

# **Compass 2 Warehouse and Distribution Centre Stakeholder Engagement**

Prepared for  
Charter Hall

February 2022

**HiIPDA**  
CONSULTING

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## Quality control

This document is for discussion purposes only unless signed and dated by a Principal of HillPDA.

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# 1.0 INTRODUCTION

HillPDA has been engaged by Charter Hall Holdings Pty Ltd to deliver stakeholder engagement in relation to a State Significant Development Application SSD-30923027 for Compass 2 Warehouse and Distribution Centre at Lot 1 Eastern Creek Drive, Eastern Creek NSW.

This report has been prepared to satisfy the requirements of item 25 of the Secretary's Environmental Assessment Requirements (SEARs) issued on 8 November 2021.

Stakeholder engagement by HillPDA and the proponent has been undertaken to inform the formulation of a proposal for the site that considers and appropriately responds to stakeholder views. Stakeholder engagement has been designed to comply with the Department of Planning Industry and Environment's *Undertaking Engagement Guidelines for State Significant Projects*.

## 1.1 Project description

The site of the proposed development is located at Lot 1 Eastern Creek Drive, Eastern Creek NSW as shown in Figure 1. The site is currently vacant, undeveloped and serviced land. It is located within the Western Sydney Employment Area and as such, has been identified as being suited to employment generating development.

The area surrounding the site is generally industrial in character with predominantly warehouse style development. Several lots in the surrounds are yet to be developed.

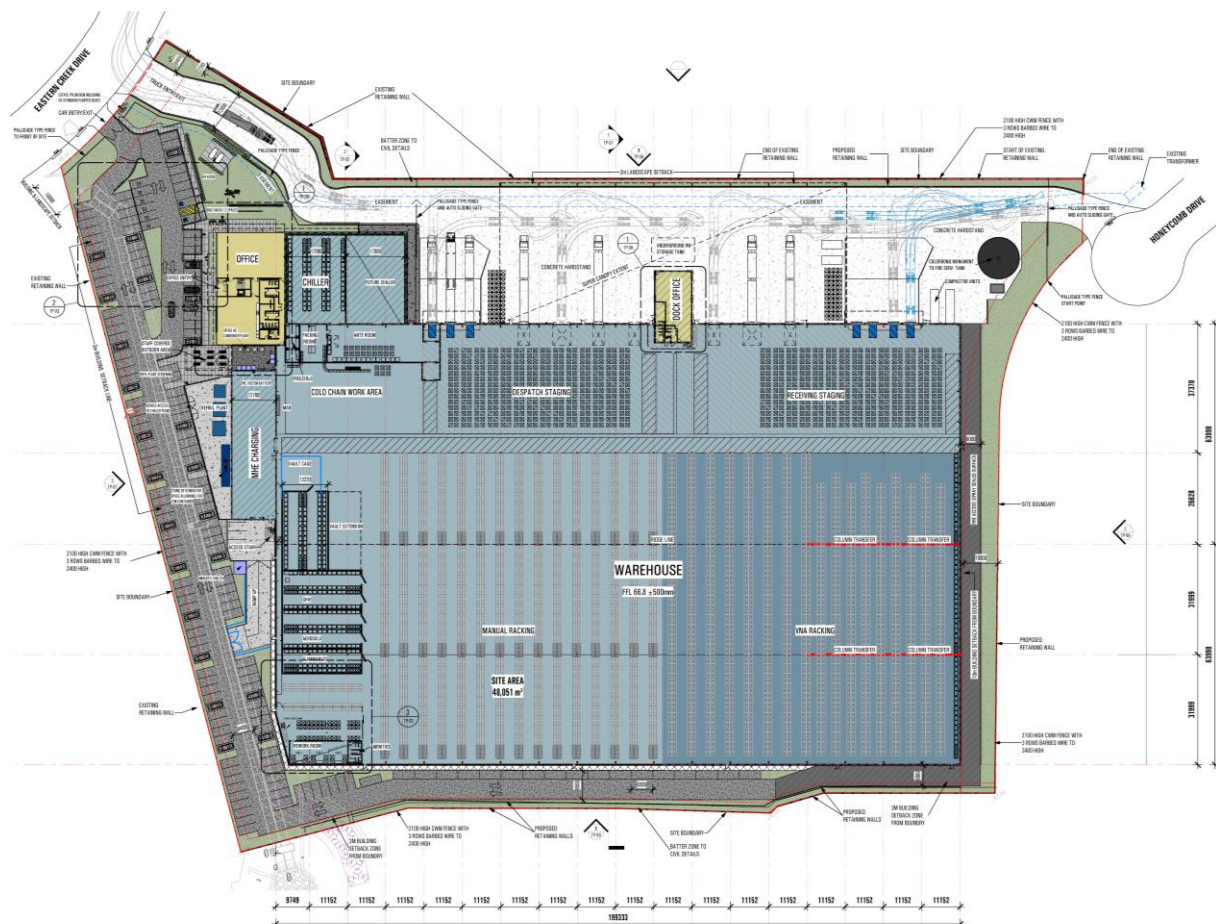
**Figure 1: The site, Lot 1 Eastern Creek Drive, Eastern Creek NSW**



The proposed development comprises the construction and 24/7 operation of a warehouse and distribution centre at Lot 1 Eastern Creek Drive, Eastern Creek, comprising:

- Minor earthworks involving cut and fill works
- Site preparation works and servicing
- Warehouse, main office, ancillary office, dock office, loading docks, carparking, forklift charging room
- External hardstands and landscaping.

**Figure 2: Floorplan of the proposed development**



## 1.2 Compliance with SEARs

The relevant Secretary's Environmental Assessment Requirements and how they have been addressed are indicated in the Table below.

**Table 1: Compliance with SEARs**

Issue	Requirement	How addressed	Location within this report
25. Engagement	Detail engagement undertaken and demonstrate how it was consistent with <i>The Undertaking Engagement Guidelines for State Significant Projects</i> . Detail how issues raised and feedback provided have been considered and responded to in the project. In particular, applicants must consult with:	The engagement objectives, Scope and method align with The DPIE Guideline. Issues raised have been considered by the proponent and the proposed development has been refined to reflect the views of stakeholders where appropriate.	Section 2
	<ul style="list-style-type: none"> <li>The relevant Department assessment team</li> </ul>	The proponent met and corresponded with the Department's assessment team to discuss the proposal and resolve issues, including at the scoping phase.	Section 2.4.2, 3.2 and Appendix D
	<ul style="list-style-type: none"> <li>Any relevant local councils</li> </ul>	The proponent met and corresponded with Blacktown Council to discuss the proposal and Council has influenced aspects of the project design and proposed stormwater, drainage and road works.	Section 2.4.2, 3.2 and Appendix D
	<ul style="list-style-type: none"> <li>Any relevant agencies</li> </ul>	Relevant agencies were contacted and provided with an opportunity to comment on the proposal.	Section 2.4.2, 3.2 and Appendix D
	<ul style="list-style-type: none"> <li>The community</li> </ul>	Occupants of neighbouring premises were invited to participate in a questionnaire survey. The issues raised have been considered as part of the social impact assessment report or referred to the relevant technical specialist.	Section 3.1
	<ul style="list-style-type: none"> <li>If the development would have required an approval or authorisation under another Act but for the application of s 4.41 of the EP&amp;A Act or requires an approval or authorisation under another Act to be applied consistently by s 4.42 of the EP&amp;A Act, the agency relevant to that approval or authorisation."</li> </ul>	All relevant authorities have been consulted.	Section 2.3.2



## 2.0 ENGAGEMENT APPROACH

HillPDA prepared a detailed engagement plan, in consultation with the proponent, that identified relevant stakeholders and engagement methods and set out a clear and transparent process for undertaking relevant stakeholder engagement. Key components of the engagement plan are provided below.

### 2.1 Engagement objectives

The objectives of the stakeholder engagement were:

- To circulate information about the project to the community throughout the project
- To facilitate an open engagement process where the community are given meaningful opportunities to have their say
- To provide accessible opportunities for community participation, acknowledging and meeting the diverse needs of the different stakeholders
- To present outcomes from the engagement in a format that can be used to inform the preparation of a State significant development application and meet SEARs obligations.

### 2.2 Engagement plan

HillPDA is committed to delivering a considered, open and evidence-based approach to this engagement to ensure it provides key community insights. To assist this process, a detailed engagement plan was prepared in consultation with the proponent. Some key components of the engagement plan are summarised below.

**Table 2: Engagement overview**

Item	Explanation offered
Description of the proposal given to stakeholders	Construction and 24/7 operation of a warehouse and distribution centre at Lot 1 Eastern Creek Drive, Eastern Creek, comprising: <ul style="list-style-type: none"> <li>● minor earthworks involving cut and fill works</li> <li>● site preparation works and servicing</li> <li>● warehouse, main office, ancillary office, dock office, loading docks, carparking, forklift charging room</li> <li>● external hardstands and landscaping.</li> </ul>
Stated purpose of the engagement	To comply with the requirements of the SEARs (item 25)
Intent of engagement	To inform stakeholders about the proposal <ul style="list-style-type: none"> <li>● Obtain input from the community and stakeholders to the project refinement and development application process</li> </ul>
HillPDA Commitments to the engagement process	<ul style="list-style-type: none"> <li>● <b>Relationships</b> – we will act in an honest and open way at all times to build strong relationships, partnerships and trust with our client and stakeholders within the confidentiality requirements of the project</li> <li>● <b>Clarity of purpose</b> - we will be clear about why and how we are engaging with the state government and community</li> <li>● <b>Timely</b> - we will contact stakeholders early and provide sufficient time for stakeholders to provide input</li> <li>● <b>Coordinated</b> - we will work with stakeholders for our community engagement plan.</li> </ul>

### 2.3 Stakeholder identification

Community stakeholders were divided into three groups according to the level or type of impact from the proposed development.

- Tier 1 stakeholders: those with the potential to be immediately affected by the project
- Tier 2 stakeholders: government agencies and peak organisations whose responsibilities are relevant to the proposed development
- Tier 3 stakeholders: wider community

This approach enabled engagement methods to be tailored to each stakeholder group required tailored and appropriate engagement. Details of tier one and two stakeholders are provided in the sections below. Consultation with tier three stakeholders will occur as the proposal progresses through the SSDA process including during public exhibition.

### 2.3.1 Tier one stakeholders

Tier one stakeholders are occupants of the properties neighbouring the proposed development. These stakeholders may experience a range of impacts from the proposed development including noise and disturbance during the construction period. Tier one stakeholders are indicated in Figure 3.

**Figure 3: Tier one stakeholders – immediate neighbours**



Source: HillPDA, Nearmap (2021)



**Table 3: List of tier one stakeholders**

Neighbouring businesses	
Ricoh Australia	Bullivants
Vermeer Australia	AP Systems
FX Factory	Crystal Productions
Blauberg Ventilation	Socrates Distributors
Independent Living Specialists	Downer Group
Silk Contract Logistics	Jaycar Electronics
DHL Brothers	Collins Sydney
Mainfreight Eastern Creek	

### 2.3.2 Tier two stakeholders

Tier two stakeholders include government agencies and peak organisations which may have an interest in the proposed development. Tier two stakeholders are indicated in the table below.

**Table 4: Tier two stakeholders**

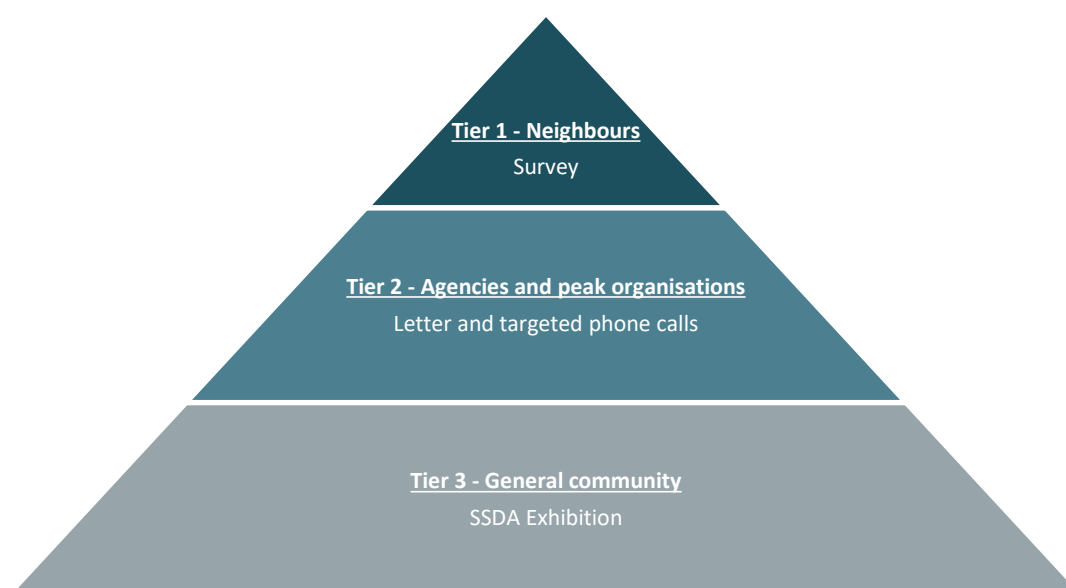
Stakeholder	Organisations
Indigenous community	Deerubbin Local Aboriginal Land Council
NSW Government agencies	Department of Planning Industry and Environment
	Environment, Energy and Science Group
	Environment Protection Authority
	Heritage NSW
	NSW Fire and Rescue
	Rural Fire Service
	Transport for NSW
	Water NSW
Infrastructure providers	Endeavour Energy
	Sydney Water
	Telstra
Local Government	Blacktown Council

## 2.4 Engagement methods

Engagement methods were tailored to each stakeholder group, as not all stakeholders require the same level of engagement and different approaches are suited to each group. The method of engagement for each stakeholder group has been selected based on the level of potential impact and a resulting likelihood of desire to participate i.e. a potential high level of impact may result in a strong desire to participate in engagement.

Figure 4 displays the tiered approach to the engagement method, ensuring that those with the highest potential to be impacted by the proposal are given ample information and opportunity to provide feedback. Selected engagement methods are outlined below.

**Figure 4: Engagement method by stakeholder group**



#### 2.4.1 Questionnaire survey – tier one stakeholders

Tier one stakeholders were invited to participate in a questionnaire survey. The survey was delivered as follows:

- On 15<sup>th</sup> November 2021 HillPDA staff attended the site surrounds
- Face to face interviews were conducted at the time of the visit, where possible
- If a representative from the neighbouring business was not available at the time of the survey, a letter was left inviting the occupant to participate in the survey online.

A copy of the **questionnaire survey** that was provided to stakeholders is provided at Appendix A. A copy of the **letter to occupants** that was provided if no one was available to complete the survey, is provided at Appendix B.

