

From: [Alexandra Bridle](#)
To: [Bruce Zhang](#)
Subject: RE: Fife Industrial Estate (SSD-10479) SEARs Request
Date: Tuesday, 14 July 2020 17:11:54

Hi Bruce

Thanks for the opportunity to provide comment.

The development proposal appears consistent with the Mamre Road rezoning, and the Mamre Road rezoning reflects the areas of interest under the Cumberland Plain Conservation Plan.

As a result, we have no specific comments about this site.

Kind regards,
Alex

From: Bruce Zhang
Sent: Thursday, 2 July 2020 12:22 PM
To: Alexandra Bridle
Subject: Fife Industrial Estate (SSD-10479) SEARs Request

Hi Alexandra

Industry Assessments team received a request from the Trustee for Fife Kemps Creek Trust (the Applicant) seeking Planning Secretary's Environmental Assessment Requirements (SEARs) for Fife Industrial Estate (SSD-10479).

The site is located at 106-228 Aldington Road, Kemps Creek. With this email, the SEARs Request Report is attached.

May you please review the request and provide requirements for the EIS by **5 pm, Friday 17 July 2020**?

If you have any questions, please do not hesitate to contact me.

Kind regards

Bruce Zhang MPIA
Senior Environmental Assessment Officer

Industry Assessments | Department of Planning, Industry and Environment
4 Parramatta Square, 12 Darcy St, Parramatta NSW 2150
www.dpie.nsw.gov.au





Department of
Primary Industries

OUT20/8301

9 July 2020

Mr Jim Betts
Secretary
Department of Planning, Industry and Environment
4 Parramatta Square, 12 Darcy St
PARRAMATTA NSW 2150

Bruce.zhang@planning.nsw.gov.au

Dear Mr Betts

**Environmental Assessment Requirements– SSD 10479 – Stockland Fife Industrial Estate,
106-228 Aldington Road, Kemps Creek (Lots 20-23 DP 255560 and Lots 30-32 DP 258949)**

Thank you for your correspondence dated 2 July 2020 requesting Environmental Assessment Requirements (EARs) for the above proposal.

The NSW Department of Primary Industries (NSW DPI) Agriculture is committed to the protection and growth of agricultural industries, and the land and resources upon which these industries depend. Important issues are the potential impact on limited agricultural resources and the ability to rehabilitate the land to enable continued agricultural investment.

I note that the land surrounding the site accommodates horticulture, grazing and other agriculture operations. DPI Agriculture expects that the environmental assessment will detail how the impacts of the proposed development will affect the continued operation of these agricultural land uses.

NSW DPI Agriculture provides recommended EARs (Attachment 1) and a range of publications to assist consent authorities, community and proponents in addressing the recommended EARs (Attachment 2).

Should you require clarification on any of the information contained in this response, please contact me on 0429 864 501 or by email at landuse.ag@dpi.nsw.gov.au

Yours sincerely

A handwritten signature in black ink, appearing to read 'Paul Garnett'.

Paul Garnett
Agricultural Land Use Planning Officer
Department of Primary Industries - Agriculture

Attachment 1: Environmental Assessment Requirements

Issue	Environmental Assessment Requirement for Environmental Impact Statement
Site Suitability	<ul style="list-style-type: none"> • Include a Land Use Conflict Risk Assessment (LUCRA) to identify potential land use conflict with incompatible land uses and sensitive receptors including surrounding agricultural land uses. The LUCRA is to address separation distances and management practices to minimise odour, dust and noise impacts. A LUCRA is described in the DPI Land Use Conflict Risk Assessment Guide. • Include a map to scale showing the above operational and infrastructure details including separation distances from incompatible land uses and sensitive receptors including agricultural land uses.
Consideration of impacts on agricultural resources and land	<p>Characteristics of Agricultural Land</p> <ul style="list-style-type: none"> • Describe the current and historical agricultural land uses on surrounding land in the locality including the land capability and agricultural productivity of the surrounding land. <p>Impacts on Agricultural Land, Resources and Land Uses</p> <ul style="list-style-type: none"> • Detail the potential impacts from the proposed development on agricultural land and agricultural land uses on nearby sites in the locality. • Consider possible cumulative impacts on surrounding agricultural enterprises and landholders. • Assess impacts on agricultural support services, processing and value adding industries. <p>Measures to mitigate impacts on Agricultural land</p> <ul style="list-style-type: none"> • Demonstrate that all significant impacts on current and potential agricultural developments and resources can be reasonably avoided or adequately mitigated.
Suitable and secure water supply	<ul style="list-style-type: none"> • Outline any impacts to water use for agriculture from the dam decommissioning and bulk earthworks and measures to mitigate against these impacts.
Biosecurity	<ul style="list-style-type: none"> • Include a biosecurity (pests, weeds and disease) risk assessment outlining the likely plant, animal and community risks to surrounding agricultural land uses from the proposed development. • Include details of how the proposal will deal with identified biosecurity risks as well as contingency plans for any failures. Include monitoring and mitigation measures for weed and pest management.
Traffic movements	<ul style="list-style-type: none"> • Detail the volume and route of traffic movements for the proposed development and how potential impacts on surrounding agricultural land uses are proposed to be mitigated (eg noise, dust, volume of traffic). This should include consideration of Travelling Stock Reserves (TSR) and the movement of livestock or farm vehicles along / across the affected roads.
Community consultation	<ul style="list-style-type: none"> • Consult with the owners / managers of affected and adjoining neighbours and agricultural operations in a timely and appropriate

manner about; the proposal, the likely impacts and suitable mitigation measures or compensation.

Attachment 2: Guidelines for assessment

Title	Location
Land Use Conflict Risk Assessment Guide	www.dpi.nsw.gov.au/content/agriculture/resources/lup/development-assessment/lucra
Infrastructure Proposals on Rural Land	http://www.dpi.nsw.gov.au/content/agriculture/resources/lup/development-assessment/infrastructure-proposals



OUT20/8059

Bruce Zhang
Planning and Assessment Group
NSW Department of Planning, Industry and Environment

bruce.zhang@planning.nsw.gov.au

Dear Mr Zhang

**Stockland Fife Industrial Estate (SSD 10479)-
Comment on the Secretary's Environmental Assessment Requirements (SEARs)**

I refer to your email of 2 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.

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;
(b) ahp.central@dpi.nsw.gov.au; and (c) landuse.ag@dpi.nsw.gov.au respectively.

Yours sincerely

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



Our ref: DOC20/556627

Senders ref: SSD 10479

Mr Bruce Zhang
Planning and Assessment Group
Department of Planning, Industry and Environment
4 Parramatta Square
12 Darcy Street
Parramatta NSW 2150

Dear Mr Zhang

Subject: Request for Secretary's Environmental Assessment Requirements (SEARs) for Stockland Fife Industrial Estate (SSD-10479)

Thank you for your email received on 2 July 2020, requesting input from the Environment, Energy and Science Group (EES) in the Department of Planning, Industry and Environment (DPIE) on the SEARs for the proposed Stockland Fife Industrial Estate (SSD-10479).

EES has reviewed the scoping report prepared by Ethos Urban and provides recommendations for the SEARs in Attachment A.

