveyor.
- All proposed lots must comply with the minimum lot size requirement under SEPP (SRGC) 2006 and the controls outlined in Blacktown City Council Growth Centre Precincts Development Control Plan 2010 (as amended May 2020).

#### ***Car parking and traffic***

- The proponent needs to demonstrate that there is sufficient parking on site and that there will be no traffic related issues resulting from the proposed development.
- Uses proposed cannot create on street parking problems and must be able to cater for their own car parking demands within the subject site.
- The proponent is to submit a traffic assessment report. The report should demonstrate that there is truck and carparking that meets the truck and car parking generation of the proposed development.
- The report is also to address the impact and mitigation of the effect of truck movements on neighbouring properties.
- Swept paths are to be provided that show how vehicles enter, unload and leave the site in a forward direction.
- The proponent is proposing a 24 hour, 7 days operation. A lighting plan for the car park shall be submitted.
- The following comments are provided by Council's Traffic Engineering Section:
  - The proposed car park for Warehouse 2, 3 and 4 are under transmission line and generally no parking is allowed within transmission easement unless written evidence from TransGrid that stated otherwise can be provided.
  - Clearance documents from Transport for NSW are required as the subject site is within proximity to the future public transport corridor that between Rouse Hill and Marsden Park
  - The proposed driveway for Warehouse 4 appears to be too narrow. It should have the same road spec as the other 3 roads off the roundabout and narrower access can be proposed further down that road where it is safe to do so (see example of Chifley Glade).
  - Car park design to provide turning facility at the end of the car park;
  - SWEPT path from the street to the site to be provided.;
  - Width of the internal road to be provided for two-way simultaneous heavy industrial access (i.e. two B-double trucks passing each other) to Council's engineering requirements;
  - Traffic and parking impact assessment report to be provided;
  - Crossing to public road needs to be capable of accommodating the proposed development as well as future development on the rest of the site;
  - Parking is to comply with DCP requirements;
  - Loading and parking bay are to comply with Australian Standards.

#### ***Amenity***

- This proposal will require an acoustic and vibration assessment prepared by a suitably qualified acoustic consultant. This is to identify necessary mitigation measures to minimise the potential environmental impacts from noise and vibration generated by the proposed warehouse operation, and associated truck movements on the adjoining industrial units/developments as well as the

nearby caravan park. Where appropriate the development will need to be treated to minimise the impact from noise and any vibration generated from the site.

**Plans**

- A detailed floor plan is to be submitted identifying location of plant and equipment within the unit and such plan is also to identify what types of waste are stored, where and what the processes are to occur in each area.
- A site plan which identifies truck turning paths where the trucks will be parked to offload and pickup waste products is to be submitted.

**Waste management**

- A waste management plan must be submitted with the DA for storage and disposal of waste for the on-going use of the site for the proposal. Waste storage areas are to be provided on site in an appropriate location and to a size that caters for the waste demands of the use. This area is to be accessible, is not to interfere with pedestrian or vehicular movement, and is to be integrated into the design of the building to avoid unsightly waste being visible. For further information on waste, please contact Peta Golla, Council's Sustainable Resources Project Officer on 9839 6000.

**SEPP 33**

- The applicant is to list any dangerous/hazardous goods or chemicals to be stored onsite to assist in determining if a development is likely to be potentially hazardous industry under SEPP 33. Where the proposal does trigger 'Potential Hazardous Development' then the applicant will need to submit a Preliminary Hazard Analysis with the DA

**CPTED**

- The applicant is to provide a detailed CPTED report outlining the security management protocols of this development as its for 24 hour operation. The CPTED report is to address what security measures are to be in place to control who has access to the site.

**Acoustic requirements**

- An acoustic report prepared by a suitably qualified professional must be submitted as part of the DA. The report is to address car park noise, internal truck movement noise, truck idling, delivery, truck loading noise and forklift noise.
- The report is to take into consideration the Environment Protection Authority's document NSW Industrial Noise Policy and provide recommendations to mitigate the emission of offensive noise (and any undue vibration associated) from the operations occurring on site. The report shall be prepared by an appropriately qualified acoustic consultant that is a member of the Association of Australian Acoustic Consultants.
- It is noted that warehouse 2 & 3 are proposed to be located in close proximity to the caravan park and warehouse 2 has the loading areas on the side of the site that is closest to the caravan park and the applicant is proposing 24 hour/7 day a week operation. In view of this the acoustic report will need to address the noise impacts upon the caravan park and provide details of the measures that will be implemented to ensure their amenity is not significantly compromised (ie acoustic barrier, management of hours of loading areas etc).

**Owners consent**

- All land owners to which the proposed development application relates are to provide consent to the lodgement of the development application. This includes where ILP road patterns are proposed to be varied and easements over other property or properties.
- Please note, where the land is in company or charity ownership, it may be necessary to provide an ASIC or confirmation of authority respectively to support the owner's consent.
- A copy of any power of attorney will be required where owners consent relies upon it.



**Cut and fill**

Details of any cut and fill are to be shown on a separate plan including details of any retaining walls (including top of wall and bottom of wall heights).

**Integrated development**

There is a mapped dam on the site. You are encouraged to contact NSW Natural Resources Access Regulator (NRAR) for their requirements. Consequently, any works such as filling or excavation within 40 metres of the will trigger the development application (DA) to be 'integrated' development under Section 4.46 of the Environmental Planning and Assessment Act 1979 requiring an activity approval with NSW Natural Resources Access Regulator (NRAR). The following fees will apply:

- o \$320.00 (payable directly to NRAR)
- o \$140.00 (administration fee payable to Blacktown City Council)
- o \$1,105 (advertisement fee payable to Blacktown City Council)

**Information**

You are encouraged to make a request for relevant Development Applications and associated modifications by completing an application under [Government Information \(Public Access\) Act \(GIPA\) 2009](https://www.blacktown.nsw.gov.au/About-Council/How-we-work/Access-to-our-information) through the following link: <https://www.blacktown.nsw.gov.au/About-Council/How-we-work/Access-to-our-information>

**Zone boundaries**

For any required clarification of boundaries or mapping from Council (including, though not limited to zones, ILP, and lot boundaries), or for additional detail than that shown in maps within relevant planning legislation, GIS information can be requested from Council. That which can be requested, fees payable and the format of data is as follows:

- Council's GIS data content such as Cadastre, Land Zone, Proposed Subdivision Road Pattern, Bushfire and Flood can be provided in DWG format
- Fees and charges for 1 square KM tile = \$114
- Data format = ESRI Shape or DWG
- Map Projection = MGA Zone 56 GDA 94
- Delivery time = 5 to 7 working days
- Prefer Payment method = Credit card

For any matters relating to Land Information, please contact Win Min SWE on 9839 6000. Should clarification be required for policies that have not been created by Council, you are encouraged to confirm zone boundary information with the author of the relevant policies.

**Zone boundary variations**

Any proposed zone boundary variations proposed in a DA must be clearly shown on the plans and supported with a Clause 5.3 variation request giving reasons for the variations. There is no guarantee that these zone boundary variations will be supported and unless they are in council's best interest they will not be supported. If they are supported then the applicant will have to lodge a Planning proposal with the Development application to enable the PP to progress concurrently at full cost to the applicant. Applicants must have the written approval of the section of Council whose zoned land they are changing i.e. Drainage section if its SP2 or Rec planning if its RE1. Unless the written support of these section/s are given council not progress a Clause 5.3 variation or a PP over this site.

**Decision-making**

- The Blacktown Local Planning Panel will determine matters identified in the following direction: <https://www.planning.nsw.gov.au/-/media/Files/DPE/Other/local-planning-panels-direction-development-applications-2018-02-23.pdf?la=en>

- The State Planning Panel will determine matters referred in Schedule 7 (Regionally Significant Development) of the State Environmental Planning Policy (SEPP) for State and Regional Development 2011.
- The Department of Planning and Environment will determine matters for uses and projects with capital investment values of particular thresholds in accordance with State Environmental Planning Policy (SEPP) for State and Regional Development 2011.
- A quantity surveyors report is required to detail the cost of the work and the Capital Investment Value as defined under the Environmental Planning and Assessment Regulation 2000.

#### **Development Engineering (Drainage):**

**The following matters are to be addressed by the Applicant as part of a full submission for assessment of the concept design for the proposed development:**

1. Water Sensitive Urban Design (WSUD) requirements – For the buildings, consult and comply with Part J of Council's DCP (2016). For WSUD address of the subdivision components of the development, temporary OSD and water quality measures must be proposed for review, unless the development is proposed to be wholly reliant on the regional public WSUD infrastructure being constructed and operational, in which case, special conditions will impose this limitation accordingly, and restrict the progress of execution of the DA.
2. Any drainage connections to the future Basin A must be shown clearly on plans, and must acknowledge any easements required across adjoining land where a direct permanent connection is not proposed.
3. All upstream catchments must be considered, and included on a complete catchment plan for Council's review. All upstream catchments must be captured and directed through the site, and discharged to an appropriate outlet location, ensuring no adverse impacts on adjoining sites.
4. The small internal catchment which drains to the east (i.e. Warehouse 3) will require the connection to the regional channel to be provided with appropriate scour protection. Additionally, regional stormwater controls apply to this catchment, and must be addressed by this development if the regional infrastructure (i.e. future regional basin) has not yet been completed. Clarification of these controls have been met must be outlined in the SEE provided with the application.
5. All road dimensions and path paving requirements must comply with the cross-sections dictated by the North West Growth Centre DCP.
6. It is preferable to avoid trapped low points and drainage of public road water through privately-owned land via a drainage easement, as has been presented in these plans. In this regard, every option for drainage to be contained wholly within the future road reserve must be explored. If there is no feasible design option, the catchments that drain to such an easement must be reduced as much as possible, and appropriate blockage factors will apply to the drainage line within the easement to ensure potential localised flooding is mitigated.
7. The heavy vehicle driveway proposed to service Warehouse 4 is shown within the roundabout kerb line. In order for this to be considered by Council, a fourth southern leg of the roundabout must be proposed as a public road, with a transition to private driveway after a short distance. This is to ensure the vehicle movements within the roundabout are kept uniform and consistent to ensure road safety is prioritised for all directions of traffic.