#### 2.4.2 Letters to agencies – tier two stakeholders

Engagement with tier two stakeholders was through written requests for comment on the proposal. Letters were sent via email to each tier two stakeholder. Up to three follow-up emails or phone calls were undertaken to encourage a response. If no response was received after three attempts the organisation was recorded as “No Response.”

A copy of the **letter to agencies** and tier two stakeholders is provided at Appendix B. HillPDA distributed the letter by email to the above stakeholders on 10 November 2021.

In addition to HillPDA’s engagement activities, the proponent has undertaken engagement with Blacktown Council and the Department of Planning Industry and Environment. Outcomes from those consultations have been incorporated into this report.

**Table 5: Tier two stakeholders**

Stakeholder Group	Organisation	Action
Indigenous community	Deerubbin Local Aboriginal Land Council	<ul style="list-style-type: none"> <li>● Letter emailed 10 November 2021</li> <li>● No response received</li> <li>● Phone call on 23 November 2021</li> <li>● No response received</li> </ul>

Stakeholder Group	Organisation	Action
	Environment, Energy and Science	<ul style="list-style-type: none"> <li>Letter emailed 10 November 2021</li> <li>Response received 11 November 2021. Advised that the matter was referred to the EPA Hub</li> <li>Phone call on 23 November 2021. Left message.</li> <li>Phone discussions 30 November 2021. Advised that a response will be forwarded shortly</li> <li>Response received from EPA. Response from EPA received 15 September 2021 (see below).</li> </ul>
	Environment Protection Authority	<ul style="list-style-type: none"> <li>Proponent sent letter to the Environment Protection Authority on 7 September 2021</li> <li>A response was received on 15 September 2021.</li> </ul>
	Heritage NSW	<ul style="list-style-type: none"> <li>Proponent engaged with Heritage NSW to establish its requirements for procuring an Aboriginal Cultural Heritage Assessment Report (ACHAR)</li> <li>Dr Samantha Higgins at Heritage NSW responded on 12 November 2021</li> <li>Letter emailed 10 November 2021</li> <li>Response received on 23 November 2021 stated that the letter had been referred on and an advisor would respond shortly</li> <li>Response received on 30 November 2021 referring to the earlier communication undertaken by the proponent</li> <li>Proponent engaged with Heritage NSW to confirm their requirements.</li> <li>Response received on 7 December 2021 confirming Heritage NSW was not the determining authority and had no further interest in the proposal.</li> </ul>
	NSW Fire and Rescue	<ul style="list-style-type: none"> <li>Letter emailed 10 November 2021</li> <li>No response received</li> <li>Reminder email sent 23 November 2021</li> <li>Reminder email sent 30 November 2021</li> <li>Phone message left 30 November 2021</li> <li>Proponent consulted with NSW Fire and Rescue (NSW FRS) and received a response on 9 December 2021 outlining a formal engagement process to be undertaken after a proposal receives consent</li> </ul>
	Rural Fire Service	<ul style="list-style-type: none"> <li>Letter emailed 10 November 2021</li> <li>Response received 14 November 2021 advising that queries should be directed to a bushfire consultant or their pre-DA service</li> </ul>
	Transport for NSW	<ul style="list-style-type: none"> <li>Letter sent 10 November 2021</li> <li>Phone call to agency on 23 November 2021. Advised the matter is being reviewed and a response will be provided shortly.</li> <li>Phone call to agencies on 30 November 2021. Advised the matter is being reviewed and a response will be provided shortly.</li> <li>Proponent contacted Transport for NSW</li> <li>Response received 14 December 2021 advising that no comments would be provided at the current time.</li> </ul>
	Water NSW	<ul style="list-style-type: none"> <li>Letter emailed on 10 November 2021</li> <li>Response received 12 November 2021; no concerns raised. See section 3.2 for further details</li> </ul>
Infrastructure providers	Endeavour Energy	<ul style="list-style-type: none"> <li>Letter emailed on 10 November 2021</li> <li>Response received. No concerns raised see section 3.2 for further details</li> </ul>
	Sydney Water	<ul style="list-style-type: none"> <li>Letter emailed 10 November 2021</li> <li>No response received</li> </ul>



Stakeholder Group	Organisation	Action
		<ul style="list-style-type: none"> <li>Phone call on 23 November 2021. Message left.</li> <li>Phone call on 30 November 2021. Message left.</li> <li>Proponent engaged with a Water Service Coordinator (authorised by Sydney Water to provide advice on infrastructure) on 7 December 2021</li> </ul>
	Telstra	<ul style="list-style-type: none"> <li>Letter emailed 10 November 2021</li> <li>Response received 11 November 2021. No concerns raised see section 3.2 for further details</li> </ul>
Local Government	Blacktown Council	<ul style="list-style-type: none"> <li>Proponent is engaged in ongoing discussions with Council.</li> <li>Proponent engaged in a Pre-Assessment Meeting with Council on 19 November 2021. A range of concerns were raised, largely focused on the provision of additional reporting by the proponent</li> </ul>

## 2.5 Engagement register

A register was established to record all engagement activities including that date of contact with each stakeholder and their response(s). A copy of the register is provided at Appendix C.

## 3.0 ANALYSIS OF CONSULTATION FINDINGS

### 3.1 Survey responses

The survey of neighbouring businesses was conducted on 15<sup>th</sup> November 2021. Of the fifteen tenancies surveyed, only three elected to complete the survey. Team members indicated that most people who were invited to complete the survey seemed ambivalent about the proposed development, expressing neither positive nor negative comments about the proposal.

Two specific concerns were raised by stakeholders. Additionally, one stakeholder raised a concern that was not directly related to the proposal but related to a proposed road construction adjoining the site. The concerns expressed through the survey are listed in the table below.

**Table 6: Issues raised by survey respondents**

Issue type	Issue raised in survey	Action taken
Parking	One respondent expressed concern regarding on-street parking for trucks is a concern on Eastern Creek Drive. Trucks park in the street while waiting for their allotted delivery or pickup time. The respondent was concerned that parking for this purpose was nearing capacity and the removal of parking space through additional driveways would exacerbate the issue.	The Transport Assessment notes that adequate parking will be provided on site. The site entry on Eastern Creek Drive is on a curve and therefore is likely unsuitable for truck parking in its existing state.
Traffic management and safety	One respondent raised concern that the bend of Eastern Creek Drive (adjacent to the site entrance) limits visibility. As the site adjacent to the proposal site is currently under construction, there are traffic management workers located on the road. The respondent was concerned about the speed with which trucks approach the corner and suggested that any future traffic management workers be positioned further around the corner to prevent this issue.	Matter partly relates to current practices associated with a different development, which is not the proponent's responsibility. The matter can be addressed as part of the construction management plan through implementation of safe construction management practices.
Honeycomb Drive extension	One respondent (located on Honeycomb Drive) questioned HillPDA staff about a proposal to extend Honeycomb Drive.	Matter raised is not relevant to the proposed development. The respondent was encouraged to direct this question to Council.

### 3.2 Agency engagement

The agencies listed in Table 7 were emailed the letter attached at Appendix B on 10 November 2021. The table below contains the response provided by the agencies.

**Table 7: Responses from tier two stakeholders**

Stakeholder group	Organisation(s)	Matters Raised	Response
Indigenous community	Deerubbin Local Aboriginal Land Council	No response received	
	Environment Protection Agency	EPA responded with no comment.	None required

Stakeholder group	Organisation(s)	Matters Raised	Response
	Heritage NSW	<p>Charter Hall have engaged with Heritage NSW to establish its requirements for procuring an Aboriginal Cultural Heritage Assessment Report (ACHAR).</p> <p>Heritage NSW have advised Charter Hall that as the majority of site is covered by an existing Aboriginal Heritage Impact Permit (AHIP), an ACHAR should not be required, and that component of the SEARs could be waived.</p> <p>Further formal advice from Heritage NSW defers to DPIE as the determining authority under the SSDA process, stating Heritage NSW have no further interest in the proposal as it relates to Aboriginal heritage.</p>	<p>Application includes an Aboriginal Heritage Assessment prepared by Kelleher Nightingale Consulting Pty Ltd.</p> <p>Application includes a Statement of Heritage Impact prepared by Austral Archaeology Pty Ltd.</p>
	NSW Fire and Rescue	The proponent attempted to consult with FRNSW, however FRNSW advised that they have a formal process that they follow subsequent to consent and they are experiencing significant volumes of applications at the moment and did not have the resources to respond. FRNSW have a formal process following consent whereby the proponent is to lodge a Fire Engineering Brief Questionnaire which they respond to for the proponent's reference in preparing the Fire Engineering Report (FER). The proponent advised that they will lodge the FER and seek FRNSW feedback prior to Construction Certificate, and will also bring FRNSW to site for a final inspection under the Section 152 process prior to the issue of Occupation Certificate.	Proponent to lodge FER and complete any other NSW Fire and Rescue requirements as necessary, pending consent being granted.
	Rural Fire Service	Advised that the proponent should engage a bushfire consultant or contact their pre-DA service.	Proponent engaged a bushfire consultant, Building Code and Bushfire Hazard Solutions Pty Ltd, to prepare a bushfire assessment report.
	Transport for NSW	<p>TfNSW has considered the information provided and notes that it is not sufficient to provide a comprehensive response at this stage.</p> <p>TfNSW notes that further review and commentary will occur as part of any State Significant Development Application that is lodged.</p>	Consultation with TNSW to occur post lodgement
	Water NSW	Due to the separation of this site from WaterNSW lands, assets and infrastructure, WaterNSW has no specific comment to make and advised that they will not be providing any further comments to the SSD application.	None required
	Endeavour Energy	No concern – provided attachment with general guidance on potential issues to be aware of. A copy of the submissions is at Appendix D.	Advice from Endeavour Energy has assisted in formulating the final DA design and documentation.
Infrastructure providers	Sydney Water	Proponent engaged with a Water Services Coordinator (authorised by Sydney Water) who	None required



Stakeholder group	Organisation(s)	Matters Raised	Response
		advised the proponent about required works to connect to existing water assets.	
	Telstra	Advised that there are existing infrastructure assets on the northern side of Eastern Creek drive along the boundary of Lot 1. Existing assets to the north of Eastern Creek Drive will not be affected provided existing separations are maintained during driveway construction.	None required
	National Broadband Network	No response received	Consultation can occur as part exhibition process
Local Government	Blacktown Council	<p>The proponent has conducted ongoing engagement with Blacktown Council on the proposal.</p> <p>A pre-development assessment meeting between Charter Hall and Council representatives was conducted in March 2021. Subsequently a pre-assessment meeting was held in November 2021.</p> <p>Further engagement with Council to request drainage models and stormwater management reporting, and to discuss relevant site requirements and options.</p> <p>Additional discussions were held over Honeycomb Road (a proposed road adjacent to the rear of the site).</p>	<p>Drainage and stormwater management design incorporates input from Council.</p> <p>Networking with neighbouring development regarding Honeycomb Drive has occurred.</p>

### 3.3 Previous engagement undertaken for nearby development

To inform this engagement process, Charter Hall have provided HillPDA with the final report from a previous development of a similar type about 400 metres to north west of the site. The Consultation Strategy and Outcomes Report prepared by Ethos Urban in 2020 for Hanson Construction Materials Pty Ltd relates to development at 21, 31, and 42 Hanson Place, Eastern Creek Resource Recovery Facility; less than one kilometre from the site. Key details from this report are detailed below.

- Ethos Urban letter-dropped community stakeholders across a distribution range that included all but one of HillPDA's identified tier one stakeholders
- No feedback, phone calls, or meeting requests were received from community stakeholders
- No local community groups were identified
- The nearest residents were 1.4 kilometres to the north, and 1.6 kilometres to the west. Both of these communities are further still from the site under consideration by this report
- Ethos Urban concluded that there was limited interest in or objection to the project.

## 4.0 CONCLUSIONS

This consultation outcomes report presents the communications and stakeholder engagement activities undertaken by HillPDA prior to lodgement of the SSDA for the warehouse and distribution centre at Lot 1 Eastern Creek Drive, Eastern Creek.

In accordance with the SEARs requirements for stakeholder engagement, HillPDA has designed and implemented an engagement plan to inform local businesses and key agencies about the proposed development. This has provided an early opportunity for the community and key stakeholders to have a clear understanding of the proposal and provide comment for consideration prior to lodgement of the SSDA.

Of the agencies and infrastructure providers consulted, none of which raised any objection to the proposed development. Comments received from neighbouring premises regarding on street parking for truck and traffic management in construction zones, have been incorporated into the range of factors considered in the formulation of the proposal. Several stakeholders were provided with information and an opportunity to comment on the proposed development but did not take up this opportunity. This suggests limited interest or objection to the proposed development, reflecting the appropriateness of the location for the proposed development.

# APPENDIX A: QUESTIONNAIRE SURVEY



# Eastern Creek Warehouse Community Survey

HillPDA has been engaged by Charter Hall to assess the social impacts of a proposed warehouse at Lot 1 Eastern Creek Road. The Social Impact Assessment will accompany a development application that is currently being prepared.

As part of our research we are seeking the views of nearby businesses. Your feedback will help us to gain an understanding of community values and the potential effects of the proposed development. We are at the start of the process, there will be further opportunities, during the formal public exhibition phase, for you to comment on the proposed development, once the application is lodged.

The proposal includes the construction and 24/7 operation of the warehouse and distribution center at Lot 1 Eastern Creek Drive, Comprising:

- minor earthworks involving cut and fill works;
- site preparation works and servicing;
- warehouse, main office, ancillary office, dock office, loading docks, carparking, forklift charging room;
- external hardstands and landscaping

Ground floor plans are shown below.

\* Required

## Ground floor plan

1

What kind of business are you operating? \*

2

Do you think the development I described would impact on your operations during the construction period? \*

☐ Yes

☐ No

3

Please describe the impacts

4

Do you have any suggestions on how these impacts could be minimised?

Do you have any other comments or questions about the proposal?

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This content is neither created nor endorsed by Microsoft. The data you submit will be sent to the form owner.

 Microsoft Forms

# APPENDIX B: LETTER TO OCCUPANTS

15 November 2021

Dear occupant

## Proposed Warehouse and distribution centre at Lot 1 Eastern Creek Drive, Eastern Creek

HillPDA has been engaged by Charter Hall to assess the social impacts of a proposed warehouse at Lot 1 Eastern Creek Road. The Social Impact Assessment will accompany a development application currently being prepared for the construction and 24/7 operation of a warehouse and distribution centre at Lot 1 Eastern Creek Drive, Eastern Creek, comprising:

1. minor earthworks involving cut and fill works;
2. site preparation works and servicing;
3. warehouse, main office, ancillary office, dock office, loading docks, carparking, forklift charging room;
4. external hardstands and landscaping.

As part of our research, we are seeking the views of nearby businesses. Your feedback will help us to gain an understanding of community values and the potential effects of the proposed development. We are at the start of the process, there will be further opportunities during the formal public exhibition phase for you to comment.