EES notes that the proposed industrial estate is located within the recently gazetted Mamre Road Precinct. The north eastern corner of the site is zoned E2 Environment Conservation and RE2 Private Recreation and the precinct plan identifies this area as open space, environment conservation and riparian buffer. In regard to the environment conservation land, the precinct structure plan states that this is "*land to be protected for its high conservation value and supported with surrounding buffers*". In addition, the scoping report acknowledges that "*the riparian corridor between (and which forms part of) the site and Ropes Creek is also identified as land worthy for conservation under the Mamre Road Structure Plan*".

Under the proposed Stage 1 Plan, the entire site will be subject to bulk earthworks, temporary sediment erosion basins, landscaping and batter stabilisation in addition to infrastructure and on site works. EES recommends that the SEARs require the development to be consistent with the precinct plan, including protection of the land identified for conservation. It is also recommended that Place Design and Public Spaces, DPIE, be consulted about the consistency of the proposal with the precinct plan.

It is also important to note that from 1 July 2020 Aboriginal cultural heritage is now managed by Heritage NSW. The new contact for the Aboriginal cultural heritage matters is HERITAGEMailbox@environment.nsw.gov.au.

Should you have any queries regarding this matter, please contact Marnie Stewart, Senior Project Officer Planning on 9995 6868 or Marnie.stewart@environment.nsw.gov.au.

Yours sincerely

A handwritten signature in black ink that reads "S. Harrison". The signature is written in a cursive, flowing style.

21/07/20

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

Attachment A – EES Environmental Assessment Requirements

Biodiversity
<ol style="list-style-type: none"><li data-bbox="167 309 1361 645">1. 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).<li data-bbox="167 656 1361 790">2. 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.<li data-bbox="167 801 1361 1305">3. The BDAR must include details of the measures proposed to address the offset obligation as follows:<ul style="list-style-type: none"><li data-bbox="220 913 1313 992">• The total number and classes of biodiversity credits required to be retired for the development/project;<li data-bbox="220 1014 1329 1048">• The number and classes of like-for-like biodiversity credits proposed to be retired;<li data-bbox="220 1070 1361 1149">• The number and classes of biodiversity credits proposed to be retired in accordance with the variation rules;<li data-bbox="220 1171 994 1205">• Any proposal to fund a biodiversity conservation action;<li data-bbox="220 1227 1169 1261">• Any proposal to conduct ecological rehabilitation (if a mining project);<li data-bbox="220 1283 1201 1305">• Any proposal to make a payment to the Biodiversity Conservation Fund.<p data-bbox="220 1339 1377 1429">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.</p><li data-bbox="167 1462 1281 1541">4. The BDAR must be submitted with all spatial data associated with the survey and assessment as per Appendix 11 of the BAM.<li data-bbox="167 1563 1345 1686">5. 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>6. The EIS must map the following features relevant to water and soils including:</p> <ul style="list-style-type: none"> a. Acid sulfate soils (Class 1, 2, 3 or 4 on the Acid Sulfate Soil Planning Map). b. Rivers, streams, wetlands, estuaries (as described in s4.2 of the Biodiversity Assessment Method). c. Wetlands as described in s4.2 of the Biodiversity Assessment Method. d. Groundwater. e. Groundwater dependent ecosystems f. Proposed intake and discharge locations
<p>7. 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"> a. Existing surface and groundwater. b. Hydrology, including volume, frequency and quality of discharges at proposed intake and discharge locations. c. Water Quality Objectives (as endorsed by the NSW Government http://www.environment.nsw.gov.au/ieo/index.htm) including groundwater as appropriate that represent the community's uses and values for the receiving waters. d. Indicators and trigger values/criteria for the environmental values identified at (c) in accordance with the ANZECC (2000) Guidelines for Fresh and Marine Water Quality and/or local objectives, criteria or targets endorsed by the NSW Government. e. Risk-based Framework for Considering Waterway Health Outcomes in Strategic Land-use Planning Decisions http://www.environment.nsw.gov.au/research-and-publications/publications-search/risk-based-framework-for-considering-waterway-health-outcomes-in-strategic-land-use-planning
<p>8. The EIS must assess the impacts of the development on water quality, including:</p> <ul style="list-style-type: none"> a. The nature and degree of impact on receiving waters for both surface and groundwater, demonstrating how the development protects the Water Quality Objectives where they are currently being achieved, and contributes towards achievement of the Water Quality Objectives over time where they are currently not being achieved. This should include an assessment of the mitigating effects of proposed stormwater and wastewater management during and after construction. b. Identification of proposed monitoring of water quality. c. Consistency with any relevant certified Coastal Management Program (or Coastal Zone Management Plan).

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

Flooding and coastal hazards

10. The EIS must map the following features relevant to flooding as described in the Floodplain Development Manual 2005 (NSW Government 2005) including:
- a. Flood prone land.
 - b. Flood planning area, the area below the flood planning level.
 - c. Hydraulic categorisation (floodways and flood storage areas)
 - d. Flood Hazard.
11. 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.
12. The EIS must model the effect of the proposed development (including fill) on the flood behaviour under the following scenarios:
- a. Current flood behaviour for a range of design events as identified in 11 above. This includes the 0.5% and 0.2% AEP year flood events as proxies for assessing sensitivity to an increase in rainfall intensity of flood producing rainfall events due to climate change.

13. 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.

14. 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 river banks 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.



DOC20/537380-1

Mr Bruce Zhang
Department of Planning, Industry and Environment
Locked Bag 5022
PARRAMATTA NSW 2124

Email: bruce.zhang@planning.nsw.gov.au

Via Major Projects Portal

Dear Mr Zhang

SEARs for Warehouse or Distribution Centres at 106-228 Aldington Road, Kemps Creek.

Thank you for the request for advice from Public Authority Consultation (PAE – 3843), requesting the NSW Environment Protection Authority's (EPA) input to the Secretary's Environmental Assessment Requirement (SEARs) for the proposed Warehouse or Distribution Centres at 106-228 Aldington Road, Kemps Creek (SSD-10479).

The EPA understands that consent is being sought for:

- concept approval to facilitate future development on the site for warehousing or distribution purposes.
- Stage 1 works including construction of a 52,500 sqm warehouse building along with associated infrastructure, road construction and other associated on-site utilities.

On the basis of the information provided, the EPA does not consider that the proposal will require an Environment Protection Licence (EPL) under the *Protection of the Environment Operations Act 1997* (POEO Act). Furthermore, the proposal is not being undertaken by or on behalf of an NSW Public Authority nor are the activities other activities for which the EPA is the appropriate regulatory authority.

The SEARs, however, should require the proponent to consider whether the proposed warehousing or distribution activities will be used for a scheduled activity as defined in the POEO Act and/or whether road construction activities trigger licensing thresholds. Please note that it is up to the proponent to determine whether or not an Environment Protection Licence is required for its activities

The EPA provides general environmental assessment requirements for consideration in Attachment A.

If you have any questions about this advice, please contact Jarrod Grimston on (02) 9895 6602 or via email at Jarrod.Grimston@epa.nsw.gov.au.

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Yours sincerely



14 July 2020

LARISSA BORYSKO
A/Unit Head, Regulatory Operations – Metro West
Environment Protection Authority

Attachment A – EPA recommendations for SEARS for Warehouse or Distribution Centres at 106-228 Aldington Road, Kemps Creek)

ATTACHMENT A

EPA recommendations for SEARS for Warehouse or Distribution Centres at 106-228 Aldington Road, Kemps Creek

Environment Protection Licence

Based on the information provided, it is unclear whether the proposal will require an environment protection licence (EPL) under the *Protection of the Environment (Operations) Act 1997* (POEO Act). The EPA recommends the proponent reviews the relevant thresholds under the POEO Act and considers whether the activities meet the any of the requirements for an EPL. If the development is approved a licence application must be submitted to the EPA.