8. The design vehicle for the roundabout is a B-triple, for which turning / swept paths will need to be provided on a copy of the engineering plans, to be assessed with the submission.
9. The design for Hollinsworth Rd and connection to the future regional basin (Basin A) must be coordinated with Council's Asset Design team.

For further advice on engineering matters, please contact Council's Team Leader Development Engineering, Christopher Latsinos on 9839 6000.

#### **Engineer (Drainage):**

The following comments are provided by Council's Senior Asset Design Engineer, Georg Eberl: Stormwater management is to be consistent with the adopted precinct planning strategies and adopted contributions plan CP21 the development should:

1. Use bioretention systems as part of their permanent on lot treatment systems
2. Any interim stormwater management strategy until the S7.11 works are delivered must meet the ideal stretch targets for stormwater quantity and quality of no impact on the downstream conservation area. Details of this requirement are provide in items B11 to B14 on the attached consent. the consent was for an adjoining project and this now applies to Precinct Basin A

We are currently preparing for the construction of the S7.11 stormwater management works. It is expected that they will be completed by late 2021

3. Anything that discharges to the west to the Little Creek catchment must comply with the requirements detailed in the attachment to his response until the S.7.11 works are complete.

The following comments are provided by Senior Engineer (Drainage) Developments, Tony Merrilees,:

4. In addition to the above requirements, water quality is required on lot (with bioretention) to satisfy a minimum annual average removal of 90% gross pollutants, 85% TSS, 65% TP and 45% TN.
5. For industrial/commercial development a minimum of 80% of the non-potable water uses on site is to be met through rainwater. This is to be assessed using the node water balance in MUSIC. Allow for a 10% loss in rainwater tank size volume in MUSIC to that shown on the design plans below the overflow invert to allow for anaerobic zones, mains water top up levels.
6. Provide two separate and additional MUSIC models (pre and post) to demonstrate that the Stream Erosion Index (SEI) is less than 3.5 based on the technique in Council's MUSIC Modelling Guide in part 4 of the Developer Handbook for Water Sensitive Urban Design available on Council's website. The pre-development is to consider a vacant pervious block. Provide all calculations used to determine  $Q_{critical}$ .

#### **Section 7.11 contribution:**

1. The proposed roundabout is included in the construction costs of item R3 in CP 21 – Marsden Park
2. The developer will need to enter into a WIK or VPA to construct Hollinsworth Road and will receive credits against their S7.11 contributions
3. The WIK or VPA must be executed before any work can commence or the developer will not be reimbursed.

For further advice on contribution matters, please contact Council's Team Leader Contributions, Jenny Rodger on 9839 6000.

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**8. Further consultation recommended?**

YES ☐ NO ☒

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**9. DA submission and supporting documentation:**

Should you proceed with a DA, the information requirements are included with the DA form and must also include the following specific documentation: -

- Owner's consent
  - The owner's names must match those recorded on Council's rates system. If the names differ, then proof of change of ownership must be provided. If there is more than one owner on Council's rates system, then all owners must sign. Where the owner is a company, owner's consent must be provided in the form of a letter on the company letterhead or stamped by the company seal and be signed by a Director of the company.
  - Where the owner is a strata corporation, owner's consent must be on the strata corporation letterhead or stamped by the strata seal.
  - If the owner company does not have company letterhead or a company seal, the owner's consent must be executed in accordance with Corporations Act 2001 (Cth) Section 127 – Execution of Documents. This requires the signature of two directors of the company, or a director and a company secretary, or by the sole director.
  - If the owner's consent is signed on the owner's behalf by their legal representative, documentary evidence (eg Power of Attorney, Executor or Trustee) must be provided.
  - Important: Applications lodged without complete owner's consent will be rejected.
- Statement of environmental effects - a comprehensive statement of environmental effects outlining the proposal's compliance with relevant planning controls and the anticipated impacts of the proposal (including any means to mitigate such impacts) must be submitted with any DA for the site, including a detailed table indicating compliance with the relevant numerical standards. DAs lodged without a statement of environmental effects will be rejected.
- DA submission will require all plans, elevations and cross-sections. If these plans are not drawn to scale or are illegible, the DA will be rejected.
- A survey plan of the property indicating existing levels to Australian Height Datum (AHD). Location and roof ridge and eave levels of dwellings on adjoining properties must also be indicated on the plans. Existing trees on site must be identified on the survey plan.
- Details of proposed external colours, materials and finishes (for new buildings).
- Proposed and existing ground level (including levels of adjoining properties), natural ground level and finished ground levels to AHD must be clearly indicated on the submitted plans (including all elevations and sections). DAs lodged without this information will be rejected.
- Shadow diagrams must be submitted with any DA and must focus on existing and proposed shadows cast by the development on the site during the critical stages as outlined in the DCP (i.e. between 9am and 3pm on 21 June). The shadow diagrams must not include shadows cast by existing structures on the subject and surrounding sites. However, a supplementary plan in addition to the required shadow diagrams to demonstrate the extent of the existing shadowing may assist in the assessment of the extent of additional overshadowing caused.
- In some instances, elevation shadow diagrams may be required in order to determine the extent of overshadowing on existing/proposed north facing elevations of buildings to be affected by a proposal.



- Detailed landscape calculations as part of a comprehensive landscape plan indicating suitable communal outdoor space with a component of deep soil which is capable of accommodating the planting of more substantial trees. Relevant landscaping calculations (overall and permeable) must be provided to demonstrate compliance against numerical controls.
- Should the elevation of a proposed building be within close proximity of the side setbacks, window treatment/operation (for BCA and fire safety considerations) must be shown in detail at DA stage as this may have an impact on ventilation and subsequent internal amenity.
- Retaining wall and boundary fencing details (if applicable) to be constructed on site as part of the development shall be submitted at DA stage, including proposed use of materials and RLs to AHD for the top of the walls. Please note that Council requires the construction of masonry retaining walls (i.e. no timber walls) on property boundaries. Any retaining walls must comply with the requirements of Blacktown Growth Centre Precincts Development Control Plan 2018.
- Detailed stormwater plans (to the standards required by Council's drainage engineers) prepared by a qualified hydraulic engineer. This may necessitate separate discussions with the engineers.

### **Estimated Cost of Works**

The DA must nominate the estimated cost of development (which includes consultant fees and GST) as defined in Clause 255 of the *Environmental Planning and Assessment Regulation 2000*. Development cost must be calculated in accordance with the Department of Planning & Industry and Environment's PS10-008.

Please note this must be accompanied by either a Cost Summary Report for development costs less than \$3,000,000 or a Registered Quantity Surveyor's Detailed Cost Report for development costs more than \$3,000,000. A Building Consultant must verify anything less than \$3 million as per PS10-008. The report templates can be downloaded off Council's website.

### **State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004**

Where the cost of works exceeds a capital investment value of \$50,000, BASIX certification is required to be obtained for the proposal and submitted in support of the application. All relevant commitments listed in BASIX Certificates must be shown on the drawings.

### **Fees in addition to the DA fee**

A \$320 cheque needs to be provided to each integrated referral authority the DA will be referred to if the application is an integrated development. An administration cost of \$140 will also be payable. Additional fees is also payable if a newspaper advertisement is required, in which case the fee for an advertisement is \$1,105.

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### **10. Limitation on the information provided in PAM minutes:**

- (a) This report is not a zoning certificate. Such a certificate can be purchased from Council by completing the relevant application form and payment of the appropriate fee.
- (b) To confirm all the relevant environmental planning instruments applicable for a particular development site, a Section 10.7 Certificate will need to be purchased from Council.
- (c) It is the responsibility of the applicant to ensure that a DA adequately addresses all relevant environmental planning instruments and DCPs.
- (d) Council has provided the information in this report in response to the material provided by the prospective applicant. An applicant who requires independent professional advice must engage a consultant who is qualified to provide such advice.