An indicative site plan is shown below, with elevations on the following page (the design is being finalised at the time of writing, so minor changes are to be expected).



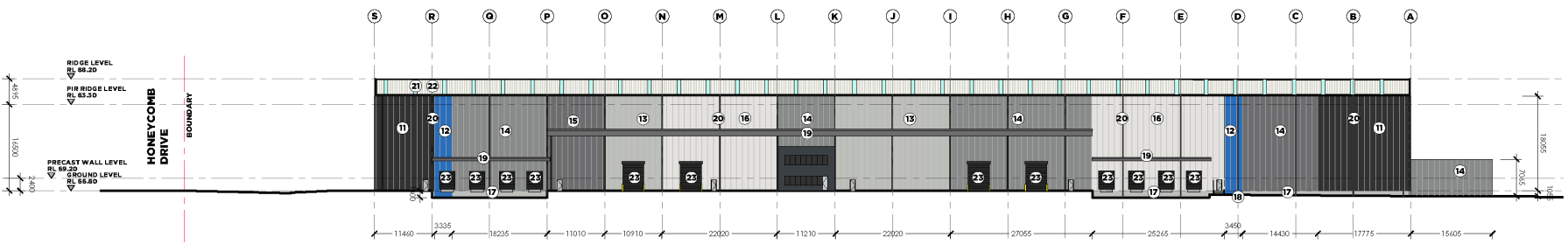
Site plan of the proposed development (for evaluation purposes only)



FINISH SCHEDULE		
LOCATION	MATERIAL/FINISH	SELECTION / COLOUR
11. WAREHOUSE - WALL CLADDING	INSULATED WALL PANEL - VERTICAL	TO MATCH COLORBOND MONUMENT
12. WAREHOUSE - WALL CLADDING	INSULATED WALL PANEL - VERTICAL	TO MATCH COLORBOND SHALE GREY
13. WAREHOUSE - WALL CLADDING	INSULATED WALL PANEL - VERTICAL	TO MATCH COLORBOND SHALE GREY
14. WAREHOUSE - WALL CLADDING	INSULATED WALL PANEL - VERTICAL	TO MATCH COLORBOND SHALE GREY
15. WAREHOUSE - WALL CLADDING	INSULATED WALL PANEL - VERTICAL	TO MATCH COLORBOND SHALE GREY
16. WAREHOUSE - WALL CLADDING	INSULATED WALL PANEL - VERTICAL	TO MATCH COLORBOND SHALE GREY
17. WAREHOUSE - WALL CLADDING	INSULATED WALL PANEL - VERTICAL	TO MATCH COLORBOND SHALE GREY
18. WAREHOUSE - WALL CLADDING	INSULATED WALL PANEL - VERTICAL	TO MATCH COLORBOND SHALE GREY
19. WAREHOUSE - WALL CLADDING	INSULATED WALL PANEL - VERTICAL	TO MATCH COLORBOND SHALE GREY
20. WAREHOUSE - WALL CLADDING	INSULATED WALL PANEL - VERTICAL	TO MATCH COLORBOND SHALE GREY
21. WAREHOUSE - WALL CLADDING	INSULATED WALL PANEL - VERTICAL	TO MATCH COLORBOND SHALE GREY
22. WAREHOUSE - WALL CLADDING	INSULATED WALL PANEL - VERTICAL	TO MATCH COLORBOND SHALE GREY
23. WAREHOUSE - WALL CLADDING	INSULATED WALL PANEL - VERTICAL	TO MATCH COLORBOND SHALE GREY
24. WAREHOUSE - WALL CLADDING	INSULATED WALL PANEL - VERTICAL	TO MATCH COLORBOND SHALE GREY
25. WAREHOUSE - WALL CLADDING	INSULATED WALL PANEL - VERTICAL	TO MATCH COLORBOND SHALE GREY
26. WAREHOUSE - WALL CLADDING	INSULATED WALL PANEL - VERTICAL	TO MATCH COLORBOND SHALE GREY
27. WAREHOUSE - WALL CLADDING	INSULATED WALL PANEL - VERTICAL	TO MATCH COLORBOND SHALE GREY



1 ELEVATION - SOUTH  
1:750



Elevation of the prop



### Have your say

We are seeking your perspective and inviting your feedback on this proposal. There are a number of ways to participate, including:

1. Complete a quick online survey

<https://forms.office.com/r/nXxMLmQp0f>

LINK TO SURVEY:



Send us a written submission to GPO Box 2748, Sydney NSW 2001 or to [submissions@hillpda.com](mailto:submissions@hillpda.com)  
Call to speak with us on 02 9252 8777.

The closing date for feedback will be **Friday 19 November 2021.**

Thank you for your time. We look forward to receiving your feedback.

# STAKEHOLDER ENGAGEMENT REGISTER

Date	Stakeholder	Stakeholder type	Contact method	Response (Y/N)	Response category	Response summary/notes	Response full text	Submission no
7/09/2021	Environment Protection Agency	NSW Government agencies	Client engaged	Yes	No comment	Client advised that a consultation letter was sent to the Environment Protection Authority (EPA) on 7 September 2021. A response was received on 15 September 2021 in which EPA advised that no further comments were to be provided at that stage.		12
10/11/2021	Dept Environment, Energy and Science	NSW Government agencies	Email letter	Yes	Referral to other stakeholder	Response received 11 November 2021, stakeholder advised that enquiry had been referred to the EPA Hub.		1
10/11/2021	Endeavour Energy	NSW Government agencies	Email letter	Yes	No comment	Response received 12 November 2021, stakeholder advised no concern – provided attachment with general guidance on potential issues to be aware of.	I refer to your below email of 10 November 2021 regarding the assessment of the social impacts to accompany a State Significant Development Application currently being prepared for the construction and 24/7 operation of a warehouse and distribution centre at Lot 1 Eastern Creek Drive, Eastern Creek (Lot 1 DP 1274322) within Blacktown City Local Government Area (LGA). Sometimes the Department will notify Endeavour Energy at the applicants request for the Secretary's Environmental Assessment Requirements (SEARs). In response to the request for SEARs, as well as commenting on the draft SEARs, as part of early consultation process I provide general advice regarding electricity distribution which may help I preparation of the Environmental Impact Statement (EIS). Due to the high number of development application and planning proposal notifications received by Endeavour Energy, recently the attached 'Development Application (DA) Checklist' and 'Standard Conditions' is being utilised for submissions being made via the NSW Planning Portal. Although not yet being used for SSD in the Major Projects Portal, as the number of notifications for SSDs is also increasing a similar approach will be adopted soon to meet the work load / response times – I've just quickly modified the form. I appreciate not all the advice provided may be directly or immediately relevant or significant to the SSD. However in keeping with the Department's aim of earlier and better engagement, Endeavour Energy's preference is to alert proponents / applicants of the potential matters that may arise should development within closer proximity of the existing and/or required electricity infrastructure needed to facilitate the proposed development on or in the vicinity of the site occur. Should you wish to discuss this matter, or have any questions, please do not hesitate to contact me or the contacts identified in the attachments in relation to the various matters. Due to the high number of development application / planning proposal notifications submitted to Endeavour Energy, to ensure a response contact by email to property.development@endeavourenergy.com.au is preferred. With the current easing of the COVID-19 health risk, whilst a significant number of Endeavour Energy staff are returning to the office, it may sometimes take longer than usual to respond to enquiries. Thank you for your ongoing understanding during this time.	
10/11/2021	Telstra	NSW Government agencies	Email letter	Yes	Nil concern	Response received 11 November 2021, stakeholder advised existing assets to the north of Eastern Creek Drive will not be affected provided existing separations are maintained during driveway construction.	I have revised the proposed plans for the Industrial Development a Lot 1 Eastern Creek Rd, Eastern Creek. There is existing InfraCo assets on the northern side of Eastern Creek drive along the boundary of Lot 1. There should not be any issues from our side with the development going ahead as long as the correct separation from the network is maintained when driveways are constructed. If you need any more information don't hesitate to contact me.	3
10/11/2021	Water NSW	NSW Government agencies	Email letter	Yes	No comment	Response received 12 November 2021, stakeholder advised no concern – too distant from their land/assets/infrastructure.	Thank you for providing the opportunity to WaterNSW to comment on the proposed warehouse at Lot 1 Eastern Creek Road. Due to the separation of this site from WaterNSW lands, assets and infrastructure, WaterNSW has no specific comment to make and will not be providing any further comments to the SSD application.	4
10/11/2021	Rural Fire Service	NSW Government agencies	Email letter	Yes	Referral to other stakeholder	Response received 14 November 2021, stakeholder advised that they provided a pre-DA service, predicated on procuring a bushfire consultant.	Thank you for your email, if you would like to make a request for the NSW Rural Fire Service to make comment regarding this proposal you may wish to engage a bushfire consultant and lodge an application through our Pre-DA service in order to discuss any potential issues or concerns.	5
10/11/2021	Blacktown Council	Local government	Email letter	No	N/A			6
10/11/2021	Deerubbin LALC	Indigenous community	Email letter	No	N/A			
10/11/2021	Environment Protection Agency	NSW Government agencies	Email letter	No	N/A	No response received to email of 10 November.		
10/11/2021	Heritage NSW	NSW Government agencies	Email letter	No	N/A			
10/11/2021	National Broadband Network	NSW Government agencies	Email letter	No	N/A			
10/11/2021	NSW Fire and Rescue	NSW Government agencies	Email letter	No	N/A			
10/11/2021	Sydney Water	NSW Government agencies	Email letter	No	N/A			
10/11/2021	Transport for NSW	NSW Government agencies	Email letter	No	N/A			

Date	Stakeholder	Stakeholder type	Contact method	Response (Y/N)	Response category	Response summary/notes	Response full text	Submission no
						<p>Charter Hall have engaged with Heritage NSW to establish its requirements for procuring an Aboriginal Cultural Heritage Assessment Report (ACHAR). Heritage NSW have advised Charter Hall that as the majority of site is covered by an existing Aboriginal Heritage Impact Permit (AHIP), an ACHAR should not be required, and that component of the SEARs could be waived.</p>	<p>Client [Tactical Group]:</p> <p>Please see below from Sam Higgins at Heritage. I have since spoken to Sam regarding the comment "If the area is within that covered by the existing AHIP" and the 2 small notches in the AHIP boundary that we have to make sure she is aware that we technically don't have an AHIP covering 100% of our site, but the 2 small areas have had significant disturbance. Sam confirmed that these shouldn't be a problem and we should address these in a letter to DPIE. The letter should be prepare by you and outlining the consultation we have done below with Heritage NSW, highlight the 2 small areas that aren't in the AHIP, highlight the extent of historical disturbance, and the history of the ACHAR that was done for the AHIP and this will be sufficient. That letter can go to DPIE ahead of our EIS submission so that they can waive the SEAR for an ACHAR, and also be included in the EIS. Please can you prepare the letter for us ASAP so that we can send it to DPIE to gain their agreement.</p> <p>Sam Higgins [Heritage NSW]: I've had a look at your original email and the existing AHIP. If the area is within that covered by the existing AHIP and the conditions of the existing AHIP are being followed then there is no requirement from Heritage NSW for any further assessment in relation to Aboriginal heritage.</p>	
12/11/2021	Heritage NSW	NSW Government agencies	Client engaged	Yes	Heritage concern			2
15/11/2021	Downer Group	Neighbouring premises	In-person survey	Yes	Yes	Completed survey in-person with front of office staff. No concerns raised in survey body. Stakeholder advised in response to question 5 ('other comments or questions') that traffic control at a current construction site on Eastern Creek Drive (10 Eastern Creek Drive) caused issues. Traffic control workers were located too close to the apex of the corner, with truck drivers approaching around the blind corner at a rapid pace. Stakeholder suggested that any future traffic control workers be located further from the apex of the corner.		
15/11/2021	Mainfreight Eastern Creek	Neighbouring premises	In-person survey	Yes	Traffic issue	Stakeholder queried HillPDA staff about the progress of a Honeycomb Drive Extension. HillPDA staff encouraged the stakeholder to contact Council about the matter.		
15/11/2021	Silk Contract Logistics	Neighbouring premises	In-person survey	Yes	Traffic issue	Stakeholder advised in conversation that the removal of truck parking (whilst waiting for allocated delivery/pickup time) to grant access to the site could be a concern.		
15/11/2021	AP Systems	Neighbouring premises	Survey letterdrop	No	N/A			
15/11/2021	Blauberg Ventilation	Neighbouring premises	Survey letterdrop	No	N/A			
15/11/2021	Bullivants	Neighbouring premises	Survey letterdrop	No	N/A			
15/11/2021	Collins Sydney	Neighbouring premises	Survey letterdrop	No	N/A			
15/11/2021	Crystal Productions	Neighbouring premises	Survey letterdrop	No	N/A			
15/11/2021	DHL Brothers	Neighbouring premises	Survey letterdrop	No	N/A			
15/11/2021	Downer Group	Neighbouring premises	Survey letterdrop	No	N/A			
15/11/2021	FX Factory	Neighbouring premises	Survey letterdrop	No	N/A			
15/11/2021	Independent Living Specialists	Neighbouring premises	Survey letterdrop	No	N/A			
15/11/2021	Jaycar Electronics	Neighbouring premises	Survey letterdrop	No	N/A			
15/11/2021	Mainfreight Eastern Creek	Neighbouring premises	Survey letterdrop	No	N/A			
15/11/2021	Ricoh Australia	Neighbouring premises	Survey letterdrop	No	N/A			
15/11/2021	Silk Contract Logistics	Neighbouring premises	Survey letterdrop	No	N/A			
15/11/2021	Socrates Distributors	Neighbouring premises	Survey letterdrop	No	N/A			
15/11/2021	Vermeer Australia	Neighbouring premises	Survey letterdrop	No	N/A			
19/11/2021	Blacktown Council	Local government	Client engaged	Yes	N/A	Client advised that two pre-lodgement meetings were held with Council, most recently on 19 November 2021.		
19/11/2021	Blacktown Council	Local government	Client engaged	Yes	N/A	Proponent attended Pre-Application Meeting with Blacktown Council. Key topics included outstanding reporting requirements (VIA, traffic, acoustic, etc), Development Contributions, car parking, Honeycomb Drive access, landscaping, stormwater management, among others		15
23/11/2021	Deerubbin LALC	Indigenous community	Phone call	No	N/A			
23/11/2021	Heritage NSW	NSW Government agencies	Phone call	Yes	N/A	Phone call on 23 November 2021, stakeholder advised that the address used was wrong. Email sent to the correct address on 23 November 2021, stakeholder advised that an advisor would respond.		
23/11/2021	NSW Fire and Rescue	NSW Government agencies	Email letter	No	N/A	Additional email distributed on 23 November 2021.		
23/11/2021	Sydney Water	NSW Government agencies	Phone call	Yes	N/A	Phone call on 23 November 2021, no response received. Message left on voicemail for a Kristine Leitch.		
23/11/2021	Transport for NSW	NSW Government agencies	Phone call	Yes	N/A	Phone call on 23 November 2021, stakeholder advised that responsibility is currently with a colleague and to expect a response before 1 December 2021.		
30/11/2021	Heritage NSW	NSW Government agencies	Phone call	Yes	Referral to other stakeholder	Phone call on 30 November 2021. Advisor referred to the Tactical Group email - Sam Higgs - Nathan Cairney. Issue already addressed.		14
30/11/2021	NSW Fire and Rescue	NSW Government agencies	Email letter	No	N/A	Additional email distributed on 30 November 2021.		
30/11/2021	NSW Fire and Rescue	NSW Government agencies	Phone call	yes	N/A	Phone call on 30 November 2021. Message passed on to appropriate department, awaiting return phone call.		
30/11/2021	Sydney Water	NSW Government agencies	Phone call	No	N/A	Phone call on 30 November 2021, no response received. Message left on voicemail for a Kristine Leitch.		