Appendix 1 of the EPA's *Guide to licensing under the Protection of the Environment Operations Act 1997* (EPA, 2016) provides a list of matters that must be considered when submitting a licence application to the EPA. An Environmental Impact Statement (EIS) should be prepared to include all the relevant matters listed in Appendix 1 of the Guide to licensing.

The Guide to licensing is available on the EPA's website at <https://www.epa.nsw.gov.au/licensingand-regulation/licensing/environment-protection-licences/guide-to-licensing>

Noise

The EIS should include a Noise Impact Assessment that takes into consideration the impacts of construction and operational noise for the life of the proposal, including increases in vehicle movements. The NIA should be prepared in accordance with the following documents:

- *Noise Policy for Industry* (EPA, 2017);
- *Interim Construction Noise Guideline* (EPA, 2009); and
- *Assessing Vibration: a technical guideline* (EPA, 2006).

Water

In general development should maintain or restore the community's uses and values of waterways, including human and environmental health, through the achievement of relevant NSW Water Quality Objectives (WQO). The EIS should provide the following for the construction and operational phases of the proposal:

- Provide an assessment of any potential impacts of the proposal on the surface and groundwater of the area, with particular focus on water quality and the community's agreed environmental values and human uses for relevant watercourses (the NSW WQO).
- Provide a Stormwater Management Plan that outlines the general stormwater management measures for the proposal, including erosion and sediment controls, first flush systems, and the use of sustainability measures such as Water Sensitive Urban Design to create more resilient and adaptable urban environments.
- Outline opportunities for the use of integrated water cycle management practices and principles to optimise opportunities for sustainable water supply, wastewater and stormwater management across the proposal.

Air Quality

The EIS for the proposal should include an Air Quality Impact Assessment (AQIA), prepared in accordance with the Approved Methods for the Modelling and Assessment of Air Pollutants in New South Wales 2016. The AQIA should include:

- Sources of all potential air emissions from the site, including vehicle movements, during construction and operation;
- Identification of sensitive receivers potentially impacted by air emissions during construction and operation;
- Assessment of potential impacts on identified sensitive receivers; and
- Details of air quality management and monitoring procedures proposed to minimise any impacts to the environment and human health during construction and operation.

Waste Management

The EIS for the proposal should include details of how waste will be managed during construction and operation, with reference to relevant EPA guidelines. This includes:

- identifying, characterising and classifying all waste that will be generated during the construction and operational phases;
- details of the quantities of waste and wastewater to be generated; and
- detailing the measures proposed to manage, reuse, recycle and/or safely dispose of waste, including any proposed stockpiling or on-site treatment of waste.

The following guidelines should be consulted when preparing the EIS:

- The *Waste Not Development Control Plan (DCP) Guideline* (EPA 2008) provides suggested planning approaches and conditions for planning authorities to consider at the development application phase in relation to waste minimisation and resource recovery. This includes consideration of demolition and construction waste and the provision of facilities and services to allow the ongoing separation, storage and removal of waste and recyclables.
- The *Better Practice Guidelines for Waste Management and Recycling in Commercial and Industrial Facilities* (DEC 2012) for commercial development proposals. This guideline can be accessed at: <http://www.epa.nsw.gov.au/resources/managewaste/120960-comm-ind.pdf>
- The NSW Waste Avoidance and Resource Recovery Strategy 2014.

Management of Dangerous Goods and Hazardous Materials

The EIS must provide details of the following for the construction and operational phase:

- Details of the type and quantity of all chemical substances to be used or stored on site; and
- Procedures for the classification, assessment, handling, storage, transport and disposal of all hazardous and dangerous materials used, stored, processed or disposed of as part of the proposal, in addition to the requirements for liquid and non-liquid wastes.

Incident Risks and Contingency Practices

The EIS must include a comprehensive assessment of the potential for incident to occur at any stage of the proposal, the measures to be used to minimise the risk of incidents, and the procedures to be employed in the event of an incident.

This concludes the EPA's submission

From: [Brendan M Hurley](#)
To: [Bruce Zhang](#)
Cc: [Fire Safety](#)
Subject: Fife Industrial Estate (SSD-10479). BFS20/1999
Date: Wednesday, 15 July 2020 11:30:43
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)

Fife Industrial Estate (SSD-10479)

Dear Bruce,

Fire & Rescue NSW (FRNSW) acknowledge the receipt of your email on the 2nd July 2020, requesting input into the preparation of the Secretary's Environmental Assessment Requirements (SEARs) for the Fife Industrial Estate (SSD-10479).

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

FRNSW notes that an assessment of the project will be undertaken in accordance with SEPP 33 during the EIS process to confirm whether the proposed development is deemed hazardous or offensive. FRNSW request that we be given the opportunity to review and provide comment once approvals have been granted and the project has progressed such that there is more relevant detailed information available.

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

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

For further information please contact the Fire Safety Infrastructure Liaison Unit, referencing FRNSW file number BFS20/1999. Please ensure that all correspondence in relation to this matter is submitted electronically to firesafety@fire.nsw.gov.au.

Regards
Brendan



A/INSPECTOR BRENDAN HURLEY
TEAM LEADER INFRASTRUCTURE LIAISON
FIRE SAFETY | Fire and Rescue NSW
1 Amarina Ave, Greenacre, NSW 2190

PREPARED FOR ANYTHING.

www.fire.nsw.gov.au



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This message has been scanned for viruses.



Our reference: ECM: 9194843
Contact: Gavin Cherry
Telephone: 02 4732 8125

17 July 2020

Bruce Zhang
Email: Bruce.zhang@planning.nsw.gov.au

Dear Mr Zhang,

Response to Request for input into the Secretary's Environmental Assessment Requirements (SEARS) for Stockland Fife Industrial Estate at 106-228 Aldington Road, Kemps Creek

I refer to the above request for SEAR's received by Council on 2 July 2020. Thankyou for providing Council with the opportunity to comment on the proposed development.

The proposed concept plans and supporting information has been reviewed by various sections of Council and the following advice and items requiring resolution are provided for consideration and inclusion in the SEAR's response:-

Strategic Planning and Orderly Development Considerations

- **Status of Mamre Road Precinct DCP** – Noting that the Mamre Road Precinct DCP was identified in the Mamre Road Precinct Finalisation Report as being on exhibition in the second half of 2020, this will overlap with the proposal. Section 3.2.3 of the proposed SEARs request identifies the future relevance of the DCP. It was be acknowledged that the development and exhibition of the precinct wide DCP could result in significant changes being necessary to the layout as currently proposed (including necessary spatial arrangement of the subdivision and built form, building and landscape setbacks, building envelope controls and earthworks requirements). This is a risk that the Proponent bears by progressing the application at this point. While the SEPP may allow for the progression of a concept plan prior to the exhibition and adoption of the applicable DCP, orderly and contextually relevant development is a critical consideration in any assessment, and it must be acknowledged by that the ultimate building form could significantly change as a result of the proposed DCP. When a draft DCP is placed on exhibition, the proposal must be assessed fully against the draft policy for consistency and general compliance as any development progressed now will establish an expectation for development within the broader precinct.
- **Traffic Impact** – In the absence of the findings of any precinct wide traffic study at this stage, regional consideration of traffic impact is necessary. This includes consideration of the appropriateness of Aldington Road for a major employment generating use such as this, which is presently a rural road which could potentially be unsuitable for the proposed uses.
- **Structure Plan Consistency (Eastern Connection)** – A 'possible future connection' is identified on the plan to the east, consistent with the structure plan. However, given that the lands to the east would need to

wholly rely on this site to provide access to the freight road network, consideration should be given in the concept plan to providing the connecting road up to the eastern boundary. The onus should not be placed on the property owners to the east (or any public authority) to complete these works, which are required for development of the precinct. This impact is furthered as an indicative employment service hub is identified off this boundary, which would provide amenity for future workers.