- (e) Information in this report concerning the permissibility of a particular form of development is provided in good faith at the time these minutes were prepared. Should the permissibility of the proposal be in doubt or the interpretation of development controls be unclear, you must seek guidance from a legal or town planning consultant.
- (f) You are advised that any proposal must fully comply with the applicable planning controls. Applicants must substantiate compliance with the objectives of all prevailing planning controls.
- (g) Council cannot pre-determine its position in regard to the merits of a development. Council's final decision regarding a development can only be made upon the lodgement of a DA and following Council's full and proper evaluation and determination of that application under Part 4 of the Environmental Planning and Assessment Act 1979. This report can in no way infer or imply that development consent may be granted.
- (h) All local and State planning controls are constantly under review. While this report reflects the controls operating at the time of the meeting, the relevant policies and controls may alter between the time of this meeting and the lodgement of a DA. Assessment of any DA must be on the basis of the controls in force at the time the application is evaluated and determined.
- (i) The information provided at the PAM and in this report is intended to assist in the preparation and lodgement of a DA. Although it is preliminary information, Council provides this service at no cost with the expectation that a prospective applicant will respond positively and take account of the information provided.
- (j) Further investigation of the proposal and the site, as well as comments by statutory authorities and local residents as part of the assessment of the DA, may necessitate amendments to any proposed plans for development. Conditions will be applied to any development consent. Furthermore, Council may refuse to issue development consent for a DA which is considered unsatisfactory following an evaluation under s.79C of the Environmental Planning and Assessment Act 1979.
- (k) This meeting or the minutes provided do not guarantee that any variations sought to Council's controls will be granted. Such variations are proposed at the applicant's own risk and may result in a longer DA processing time.
- (l) No guarantee can be given that this proposal will be approved until a full assessment of a DA has been made by the assessing town planner and development consent is granted, as other issues may be identified during the assessment process.
- (m) Your DA will be delayed should inadequate information be lodged. It is in your interests to provide as much information as possible to assist in Council's assessment of the DA. Applications lodged without key documentation such as a statement of environmental effects, stormwater plans, owner's consent, plans drawn to scale and other specific information highlighted either in these minutes or the relevant checklist will be rejected. There are no appeal rights under the EPA Act 1979 for rejected DAs.
- (n) Please note that the information provided within these minutes are valid for a period of 12 months. Please arrange a follow up PAM should you wish to pursue this development.

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**11. Acknowledgement of minutes:**

  
.....  
Gateway Town Planner

  
.....  
Coordinator Planning Assessment - Gateway

24/07/2020  
.....  
Date

24/07/2020  
.....  
Date



## Phil Jones

---

**From:** Cornelis Duba <Cornelis.Duba@endeavourenergy.com.au>  
**Sent:** Thursday, 23 July 2020 1:26 PM  
**To:** Phil Jones  
**Cc:** 'Michael Gray'; 'Owen Walsh'  
**Subject:** RE: Sydney Business Park - Stage 3 Facilities Project  
**Attachments:** EE Safety Plumbing.pdf; EE Safety on the job.pdf; EE MDI0044 Easements and Property Tenure.pdf; EE Guide for Padmount Substations.pdf; EE FPJ 6007 Technical Review Request Aug 2019.pdf; SW Work near underground assets.pdf; ENA EMF What We Know.pdf

Hello Phil

I refer to your below email of 15 July 2020 regarding the Request for Secretary's Requirements (SEARs) to the Department of Planning, Industry & Environment for Stage 3 Sydney Business Park to develop 4 new warehouse facilities and associated infrastructure at Hollinsworth Road and Astoria Street, Marsden Park (Part Lots 4 and 5 DP 1210172 and Part Lot 36 DP 262886).

In this regard as shown the following extract of a Draft Planning SEARs for another proposed State Significant Development which appears to be a standard requirement and is acceptable to Endeavour Energy.

### 13. Utilities

The EIS shall:

- address the existing capacity of the site to service the proposed development and any augmentation requirements for utilities, including arrangements for electrical network requirements, drinking water, wastewater and recycled water
- identify the existing infrastructure on-site and any possible impacts of the construction and operation of the proposal on this infrastructure.

As shown in the below site plan from Endeavour Energy's G/Net master facility model in regard to Stage 3 there are:

- No easements benefitting Endeavour Energy (active easements are indicated by red hatching with the blue hatching indicating a 'Retired Property' / released easement).
- 11,000 volt / 11 kilovolt (kV) high voltage and 132,000 volt / 132 kV high voltage underground cables, underground earth cables and underground pilot cables (carrying protection signals or communications between substations) to the Astoria Street road verge / roadway.
- Low voltage and 11 kV high voltage underground cables to the road verge / roadway for the extension of Hollinsworth Road.
- It is in proximity of Endeavour Energy's South Marsden Park Zone Substation located at Hollinsworth Road Marsden Park (Lot 100 DP 1188147).

Please note the location, extent and type of any electricity infrastructure, boundaries etc. shown on the plan is indicative only. In addition it must be recognised that the electricity network is constantly extended, augmented and modified and there is a delay from the completion and commissioning of these works until their capture in the model. Generally (depending on the scale and/or features selected), low voltage (normally not exceeding 1,000 volts) is indicated by blue lines and high voltage (normally exceeding 1,000 volts but for Endeavour Energy's network not exceeding 132,000 volts / 132 kV) by red lines (these lines can appear as solid or dashed and where there are multiple lines / cables only the higher voltage may be shown). This plan only shows the Endeavour Energy network and does not show electricity infrastructure belonging to other authorities or customers owned electrical equipment beyond the customer connection point / point of supply to the property. This plan is not a 'Dial Before You Dig' plan



under the provisions of Part 5E 'Protection of underground electricity power lines' of the Electricity Supply Act 1995 (NSW).

The following is the advice that Endeavour Energy would provide should it receive a notification from the Department for a request for SEARs. I appreciate that not all the following issues may be directly or immediately relevant or significant to the request for SEARs / Development Application. However in keeping with the Department's aim of earlier and better engagement, Endeavour Energy's preference is to alert proponents / applicants of the potential matters that may arise should development within closer proximity of the existing and/or required electricity infrastructure needed to facilitate the proposed development on or in the vicinity of the site occur.

- Network Capacity / Connection

Endeavour Energy has noted that the Scoping Report does not appear to address the suitability of the site for the development in regard to whether electricity services are available and adequate for the development.

**Table 1: Stage 3 Development Summary**

Infrastructure and Services	
Potable Water, Sewer, Electricity and Telecoms	Extension and connection to existing mains in Hollinsworth Road and Astoria Street, and reticulation through the site

On 9 June 2020 Endeavour Energy made a submission to Blacktown City Council regarding Planning Proposal F19/1113 to amend State Environmental Planning Policy (Sydney Region Growth Centres) 2006 as it applies to land in the Marsden Park Industrial Precinct to:


- remove floor space ratio controls from all zones within the Precinct ;
- remove height of buildings controls from land zoned IN1 General Industrial, IN2 Light Industrial and B5 Business Development within the Precinct.

Endeavour Energy's Asset Planning & Performance Branch whilst not having undertaken a detailed analysis of the Planning Proposal provided the following advice which is also applicable to Stage 3:

*The intent of the change in the planning controls is presumably to allow for high-density industrial developments with vertical or multi-level warehouses / buildings. At this time there is no issue with the increased density, in terms of peak demand at South Marsden Park Zone Substation there is currently spare capacity available but it is not unlimited ie. depending on the impact of the removal of the controls within the Precinct, the existing local network may need to be augmented at the appropriate time.*

*Endeavour Energy will continue to monitor the load growth on South Marsden Park Zone Substation. Any possible augmentation that may be required of the zone substation is not a prerequisite for the change to the development controls and new development proceeding.*

In regard to the provision of electricity supply to sites within the Precinct, the availability of electricity supply to a site is based on a wide range of factors eg. the age and design of the network; other development in the locality utilising previously spare capacity within the local network; the progress of nearby / surrounding sites including electricity infrastructure works eg. a smaller and isolated development that may not of its own accord require a substation may require a substation to facilitate the development and from which the spare capacity is made available to subsequent nearby development. Areas of the network utilising padmount substations

(indicated by the symbol  on the site plan from Endeavour Energy's G/Net master facility model) can accommodate loads from 315 kVA up to 1,500 kVA (typically 500 kVA) ie. there is a significant variation in the number and type of premises able to be connected to a substation.

As well as the capacity of distribution substations, other factors such as the size and rating / load on the conductors and voltage drop (which can affect the quality of supply particularly with long conductor runs) etc. need to be assessed. Given the large size of the proposed development an extension and/or augmentation of the existing local network will be required to facilitate the proposed development. However the extent of the works will not be determined until the final load assessment is completed. Endeavour Energy's preference is to alert proponents / applicants (and Council) of the potential matters that may arise as further development of areas continues to occur.

In due course the applicant for the proposed development of the site will need to submit an application for connection of load via Endeavour Energy's Network Connections Branch to carry out the final load assessment and the method of supply will be determined. Depending on the outcome of the assessment, any required padmount substation/s will need to be located within the property (in a suitable and accessible location) and be protected (including any associated cabling) by an easement and associated restrictions benefiting and gifted to Endeavour Energy. Please refer to the attached copy of Endeavour Energy's Mains Design Instruction MDI 0044 'Easements and Property Tenure Rights'.

Further details are available by contacting Endeavour Energy's Network Connections Branch via Head Office enquiries on telephone: 133 718 or (02) 9853 6666 from 9am - 4:30pm or on Endeavour Energy's website under 'Home > Residential and business > Connecting to our network' via the following link:

<http://www.endeavourenergy.com.au/>.

Advice on the electricity infrastructure required to facilitate the proposed development can be obtained by submitting a Technical Review Request to Endeavour Energy's Network Connections Branch, the form for which FPJ6007 is attached and further details (including the applicable charges) are available from Endeavour Energy's website under 'Our connection services'. The response to these enquiries is based upon a desktop review of corporate information systems, and as such does not involve the engagement of various internal stakeholders in order to develop a 'Connection Offer'. It does provide details of preliminary connection requirements which can be considered by the applicant prior to lodging a formal application for connection of load.