Date	Stakeholder	Stakeholder type	Contact method	Response (Y/N)	Response category	Response summary/notes	Response full text	Submission no
30/11/2021	Transport for NSW	NSW Government agencies	Phone call	Yes	N/A	Phone call on 30 November 2021. Stakeholder advised that responsibility is still with a colleague and that a response should be delivered within the week of 1 December 2021.		
1/12/2021	Dept Environment, Energy and Science	NSW Government agencies	Phone call	Yes	n/a	Phone call on 1 December 2021. Initial email was not responded to, stakeholder advised that it was highly unlikely that EPA would need to be involved but that they will endeavour to provide a formal response as soon as possible. HillPDA staff enquired about capacity at childcare centre. Provider responded informing HillPDA that the centre had capacity.		
1/12/2021	Little Graces Childcare Centre	Social infrastructure	Phone call	Yes	N/A			16
						EPA responded noting that the proposal does not require an environment protection licence and that the EPA does not have regulatory responsibility for the proposal.  EPA did provide advice for adequate waste management procedures.		
2/12/2021	Environment Protection Agency	NSW Government agencies	Email letter	Yes	Nil concern			8
						Proponent engaged with Water NSW Water Service Coordinator (an external provider at LandPartners). External provider advised required next steps in terms of infrastructure within the project's Infrastructure Plan.	I am a water service coordinator (WSC) Being a WSC I am authorised by Sydney Water to provide advice regarding Sydney Water policies and procedures.	
7/12/2021	Sydney Water	NSW Government agencies	Client engaged	Yes	Infrastructure issue		As such I have provided commentary in sec 3.1, 3.2 and 7.0 of my service infrastructure assessment of the expected requirements by Sydney Water – such as minor extension from sewer to provide inlet for internal hydraulic services to connect to Sydney Water existing sewer and implementation of the Building over/Building	10
						Heritage NSW advised that as the development is State Significant, DPIE is the determining authority and will be responsible for consideration of the proponent's heritage advice.		
							This development is being undertaken as State Significant and I therefore defer to DPIE as the determining authority as to whether the attached advice satisfies the conditions or not.	
7/12/2021	Heritage NSW	NSW Government agencies	Client engaged	Yes	Referral to other stakeholder		Heritage NSW understands that there is no further impact to Aboriginal objects or places proposed as a result of this proposal and as per my previous advice have no further interest in this proposal as it relates to Aboriginal heritage.	13
9/12/2021	NSW Fire and Rescue	NSW Government agencies	Client engaged	Yes	N/A	Proponent attempted to consult with FRNSW, however were advised that FRNSW have a formal process that they follow subsequent to consent and		11
13/12/2021	Transport for NSW	NSW Government agencies	Client engaged	no	n/a	Proponent engaged with TfNSW on multiple occasions but was unable to secure a response.		7

APPENDIX D:  
COPIES OF  
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# Submission 1

**Liz Griffin**

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**From:** Environment Line <info@environment.nsw.gov.au>  
**Sent:** Thursday, 11 November 2021 11:39 AM  
**To:** Submissions  
**Subject:** RE: Feedback requested: Proposed warehouse at Lot 1 Eastern Creek Road, Eastern Creek [ ref:\_00D7F6iTix\_5007F1EIXbx:ref ]

Good Morning Alex

Thank you for your enquiry, I have referred to the EPA HUB who will assist you.

Regards

Zane  
Environment Line

Department of Planning, Industry and Environment  
T 131 555 E info@environment.nsw.gov.au  
4 Parramatta Square, 12 Darcey St, Parramatta NSW 2150  
<https://www.epa.nsw.gov.au/about-us/contact-us/environmentline>  
[www.dpie.nsw.gov.au](http://www.dpie.nsw.gov.au)

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.

# Submission 2

**Liz Griffin**

---

**From:** Sam Higgs <Sam.Higgs@environment.nsw.gov.au>  
**Sent:** Friday, 12 November 2021 10:16 AM  
**To:** Nathan Cairney  
**Cc:** Shaun Williams; Theodore Berney; 'Emma William'; Eva Wang  
**Subject:** RE: Lot 1 Eastern Creek Drive - Proposed Warehouse and Distribution Centre - Scoping Meeting Agenda

Hi Nathan,

I've had a look at your original email and the existing AHIP. If the area is within that covered by the existing AHIP and the conditions of the existing AHIP are being followed then there is no requirement from Heritage NSW for any further assessment in relation to Aboriginal heritage.

I hope this answers your question.

Regards,  
Sam

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

Heritage NSW, Community Engagement, Department of Premier and Cabinet  
Level 6, 10 Valentine Ave, Parramatta | Locked Bag 5020 Parramatta 2124  
T: 02 9995 6824 | M: 0499 488 540 | E: [sam.higgs@environment.nsw.gov.au](mailto:sam.higgs@environment.nsw.gov.au)

[Website](#) [Facebook](#) [Instagram](#) [LinkedIn](#)



*I acknowledge and respect the traditional custodians and ancestors of the lands I work across.*

## **Heritage NSW and coronavirus (COVID-19)**

Heritage NSW has taken steps to protect the safety, health and wellbeing of our staff, communities and customers. Whilst our offices remain open, we have put in place flexible working arrangements for our teams across NSW and continue to adapt our working arrangements as necessary. Face-to-face meetings and field work/site visits with our customers are subject to rules on gatherings and social distancing measures. We thank you for your patience and understanding at this time.

---

**From:** Nathan Cairney <ncairney@tacticalgroup.com.au>  
**Sent:** Friday, 12 November 2021 8:34 AM  
**To:** Sam Higgs <Sam.Higgs@environment.nsw.gov.au>  
**Cc:** Shaun Williams <Shaun.Williams@planning.nsw.gov.au>; Theodore Berney <theodore.berney@charterhall.com.au>; 'Emma William' <Emma.William@charterhall.com.au>; Eva Wang <ewang@tacticalgroup.com.au>; Nathan Cairney <ncairney@tacticalgroup.com.au>  
**Subject:** RE: Lot 1 Eastern Creek Drive - Proposed Warehouse and Distribution Centre - Scoping Meeting Agenda

Hi Sam,

Thank you for reaching out, and thanks to you Shaun for following this up also.

Attached is the email I sent to the Heritage mailbox setting out the background as it isn't as straightforward as varying or transferring the AHIP.

I will try to reach you on the phone later this morning to discuss further.

Nathan Cairney  
Director



Level 15, 124 Walker Street | North Sydney | NSW | 2060

T +61 2 8907 0700  
M +61 499 555 817  
E [ncairney@tacticalgroup.com.au](mailto:ncairney@tacticalgroup.com.au)  
W [www.tacticalgroup.com.au](http://www.tacticalgroup.com.au)



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**From:** Sam Higgs <[Sam.Higgs@environment.nsw.gov.au](mailto:Sam.Higgs@environment.nsw.gov.au)>  
**Sent:** Thursday, 11 November 2021 4:25 PM  
**To:** Nathan Cairney <[ncairney@tacticalgroup.com.au](mailto:ncairney@tacticalgroup.com.au)>  
**Cc:** Shaun Williams <[Shaun.Williams@planning.nsw.gov.au](mailto:Shaun.Williams@planning.nsw.gov.au)>  
**Subject:** RE: Lot 1 Eastern Creek Drive - Proposed Warehouse and Distribution Centre - Scoping Meeting Agenda

Hi Nathan,

I understand you have been trying to contact Heritage NSW about an application to vary an AHIP and the requirements for an ACHAR.

Information about how to vary an AHIP can be found on our website, here:

<https://www.heritage.nsw.gov.au/applications/aboriginal-objects-and-places/transfer-vary-or-surrender-an-ahip/>

The requirements for an updated ACHAR depend on what you would like to vary. If the information on the website does not answer your questions I can be contacted on the details below.

Regards,  
Sam

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

Heritage NSW, Community Engagement, Department of Premier and Cabinet  
Level 6, 10 Valentine Ave, Parramatta | Locked Bag 5020 Parramatta 2124  
T: 02 9995 6824 | M: 0499 488 540 | E: [sam.higgs@environment.nsw.gov.au](mailto:sam.higgs@environment.nsw.gov.au)

[Website](#) [Facebook](#) [Instagram](#) [LinkedIn](#)



**Premier  
& Cabinet**

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Heritage NSW has taken steps to protect the safety, health and wellbeing of our staff, communities and customers. Whilst our offices remain open, we have put in place flexible working arrangements for our teams across NSW and continue to adapt our working arrangements as necessary. Face-to-face meetings and field work/site visits with our customers are subject to rules on gatherings and social distancing measures. We thank you for your patience and understanding at this time.

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**From:** Shaun Williams <[Shaun.Williams@planning.nsw.gov.au](mailto:Shaun.Williams@planning.nsw.gov.au)>  
**Sent:** Tuesday, 9 November 2021 11:09 AM  
**To:** Sam Higgs <[Sam.Higgs@environment.nsw.gov.au](mailto:Sam.Higgs@environment.nsw.gov.au)>

**Cc:** Corey O'Driscoll <[Corey.ODriscoll@environment.nsw.gov.au](mailto:Corey.ODriscoll@environment.nsw.gov.au)>

**Subject:** FW: Lot 1 Eastern Creek Drive - Proposed Warehouse and Distribution Centre - Scoping Meeting Agenda

Hi Sam,

I was previously in contact with Corey O'Driscoll regarding a proposed Warehouse and Distribution Centre at Eastern Creek which has an AHIP applied to the site.

The Applicant is currently preparing their EIS and has been attempting to contact the Heritage NSW central mailbox to discuss the process for altering the AHIP and the requirements for an ACHAR.

Would somebody be able to please look into their request or contact Nathan directly using his details in the email below?

Any assistance with this matter would be much appreciated.

Regards,

**Shaun Williams**  
**Senior Environmental Assessment Officer**

Industry Assessments | Department of Planning, Industry and Environment

T 02 8275 1345 | E [shaun.williams@planning.nsw.gov.au](mailto:shaun.williams@planning.nsw.gov.au)

4PSQ Level 17, 12 Darcy Street, Parramatta NSW 2150 | Locked Bag 5022, Parramatta NSW 2124

[www.dpie.nsw.gov.au](http://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.*

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**From:** Nathan Cairney <[ncairney@tacticalgroup.com.au](mailto:ncairney@tacticalgroup.com.au)>

**Sent:** Tuesday, 9 November 2021 10:56 AM

**To:** Shaun Williams <[Shaun.Williams@planning.nsw.gov.au](mailto:Shaun.Williams@planning.nsw.gov.au)>

**Cc:** Emma William <[Emma.William@charterhall.com.au](mailto:Emma.William@charterhall.com.au)>; Andrew Cowan <[acowan@willowtp.com.au](mailto:acowan@willowtp.com.au)>; Eva Wang <[ewang@tacticalgroup.com.au](mailto:ewang@tacticalgroup.com.au)>; Eleisha Burton <[eburton@willowtp.com.au](mailto:eburton@willowtp.com.au)>; Theodore Berney <[theodore.berney@charterhall.com.au](mailto:theodore.berney@charterhall.com.au)>; William Hodgkinson <[William.Hodgkinson@planning.nsw.gov.au](mailto:William.Hodgkinson@planning.nsw.gov.au)>; Nathan Cairney <[ncairney@tacticalgroup.com.au](mailto:ncairney@tacticalgroup.com.au)>

**Subject:** RE: Lot 1 Eastern Creek Drive - Proposed Warehouse and Distribution Centre - Scoping Meeting Agenda

Hi Shaun,

I tried phoning your desk number but haven't been able to reach you. I'm hoping you can provide a specific contact in Heritage that we could speak to? We've attempted to contact the central mail box a couple of times but have not yet had a response, so I was wondering if you might have a direct contact that I can speak with?

Also, the tenant for the development has some dangerous goods in their operation. We are preparing a PHA under SEPP 33 and would like to confirm if you require any specific consultation to be undertaken and documented for this in the engagement report? We will make contact with the EPA, would we also need to speak with DPIEs dangerous goods specialist, or will you refer this internally during exhibition once the EIS is received?

Nathan Cairney  
Director



Level 15, 124 Walker Street | North Sydney | NSW | 2060

**T** +61 2 8907 0700  
**M** +61 499 555 817  
**E** [ncairney@tacticalgroup.com.au](mailto:ncairney@tacticalgroup.com.au)  
**W** [www.tacticalgroup.com.au](http://www.tacticalgroup.com.au)



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**From:** Shaun Williams <[Shaun.Williams@planning.nsw.gov.au](mailto:Shaun.Williams@planning.nsw.gov.au)>

**Sent:** Wednesday, 27 October 2021 9:16 AM

**To:** Andrew Cowan <[acowan@willowtp.com.au](mailto:acowan@willowtp.com.au)>; Eleisha Burton <[eburton@willowtp.com.au](mailto:eburton@willowtp.com.au)>; Nathan Cairney <[ncairney@tacticalgroup.com.au](mailto:ncairney@tacticalgroup.com.au)>; [theodore.berney@charterhall.com.au](mailto:theodore.berney@charterhall.com.au); [Emma.William@charterhall.com.au](mailto:Emma.William@charterhall.com.au)

**Cc:** William Hodgkinson <[William.Hodgkinson@planning.nsw.gov.au](mailto:William.Hodgkinson@planning.nsw.gov.au)>

**Subject:** Lot 1 Eastern Creek Drive - Proposed Warehouse and Distribution Centre - Scoping Meeting Agenda

Hi All,

Please find below the following topics the Department would like to discuss as part of the Scoping Meeting to be held on Friday, 29 October, regarding the proposed development at Lot 1 Eastern Creek Drive, Eastern Creek:

1. Nature and scale of the development
2. Assessment pathway
3. Engagement approach and any consultation already undertaken
4. Level of assessment required
5. ACHAR requirement
6. Any further questions from the Applicant.

Please be ready to share your screen to show any plans and images as needed.

Please contact me on the details below if you have any questions before the meeting.