- **Cumulative Impact** – Given the status of a number of other SSD Applications currently, there should be consideration as to how this application would interrelate with others in the precinct, and how they would all tie in together. Considering each SSD Application in isolation will lead to disjointed outcomes in the precinct as a whole which, will undermine the objectives and intentions of the DCP.
- **Structure Plan Consistency (Northern Connection)** – Properties to the north of the site are identified as relying on a southern connection to minimise impacts to the environmental conservation lands. Consideration should be given as to whether a north-south connection would connect through to this site, as the proposal currently does not assist with the creation of a permeable network.
- **Proposed Area of Conservation** – There appears to be a misalignment between the area identified for conservation on the concept plan, and that identified under the zoning. These two areas must be aligned to ensure that the zoned Private Recreation and Environmental Conservation lands are not used for other purposes. Additionally, there needs to be further consideration of how a sensitive interface can be provided to such lands.
- **Water Cycle Management** – It should be demonstrated how the proposal is intending to be managed from a water cycle perspective, given the Water Sensitive Urban Design principles identified under the Draft Western Sydney Aerotropolis Plan and Council's own Water Sensitive Urban Design Policy and Technical Guideline. This includes the provision of permeable spaces, as well as water management measures which do not affect downstream flows. Water cycle should also be considered at a larger than site precinct, given the status of the planning of the remainder of the precinct.
- **Infrastructure Contributions** – It is necessary to ensure that there is a contributions framework in place prior to any consent being granted in this precinct. Council is developing a 7.12 contributions plan, and it would be appropriate that development consent not be issued until this plan is in force.
- **Strategic Direction** – The principles of the *Western Sydney Aerotropolis Plan* and Council's *Local Strategic Planning Statement* should be addressed as part of any future EIS.
- **Sustainability / Urban Cooling** – Given the focus on sustainability and urban cooling in the Penrith Local Strategic Planning Statement and the Western Sydney Aerotropolis Plan, further consideration should be given to how the proposed development would respond to this issue.



Traffic Management and Road Design Considerations

External Road Access & Aldington Road

- Aldington Road is currently a local rural road with poor horizontal and vertical alignment that is not suitable for constant heavy vehicle use. It is considered imperative that the whole of Aldington Road be upgraded as intended works within this proposal, to an industrial collector type road with kerb & gutter, drainage, a parking lane and through lane in each direction along with a central landscaped median. Property acquisition may also be required to accommodate any road widening and this should be explored by the proponent in the formation on concept civil design plans that accompany the application.
- The application shall address the use of Aldington Road by heavy vehicles to gain access to the state road network and identify required upgrade works.
- A concept design (Stage 1) Road Safety Audit is to be undertaken for Aldington Road.
- Aldington Road is to be upgraded for the full property frontage and shall include kerb & gutter, street drainage, path paving, landscaping, and undergrounding of all utility assets.
- A 3m shared path is to be provided along the eastern side of Aldington Road.

Internal Roads

- A concept design (Stage 1) Road Safety Audit is to be undertaken for the internal road network.
- Internal roads are to have a 13m pavement, a 3.8m verge with 1.5m path, a 4.8m verge with 2.5m shared path.
- The proposed development shall be designed to be serviced by a B-Double Vehicle.
- The application shall be supported by turning paths in accordance with AS2890 clearly demonstrating satisfactory manoeuvring on-site and forward entry and exit to and from the public road.

Water Management Considerations

Water Quality Management and Stormwater Management



- Water quality and water quantity are to be addressed. Post developed flows shall match pre-developed flows. Water quality shall be in accordance with Council's DCP and WSUD policies.
- It is Council's preference that on-lot water quality and water quantity treatment be provided for rather than large open basins. If large basins are proposed, then they shall remain under the ownership and maintenance of the development site. Council will not accept the dedication of any drainage basin as a public asset.
- Any basin shall be located clear of the 1%AEP flood level from Ropes Creek.
- The application shall demonstrate that downstream stormwater systems have adequate capacity to accommodate stormwater flows generated from the development.
- Any on-site detention systems must be within common property and accessible from the street.
- A water sensitive urban design strategy prepared by a suitably qualified person is to be provided for the site. The strategy shall address water conservation, water quality, water quantity, and operation and maintenance.
- The application shall include MUSIC modelling (*.sqz file) demonstrating compliance with Council's adopted *Water Sensitive Urban Design Policy* and *Technical Guidelines*.

Mainstream Flooding

- The site is affected by mainstream flooding from Ropes Creek.
- The application must be accompanied by a Flood Report prepared by a suitably qualified person.
- The application must demonstrate that the proposal is compatible with the State Government Floodplain Development Manual and Council's Local Environmental Plan and Development Control Plan for Flood Liable Lands.
- Further information regarding Council's Flood Studies is available from Council's website at the following address:
 - <https://www.penrithcity.nsw.gov.au/services/other-services/floodplain-management>

Local Overland Flows

- The site is affected by local overland flow flooding from adjoining catchments. Details of how these flows are managed through the site are to be provided.
- The application must be accompanied by an Overland Flow Flood Report prepared by a suitably qualified person.
- The development shall not have any adverse impact upon any adjoining property through the damming, concentration or diversion of local overland flows or local flooding.
- Further information regarding Council's Flood Studies is available from Council's website at the following address:
 - <https://www.penrithcity.nsw.gov.au/services/other-services/floodplain-management>

Finished Ground Levels Earthworks and Interface Considerations

- Any development proposal progressed on this site must be informed by a topographic analysis that has regard to existing site attributes and constraints that would inform the resulting spatial arrangement of the road network, allotment orientations, dimensions and area and benching to minimise excessive excavation of filling works. The request for SEAR's does not include a survey drawing of the land in question, which is considered fundamental in the consideration of the concept plan, and the preparation of comments as part of the SEAR's process. Without a topographic analysis it cannot be ascertained if the arrangement suggested has merit, or would require substantial revision to better align with cross fall considerations, flooding and streetscape amenity. As such, it is required that a topographic analysis be submitted, that identifies the proposed earthworks proposed with cut and fill ratio indications and demonstrated that finished ground levels are site responsive, and that boundary edge conditions do not result in excessive retaining walls.
- Details of bulk earthworks including pad surface levels and retaining wall heights are to be provided. All retaining walls are to be located on private lots. The interface of retaining walls with Aldington Road is to be addressed.