Alternatively the applicant may need to engage an ASP of an appropriate level and class of accreditation to assess the electricity load of the proposed development. The ASP scheme is administered by Energy NSW and details are available on their website via the following link or telephone 13 77 88:

<https://energy.nsw.gov.au/government-and-regulation/legislative-and-regulatory-requirements/asp-scheme-and-contestable-works> .

- Network Asset Design

Endeavour Energy's Company Policy 9.2.5 'Network Asset Design', includes the following requirements for electricity connections to new urban subdivision / development:

## 5.11 Reticulation policy

### 5.11.1 Distribution reticulation

In order to improve the reliability performance of and to reduce the operating expenditure on the network over the long term the company has adopted the strategy of requiring new lines to be either underground cables or where overhead is permitted, to be predominantly of covered or insulated construction. Notwithstanding this strategy, bare wire overhead construction is appropriate and permitted in some situations as detailed below.

In areas with the potential for significant overhanging foliage, CCT is used to provide increased reliability as it is less susceptible to outages from wind-blown branches and debris than bare conductors. CCT must only be used in treed<sup>2</sup> areas as the probability of a direct lightning strike is low. In open areas where the line is not shielded from a direct lightning strike, bare conductors must generally be used for 11kV and 22kV reticulation.

Non-metallic Screened High Voltage Aerial Bundled Cable (NMSHVABC) must be used in areas which are heavily treed and where it is not practicable to maintain a tree clearing envelope around the conductors.

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<sup>2</sup> A "treed" area is one with a substantial number of trees adjacent to the line, in each span. In these situations CCT is used to provide increased reliability as it is less susceptible to outages from wind-blown

#### 5.11.1.1 Urban areas

Reticulation of new residential subdivisions will be underground. In areas of low bushfire consequence, new lines within existing overhead areas can be overhead, unless underground lines are cost justified or required by either environmental or local council requirements.

Where underground reticulation is required on a feeder that supplies a mixture of industrial, commercial and/or residential loads, the standard of underground construction will apply to all types of load within that development.

Where ducting is used, adequate spare ducts and easements must be provided at the outset to cover the final load requirements of the entire development plan.

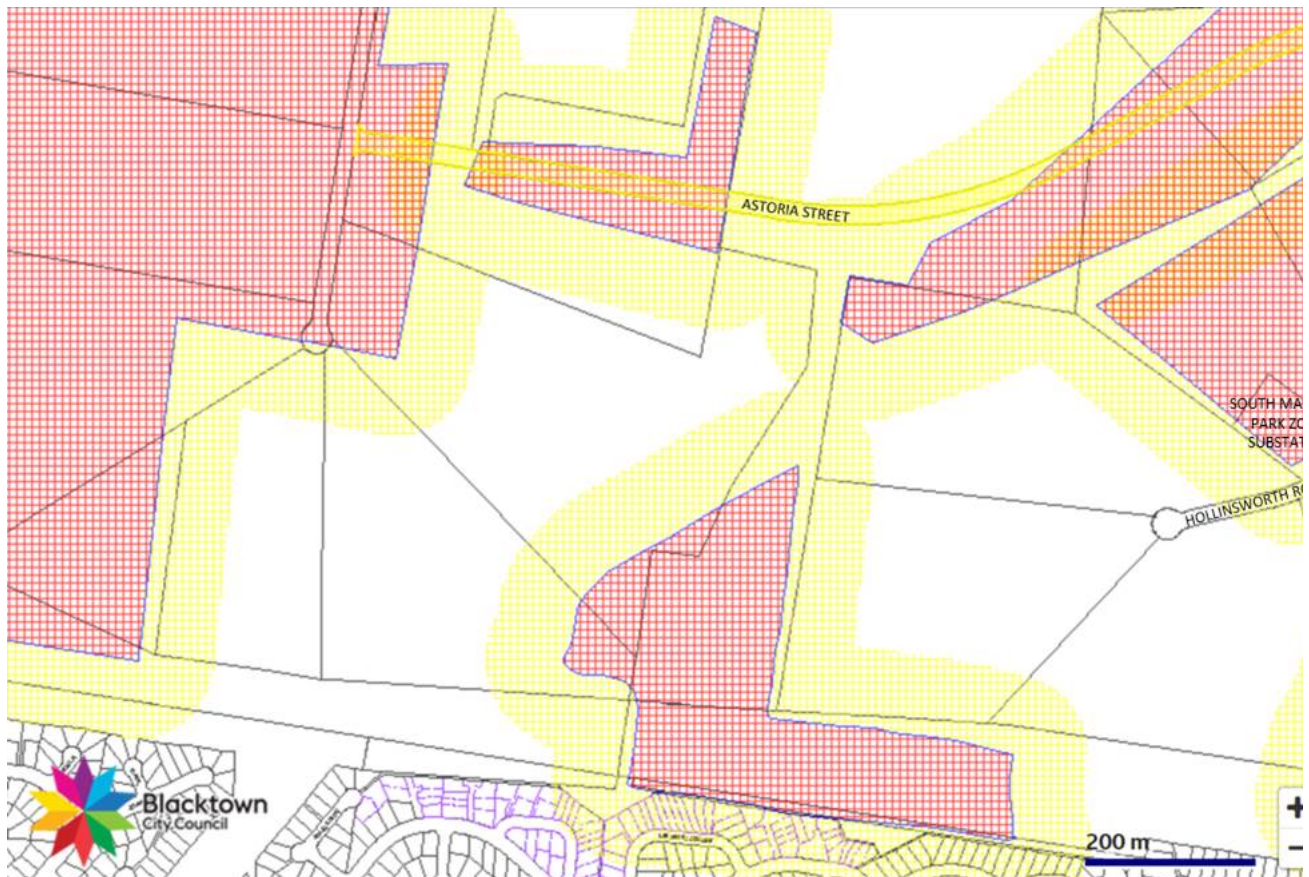
Extensions to the existing overhead 11kV/22kV network must generally be underground. Bare wire will be used for conductor replacements and augmentations except in treed areas where CCT or NMSHVABC must be used.

Extensions to the existing overhead LV network and augmentations must either be underground or ABC. Conductor replacements greater than 100m in route length must utilise aerial bundled cable.

- Bushfire

Endeavour Energy has noted that as shown in the following extract of Blacktown City Council's online mapping system that part of Stage 3 is within a bushfire zone.





Although industrial uses are not covered by Chapters 5 to 7 of NSW Rural Fire Service 'Planning for Bush Fire Protection 2019' (PBP), the aim and objectives of PBP still need to be considered and a suitable package of bush fire protection measures should be proposed commensurate with the assessed level of risk to the development. PBP provides the following advice regarding electricity services:

### 5.3.3 Services – Water, electricity and gas

**Intent of measures:** *to provide adequate service to the development, to protect the development from bush fire, and to locate gas and electricity so as to minimise the risk to the development.*

### Table 5.3c

Performance criteria and acceptable solutions for bush fire risk management in residential subdivisions.

The following is an extract of Endeavour Energy's Company Policy 9.1.1 Bushfire Risk Management:

## 9.1.1 BUSHFIRE RISK MANAGEMENT

### 1.0 POLICY STATEMENT

The company is committed to the application of prudent asset management strategies to reduce the risk of bushfires caused by network assets and aerial consumer mains to as low as reasonably practicable (ALARP) level. The company is also committed to mitigating the associated risk to network assets and customer supply reliability during times of bushfire whilst achieving practical safety, reliability, quality of supply, efficient investment and environmental outcomes. The company is committed to compliance with relevant acts, regulations and codes.

Accordingly the electricity network required to service the proposed development must be fit for purpose and meet the technical specifications, design, construction and commissioning standards based on Endeavour Energy's risk assessment associated with the implementation and use of the network connection / infrastructure for a bushfire prone site. In assessing bushfire risk, Endeavour Energy has traditionally focused on the likelihood of its network starting a bushfire, which is a function of the condition of the network. Risk control has focused on reducing the likelihood of fire ignition by implementing good design and maintenance practices. However the potential impact of a bushfire on its electricity infrastructure and the safety risks associated with the loss of electricity supply are also considered.

- Earthing

The construction of any building or structure (including fencing, signage, flag poles, hoardings etc.) whether temporary or permanent that is connected to or in close proximity to Endeavour Energy's electrical network is required to comply with Australian/New Zealand Standard AS/NZS 3000:2018 'Electrical installations' as updated from time to time. This Standard sets out requirements for the design, construction and verification of electrical installations, including ensuring there is adequate connection to the earth. It applies to all electrical installations including temporary builder's supply / connections.

Inadequate connection to the earth to allow a leaking / fault current to flow into the grounding system and be properly dissipated places persons, equipment connected to the network and the electricity network itself at risk from electric shock, fire and physical injury. The earthing system is usually in the form of an earth electrode consisting of earth rods or mats buried in the ground. It should be designed by a suitably qualified electrical engineer / ASP following a site-specific risk assessment having regard to the potential number of people could be simultaneously exposed, ground resistivity etc.

For details of the ASP scheme please refer to the above point 'Network Capacity / Connection'.

- Location of Electricity Easements / Prudent Avoidance

The incorporation of electricity easements into privately owned lots is generally problematic for both Endeavour Energy and the future landowners and requires additional easement management to ensure no uncontrolled activities / encroachments occur within the easement area.