Regards,

**Shaun Williams**  
**Senior Environmental Assessment Officer**

Industry Assessments | Department of Planning, Industry and Environment

**T** 02 8275 1345 | **E** [shaun.williams@planning.nsw.gov.au](mailto:shaun.williams@planning.nsw.gov.au)

4PSQ Level 17, 12 Darcy Street, Parramatta NSW 2150 | Locked Bag 5022, Parramatta NSW 2124

[www.dpie.nsw.gov.au](http://www.dpie.nsw.gov.au)



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# Submission 3

**Liz Griffin**

---

**From:** Cornelis Duba <Cornelis.Duba@endeavourenergy.com.au>  
**Sent:** Friday, 12 November 2021 5:27 PM  
**To:** Submissions  
**Subject:** RE: Feedback requested: Proposed warehouse at Lot 1 Eastern Creek Road, Eastern Creek  
**Attachments:** EE SSD Eastern Creek Drive Eastern Creek.pdf; EE STANDARD DA CONDITIONS V1 OCTOBER 2021.pdf; EE FPJ 6007 Technical Review Request Aug 2019.pdf; SW08773 Work near underground assets.pdf; ENA EMF What We Know.pdf; EE Safety Plumbing.pdf; EE Safety on the job.pdf; EE MDI0044 Easements and Property Tenure.pdf; EE Guide for Padmount Substations.pdf

Hello Alex

I refer to your below email of 10 November 2021 regarding the assessment of the social impacts to accompany a State Significant Development Application currently being prepared for the construction and 24/7 operation of a warehouse and distribution centre at Lot 1 Eastern Creek Drive, Eastern Creek (Lot 1 DP 1274322) within Blacktown City Local Government Area (LGA).

Sometimes the Department will notify Endeavour Energy at the applicants request for the Secretary's Environmental Assessment Requirements (SEARs). In response to the request for SEARs, as well as commenting on the draft SEARs, as part of early consultation process I provide general advice regarding electricity distribution which may help I preparation of the Environmental Impact Statement (EIS). Due to the high number of development application and planning proposal notifications received by Endeavour Energy, recently the attached 'Development Application (DA) Checklist' and 'Standard Conditions' is being utilised for submissions being made via the NSW Planning Portal. Although not yet being used for SSD in the Major Projects Portal, as the number of notifications for SSDs is also increasing a similar approach will be adopted soon to meet the work load / response times – I've just quickly modified the form.

I appreciate not all the advice provided may be directly or immediately relevant or significant to the SSD. However in keeping with the Department's aim of earlier and better engagement, Endeavour Energy's preference is to alert proponents / applicants of the potential matters that may arise should development within closer proximity of the existing and/or required electricity infrastructure needed to facilitate the proposed development on or in the vicinity of the site occur.

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

With the current easing of the COVID-19 health risk, whilst a significant number of Endeavour Energy staff are returning to the office, it may sometimes take longer than usual to respond to enquiries. Thank you for your ongoing understanding during this time.

Kind regards  
Cornelis Duba  
Development Application Specialist  
Sustainability & Environment  
M: 0455 250 981  
E: [cornelis.duba@endeavourenergy.com.au](mailto:cornelis.duba@endeavourenergy.com.au)  
51 Huntingwood Drive, Huntingwood NSW 2148  
[www.endeavourenergy.com.au](http://www.endeavourenergy.com.au)

# Submission 4

**Liz Griffin**

---

**From:** Alexander Peck  
**Sent:** Thursday, 11 November 2021 2:30 PM  
**To:** Balderston, Levi  
**Cc:** Submissions  
**Subject:** Re: Feedback requested: Proposed warehouse at Lot 1 Eastern Creek Road, Eastern Creek

Hi Levi

Thanks very much for getting back to me, I will note the below and advise the project team accordingly.

Kind regards

**Alex Peck**  
*Senior Consultant*



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[Chat with me on Teams](#)

T [02 8198 7614](tel:0281987614)  
A Level 3, 234 George St, Sydney NSW 2000  
W [hillpda.com.au](http://hillpda.com.au)  
Connect on [LinkedIn](#)

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---

**From:** Balderston, Levi <Levi.Balderston@team.telstra.com>  
**Date:** Thursday, 11 November 2021 at 1:59 pm  
**To:** Submissions <Submissions@hillpda.com>  
**Subject:** FW: Feedback requested: Proposed warehouse at Lot 1 Eastern Creek Road, Eastern Creek

Hi HillPDA,

I have revised the proposed plans for the Industrial Development a Lot 1 Eastern Creek Rd, Eastern Creek.

There is existing InfraCo assets on the northern side of Eastern Creek drive along the boundary of Lot 1. There should not be any issues from our side with the development going ahead as long as the correct separation from the network is maintained when driveways are constructed.

If you need any more information don't hesitate to contact me.

Regards,

**Levi Balderston**  
Strategic Planning specialist  
Pit Pipe and Duct Planning  
InfraCo



P [02 8576 5049](tel:0285765049)  
M [0477 755 428](tel:0477755428)  
E [levi.balderston@team.telstra.com](mailto:levi.balderston@team.telstra.com)  
W [www.telstra.com](http://www.telstra.com)

Telstra acknowledges the Traditional Custodians of country throughout Australia and recognises their continuing connection to land, waters and culture. We pay our respects to their Elders past, present and emerging.

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If I've sent it to you by accident, please delete it immediately

---

**From:** ! dev4national <[dev4national@team.telstra.com](mailto:dev4national@team.telstra.com)>  
**Sent:** Wednesday, 10 November 2021 4:16 PM  
**To:** ! InfraCo Pit, Pipe and Duct Planning <[F1901142@team.telstra.com](mailto:F1901142@team.telstra.com)>  
**Subject:** FW: Feedback requested: Proposed warehouse at Lot 1 Eastern Creek Road, Eastern Creek

Hi Infraco Rep,

For your information and comment back to Alex Peck on proposed new industrial development in case you require developer to install 3PPP for future Telstra use.  
Development is adjacent to nbn fixed line footprint. Telstra has previously received AFR 17432809 & 17448895 and have directed Developers/Applicants to nbn co.

Kind regards

**Anna Williams** on behalf of the **dev4national** mailbox



Telstra New Developments Team  
Fixed Access Metro Implementation  
Network & Infrastructure Engineering

E [dev4national@team.telstra.com](mailto:dev4national@team.telstra.com)

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If I've sent it to you by accident, please delete it immediately

# Submission 5

**Liz Griffin**

---

**From:** Justine Clarke <Justine.Clarke@waternsw.com.au>  
**Sent:** Friday, 12 November 2021 10:08 AM  
**To:** Submissions  
**Subject:** WaterNSW response - Feedback requested: Proposed warehouse at Lot 1 Eastern Creek Road, Eastern Creek

Dear Alex

Thank you for providing the opportunity to WaterNSW to comment on the proposed warehouse at Lot 1 Eastern Creek Road.

Due to the separation of this site from WaterNSW lands, assets and infrastructure, WaterNSW has no specific comment to make and will not be providing any further comments to the SSD application.

Kind Regards

**Justine Clarke**  
Catchment and Asset Protection Adviser

*Please note: I am currently working from home. I can be reached via email or 0457 535 955*



Level 14, 169 Macquarie Street  
PO Box 398  
Parramatta NSW 2150

**M:** 0457 535 955

[justine.clarke@waternsw.com.au](mailto:justine.clarke@waternsw.com.au)  
[www.waternsw.com.au](http://www.waternsw.com.au)

## Submission 6

**Liz Griffin**

---

**From:** Planning & Environment Services <CustomerService.Centre@rfs.nsw.gov.au>  
**Sent:** Sunday, 14 November 2021 12:17 PM  
**To:** Submissions  
**Subject:** RE: Feedback requested: Proposed warehouse at Lot 1 Eastern Creek Road, Eastern Creek

Dear Alex,

Thank you for your email, if you would like to make a request for the NSW Rural Fire Service to make comment regarding this proposal you may wish to engage a bushfire consultant and lodge an application through our Pre-DA service in order to discuss any potential issues or concerns.

Regards,



**Lisa Kennedy** | Administration Officer | Planning and Environment Services, East  
**NSW RURAL FIRE SERVICE**  
4 Murray Rose Avenue, Sydney Olympic Park NSW 2127  
**P** 02 8741 3401 **E** [Lisa.Kennedy@rfs.nsw.gov.au](mailto:Lisa.Kennedy@rfs.nsw.gov.au)  
[www.rfs.nsw.gov.au](http://www.rfs.nsw.gov.au) | [www.facebook.com/nswrfs](https://www.facebook.com/nswrfs) | [www.twitter.com/nswrfs](https://www.twitter.com/nswrfs)  
**PREPARE. ACT. SURVIVE.**

# Submission 7

**From:** [Nathan Cairney](#)  
**To:** [Alexander Peck](#)  
**Cc:** [Submissions](#); [Eva Wang](#); [theodore.berney@charterhall.com.au](mailto:theodore.berney@charterhall.com.au)  
**Subject:** RE: Feedback requested: Proposed warehouse at Lot 1 Eastern Creek Road, Eastern Creek  
**Date:** Monday, 13 December 2021 2:17:50 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image004.png](#)  
[image007.png](#)  
[image009.png](#)  
[image012.png](#)

Hi Alex,

I tried again to follow up TfNSW and requested a meeting to discuss this but my request was declined. Please finalise the consultation report based on the below and that we have tried repeatedly to consult with no response. Please also wrap up the social impact report on the basis of closing out consultation.

We would like to submit the EIS for adequacy review tomorrow, will you be able to get your 2 reports back to us in final form by 10am tomorrow morning please?

Nathan Cairney  
**Director**



Level 15, 124 Walker Street | North Sydney | NSW | 2060

**T** +61 2 8907 0700  
**M** +61 499 555 817  
**E** [ncairney@tacticalgroup.com.au](mailto:ncairney@tacticalgroup.com.au)  
**W** [www.tacticalgroup.com.au](http://www.tacticalgroup.com.au)



Before printing this document, please consider the environment.

**From:** Nathan Cairney  
**Sent:** Thursday, 9 December 2021 8:11 AM  
**To:** Pahee Rathan <[Pahee.RATHAN@transport.nsw.gov.au](mailto:Pahee.RATHAN@transport.nsw.gov.au)>; [malgy.coman@transport.nsw.gov.au](mailto:malgy.coman@transport.nsw.gov.au)  
**Cc:** [Submissions](#) <[Submissions@hillpda.com](mailto:Submissions@hillpda.com)>; [Eva Wang](#) <[ewang@tacticalgroup.com.au](mailto:ewang@tacticalgroup.com.au)>; [Alexander Peck](#) <[Alexander.Peck@hillpda.com](mailto:Alexander.Peck@hillpda.com)>; [theodore.berney@charterhall.com.au](mailto:theodore.berney@charterhall.com.au)  
**Subject:** RE: Feedback requested: Proposed warehouse at Lot 1 Eastern Creek Road, Eastern Creek

Hi Pahee,

I phoned yesterday to follow up on the below and see if you could confirm who might be the right direct contact to speak to in your team. Are you able to respond to this enquiry directly, or provide the details of one of your colleagues who I can speak with?

Nathan Cairney  
**Director**



Level 15, 124 Walker Street | North Sydney | NSW | 2060

**T** +61 2 8907 0700  
**M** +61 499 555 817  
**E** [ncairney@tacticalgroup.com.au](mailto:ncairney@tacticalgroup.com.au)  
**W** [www.tacticalgroup.com.au](http://www.tacticalgroup.com.au)



Before printing this document, please consider the environment.

**From:** Nathan Cairney  
**Sent:** Tuesday, 7 December 2021 1:46 PM  
**To:** Pahee Rathan <[Pahee.RATHAN@transport.nsw.gov.au](mailto:Pahee.RATHAN@transport.nsw.gov.au)>  
**Cc:** [Submissions](#) <[Submissions@hillpda.com](mailto:Submissions@hillpda.com)>; [Eva Wang](#) <[ewang@tacticalgroup.com.au](mailto:ewang@tacticalgroup.com.au)>; [Alexander Peck](#) <[Alexander.Peck@hillpda.com](mailto:Alexander.Peck@hillpda.com)>; [malgy.coman@transport.nsw.gov.au](mailto:malgy.coman@transport.nsw.gov.au); [theodore.berney@charterhall.com.au](mailto:theodore.berney@charterhall.com.au)  
**Subject:** RE: Feedback requested: Proposed warehouse at Lot 1 Eastern Creek Road, Eastern Creek



Hi Pahee,

Thanks for your time on the phone this afternoon.

As discussed, we issued the below email to the central TfNSW development email address almost a month ago to seek any initial feedback that TfNSW on the SSDA prior to lodgement, however we haven't yet received a response. We have since progressed the Traffic Impact Assessment for the SSDA and attach a draft (currently being updated to final after comments), you can see from the report that intersection performance is at LoS A as a result of previous intersection upgrades completed on Old Wallgrove Rd to support the future land use and associated traffic generation of existing and future development in the area, consistent with planning for the Western Sydney Employment Area (WSEA).

We are finalising the EIS at the moment and expect to be in a position to lodge, where the EIS will be referred for formal agency comments. At this point in time we are hoping to obtain your agreement to lodge the EIS given the results of the traffic reporting and that any comments from TfNSW may be provided as a result of the formal exhibition.

Please can you pass this on to your colleague whose name you mentioned during the call for them to comment on.

**TABLE 10: INTERSECTION OPERATIONS**

Scenario	Configuration	Period	DOS	AVD	LOS
2021 Existing	Signals	AM	0.803	11.8	A
		PM	0.425	9.3	A
2031 Base Case	Signals	AM	0.525	12.2	A
		PM	0.483	7.6	A
2031 Base case + Development Traffic	Signals	AM	0.525	14.0	A
		PM	0.483	8.3	A

Nathan Cairney  
Director



Level 15, 124 Walker Street | North Sydney | NSW | 2060

T +61 2 8907 0700  
M +61 499 555 817  
E [ncairney@tacticalgroup.com.au](mailto:ncairney@tacticalgroup.com.au)  
W [www.tacticalgroup.com.au](http://www.tacticalgroup.com.au)



Tactical Group wish you a festive season and a happy New Year !

Our office will be closed from 5pm Wednesday 22 December 2021 and will re-open 8am on Monday 10 January 2022.

HAPPY HOLIDAYS

10 YEARS 2011-2021

Before printing this document, please consider the environment.

**From:** Submissions <[Submissions@hillpda.com](mailto:Submissions@hillpda.com)>

**Sent:** Wednesday, 10 November 2021 3:09 PM

**Subject:** Feedback requested: Proposed warehouse at Lot 1 Eastern Creek Road, Eastern Creek

Good afternoon

**Feedback requested: Proposed warehouse at Lot 1 Eastern Creek Road**

HillPDA has been engaged by Charter Hall to assess the social impacts of a proposed warehouse at Lot 1 Eastern Creek Road, Eastern Creek (the lot is shown in the map below).