Traffic Management and Car Parking Design Considerations

- The Development Applicant is requested to include a Traffic and Access Report prepared by a suitably qualified person addressing but not limited to pre-lodgement TfNSW (formerly RMS) advices, traffic generation, impact on the road network (including Aldington Road and Mamre Road Precinct Plan), size, type and volume of vehicle access to site, driveway



access, heavy vehicle access, management of staff/visitor vehicle conflict with heavy vehicle access.

- Particularly removal of conflicts at the internal intersection of these conflicting access aisles), loading areas, manoeuvring areas and car parking in accord with TfNSW (formerly RMS) Guidelines, Austroads guidelines, Australian Standard (AS) 2890 including Parts 1, 2 and 6, Council Development Control Plans including DCP C10 clearly demonstrating satisfactory manoeuvring on-site and forward entry and exit into and from the site.
- The Traffic and Access Report and plans are also requested to include:
 - Plans and assessment of the proposed traffic arrangements at the intersections at Aldington Road and upgrades to Aldington Road and intersections required by this development and fitting in with ultimate other upgrades along Aldington Road as part of Mamre Road Precinct Plan, and provide intersection arrangements, driver sight distances and turning movements that are acceptable to both TfNSW (formerly RMS) and Council.
 - Accessible paths of travel from the frontages and car parking areas to the buildings.
 - Bicycle parking and need of journey locker, shower, change facilities in accord with Council DCP and NSW Government Walking and Cycling Guidelines.
 - Electronic Vehicle (EV) charging facilities at selected parking spaces and arrangements for other parking spaces to accommodate EV charging facilities as required in the future.
 - An operational Traffic Management Plan to manage and control heavy vehicle access routes.

Easement Impacts

- The concept plans identify 2 x traversing transmission easements through the site. Lot A is heavily impacted, and the resulting irregular building shape and location is of concern. Lot A does not provide for orderly development outcomes and would be better served being amalgamated into Lot B.
- Lot D suggests a basin which is within the easement extent as identified on the concept plans. It must be confirmed what this infrastructure is intended to serve (water quantity and quality or both) and how access and maintenance can be provided given Transgrid requirements.

Infrastructure Management and Ownership Confirmation

- Lot L and Lot D appear to be basins in individually created allotments. It should be clearly indicated if the intention is to undertake a community title subdivision or a torrens title subdivision as this has implications for asset management and ownership. The development should provide on site water quality and quantity management without any suggestion for asset dedication to Council. Infrastructure that is retained in private ownership and management, must be supported by mechanisms for its maintenance and management in perpetuity. The creation of torrens lots separated from the remainder of the development does not appear to achieve this necessary security. As detailed earlier, Council requests on-

lot management measures to negate this concern and ensure that water quality and quality is managed by each development without impost or impact to any public infrastructure including the public road network.

Landscaping, Benching and Streetscape Interface Outcomes

- The setbacks indicated for both built form and car parking will need to align with the setbacks identified in the Precinct DCP when it is placed on exhibition and eventually adopted. The suitability of the setbacks (which are minimum setbacks and may be required to be increased), will be dependant on the nature and relationship of finished ground levels to street levels, the landscaping proposed, the impost of any retaining walls and the orientation of the allotments themselves. In the absence of a topographic analysis and details of finished ground and pad levels, it cannot be ascertained if the locations of the indicated building pads and the setbacks identified are sufficient to achieve the streetscape and landscape outcomes that are otherwise required by alternate precincts within the WSEA SEPP boundaries.
- The DA submission must be accompanied by detailed landscape plans that are consistent with the detailed civil design drawings and provide cross sections through all buildings / lots / car parking and road levels to ascertain the resulting streetscape impact and amenity outcomes. Other SSD proposals in the landscape design plans consistently depict minimal level transitions, without retaining structures which, when verified with the civil works plans are unrealistic and unachievable due to excessive level difference and battering to achieve a flood planning level or flat developable building pads.
- Any proposed bulk earthworks and benching of the proposed subdivision must ensure that the benching does not rely on the future public road as the transition between significant level differences. This is required to negate the impost and presentation of retaining walls and steep batters within the from setback zones which is an unsatisfactory streetscape and public domain outcome, eroding the objectives behind the front setback and landscape expectations. Benching to achieve flat developable lots must be transitioned between the allotments themselves with careful consideration of separating landscaping treatments and retaining structures.
- The concept plan provides a perimeter road or driveway around the back of Warehouse 9A. This erodes the landscaping outcomes that could otherwise be provided to Aldington Road. The access driveway / connection off the cul-de-sac head of Road 3 also provides a congested streetscape outcome with adjacent car park driveway servicing Warehouse 7 and erosion of separating landscaping between Lot J and Lot H parking areas. This driveway / road connection requires further information and should be removed from the setback to Aldington Road or relocated closer to the warehouse building with a minimum 2m – 5m side boundary setback for landscaping to ameliorate the abundance of hard stand areas in this location which is at odds with Council's design requirements and Cooling the City Strategy.

Environmental Management and Biodiversity Considerations

The supporting statement sufficiently outlines key environmental considerations to be investigated culminating the submission of a development application. Key aspects that will need to be investigated are noted to be:-

- Biodiversity, conservation and tree retention considerations having regard to the Biodiversity Offset Scheme requirements and implications of the existing Ropes Creek corridor.
- Opportunities to retain existing trees must be explored as it is not suitable to clear the entire site to achieve developable lots that could otherwise be achieved through lot by lot design changes.
- Wastewater management and water management
- Erosion and sedimentation management measures
- Consideration of air quality and dust suppression management measures
- Consideration of acoustic and vibration impacts on nearby existing rural residential properties

Should you wish to discuss any matters further and allow for further dialogue as requested between officers, please do not hesitate to contact me on 4732 8125.

Yours sincerely,



Gavin Cherry
Development Assessment Coordinator



NSW RURAL FIRE SERVICE

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

Your reference: SSD-10479
Our reference: DA20200706002398-SEARS-1

ATTENTION: Bruce Zhang

Date: Monday 20 July 2020

Dear Sir/Madam,

Development Application
State Significant – SEARS – Industry
228 Aldington Road Kemp Creek NSW 2178, 20//DP255560

I refer to your correspondence regarding the above proposal which was received by the NSW Rural Fire Service on 02/07/2020.

The New South Wales Rural Fire Service (NSW RFS) has reviewed the request seeking Planning Secretary's Environmental Assessment Requirements (SEARs) for the proposed State Significant Development of Warehouse & Logistics Hub on the subject site, and advises that a Bush Fire Assessment Report of the extent to which the proposed development conforms with or deviates from the specifications set out in *Planning for Bush Fire Protection 2019 (PBP-2019)* is to be provided to address the following:

- A classification of the vegetation on and surrounding the development (out to a distance of 140 metres from the boundaries of the property) and an assessment of the slope of the land on and surrounding the development (out to a distance of 100 metres). In this regard, the subject site will be affected by bushfire prone vegetation on the northwestern and northern aspect within the Environmental Conservation areas, and riparian and grassland vegetation on the eastern aspect.
- The aim and objectives of *PBP-2019* as per s 8.3.1, and a suitable package of bushfire protection measures to be proposed commensurate with the assessed level of risk to the proposed development as per s 8.3.10.
- In assessing the risk posed by grassland on the eastern aspect of the subject site, the future development along the periphery of the subject site will need to address the requirements of s 7.9 Grassland Deeming Provisions of *PBP-2019*.

For any queries regarding this correspondence, please contact Rohini Belapurkar on 1300 NSW RFS.