Accordingly Endeavour Energy's recommendation is that whenever reasonably possible, easements be entirely incorporated into public reserves and not burden private lots. Endeavour Energy's preference is to have continuity of its easements over the most direct and practicable route affecting the least number of lots as possible.

This is also in keeping with a policy of prudent avoidance. In practical terms this means that when designing new transmission and distribution facilities, consideration is given to reducing exposure and increasing separation distances to more sensitive uses such as residential or schools, pre-schools, day care centres or where potentially a greater number of people are regularly exposed for extended periods of time.

These emissions are usually not an issue but with Council's permitting or encouraging development with higher density, reduced setbacks and increased building heights, but as the electricity network operates 24/7/365 (all day, every day of the year), the level of exposure can increase.

Endeavour Energy believes that irrespective of the zoning or land use, applicants (and Council) should also adopt a policy of prudent avoidance by the siting of more sensitive uses eg. the office component of an industrial building, away from and less susceptible uses such as garages, non-habitable or rooms not regularly occupied eg. storage areas in a commercial building, towards any electricity infrastructure – including any possible future electricity infrastructure required to facilitate the proposed development.

Where development is proposed near electricity infrastructure, Endeavour Energy is not responsible for any amelioration measures for such emissions that may impact on the nearby proposed development.

Please find attached a copy of Energy Networks Association's 'Electric & Magnetic Fields – What We Know' which can also be accessed via their website at <https://www.energynetworks.com.au/electric-and-magnetic-fields> and provides the following advice:

*Electric fields are strongest closest to their source, and their strength diminishes rapidly as we move away from the source.*

*The level of a magnetic field depends on the amount of the current (measured in amps), and decreases rapidly once we move away from the source.*

Typical magnetic field measurements associated with Endeavour Energy's activities and assets given the required easement widths, safety clearances etc. and having a maximum voltage of 132,000 volt / 132 kV, will with the observance of these separation distances not exceed the recommended magnetic field public exposure limits.

- **Vegetation Management**

The planting of large trees near electricity infrastructure is not supported by Endeavour Energy. Suitable planting needs to be undertaken in proximity of electricity infrastructure (including any new electricity infrastructure required to facilitate the proposed development). Only low growing shrubs not exceeding 3.0 metres in height, ground covers and smaller shrubs, with non-invasive root systems are the best plants to use. Larger trees should be planted well away from electricity infrastructure (at least the same distance from overhead power lines as their potential full grown height) and even with underground cables, be installed with a root barrier around the root ball of the plant.

Landscaping that interferes with electricity infrastructure could become a potential safety risk, restrict access, reduce light levels from streetlights or result in the interruption of supply may become subject to Endeavour Energy's Vegetation Management program and/or the provisions of the Electricity Supply Act 1995 (NSW) Section 48 'Interference with electricity works by trees' by which under certain circumstances the cost of carrying out such work may be recovered.

- **Dial Before You Dig**

Before commencing any underground activity the applicant is required to obtain advice from the **Dial Before You Dig 1100** service in accordance with the requirements of the Electricity Supply Act 1995 (NSW) and associated Regulations. This should be obtained by the applicant not only to identify the location of any underground electrical and other utility infrastructure across the site, but also to identify them as a hazard and to properly assess the risk.

- Public Safety

Workers involved in work near electricity infrastructure run the risk of receiving an electric shock and causing substantial damage to plant and equipment. I have attached Endeavour Energy's public safety training resources, which were developed to help general public / workers to understand why you may be at risk and what you can do to work safely. The public safety training resources are also available via Endeavour Energy's website via the following link:

<http://www.endeavourenergy.com.au/wps/wcm/connect/ee/nsw/nsw+homepage/communitynav/safety/safety+brochures> .

If the applicant has any concerns over the proposed works in proximity of the Endeavour Energy's electricity infrastructure to the road verge / roadway, as part of a public safety initiative Endeavour Energy has set up an email account that is accessible by a range of stakeholders across the company in order to provide more effective lines of communication with the general public who may be undertaking construction activities in proximity of electricity infrastructure such as builders, construction industry workers etc. The email address is [Construction.Works@endeavourenergy.com.au](mailto:Construction.Works@endeavourenergy.com.au) .

- Emergency Contact

In case of an emergency relating to Endeavour Energy's electrical network, the applicant should note the Emergencies Telephone is 131 003 which can be contacted 24 hours/7 days. Endeavour Energy's contact details should be included in the Risk & Safety Management Plan.

Should you wish to discuss this matter, or have any questions, please do not hesitate to contact me or the contacts identified above in relation to the various matters. Due to the high number of development application / planning proposal notifications submitted to Endeavour Energy, to ensure a response contact by email to [property.development@endeavourenergy.com.au](mailto:property.development@endeavourenergy.com.au) is preferred.

With the current COVID-19 health risk, as many as possible of Endeavour Energy staff are working from home. As a result there is only a small contingent located at the Huntingwood head office for essential operations. Although working from home, access to emails and other internal stakeholders is now somewhat limited and as a result it may take longer than usual to respond to enquiries. Thank you for your understanding during this time.

Kind regards

Cornelis Duba

Development Application Specialist

Network Environment & Assessment

M: 0455 250 981

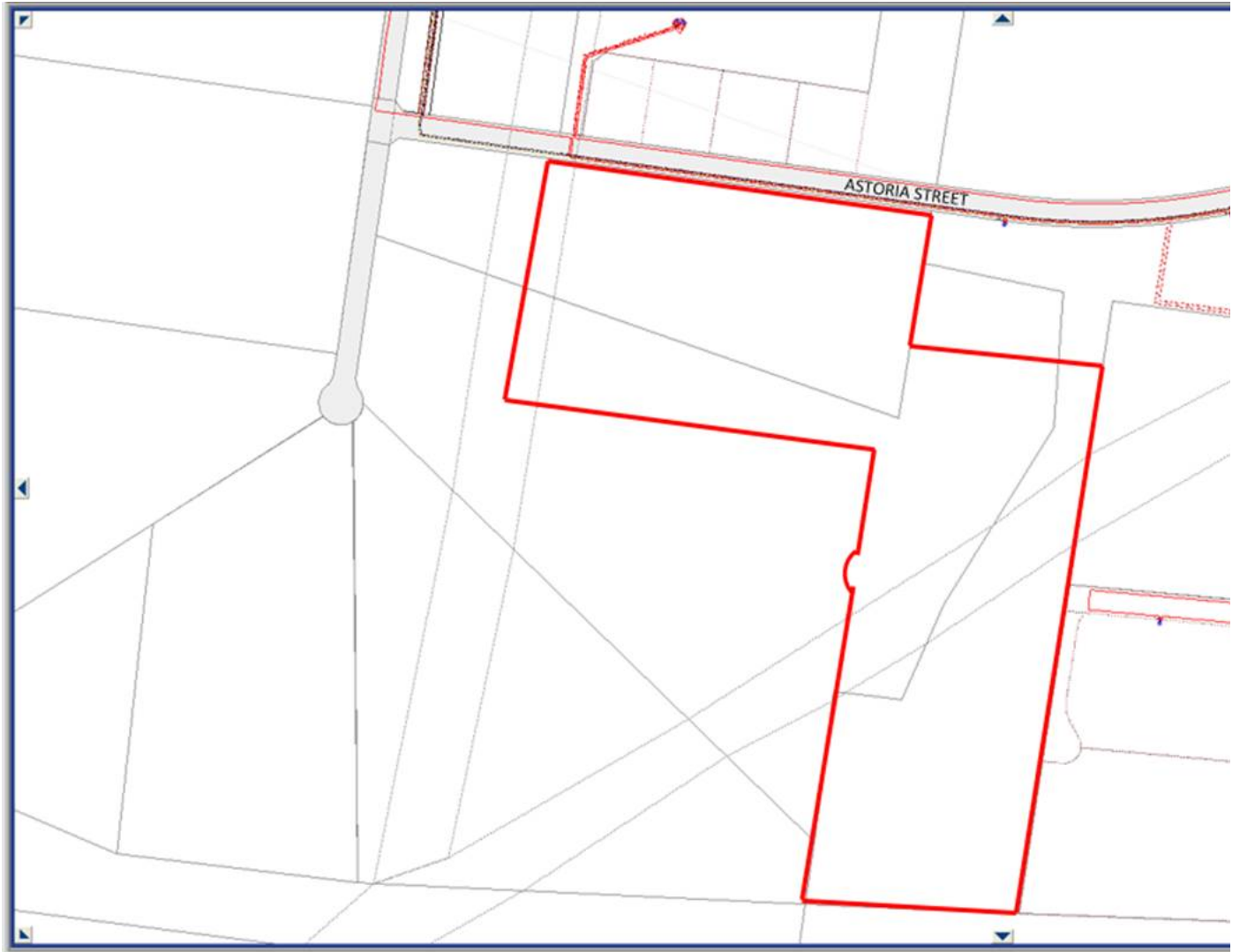
E: [cornelis.duba@endeavourenergy.com.au](mailto:cornelis.duba@endeavourenergy.com.au)