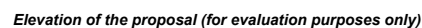
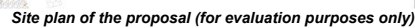


**Lot 1, Eastern Creek Drive, Eastern Creek (the site)**

The Social Impact Assessment will accompany a State Significant Development Application currently being prepared for the construction and 24/7 operation of a

- minor earthworks involving cut and fill works;
- site preparation works and servicing;
- warehouse, main office, ancillary office, dock office, loading docks, carparking, forklift charging room;
- external hardstands and landscaping.

An indicative site plan is shown below, with elevations on the following page (the design is being finalised at the time of writing, so minor changes are to be expected).



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## Submission 8



DOC21/1011461-2

Mr Alex Peck  
Senior Consultant  
HillPDA Consulting  
Level 3, 234 George Street  
SYDNEY NSW 2000

[submissions@hillpda.com](mailto:submissions@hillpda.com)

1 December 2021

Dear Mr Peck

I refer to your request to provide comment on the application currently being prepared for the proposed development of a warehouse and distribution centre at Lot 1 Eastern Creek Drive, Eastern Creek.

I note the proposal is for:

- minor earthworks involving cut and fill works
- site preparation works and servicing
- warehouse, main office, ancillary office, dock office, loading docks, carparking, forklift charging room
- external hardstands and landscaping

Based on the information provided, the proposal does not appear to require an environment protection licence under the *Protection of the Environment Operations Act 1997* (POEO Act). Furthermore, the proposal is not being undertaken by or on behalf of a NSW Public Authority, nor are there proposed activities for which the EPA is the appropriate regulatory authority.

While the EPA does not have regulatory involvement in the projects, we recommend that the Environmental Impact Statement (EIS) should address the following:

**Waste management** – The EIS should estimate volumes of waste generated on the site and identify waste streams and disposal options for all waste including liquid waste, wastes classified as hazardous and wastes containing radiation. Waste management should consider the prevention of pollution, minimising resource use, improving the recovery of materials from the waste stream and ensuring the appropriate disposal of waste.

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

In view of these factors, the EPA has no further comment to provide on this project and no follow-up consultation is required. Blacktown City Council should be consulted as the appropriate regulatory authority under the POEO Act in relation to the proposal.

Phone 131 555  
Phone +61 2 9995 5555  
(from outside NSW)

TTY 133 677  
ABN 43 692 285 758

Locked Bag 5022  
Parramatta  
NSW 2124 Australia

4 Parramatta Square  
12 Darcy St, Parramatta  
NSW 2150 Australia

[info@epa.nsw.gov.au](mailto:info@epa.nsw.gov.au)  
[www.epa.nsw.gov.au](http://www.epa.nsw.gov.au)

If you have any questions about this request, please contact Environment Line on 131 555 and quote the above reference number.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Steve Beaman', with a long horizontal line extending from the end.

**STEVE BEAMAN PSM**  
**Executive Director Regulatory Operations**  
**NSW Environment Protection Authority**

## Submission 9

**From:** [Liz Griffin](#)  
**To:** [Catherine Barakat](#)  
**Cc:** [Jesse Rowlings](#)  
**Subject:** RE: Information Request: Capacity at Little Graces  
**Date:** Wednesday, 1 December 2021 12:01:55 PM  
**Attachments:** [image001.jpg](#)  
[image002.jpg](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)

---

Many thanks Catherine

---

**From:** Catherine Barakat <c.barakat@littlegraces.com.au>  
**Sent:** Wednesday, 1 December 2021 12:01 PM  
**To:** Liz Griffin <Liz.Griffin@hillpda.com>  
**Cc:** Jesse Rowlings <jesse.rowlings@hillpda.com>  
**Subject:** RE: Information Request: Capacity at Little Graces

Hi Liz,

Thanks

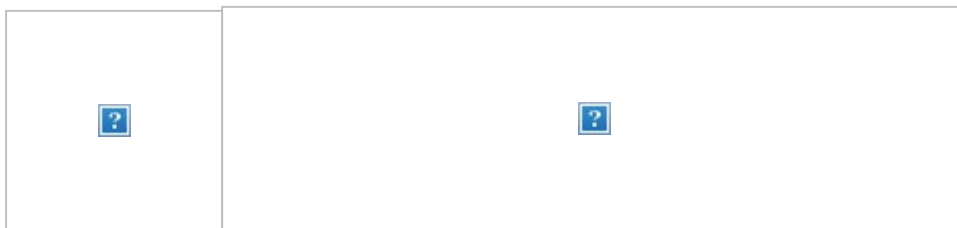
Yes we do have vacancies and we are a 90 place centre so can definitely accept more children.  
As for the waitlist for 2022, we have accommodated all on the waitlist so are happy if you need any enrolments to contact us.

Kind Regards,

Catherine Barakat  
Operations Manager



2/2A Southridge St Eastern Creek NSW 2766 | [www.littlegraces.com.au](http://www.littlegraces.com.au) | 9620 2930



---

**From:** Liz Griffin <[Liz.Griffin@hillpda.com](mailto:Liz.Griffin@hillpda.com)>  
**Sent:** Wednesday, 1 December 2021 11:53 AM  
**To:** Catherine Barakat <[c.barakat@littlegraces.com.au](mailto:c.barakat@littlegraces.com.au)>  
**Cc:** Jesse Rowlings <[jesse.rowlings@hillpda.com](mailto:jesse.rowlings@hillpda.com)>  
**Subject:** RE: Information Request: Capacity at Little Graces

Hi Catherine,

Thanks for getting back to us.

Our questions are:

Do you currently have vacancies?

OR

Is there a waiting list?

If you have a waiting list - how many people are on the waiting list?

Many thanks'

**Elizabeth Griffin**  
*Expert Advisor*



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T 02 9252 8777

A Level 3, 234 George St, Sydney NSW 2000

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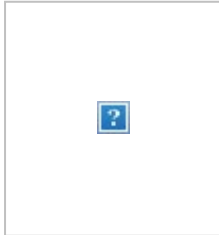
**From:** Catherine Barakat <[c.barakat@littlegraces.com.au](mailto:c.barakat@littlegraces.com.au)>

**Sent:** Wednesday, 1 December 2021 11:49 AM  
**To:** Liz Griffin <[Liz.Griffin@hillpda.com](mailto:Liz.Griffin@hillpda.com)>  
**Subject:** FW: Information Request: Capacity at Little Graces

Hi Liz,  
Thanks for your email.  
What do you mean by spare capacity?

Kind Regards,

Catherine Barakat  
Operations Manager



2/2A Southridge St Eastern Creek NSW 2766 | [www.littlegraces.com.au](http://www.littlegraces.com.au) | 9620 2930



---

**From:** Little Graces Childcare Centre <[info@littlegraces.com.au](mailto:info@littlegraces.com.au)>  
**Sent:** Tuesday, 30 November 2021 4:14 PM  
**To:** Catherine Barakat <[c.barakat@littlegraces.com.au](mailto:c.barakat@littlegraces.com.au)>  
**Subject:** FW: Information Request: Capacity at Little Graces

---

**From:** Jesse Rowlings <[jesse.rowlings@hillpda.com](mailto:jesse.rowlings@hillpda.com)>  
**Sent:** Tuesday, 30 November 2021 3:54 PM  
**To:** Little Graces Childcare Centre <[info@littlegraces.com.au](mailto:info@littlegraces.com.au)>  
**Cc:** Liz Griffin <[Liz.Griffin@hillpda.com](mailto:Liz.Griffin@hillpda.com)>  
**Subject:** Information Request: Capacity at Little Graces

Good afternoon,

I spoke with one of your staff on the phone earlier this afternoon, she suggested I send an email through to this address.

I am a planner with HillPDA Consulting. We are working on a Social Impact Assessment for a proposal in Eastern Creek. As part of that work, we are attempting to establish whether existing facilities have any capacity to meet an increase in demand.

If you could provide an idea of what spare capacity your centre has (if any), that would be much appreciated.

Please feel free to call or email me if you have any questions.

Kind regards

**Jesse Rowlings**

*Consultant*



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T 02 9252 8777

A Level 3, 234 George St, Sydney NSW 2000

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# Submission 10

**From:** [Greg Oxley](#)  
**To:** [Nathan Cairney](#)  
**Cc:** [Alexander Peck](#); [Eva Wang](#); [Jesse Rowlings](#); [Eleisha Burton](#); [Andrew Cowan](#)  
**Subject:** RE: Feedback requested: Proposed warehouse at Lot 1 Eastern Creek Road, Eastern Creek  
**Date:** Tuesday, 7 December 2021 4:10:51 PM  
**Attachments:** [image006.png](#)  
[image011.png](#)  
[image012.png](#)  
[image013.jpg](#)  
[image014.png](#)  
[image015.jpg](#)  
[image016.png](#)  
[image017.jpg](#)  
[image018.jpg](#)  
[image019.png](#)

Hi Nathan

I am a water service coordinator (WSC)  
Being a WSC I am authorised by Sydney Water to provide advice regarding Sydney Water policies and procedures.

As such I have provided commentary in sec 3.1, 3.2 and 7.0 of my service infrastructure assessment of the expected requirements by Sydney Water -- such as minor extension from sewer to provide inlet for internal hydraulic services to connect to Sydney Water existing sewer and implementation of the Building over/Building adjacent processes that apply to any construction activity near a Sydney Water asset.

Regards.

Greg Oxley  
**Project Director**



LandPartners  
Parklands Estate - Level 2, Lot 2 23-29 South Street Rydalmere, NSW, 2116  
PO Box 1144, Dundas, NSW 2117  
**Phone:** (02) 9685 2000 **Fax:** (02) 9685 2001 **Mob:** 0419 283 705  
**Email:** [Greg.Oxley@landpartners.com.au](mailto:Greg.Oxley@landpartners.com.au) **Web:** [www.landpartners.com.au](http://www.landpartners.com.au)

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---

**From:** Nathan Cairney <[ncairney@tacticalgroup.com.au](mailto:ncairney@tacticalgroup.com.au)>  
**Sent:** Tuesday, 7 December 2021 3:05 PM  
**To:** Greg Oxley <[Greg.Oxley@landpartners.com.au](mailto:Greg.Oxley@landpartners.com.au)>  
**Cc:** Alexander Peck <[Alexander.Peck@hillpda.com](mailto:Alexander.Peck@hillpda.com)>; Eva Wang <[ewang@tacticalgroup.com.au](mailto:ewang@tacticalgroup.com.au)>; Jesse Rowlings <[jesse.rowlings@hillpda.com](mailto:jesse.rowlings@hillpda.com)>; Eleisha Burton <[eburton@willowtp.com.au](mailto:eburton@willowtp.com.au)>; Andrew Cowan <[acowan@willowtp.com.au](mailto:acowan@willowtp.com.au)>  
**Subject:** FW: Feedback requested: Proposed warehouse at Lot 1 Eastern Creek Road, Eastern Creek

Hi Greg,

As discussed earlier today, we need to close out our consultation with Sydney Water on the Project Nerio EIS to enable submission to DPIE. I spoke with Kathy Hansen from Sydney Water this morning and discussed the matter, seeking who would be the best contact and she said that as long as we are following the Sydney Water processes, as an authorised Water Services Coordinator you are actually able to respond to the consultation on this matter.

For the purpose of closing out this consultation, please can you confirm that all we need to do is follow the process you have set out in the infrastructure report and lodge an application for S73 to have the water and sewer connected to the site from nearby available services?

Nathan Cairney  
**Director**



**Level 15, 124 Walker Street | North Sydney | NSW | 2060**

**T** +61 2 8907 0700  
**M** +61 499 555 817  
**E** [ncairney@tacticalgroup.com.au](mailto:ncairney@tacticalgroup.com.au)  
**W** [www.tacticalgroup.com.au](http://www.tacticalgroup.com.au)

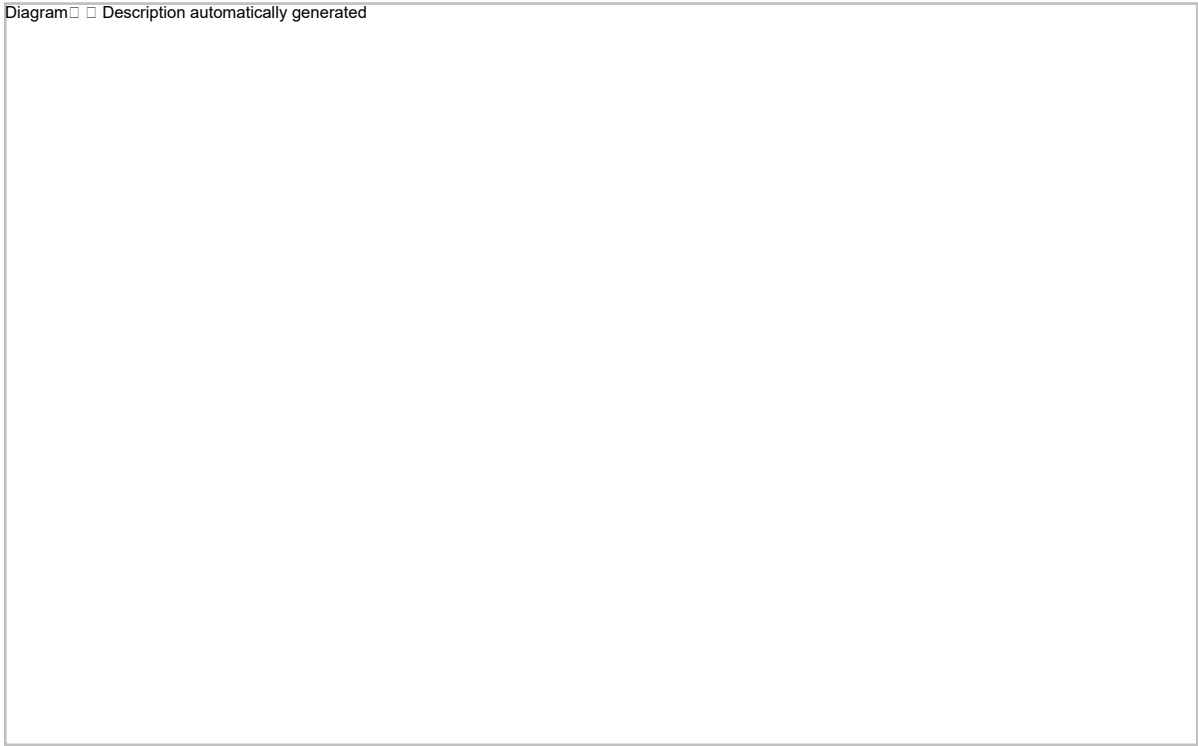


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**From:** Submissions <[Submissions@hillpda.com](mailto:Submissions@hillpda.com)>  
**Sent:** Wednesday, 10 November 2021 3:09 PM  
**Subject:** Feedback requested: Proposed warehouse at Lot 1 Eastern Creek Road, Eastern Creek

Diagram ☐ Description automatically generated



*Elevation of the proposal (for evaluation purposes only)*

We would appreciate hearing your insights on the proposal. Could you please forward your comments to us at [submissions@hillpda.com](mailto:submissions@hillpda.com) or call Alex Peck on [02 9252 8777](tel:0292528777). We will be following up this email with phone calls and would be happy to receive your comments at the time we call.