Yours sincerely,

Kalpana Varghese
Team Leader, Dev. Assessment & Planning

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

17 July 2020

Bruce Zhang MPIA

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

RE: Sydney Water input to SEARs for SSD-10479 at 106-228 Aldington Road, Kemps Creek

Thank you for seeking Sydney Water's input on the Secretary's Environmental Assessment Requirements regarding SSD-10479 Fife Industrial Estate, a staged development including a Concept Proposal and Stage 1 Development Application comprising estate-wide earthworks, infrastructure and services, construction, fit-out and operation of Stage 1 warehouse building. We have reviewed the proposal and provide the following comments for your consideration.

This site currently sits within the Mamre Precinct. Sydney Water is currently finalising water and wastewater planning for this precinct. Sydney Water advocates that the proponent continues to liaise fully with Sydney Water in order to understand the interim and ultimate demand requirements and to continue investigations into interim and ultimate servicing opportunities.

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.

Yours sincerely,

A handwritten signature in black ink, appearing to read "K. Leitch", with a large, sweeping flourish extending to the right.

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: Bruce Zhang

Dear Sir/Madam

**New Request for Advice – Stockland Fife Industrial Estate
(SSD-10479) (Penrith)**

Thank you for your correspondence via the Major Projects Planning Portal (ref: PAE-3840) dated 2 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 following comments are provided for consideration and to be read in conjunction with the suggested Key Issues inputs to the draft SEARs provided in **TAB A**.

Mamre Road is being investigated for the long term widening. Additionally, the Southern Link Road corridor is being investigated and will likely alter the northern section of Aldington Road and the intersection of Mamre Road/Bakers Lane.

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.

It is suggested the applicant meet with TfNSW to discuss these issues and the options available prior to undertaking a traffic impact assessment.

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.

Yours sincerely



16/7/2020

Mark Ozinga

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

CD20/05752

Key Issues

Transport and accessibility (operation)

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

1. Details of all traffic types and volumes likely to be generated by the proposed development during construction and operation, including a description of haul route origins and destinations, including:
 - a. 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 and parking on site in accordance with the relevant Australian Standard and Council's Development Control Plan;
 - d. Demonstrate compliance with the *Western Sydney Employment Area State Environmental Planning Policy*, Part 6; clause 33C; Development within the Mamre Road Precinct; specifically:
 - i. integration with the Mamre Road Precinct dedicated freight network;
 - e. Swept path diagrams to demonstrate vehicles entering, exiting and manoeuvring throughout the site;
 - f. 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 (former Roads and Maritime). The traffic modelling should consider the scenarios of year 2026, 2031, 2036 and the year until the facility cease operation. These should include, but not be limited to:
 - i. Mamre Road at Bakers Lane (Aldington Road); and
 - ii. Mamre Road at Abbots Road.
 - g. An assessment of potential impact on load road pavement lifespan including:
 - i. Aldington Road/ Bakers Lane/ Abbots Road; and
 - ii. Mamre Road.
 - h. 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 approved planning proposals and developments in the precinct and surrounds), including the impact on nearby intersections and the need/associated funding for upgrading or road improvement works (if required); and
 - i. An assessment of the accessibility and provision of public transport and active transport.

TAB A – Key Issues Input onto the SEARS for SSD-10479

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 (Western Sydney Employment Area) 2009 Amendment
- State Environmental Planning Policy (Infrastructure) 2007
- Draft State Environmental Planning Policy (Western Sydney Aerotropolis)

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

- Future Transport 2056 and supporting plans
- Freight and Ports Plan 2018-2023
- Draft Mamre Road Precinct Structure plan - Local Road Network Structure Plan
- Mamre Road Upgrade Strategic Design Report (2016)
- Mamre Road Upgrade Strategic Design Plans
- Southern Link Road Strategic Design Plans

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

From: [Lauren Player](#) on behalf of [Easements&Development](#)
To: [Bruce Zhang](#)
Cc: [Easements&Development](#)
Subject: 2020-314 - Fife Industrial Estate (SSD-10479)
Date: Thursday, 16 July 2020 12:49:40
Attachments: [TransGrid Easement Guidelines.pdf](#)

Hi Bruce,

TG REF: 2020-314

Re: 106 – 228 Aldington Road, Kemps Creek

Thank you for referring to TransGrid for review.

Please be advised of the following comments

- Whilst TransGrid's easement is presently unoccupied by high voltage transmission infrastructure, the proposed development should remain outside of transmission line easement. TransGrid's easement could potentially be utilised for a stormwater detention basin by the developer, but the final design would still need to be approved by TransGrid and for which detailed plans are requested.
- Any overhead street lighting proposed for Aldington Road needs to be situated off the transmission line easement. The proposed roundabout should also be repositioned off TransGrid's easement. Detailed plans in 3D-DXF and PDF should be provided to enable TransGrid to assess any proposed encroachment of the easement.
- Detailed consultation with TransGrid must be undertaken regarding potential impacts on TransGrid's infrastructure and its easement.
- Potential land use conflicts/ suitability and impacts to TransGrid infrastructure and its easement (and alternatives as agreed with TransGrid) must be fully assessed within the EIS.

For further advice, please find attached TransGrid' Easement Guideline.

If you have any questions, please do not hesitate to contact our team.

Kind regards,

Lauren Player
Development Assessment Officer | Network Planning and Operations

TransGrid | 200 Old Wallgrove Road, Wallgrove, NSW, 2766
W: www.transgrid.com.au



Easement guidelines

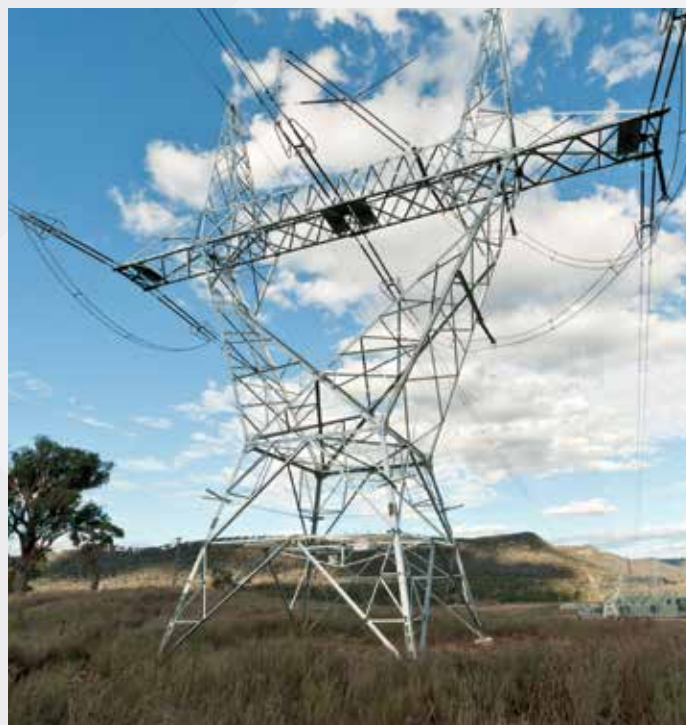
Living and working with electricity transmission lines

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”¹. 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.