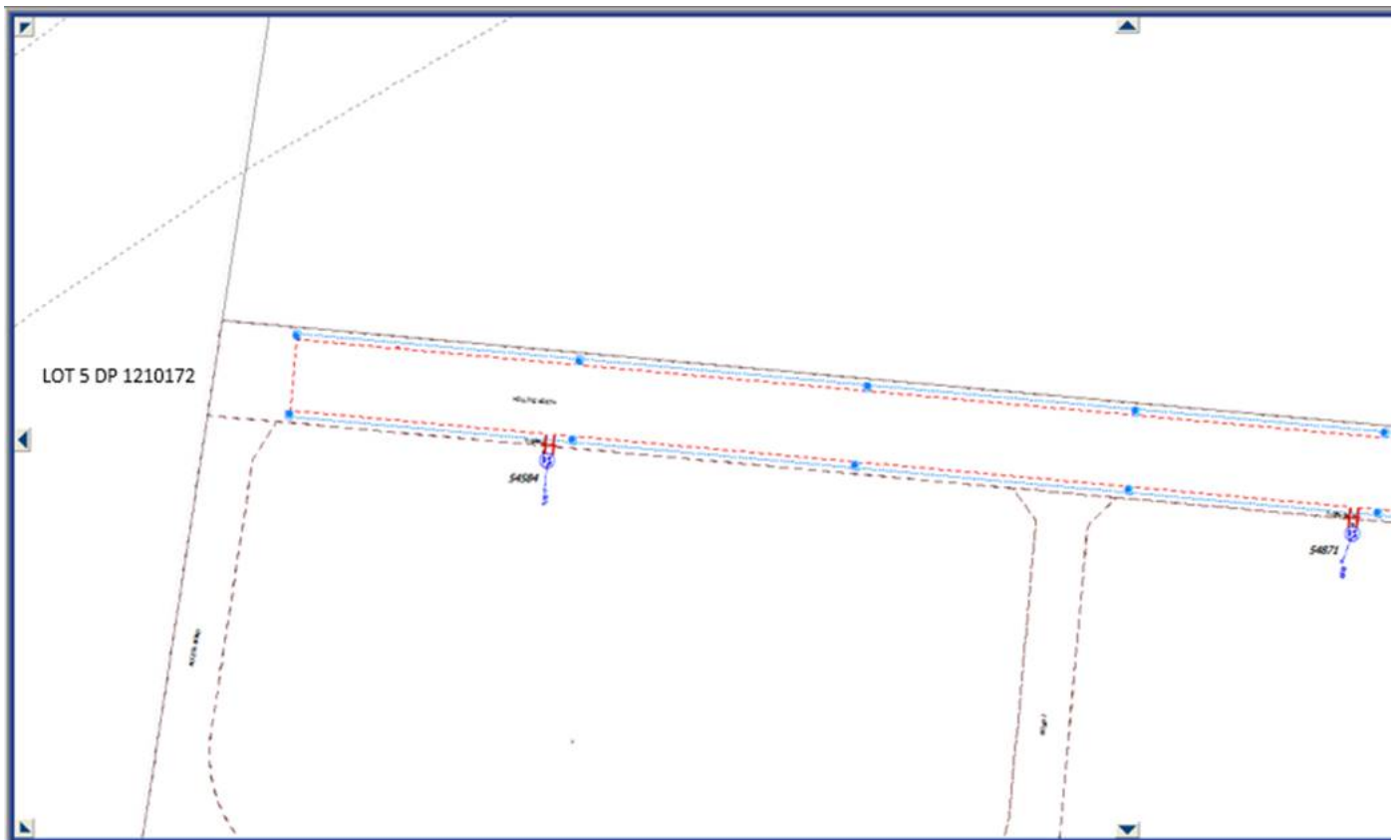
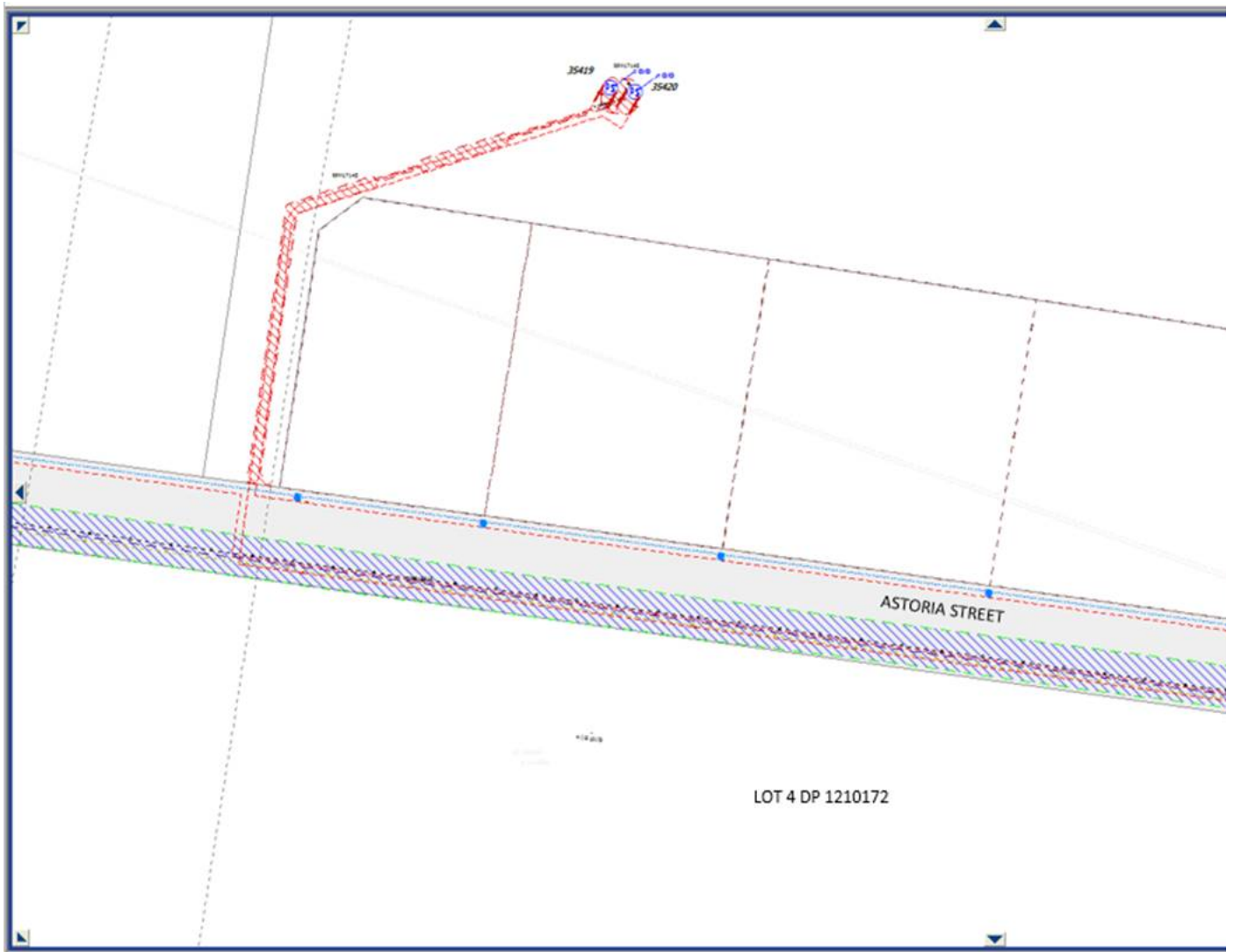
51 Huntingwood Drive, Huntingwood NSW 2148

[www.endeavourenergy.com.au](http://www.endeavourenergy.com.au)











Our ref: DOC20/548780  
Your ref: SSD-10477

Phil Jones  
Principal Planner  
PJEP Environmental Planning Pty Ltd  
[phil@pjep.com.au](mailto:phil@pjep.com.au)

Dear Mr Jones

**Input into Secretary's Environmental Assessment Requirements – State Significant Development – Stage 3 Facilities, Sydney Business Park – Blacktown LGA (SSD-10477).**

I refer to your email dated 6 July 2020 seeking input into the Secretary's Environmental Assessment Requirements (SEARs) for the preparation of an Environmental Impact Assessment (EIS) for the Stage 3 Facilities, Sydney Business Park, of Part Lots 4 and 5 DP1210172 and Part Lot 36 DP262886. The proposed development is within the Blacktown local government area.

Aboriginal Cultural Heritage Regulation of Heritage NSW understands that the development comprises of four warehouse and distribution facilities within the Marsden Park Industrial Precinct, Western Sydney, currently under consideration as a State Significant Development (SSD) under the *Environmental Planning and Assessment Act 1979*.

Aboriginal Cultural Heritage Regulation has reviewed the scoping report as prepared by PJEP Planning Pty Ltd (dated June 2020) and has prepared Standard SEARs which are presented in **Attachment A**.

With respect to Aboriginal cultural heritage, Heritage NSW notes that any Aboriginal cultural heritage assessment undertaken prior to 2010 is unlikely to meet current Heritage NSW Aboriginal cultural heritage guidelines for the assessment of Aboriginal cultural heritage in NSW. The *Guide to investigating, assessing and reporting on Aboriginal cultural heritage in NSW* (OEH 2011) should be referenced in this instance.

If you have any further questions in relation to this matter, please contact Rebecca Yit, Archaeologist, on 4927 3244 or at [rebecca.yit@environment.nsw.gov.au](mailto:rebecca.yit@environment.nsw.gov.au).