Kind regards

**Alex Peck**

Senior Consultant

signature\_427541272



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T [02 9252 8777](tel:0292528777)

A Level 3, 234 George St, Sydney NSW 2000

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# Submission 11

**From:** [Eva Wang](#)  
**To:** [Jesse Rowlings](#)  
**Cc:** [Liz Griffin](#); [Alexander Peck](#); [Nathan Cairney](#)  
**Subject:** RE: Alexander Peck shared "P22024 - Consultation Register, Lot 1 Eastern Creek Drive" with you.  
**Date:** Thursday, 9 December 2021 2:55:31 PM  
**Attachments:** [image009.jpg](#)  
[image010.png](#)  
[image011.png](#)  
[image012.png](#)  
[image013.png](#)  
[image014.png](#)  
[image015.png](#)  
[image016.png](#)  
[image001.png](#)  
[image002.png](#)  
[image003.jpg](#)  
[image004.png](#)  
[image005.jpg](#)

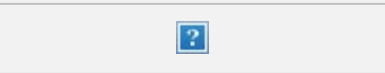
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Hi Jesse & co,

For consultation with FRNSW, please record the following:

*We attempted to consult with FRNSW, however FRNSW have a formal process that they follow subsequent to consent and they are experiencing significant volumes of applications at the moment and did not have the resources to respond. FRNSW have a formal process following consent whereby we lodge a Fire Engineering Brief Questionnaire which they respond to for our reference in preparing the Fire Engineering Report (FER). We will lodge the FER and seek FRNSW feedback prior to Construction Certificate, and then we will also bring FRNSW to site for a final inspection under the Section 152 process prior to the issue of Occupation Certificate.*

Eva Wang  
**Project Manager**



**Level 15, 124 Walker Street | North Sydney | NSW | 2060**

**T** +61 2 8907 0700  
**M** +61 426 880 921  
**E** [ewang@tacticalgroup.com.au](mailto:ewang@tacticalgroup.com.au)  
**W** [www.tacticalgroup.com.au](http://www.tacticalgroup.com.au)



# Submission 12

**From:** Eva Wang <ewang@tacticalgroup.com.au>  
**Date:** Monday, 22 November 2021 at 4:28 pm  
**To:** Alexander Peck <Alexander.Peck@hillpda.com>  
**Cc:** Nathan Cairney <ncairney@tacticalgroup.com.au>, Liz Griffin <Liz.Griffin@hillpda.com>, Luka Krivacic <lkrivacic@tacticalgroup.com.au>  
**Subject:** RE: Information request - Charter Hall Eastern Creek SEARs\_Social Impact

Hi Alex,

Further to my email below, the planner advised that we need to demonstrate to DPIE that sufficient attempts have been made to consult with agencies. Where attempts have failed, the DPIE will endeavour to facilitate discussions from their end. As such, can you please have the below table completed so we can engaged further with DPIE on any outstanding consultations?

We need to be clear on what attempts have been made to consult with the relevant agencies. A single letter may not be sufficient. So if follow up emails and phone calls have been carried out, these also need to be documented as well.

See below draft table for completion to allow them to go back to DPIE before submitting the full report.

Agency Consultation Records	
Stakeholder	Consultation Notes
Blacktown City Council	2 x pre-lodgement meetings held with Council. The most recent on 19 November 2021 (minutes to follow).
Deerubbin Local Aboriginal Land Council	
Environment, Energy and Science Group	A consultation letter was sent to the Environment, Energy and Science (EES) Group on XXXX 2021. A response was received on XXXX 2021 in which the EES Group advised: <ul style="list-style-type: none"><li></li></ul>
Endeavour Energy	A consultation letter was sent to the Endeavour Energy (EE) on XXXX 2021. A response was received on XXXX 2021 in which EE advised no issues, however did provide general guidance for planning and construction, including: <ul style="list-style-type: none"><li>An extension or augmentation of the existing local electricity network will be required to facilitate the proposed development.</li><li>Any required padmount substation/s will need to be located within the property (in a suitable and accessible location) and be protected (including any associated cabling) by an easement and associated restrictions benefiting and gifted to Endeavour Energy. Please refer to Endeavour Energy's Mains Design Instruction MDI 0044 'Easements and Property Tenure Rights'.</li></ul>
Environment Protection Authority	A consultation letter was sent to the Environment Protection Authority (EPA) on 7 September 2021. A response was received on 15 September 2021 in which EPA advised that no further comments were to be provided at that stage.
Heritage NSW	
NSW Fire & Rescue	A consultation letter was sent to the NSW Fire & Rescue on XXXX 2021. A response was received on XXXX 2021 in which the NSW Fire & Rescue advised: <ul style="list-style-type: none"><li></li></ul>
Rural Fire Service	A consultation letter was sent to the Rural Fire Service (RFS) on XXXX 2021. A response was received on XXXX 2021 in which the RFS advised: <ul style="list-style-type: none"><li></li></ul>
Sydney Water	A consultation letter was sent to the Sydney Water on XXXX 2021. A response was received on XXXX 2021 in which the Sydney Water advised: <ul style="list-style-type: none"><li></li></ul>
Transport for NSW	A consultation letter was sent to the Transport for NSW (TfNSW) on XXXX 2021. A response was received on XXXX 2021 in which the TfNSW advised: <ul style="list-style-type: none"><li></li></ul>
WaterNSW	A consultation letter was sent to the Water NSW on XXXX 2021. A response was received on XXXX 2021 in which the Water NSW advised: <ul style="list-style-type: none"><li></li></ul>

Eva Wang  
Project Manager



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E ewang@tacticalgroup.com.au  
W www.tacticalgroup.com.au



# Submission 13

**From:** [Alexander Peck](#)  
**To:** [Jesse Rowlings](#); [Liz Griffin](#)  
**Subject:** FW: SSD-30923027 Aboriginal Cultural Heritage - Lot 1 DP1274322 - Eastern Creek Drive, Eastern Creek  
**Date:** Tuesday, 7 December 2021 2:47:54 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.jpg](#)  
[image004.png](#)  
[image005.jpg](#)  
[image006.png](#)  
[image007.jpg](#)

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FYI below – re Aboriginal Heritage Assessment “*no requirement from Heritage NSW for any further assessment in relation to Aboriginal heritage*” (the AHIP is being followed)

---

**From:** Nathan Cairney <ncairney@tacticalgroup.com.au>  
**Date:** Tuesday, 7 December 2021 at 2:44 pm  
**To:** Alexander Peck <Alexander.Peck@hillpda.com>  
**Cc:** Eva Wang <ewang@tacticalgroup.com.au>  
**Subject:** FW: SSD-30923027 Aboriginal Cultural Heritage - Lot 1 DP1274322 - Eastern Creek Drive, Eastern Creek

Alex,

Please see below from Heritage for inclusion in the consultation report.

Nathan Cairney  
**Director**



**Level 15, 124 Walker Street | North Sydney | NSW | 2060**

**T** +61 2 8907 0700  
**M** +61 499 555 817  
**E** [ncairney@tacticalgroup.com.au](mailto:ncairney@tacticalgroup.com.au)  
**W** [www.tacticalgroup.com.au](http://www.tacticalgroup.com.au)



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**From:** Sam Higgs <Sam.Higgs@environment.nsw.gov.au>  
**Sent:** Tuesday, 7 December 2021 2:34 PM  
**To:** Eleisha Burton <eburton@willowtp.com.au>; Shaun Williams <Shaun.Williams@planning.nsw.gov.au>  
**Cc:** Nathan Cairney <ncairney@tacticalgroup.com.au>; Eva Wang <ewang@tacticalgroup.com.au>; Andrew Cowan <acowan@willowtp.com.au>; Theodore Berney

<theodore.berney@charterhall.com.au>; Emma William <Emma.William@charterhall.com.au>

**Subject:** RE: SSD-30923027 Aboriginal Cultural Heritage - Lot 1 DP1274322 - Eastern Creek Drive, Eastern Creek

Hi Eleisha,

This development is being undertaken as State Significant and I therefore defer to DPIE as the determining authority as to whether the attached advice satisfies the conditions or not.

Heritage NSW understands that there is no further impact to Aboriginal objects or places proposed as a result of this proposal and as per my previous advice have no further interest in this proposal as it relates to Aboriginal heritage.

Regards,  
Sam

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

Heritage NSW, Community Engagement, Department of Premier and Cabinet  
Level 6, 10 Valentine Ave, Parramatta | Locked Bag 5020 Parramatta 2124

T: 02 9995 6824 | M: 0499 488 540 | E: [sam.higgs@environment.nsw.gov.au](mailto:sam.higgs@environment.nsw.gov.au)

[Website](#) [Facebook](#) [Instagram](#) [LinkedIn](#)



*I acknowledge and respect the traditional custodians and ancestors of the lands I work across.*

**Heritage NSW and coronavirus (COVID-19)**

Heritage NSW has taken steps to protect the safety, health and wellbeing of our staff, communities and customers. Whilst our offices remain open, we have put in place flexible working arrangements for our teams across NSW and continue to adapt our working arrangements as necessary. Face-to-face meetings and field work/site visits with our customers are subject to rules on gatherings and social distancing measures. We thank you for your patience and understanding at this time.

---

**From:** Eleisha Burton <eburton@willowtp.com.au>

**Sent:** Monday, 29 November 2021 10:54 AM

**To:** Sam Higgs <Sam.Higgs@environment.nsw.gov.au>; Shaun Williams  
<Shaun.Williams@planning.nsw.gov.au>

**Cc:** Nathan Cairney <ncairney@tacticalgroup.com.au>; ewang@tacticalgroup.com.au; Andrew Cowan <acowan@willowtp.com.au>; Theodore Berney <theodore.berney@charterhall.com.au>; Emma William <Emma.William@charterhall.com.au>

**Subject:** SSD-30923027 Aboriginal Cultural Heritage - Lot 1 DP1274322 - Eastern Creek Drive, Eastern Creek

Good morning

Further to recent discussions between Nathan Cairney of Tactical Group and Dr Samantha Higgs of Heritage NSW on 12 November 2021, we provide the **attached** Aboriginal Heritage Assessment prepared by Kelleher Nightingale Consulting (KNC), relating to the proposed warehouse and distribution centre development for Lot 1 DP1274322 (subject site). The proposed development is State Significant Development (SSD) and has

been granted Industry-specific SEARs. As you're aware, item 18 of the SEARs relates to Aboriginal Cultural Heritage, and requires that the Environmental Impact Statement (EIS) for the proposal:

- *Provide an Aboriginal Cultural Heritage Assessment Report prepared in accordance with relevant guidelines, identifying, describing and assessing any impacts for any Aboriginal cultural heritage values on site.*

As per recent discussions, we note that the subject site and wider area are covered by an existing AHIP. It is understood that if the development area is within that covered by the existing AHIP and the conditions of the existing AHIP are being followed, then there is no requirement from Heritage NSW for any further assessment in relation to Aboriginal heritage.

As such, KNC have assessed these requirements and prepared the **attached** Aboriginal Heritage Assessment.

Based on the advice received from KNC, we request that NSW DPIE and Heritage NSW please confirm that no further Aboriginal heritage assessment is required for SSD-30923027 and that the **attached** assessment is sufficient to satisfy item 18 of the SEARs.

Should you require anything further, please do not hesitate to contact me.

Kind regards



 **Eleisha Burton** | Associate  
[eburton@willowtp.com.au](mailto:eburton@willowtp.com.au) | 0427 069 823

**Willowtree Planning**  
02 9929 6974  
4 Starling Street, Burleigh Heads QLD 4220  
[www.willowtreeplanning.com.au](http://www.willowtreeplanning.com.au)

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# Submission 14

**From:** [Colleen Klingberg](#)  
**To:** [Jesse Rowlings](#)  
**Cc:** [Submissions](#)  
**Subject:** DOC21/1040725 - RE: Feedback requested: Proposed warehouse at Lot 1 Eastern Creek Drive, Eastern Creek  
**Date:** Tuesday, 30 November 2021 11:19:07 AM  
**Attachments:** [image006.png](#)  
[image007.png](#)  
[image014.png](#)  
[image001.png](#)  
[image002.jpg](#)  
[image003.jpg](#)

Hi Jesse,

As mentioned on the phone, the query was responded to be Sam Higgs, Senior Team Leader Aboriginal Cultural Heritage Regulation – North to Nathan Cairney of Tactical Group on 12 November 2021

This response covered Aboriginal Cultural Heritage, if any response is required in relation to Environmental Heritage (items under the Heritage Act 1977), please advise.

Kind regards

Colleen

**Colleen Klingberg** | Assistant Customer Strategies Officer  
Heritage NSW, Community Engagement, Department of Premier and Cabinet  
Level 6, 10 Valentine Ave, Parramatta | Locked bag 5020, Parramatta NSW 2124  
T: 02 9873 8566 | [colleen.klingberg@environment.nsw.gov.au](mailto:colleen.klingberg@environment.nsw.gov.au)

**The Heritage Management System is live from 31 May. More information is available [here](#)**



*I acknowledge and respect the Traditional Custodians and Ancestors of the land I work across.*

---

**From:** Jesse Rowlings <jesse.rowlings@hillpda.com>  
**Sent:** Tuesday, 23 November 2021 2:45 PM  
**To:** OEH HD Heritage Mailbox <HERITAGEMailbox@environment.nsw.gov.au>  
**Cc:** Submissions <Submissions@hillpda.com>  
**Subject:** Feedback requested: Proposed warehouse at Lot 1 Eastern Creek Drive, Eastern Creek

Good afternoon,

I just spoke on the phone with one of your workers, Kimberly, about the below email of November 10, seeking feedback on a proposed development at Lot 1 Eastern Creek Drive, Eastern Creek. Kimberly advised to re-send the email with a note attached, suggesting a heritage advisor would be able to provide a comment if required.

My apologies to Kimberly – I was under the impression we had already sent this email through, but we made a mistake and emailed it to the wrong address. I have attached the original email below.

If Heritage NSW has any comment to provide, please do so by contacting [submissions@hillpda.com](mailto:submissions@hillpda.com) or by calling myself or Alex Peck on 02 9252 8777.

Kind regards,  
**Jesse Rowlings**  
*Consultant*



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## PRE-APPLICATION MEETING (PAM) MINUTES

Please note:

- A copy of these minutes must be submitted with any subsequent development application (DA).
- The information provided within these minutes are valid only at the time of issue.
- Please arrange a follow up PAM should you wish to discuss any changes to the proposed development.
- PAM advice is intended for those present at this pre-application meeting only. Those present should seek and rely on their own independent planning and/or legal advice on the development proposal.
- Any intended purchaser of the site is to seek and rely upon their own independent planning and/or legal advice, and attend a separate PAM with Council to discuss any proposed development of the site.