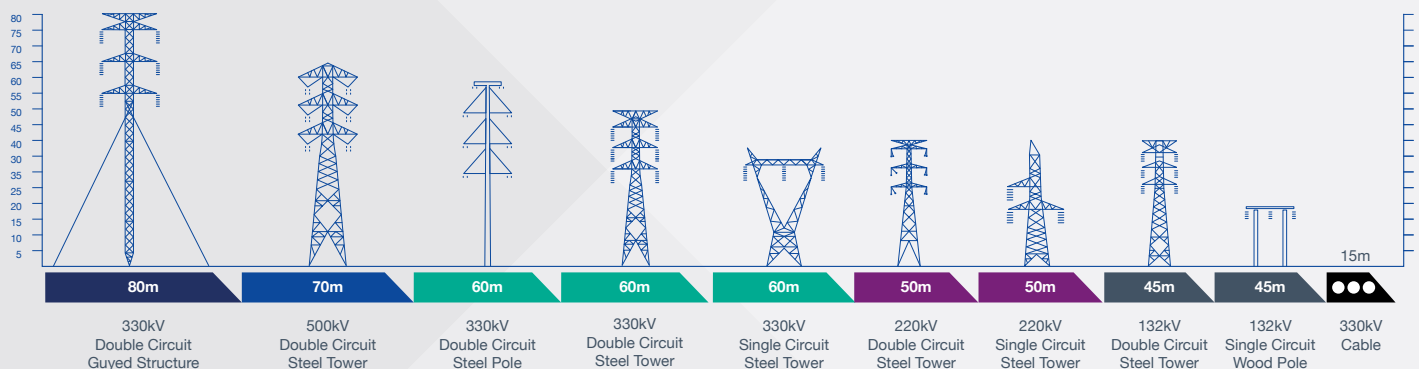


Figure not to scale. Typical widths only, may vary on a case by case basis.

Figure 1: Typical Easement Widths

¹ 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.

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.

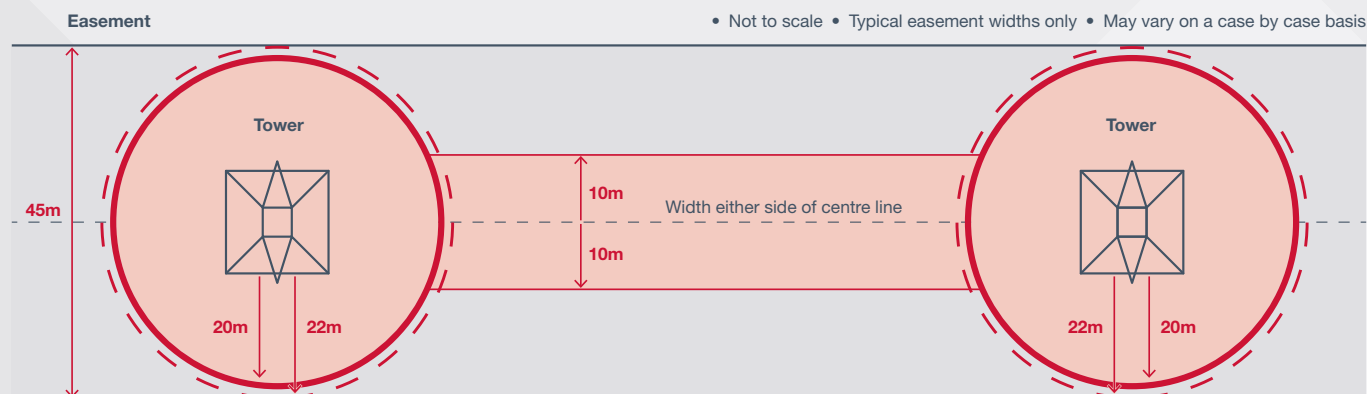


Figure 2: 132kV and below Exclusion Zone

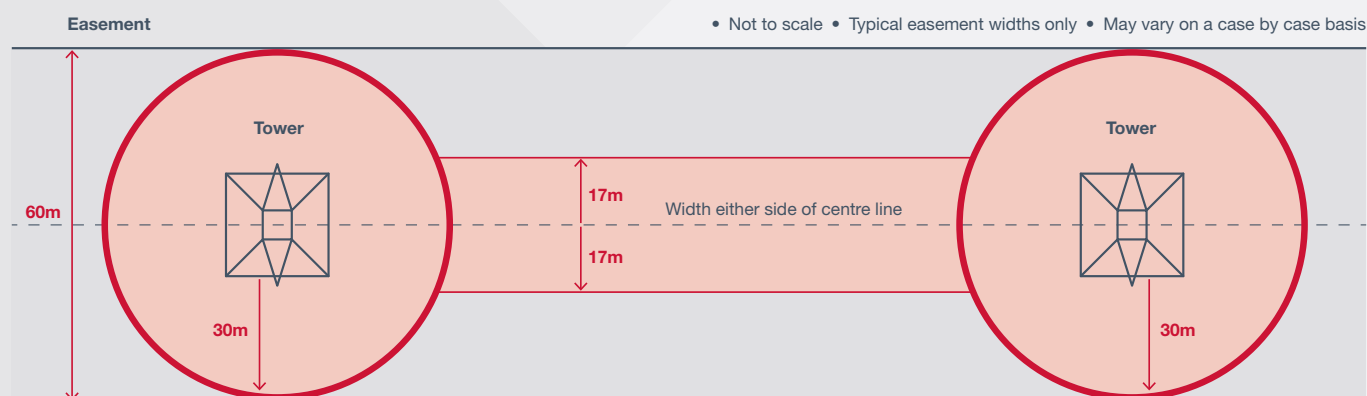


Figure 3: 220kV and above Exclusion Zone

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)
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)



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 20m², 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 20m², 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)



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)
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.

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

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 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

17 July 2020

Contact: *Justine Clarke*

Telephone: *02 9865 2402*

Our ref: *D2020/70337*

Bruce Zhang
Industry Assessments
Department of Planning, Industry & Environment
320 Pitt Street
SYDNEY NSW 2001
Dear Mr Zhang

Stockland Fife Industrial Estate – Request for SEARs (SSD 10479)

Thank you for your email dated 2 July 2020 requesting WaterNSW's input into the preparation of Secretary's Environmental Assessment Requirements (SEARs) for the above proposal at 106-228 Aldington Road, Kemps Creek. The proposal seeks concept approval to facilitate future development on the site for warehousing or distribution purposes, including consent for stage 1 works.

WaterNSW owns and manages the Warragamba Pipelines, critical water supply infrastructure located approximately 2km downstream of the development site. The Pipelines convey water from Warragamba Dam to the Prospect Water Filtration Plant and are an integral component of the Sydney drinking water supply system. It is essential this water supply infrastructure is protected from the potential impacts of upstream development.

The development will need to consider the downstream impacts on the Pipelines corridor, specifically surface water flow properties for pre- and post-development scenarios. It is a WaterNSW requirement that post-development flows that enter or are conveyed across the Pipelines corridor must be equal to or less than the pre-development flows for each storm event up to and including 1% AEP event. This is specifically relevant for any proposed onsite detention measures and the release of that water into Ropes and Kemps Creeks, that will eventually reach the Pipelines corridor.

WaterNSW requests the following points be included in the SEARs and addressed in the subsequent Environmental Impact Statement (EIS) for the proposed works:

- An assessment of the impacts of the proposed development on drainage paths. The EIS should model pre- and post-development flows that enter and leave the site, and the cumulative impacts when waters reach and are conveyed across the Pipelines corridor.
- Demonstrate that upstream development will not impact on the Pipelines corridor.
- Demonstrate effective erosion and sediment controls to mitigate downstream impacts.