Yours sincerely

Dr Samantha Higgs  
**Senior Team Leader**  
**Aboriginal Cultural Heritage Regulation - North**  
**Heritage NSW**

Date: 16 July 2020



Enclosure:      Attachments A

## Attachment A – Standard Environmental Assessment Requirements

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### Aboriginal cultural heritage

1. The Environmental Impact Assessment (EIS) must identify and describe the Aboriginal cultural heritage values that exist across the whole area that will be affected by the development and document these in the Aboriginal Cultural Heritage Assessment Report (ACHAR). This may include the need for surface survey and test excavation. The identification of cultural heritage values should be guided by the *Guide to investigating, assessing and reporting on Aboriginal Cultural Heritage in NSW* (DECCW 2011) and consultation Aboriginal Cultural Heritage Regulation of Heritage NSW.
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 Heritage NSW.

## Phil Jones

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**From:** UrbanGrowth <UrbanGrowth@sydneywater.com.au>  
**Sent:** Friday, 17 July 2020 9:35 AM  
**To:** Phil Jones  
**Cc:** 'Owen Walsh'  
**Subject:** Re: Sydney Business Park - Stage 3 Facilities Project  
**Attachments:** SWC Response to SEARs - SSD-10477.pdf

Hello Phil,

Thank you for your email.

Unfortunately the growth team didn't see your email before we provided our input to the SEARs to Ania Dorocińska from DPIE. This response is enclosed for your reference.

There appear to be no major issues and we have requested standard information. As you are aware, growth is occurring at pace across the NWGA and Sydney Water is delivering assets and updating planning in accordance with projected growth, zoning and suitability. We are about to start on the next phase of the NWGA package 4 of works. When you are ready, we will be looking for more information on the staged and ultimate demand you anticipate for the site in line with expected timescales/phases for the development and first use requirements. You may already be speaking to our case teams regarding this via the WSC process.

We note the plan is for warehousing and distribution, which have a relatively low water demand. Should this change (a switch to a data centre for example) please notify Sydney Water as soon as feasible as high water demands may require further servicing advice.

Kind regards

Kristine Leitch  
Growth Intelligence Manager  
City Growth and Development, Business Development Group  
Sydney Water, 1 Smith Street, Parramatta NSW 2150



Ph 8849 4900  
Mob 0439 042 522  
[Kristine.Leitch@sydneywater.com.au](mailto:Kristine.Leitch@sydneywater.com.au)

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**From:** Phil Jones <phil@pjep.com.au>  
**Sent:** Monday, 6 July 2020 2:49 PM  
**To:** UrbanGrowth; LEITCH, KRISTINE  
**Cc:** 'Owen Walsh'  
**Subject:** Sydney Business Park - Stage 3 Facilities Project

Dear Sydney Water,

Sydney Business Park is proposing to develop 4 new warehouse facilities and associated infrastructure in the western part of Sydney Business Park, Marsden Park.

9 July 2020

**Ania Dorocińska**

Senior Environmental Assessment Officer  
Industry Assessments  
Department of Planning, Industry and Environment  
4 Parramatta Square, Parramatta NSW 2150  
ania.dorocinska@planning.nsw.gov.au

**RE: Sydney Water input to SEARs for SSD-10477 Sydney Business Park - Stage 3**

Thank you for seeking Sydney Water's input on the Secretary's Environmental Assessment Requirements regarding SSD-10477, which proposes construction and operation of Stage 3 of Sydney Business Park, comprising of four warehouse and distribution centres, roads, and infrastructure. 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:

- Potable water reticulation pipes on Astoria Street.
- Wastewater reticulation pipes on Astoria Street.

Sydney Water requests that the Department of Planning, Industry 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](mailto:urbangrowth@sydneywater.com.au).

Yours sincerely,

A handwritten signature in black ink, appearing to read "KL", enclosed within a large, loopy oval shape.

**Kristine Leitch**

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

## Phil Jones

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**From:** Lee Farrell <Lee.Farrell@transport.nsw.gov.au>  
**Sent:** Friday, 10 July 2020 10:56 AM  
**To:** Owen Walsh  
**Cc:** phil@pjep.com.au; Helen Borland; Jonathan Ussia  
**Subject:** RE: Sydney Business Park - Stage 3 Facilities Project

Hi Owen,

Thanks for the heads-up, the approach looks fine and Mark has already been in contact to discuss with the Corridors team.

I will have our GIS team overlay the corridor on the proposed Stage 3 plan, I will advise of any issues. As mentioned previously, there is little detail on design and therefore indicative stanchion locations. However, I will speak with Metro and see what I can get for you and the designers.

I am also aware that DPIE are looking at the corridor through the Industrial Precinct and may seek to amend the SEPP in the near future. This will provide you with greater certainty and support the redesign that you have undertaken. I'll provide any updates as they come to hand.

Many thanks for your collaboration with respect to this project, it is greatly appreciated.

Kind regards  
Lee

Lee Farrell  
Corridor Coordinator  
Land Use Planning & Development  
Customer Strategy & Technology  
**Transport for NSW**

M 0407 668 767 | P 02 8922 0877  
Level 26, 477 Pitt Street, Sydney NSW 2000

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I acknowledge the traditional owners and custodians of the land in which I work and pay my respects to Elders past, present and future.

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**From:** Owen Walsh [mailto:owen.walsh@sydneybusinesspark.com.au]  
**Sent:** Thursday, 9 July 2020 9:49 AM  
**To:** Lee Farrell <Lee.Farrell@transport.nsw.gov.au>  
**Cc:** phil@pjep.com.au; Helen Borland <Helen.Borland@transport.nsw.gov.au>  
**Subject:** FW: Sydney Business Park - Stage 3 Facilities Project

Lee,

I hope you are well.

Please find attached the scoping report for our planned State Significant Development Application requesting the Secretary's Requirements from the Department – I asked our statutory planner to issue this to Transport for NSW via the normal consultation process (to Mark Ozinga), and that I would contact you to discuss the future metro corridor – I hope that is ok.

Probably of more interest for you is the overall plan that we are working to, noting that I am hoping to have some specific plans prepared for your ease of review with the proposed corridor shown. For now, I note that the 60m wide corridor extends down over the proposed north south collector road, car parking and some of the yard of warehouse 1. Our consultants are also seeking to show indicative stanchion locations so that we can provision for these at similar centres to the North West section so that we have an idea how this may work – obviously pending the corridor being identified formally and the works progressing.

I look forward to your thoughts.

Regards,

**Owen Walsh** | Development Director | **Sydney Business Park** | 15 Hollinsworth Road Marsden Park New South Wales 2765 | Phone 0413 442 096 | [sydneybusinesspark.com.au](http://sydneybusinesspark.com.au)

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**From:** Phil Jones <[phil@pjep.com.au](mailto:phil@pjep.com.au)>  
**Sent:** Wednesday, 8 July 2020 3:26 PM  
**To:** [mark.ozinga@transport.nsw.gov.au](mailto:mark.ozinga@transport.nsw.gov.au)  
**Cc:** Owen Walsh <[owen.walsh@sydneybusinesspark.com.au](mailto:owen.walsh@sydneybusinesspark.com.au)>  
**Subject:** Sydney Business Park - Stage 3 Facilities Project

Dear Mark,

Sydney Business Park is proposing to develop 4 new warehouse facilities in the western part of Sydney Business Park, Marsden Park. The proposal also includes construction of local infrastructure including estate roads and drainage infrastructure.

The site is known as the 'Stage 3' area of Sydney Business Park, is zoned for industrial purposes, and is surrounded by industrial and infrastructure (drainage and roads) zoned land. The site is accessed from Astoria Street and Hollinsworth Road, which have recently been constructed to service the industrial estate.

A single development application is being prepared for the proposal, which is classified as State Significant Development, as it involves development for the purpose of warehousing and distribution with a capital investment value of more than \$50 million. Consequently, the Minister for Planning and Public Spaces (or the Independent Planning Commission) is the consent authority for the proposal.

Sydney Business Park has recently submitted a Request for Secretary's Requirements to the Department of Planning, Industry & Environment. The request document, which outlines the proposal in more detail, is attached for your reference.

Sydney Business Park and PJEP are currently preparing the EIS for the proposal and, as part of this preparation, are consulting with a range of stakeholders who may have an interest in the proposed development. Your organisation has been identified as potentially having an interest in the proposal.

If you have any issues that you would like Sydney Business Park to consider during preparation of the EIS, it would be appreciated if you could provide any comments by return email by 20 July 2020. If you would like any further information, please don't hesitate to contact me.

Kind regards  
Phil

**Phil Jones**  
Principal Planner



pjep environmental planning Pty Ltd  
mob. 0400 392 861  
tel. 02 9918 0830  
*striving for balance between economic, social and environmental ideals...*

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## Phil Jones

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**From:** Easements&Development <Easements&Development@transgrid.com.au>  
**Sent:** Tuesday, 21 July 2020 3:01 PM  
**To:** Michael Gray; Phil Jones  
**Subject:** FW: 2020-326 Sydney Business Park: Hollingsworth Road & Astoria Street LOTS 4&5 DP 1210172 Marsden Park  
**Attachments:** Sydney Business Park - Stage 3 Facilities Project (5.22 MB); Sydney Business Park - Stage 3 Facilities Project (5.23 MB)

Good Afternoon,

Thank you for referring the abovementioned Development Application to TransGrid.

As you are aware, TransGrid operates and maintains the NSW high voltage transmission line network. After review of the subject parcel of land, TransGrid can confirm the development site is impacted by TransGrid infrastructure

In the interest of public safety, the design and placement of any proposed development should 'prudently avoid' TransGrid easements and infrastructure. Any development to be located near high voltage transmission lines must be thoroughly assessed by TransGrid and this process takes considerable time.