WaterNSW would appreciate being advised when the EIS is exhibited for further review, and requests the Department continues to consult with us on any development that may impact on our assets, infrastructure or land, using the email address Environmental.Assessments@watarnsw.com.au.

If you have any questions regarding this letter, please contact Justine Clarke at justine.clarke@watarnsw.com.au.

Yours sincerely

A handwritten signature in black ink, appearing to read "Clay Preshaw".

CLAY PRESRAW
Manager Catchment Protection

From: [Yolanda Gil Diaz](#)
To: [Bruce Zhang](#)
Subject: FW: Fife Industrial Estate (SSD-10479)
Date: Monday, 6 July 2020 17:46:58
Attachments: [image001.png](#)
[SEARs Request Aldington Road Kemps Creek.pdf](#)
[Attachment A - Stage 1 CIV.pdf](#)
[Attachment B - Concept Plan.pdf](#)
[Attachment C - Stage 1 Plan.pdf](#)

Hi Bruce

Thank you for forwarding this request.

In considering the SEARs, my comments are:

Consultation with WCAA

We request that the proponent consult with the Authority in preparing the EIS.

Recreation Land

The EIS needs to address the landscape design and ongoing management of the private recreation area in the subject site as per the Structure Plan, including its integration into the broader RE2 zone/open space which goes beyond the land boundary of the subject site. The EIS will need to consider how the proposed open space will integrate into a future open space network beyond the site boundaries.

Indicative industrial road access

The EIS will need to address the Indicative industrial road access as indicated in the structure – its provision and if not providing the road access the impact on the transport and circulation outcomes of the Structure Plan.

If you have any questions on my response please get back to me.

Cheers
Yolanda

Yolanda Gil

Director, Planning | **Western City & Aerotropolis Authority**
Level 2, 10 Valentine Avenue, Parramatta NSW 2150 Australia
[REDACTED] | [REDACTED] | w: <http://www.wcaa.sydney>

WCAA believes in 'all roles flex' - I'm sending this message now because it's a good time for me, but I don't expect that you will read, respond or action it outside of your own regular hours.



From: [Melissa Rassack](#)
To: [Bruce Zhang](#)
Subject: RE: Fife Industrial Estate (SSD-10479)
Date: Friday, 17 July 2020 17:09:22

Hi Bruce

Thank you for providing our team with the opportunity to provide comments on the SEARs Request for SSD-10479.

Please see the below comments for your consideration:

As you are aware, in June this year, the Mamre Road Precinct was zoned for Industrial purposes and the Structure Plan for the Precinct now sits within the EP&A Regulations. We are currently working on the draft Development Control Plan (DCP) for the Precinct with the aim of exhibiting it later this year. The DCP will provide detailed design controls for development in the precinct in line with the approved Structure Plan, including a road network and road cross sections.

In the context of the work undertaken across the precinct and noting DPIE has worked collaboratively with industry, agencies and Council, the following comments are provided:

- The site is zoned predominantly IN1, however, parts of the site are also zoned RE2 Private Recreation and E2 Environmental Conservation. The development will need to respond to this zoning. It is noted that industry is not permissible within the RE2 and E2 zones.
- The site is affected by riparian corridors as identified on the Mamre Road Precinct Structure Plan, and the NRAR should be consulted.
- The site must address road connections to the property to the east of the site.
- The SSD will need to address:
 - Zoning under the WSEA SEPP, as well as relevant SEPP provisions.
 - The interface between industrial development and non-industrial zones. Buildings should address areas of open space.
 - Layout and connections to the proposed transport network including the Intermodal Terminal and Western Sydney Freight Line,
 - how bulk earthworks and the road pattern have been prepared to connect to adjoining sites to enable their feasible development for industrial purposes (Clause 33H of WSEA SEPP)
 - bulk earthworks and flooding impacts (Clause 33H and 33I of the WSEA SEPP)
 - conservation and protection of areas with heritage and aboriginal heritage significance
 - building heights in relation to ridgelines and adjoining rural-residential views
 - Viewlines and corridors through the precinct
 - Built form design, bulk and scale.
 - Stormwater, water quality and water sensitive urban design measures (Clause 33L of the WSEA SEPP).
- Any infrastructure, including roads and drainage infrastructure, should be located on industrial land (i.e. not E2).
- Should the SSD progress prior to the finalisation of a precinct-wide DCP for the Mamre Road Precinct, a site specific DCP will be required to be prepared. The DCP will need to be prepared in accordance with the existing requirements of the WSEA SEPP and the Precinct

Structure Plan, in close consultation with the Department. Matters to be addressed are identified in Schedule 4 of WSEA SEPP as well as particular site characteristics and the need to consider the development within the wider context of the Mamre Road Precinct.

- Particular agencies to be consulted:
 - TfNSW (Freight and Road)
 - Sydney Water
 - NRAR
 - DPIE (Central Western) team
 - Penrith City Council
- State and Local infrastructure contributions will apply. Relevant State agencies and Penrith City Council should be consulted with regarding this matter.

Please contact me if you have any questions.

Melissa Rassack

Acting Manager, Western Sydney Employment Area (WSEA) and Greater Penrith to Eastern Creek (GPEC)

Greater Sydney, Place and Infrastructure | Department of Planning, Industry and Environment

www.dpie.nsw.gov.au



**Planning,
Industry &
Environment**

The Department of Planning, Industry and Environment acknowledges that it stands on Aboriginal land. We acknowledge the traditional custodians of the land and we show our respect for elders past, present and emerging through thoughtful and collaborative approaches to our work, seeking to demonstrate our ongoing commitment to providing places in which Aboriginal people are included socially, culturally and economically.

Greener Places, Great Public Spaces



dpie.nsw.gov.au/premiers-priorities

From: [Elizabeth Warren](#)
To: [Bruce Zhang](#)
Cc: engagement@ppo.nsw.gov.au
Subject: Fife Industrial Estate (SSD-10479)
Date: Monday, 13 July 2020 08:26:46

Hello Bruce,

In response to your SEARs request regarding Fife Industrial Estate, since the land is rezoned under WSEA SEPP, and a structure plan is already in place the greatest area for the Partnership to comment on is regarding safeguarding for the Airport and Aircraft Operations.

Our comments are:

- Urban Design report is to address the interface between the proposed development and the open space identified on the Mamre Road structure plan.
- Consider a risk assessment of the proposal against airport operations, and addressing matters within Part 5 of the WSAP and Part 2.9 of the SEPP Discussion Paper, including:
 - National Airports Safeguarding Framework (NASF)
 - Australian Noise Exposure Concept/Australian Noise Exposure Forecast
 - Protection of airspace near airports
 - Wildlife management around airports
 - Airport safeguarding
 - Airport related maps:
 - Draft Australian Noise Exposure Concept
 - Draft Obstacle Limitation Surface Map
 - Draft Lighting Intensity and Windshear Map
 - Draft Wildlife Buffer Zones
- Development is to take the following into account, e.g. reflectivity of materials, location of lights, height of buildings, choice of landscaping, stockpiling of materials, dust mitigation measures and acceptance and management of non-recyclable materials on site.

Any questions, don't hesitate to ask.

Kind regards,
E.

Elizabeth Warren
Manager, Planning Partnership Office
(On loan from Department of Planning, Industry and Environment)