A review of the final design of the proposed development must be undertaken by our engineers.

As preliminary advice please see a copy of *TransGrid's Easement Guidelines for Third Party development (V10)* above. These guidelines are **not** an exhaustive list and should there be any uncertainty further consultation with TransGrid is required.

Please be aware - TransGrid requires time to duly assess the proposed development per the documentation provided, particularly to the extent that impacts on our easement and the infrastructure therein.

This review of the proposed development must be completed prior to a formal response to the notice issued.

If you have any questions while TransGrid is undertaking our review, please do not hesitate to contact me directly.

Kind regards,

Michael

**Michael Platt**

*Development Assessment and Control Officer | Network Planning and Operations*

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**TransGrid** | 200 Old Wallgrove Road, Wallgrove, NSW, 2766

**T:** (02) 9620 0161 **M:** 0427 529 997

**E:** [Michael.Platt@transgrid.com.au](mailto:Michael.Platt@transgrid.com.au) **W:** [www.transgrid.com.au](http://www.transgrid.com.au)

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**From:** Easements&Development  
**Sent:** Tuesday, 21 July 2020 2:52 PM  
**To:**  
**Subject:** 2020-326 Sydney Business Park: Hollingsworth Road & Astoria Street LOTS 4&5 DP 1210172 Marsden Park

Good Afternoon,

**TransGrid Reference Number:** 2020-326

**Location:** Sydney Business Park: Hollingsworth Road & Astoria Street LOTS 4&5 DP 1210172 Marsden Park

**Proposal:** Sydney Business Park Stage 3 Facilities Project

**TransGrid:** Transmission Line 14 Sydney North 330kV – Kemps Creek 550kV Structures 65- 66 +  
Transmission line 20 Sydney West 33kV – Sydney North Structures 33 - 34

Please find attached:

1. Proponent EIS preparation seeking TransGrid input as affected by TransGrid infrastructure: AURECON for review please
2. Proponent request for: Graphically re-sagged PLSCADD back up model (.bak file) for both TL14 and TL20 (covering Line 14 between towers 65 and 66 and Line 20 between towers 33 and 34): Brendan and or AURECON to provide via E&D INBOX please for provision to proponent

Regards

Michael

**Michael Platt**

*Development Assessment and Control Officer | Network Planning and Operations*

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**TransGrid** | 200 Old Wallgrove Road, Wallgrove, NSW, 2766

**T:** (02) 9620 0161 **M:** 0427 529 997

**E:** [Michael.Platt@transgrid.com.au](mailto:Michael.Platt@transgrid.com.au) **W:** [www.transgrid.com.au](http://www.transgrid.com.au)

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"COVID-19 UPDATE: TransGrid office personnel have transitioned to working remotely, staying home to keep our people and community safe while working to ensure that we continue to provide the support you need during these uncertain times. We appreciate staying connected is important so while face-to-face meetings have been suspended due to physical distancing requirements, we offer other ways for you to contact us, meet with us and access the people, information and resources you require." Please consider the environment before printing this e-mail.

**Phil Jones**

---

**Subject:** FW: Marsden Park - Stage 3 State Significant Development Application

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**From:** Eleanor Jones <[EJones@ingeniacommunities.com.au](mailto:EJones@ingeniacommunities.com.au)>  
**Sent:** Tuesday, 4 August 2020 4:07 PM  
**To:** Owen Walsh <[owen.walsh@sydneybusinesspark.com.au](mailto:owen.walsh@sydneybusinesspark.com.au)>; Owen Burnie <[OBurnie@ingeniacommunities.com.au](mailto:OBurnie@ingeniacommunities.com.au)>  
**Cc:** Michael Gray <[michael.gray@sydneybusinesspark.com.au](mailto:michael.gray@sydneybusinesspark.com.au)>  
**Subject:** RE: Marsden Park - Stage 3 State Significant Development Application

Hi Owen,

Thanks for clarifying. That is fine for us.

Thanks

**Eleanor Jones**  
Assistant Development Manager



Level 9, 115 Pitt Street, Sydney NSW 2000  
Phone: 02 8263 0536 | Mobile: 0476839643 | Fax: 02 8263 0500

Email: [ejones@ingeniacommunities.com.au](mailto:ejones@ingeniacommunities.com.au)  
[www.ingeniacommunities.com.au](http://www.ingeniacommunities.com.au)

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**From:** Owen Walsh <[owen.walsh@sydneybusinesspark.com.au](mailto:owen.walsh@sydneybusinesspark.com.au)>  
**Sent:** Tuesday, 4 August 2020 4:06 PM  
**To:** Eleanor Jones <[EJones@ingeniacommunities.com.au](mailto:EJones@ingeniacommunities.com.au)>; Owen Burnie <[OBurnie@ingeniacommunities.com.au](mailto:OBurnie@ingeniacommunities.com.au)>  
**Cc:** Michael Gray <[michael.gray@sydneybusinesspark.com.au](mailto:michael.gray@sydneybusinesspark.com.au)>  
**Subject:** RE: Marsden Park - Stage 3 State Significant Development Application

Eleanor,

Thanks. This email is specifically for the Stage 3 area on the western side of the property. Where it is under the transmission lines we will only be able to do the 2.5m solid wall, and the remaining area is some distance from your caravan sites and will have a landscaped drainage channel between your property and ours.

Regards,

**Owen Walsh** | Development Director | **Sydney Business Park** | 15 Hollinsworth Road Marsden Park New South Wales 2765 | Phone 0413 442 096 | [sydneybusinesspark.com.au](http://sydneybusinesspark.com.au)

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**From:** Eleanor Jones <[EJones@ingeniacommunities.com.au](mailto:EJones@ingeniacommunities.com.au)>  
**Sent:** Tuesday, 4 August 2020 4:02 PM  
**To:** Owen Walsh <[owen.walsh@sydneybusinesspark.com.au](mailto:owen.walsh@sydneybusinesspark.com.au)>; Owen Burnie <[OBurnie@ingeniacommunities.com.au](mailto:OBurnie@ingeniacommunities.com.au)>  
**Cc:** Michael Gray <[michael.gray@sydneybusinesspark.com.au](mailto:michael.gray@sydneybusinesspark.com.au)>  
**Subject:** RE: Marsden Park - Stage 3 State Significant Development Application

Hi Owen,

The plan looks to be in line with what we discussed. Just confirming that it is a 2.4m high solid wall with 0.6m high transparent panelling on top (totalling 3m), as I note you've referenced 2.5m in your previous email.

Thanks

**Eleanor Jones**  
Assistant Development Manager



Level 9, 115 Pitt Street, Sydney NSW 2000  
Phone: 02 8263 0536 | Mobile: 0476839643 | Fax: 02 8263 0500

Email: [ejones@ingeniacommunities.com.au](mailto:ejones@ingeniacommunities.com.au)  
[www.ingeniacommunities.com.au](http://www.ingeniacommunities.com.au)



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**From:** Owen Walsh <[owen.walsh@sydneybusinesspark.com.au](mailto:owen.walsh@sydneybusinesspark.com.au)>  
**Sent:** Wednesday, 29 July 2020 4:41 PM  
**To:** Owen Burnie <[OBurnie@ingeniacommunities.com.au](mailto:OBurnie@ingeniacommunities.com.au)>; Eleanor Jones <[EJones@ingeniacommunities.com.au](mailto:EJones@ingeniacommunities.com.au)>  
**Cc:** Michael Gray <[michael.gray@sydneybusinesspark.com.au](mailto:michael.gray@sydneybusinesspark.com.au)>  
**Subject:** RE: Marsden Park - Stage 3 State Significant Development Application

Owen & Elanor,

I hope you are well.

Just following up on the below – did you have any comments on the proposal and the acoustic wall?

Regards,

**Owen Walsh** | Development Director | **Sydney Business Park** | 15 Hollinsworth Road Marsden Park New South Wales 2765 | Phone 0413 442 096 | [sydneybusinesspark.com.au](http://sydneybusinesspark.com.au)

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**From:** Owen Walsh  
**Sent:** Thursday, 23 July 2020 11:13 AM  
**To:** Burnie, Owen (<[oburnie@ingeniacommunities.com.au](mailto:oburnie@ingeniacommunities.com.au)> <[oburnie@ingeniacommunities.com.au](mailto:oburnie@ingeniacommunities.com.au)>; Eleanor Jones <[EJones@ingeniacommunities.com.au](mailto:EJones@ingeniacommunities.com.au)>  
**Cc:** Michael Gray <[michael.gray@sydneybusinesspark.com.au](mailto:michael.gray@sydneybusinesspark.com.au)>  
**Subject:** Marsden Park - Stage 3 State Significant Development Application

Owen & Eleanor,

I hope you are both well.

Further to our discussions, please find attached our Stage 3 State Significant Development Application summary plan. As you will see we are proposing a 2.5m high acoustic wall (as much is within the TransGrid easement) along the western boundary of your property, and this will hopefully close out the interface considerations between our property and yours.

We are hoping to lodge our application next week.

Please let me know if you have any comments at this time.

Regards,

**Owen Walsh** | Development Director | **Sydney Business Park** | 15 Hollinsworth Road Marsden Park New South Wales 2765 | Phone 0413 442 096 | [sydneybusinesspark.com.au](http://sydneybusinesspark.com.au)

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