### 1. Executive Summary

**Date of meeting:** 19 November 2021

**Site of proposal:** Eastern Creek Drive, Eastern Creek (Lot 1 DP 1274322).

**Proposal:** Warehouse and distribution centre (State Significant Development).

**Representing the applicant:** Eleisha Burton (Associate Planner - Willowtree Planning), Emma William (Assistant Design Manager – Charter Hall), Theodore Berney (Senior Design Manager), Mark Wilson (Director – Costin Roe), Andrew Cowan (Director- Willowtree Planning), Nathan Cairney (Director – Tactical Group).

**Council officers present:** Allison Rowley (Assistant Team Leader - Gateway), Emmanuel Boachie-Poku (Gateway Town Planner), Laith Almoil (Gateway Engineer), Aneesh Singh (Team Leader Development Engineer).

**Council officers providing comment (not in attendance):** Abdun Noor (Senior Traffic Management Officer), John Dorahy (Team Leader Building).

### 2. Key environmental planning instruments (EPIs) and development control plans (DCPs) relevant to the site of this development proposal:

State Environmental Planning Policy (State and Regional Development) 2011	✓
State Environmental Planning Policy (Western Sydney Employment Area) 2009	✓
State Environmental Planning Policy No. 55 – Remediation of Land	✓
State Environmental Planning Policy No 33 – Hazardous and Offensive Development	✓
Eastern Creek Precinct Plan Stage 3 – Prepared under SEPP 59	✓
Sydney Regional Environmental Plan No 20—Hawkesbury-Nepean River (No 2—1997)	✓
State Environmental Planning Policy (Western Sydney Aerotropolis)	✓

---

### **3. Key controls and development standards of particular relevance to this development proposal:**

#### ***Land Zoning***

The subject site is zoned IN1 (General Industrial) under State Environmental Planning Policy (Western Sydney Employment Area) 2009.

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

#### ***Permissibility***

'Warehouse or distribution centre' is listed as a permissible land use with consent in the IN1 (General Industrial) zone under State Environmental Planning Policy (Western Sydney Employment Area) 2009 subject to compliance with the relevant planning policies including, though not limited to, the Eastern Creek Precinct Plan Stage 3 – Prepared under SEPP 59.

#### ***State Significant Development (SSD)***

The proposed development is a SSD application subject to Schedule 1, Clause 12 of *State Environmental Planning Policy (State and Regional Development) 2011* as the Capital Investment Value exceeds \$30 million. In this case, the Department of Planning Industry and Environment will be the consent authority.

This PAM meeting was held to gain a better understanding of the proposed development and facilitate discussion with key sections of Council however Council reserves the right to provide formal advice in accordance with the SEARS process at a later stage.

#### ***Development Contributions***

Section 7.11 Contributions apply to the site. The applicable S7.11 contribution plan is *CP18 – Eastern Creek Stage 3*. For further information relating to Section 7.11 Contributions and any existing Voluntarily Planning Agreements (VPA) in place please contact Jenny Rodger, Council's Section 7.11 Coordinator on 98396000.

Note: The subject site is identified in an Industrial Release Area in the SEPP (WSEA) 2009 Industrial Release Area Map, therefore clause 29 applies. For further clarification on this matter, please liaise with the Department of Planning, Industry and Development (DPIE).

#### 4. Will any NSW legislation cause the proposal to be integrated development (under Clause 4.46 of the *Environmental Planning & Assessment Act 1979*)?

Likely    Unlikely

Fisheries Management Act 1994 (* <u>Note</u> : the development will become integrated development if any permit under the Fisheries Management Act 1994 is required)	<input type="checkbox"/>	<input checked="" type="checkbox"/> *
Heritage Act 1977 (* <u>Note</u> : the development will become integrated development if any works are proposed to an item on the State Heritage Register)	<input checked="" type="checkbox"/>	<input type="checkbox"/> *
Mine Subsidence Compensation Act 1961 (* <u>Note</u> : the development will become integrated development if approval is sought to alter or erect improvements within a mine subsidence district or to subdivide land therein)	<input type="checkbox"/>	<input checked="" type="checkbox"/> *
Mining Act 1992 (* <u>Note</u> : the development will become integrated development if the proposal relates to the granting of a mining lease)	<input type="checkbox"/>	<input checked="" type="checkbox"/> *
National Parks and Wildlife Act 1974 (* <u>Note</u> : the development will become integrated development if a grant of Aboriginal heritage impact permit is required)	<input type="checkbox"/>	<input checked="" type="checkbox"/> *
Petroleum (Onshore) Act 1991 (* <u>Note</u> : the development will become integrated development if a grant of production lease is required)	<input type="checkbox"/>	<input checked="" type="checkbox"/> *
Protection of the Environment Operations Act 1997 (* <u>Note</u> : the development will become integrated development if an environmental protection licence under POEO Act 1997 is required)	<input type="checkbox"/>	<input checked="" type="checkbox"/> *
Roads Act 1993 (* <u>Note</u> : the development will become integrated development if it is proposed to erect a structure or carry out a work in, on or over a public road; or dig up or disturb the surface of a public road; or remove or interfere with a structure, work or tree on a public road; or pump water into a public road from any land adjoining the road; or connect a road, whether public or private to a classified road)	<input type="checkbox"/>	<input checked="" type="checkbox"/> *
Rural Fires Act 1997 (* <u>Note</u> : the development will become integrated development if authorisation under section 100B of RF Act 1997 is required)	<input type="checkbox"/>	<input checked="" type="checkbox"/> *
Water Management Act 2000 (* <u>Note</u> : the development will become integrated development if water use approval, water management work approval or a controlled activity approval under Part 3 of Chapter 3 of the Water Management Act 2000 is required). If the proposal is integrated development, additional fees of \$140 (payable to Blacktown City Council) and \$320 (payable to the referral agency) are required to be submitted with the DA. Please refer to NSW SixMaps for confirmation ( <a href="https://maps.six.nsw.gov.au/">https://maps.six.nsw.gov.au/</a> )	<input checked="" type="checkbox"/>	<input type="checkbox"/> *

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

#### Integrated development

Should the development application (DA) trigger integrated development under Clause 4.46 of the Environmental Planning and Assessment Act 1979, the following fees in addition to ordinary development assessment fees will apply:

- \$320.00 (payable directly through the NSW Planning Portal to each relevant authority)
- \$140.00 (administration fee payable to Blacktown City Council for each integrated referral).

## 5. Key issues and submission requirements:

Should you proceed with the application, key issues which should be addressed **in the first instance** include, though are not limited to:

Draft Environmental Planning Instruments /Explanation of Intended Effects	<p>The Department of Planning, Industry and Environment has placed on exhibition the following draft Environmental Planning Instruments or Explanation of Intended Effects:</p> <ul style="list-style-type: none"> <li>• Design and Place SEPP;</li> <li>• Employment zones reform <a href="https://www.planningportal.nsw.gov.au/employment-zones-reform">https://www.planningportal.nsw.gov.au/employment-zones-reform</a>);</li> <li>• Review of Standard Instrument LEP in relation to Clause 4.6;</li> <li>• Proposed Environmental Planning and Assessment Regulation 2021 <a href="https://www.planning.nsw.gov.au/Policy-and-Legislation/Under-review-and-new-Policy-and-Legislation/EPA-Regulation-review/2021-EPA-regulation">https://www.planning.nsw.gov.au/Policy-and-Legislation/Under-review-and-new-Policy-and-Legislation/EPA-Regulation-review/2021-EPA-regulation</a> ;</li> <li>• Repeal of Concurrence and Referral process.</li> </ul> <p>You must consider and document in your SEE how these policies will impact the proposed development and where possible how you will comply with them. You are to address these draft EIEs in your Statement of Environmental Effects. You are advised that they may become certain and imminent whilst you are still preparing your application. Also, it is unknown whether 'savings provisions' will apply at all to enable consideration of your application under provisions applying at the time your development application is accepted and registered with Council.</p>
Car parking	<ul style="list-style-type: none"> <li>• The proponent needs to demonstrate that there is sufficient car and truck parking on site for the proposed use and that there will be no traffic related issues resulting from the proposed development. The proposed use cannot create on street parking problems and must be able to cater for their own car and truck parking demands within the subject site.</li> <li>• Note that the provision of 168 carparking spaces provided for the warehouse and distribution facility does not comply with the carparking requirements outlined in Eastern Creek Precinct Plan – Stage 3. Carparking is to be provided at the following rate: <ul style="list-style-type: none"> <li>○ Buildings 7,500sqm or less – 1 space per 100sqm or buildings greater than 7,500sqm – 1 space per 200sqm GFA only for the area in excess of 7,500sqm where there is a specific end user which would not demand a higher rate and where employee parking is adequately catered for;</li> <li>○ 1 space per 40sqm GFA for Office</li> </ul> </li> </ul>
Proposed access to Honeycomb Drive (via the existing cul-de-sac)	<p>Where access off Honeycomb Drive is proposed, you will need to demonstrate the design of this access is suitable and compliant with Australian Standards, taking into consideration of the final alignment of Honeycomb Drive for further consideration.</p>
History of applications on the site	<p>You are to address the history and status of applications on the site, including development applications, relative to the proposed development. This is to include, though is not limited to:</p> <ul style="list-style-type: none"> <li>• DA-20-01689 (currently under assessment, not determined)</li> <li>• DA-20-01525 - Torrens title subdivision of 1 lot into 1 industrial lot and 1 residue lot. The associated subdivision certificate is SC-21-00135.</li> </ul>
Details of the proposed development	<p>The following is noted about the details of the proposed development:</p> <ul style="list-style-type: none"> <li>• The product being warehoused has not been disclosed. In the event the proposed development is 'offensive of hazardous development', this could impact permissibility, or the level of SEPP 33 assessment that is required.</li> <li>• Fuel storage is not included in the proposed development;</li> <li>• There is a watercourse traversing the site, and the site is identified as being a known archaeological site. If these matters have not been previously considered and resolved on the site, then they will need to be addressed as</li> </ul>

	<p>part of this DA. You will need to address Division 4.8 (Integrated development) of the Environmental Planning and Assessment Act 1979.</p> <ul style="list-style-type: none"> <li>• Commencement of any earthworks on site must be undertaken lawfully and in accordance with a development consent that provides for the earthworks. Some of the points raised above, and whether they have been satisfactorily addressed in previous development consents, would also impact in part whether commencement of any work (where approved) could occur on the site.</li> <li>• 24/7 proposed use will mean assessment of matters including, though not limited to, security, crime prevention through environmental design (CPTED) and noise impacts will need to be satisfactorily addressed in the application;</li> <li>• Timeframes for development assessment will need to be discussed with the consent authority.</li> </ul>
Design	<ul style="list-style-type: none"> <li>• The height of the proposed development will need to be justified relative to the landscape and other developments in the vicinity. A Visual Impact Analysis will need to be submitted with a development application to allow proper consideration of the building height proposed, and relative to surrounding developments.</li> <li>• The proposed areas of the site proposed for landscaping purposes appear to be too small to contain any meaningful landscaping, to address heat island effects nor be able to mitigate against the extent of building and the amount of hardstand area proposed. You are to provide a detailed concept landscaping plan that addresses these concerns, and the provisions within relevant planning policy. A separate fencing plan will be required to be provided.</li> </ul>

Should you proceed with the application, and the above referred matters are resolved, the following key issues and information requirements must also be provided/addressed:

All SSD applications	The applicant is to carefully check all relevant planning policy including development controls to ensure all relevant matters and documentation are included in the application. All development applications must, where applicable: i) Address that the required public utility infrastructure that are essential for the proposed development are available or that adequate arrangements have been made to make that infrastructure available when required (this relates to the supply of water, electricity and the disposal and management of sewage).
Site Planning	Configuration of industrial sites that do not compromise the amenity of the locality requires careful and skillful execution of site planning and building layout. Site planning should: – <ul style="list-style-type: none"> <li>• Ensure the site layout and building location respond to the unique characteristics of the site and the surrounding context.</li> <li>• Ensure development achieves adequate levels of natural lighting and ventilation, privacy, visual amenity and spatial separation from the neighbouring properties.</li> </ul>
Contextual Analysis	The SSD application must address the contextual aspects influencing urban form such as: - <ul style="list-style-type: none"> <li>• Neighbourhood/locality context, street layout and hierarchy and prevailing development densities</li> <li>• Open space distribution and quality, topography, views and built form rhythm</li> <li>• Heights, alignments and massing of surrounding buildings</li> <li>• Prevailing character elements, such as roof forms, building articulation and modulation and the range and combinations of materials and details</li> </ul> The SSD application must be accompanied by a context analysis of the existing prevailing built and natural features of the site/in the streetscape and provide a suitable design response.
Bushfire	The site is identified as being prone to bushfire attack. A bushfire report prepared by a suitably qualified bushfire consultant is to be provided that addresses relevant bushfire planning policy and guidelines.
Flooding	Refer to 'drainage engineering' comments later in this report for details.
Contamination	<i>State Environmental Planning Policy No 55 – Remediation of Land</i> Clause 7 'Contamination and remediation to be considered in determining development applications' applies. A stage 2 site contamination report prepared by a suitably qualified accredited and EPA recognised geotechnical engineer must be submitted in accordance with SEPP 55 with the DA. If the preliminary report recommends further testing <b>then further reports will be necessary</b> and a remediation action plan (RAP) prepared if it identifies any remediation work to National Environment Protection Measure (NEPM) 2013 Guidelines, necessary to make the site suitable for the end use.
Salinity	A salinity report prepared by a suitably qualified professional is required to be submitted with the DA.
Easements	It is the responsibility of the applicant to conduct a Property Title Search through NSW Land and Registry Services (LRS) for any easements affecting the property and annotate these on the site plans. Any proposed easements or encumbrances must be clearly indicated on plans submitted with the DA. Where permission is required for developments within easements, you are encouraged to seek TransGrid's permission prior to lodging any DA. This will allow any issues to be resolved early. This request is to be managed online via the <i>AMP UP portal found at the following link: <a href="http://www.transgrid.com.au/being-responsible/public-safety/living-and-working-with-powerlines">www.transgrid.com.au/being-responsible/public-safety/living-and-working-with-powerlines</a></i>
Water NSW infrastructure	You are to liaise with Water NSW where you are proposing development within 25m of the pipeline and/or in close proximity to the reservoir catchment. For areas requiring consultation with Water NSW, please refer to the following map: <a href="https://www.waternsw.com.au/water-quality/catchment/catchment-map">https://www.waternsw.com.au/water-quality/catchment/catchment-map</a>



Substations	Any application for industrial building that has the potential to require an electricity substation to be onsite must provide on the plans submitted with the application details of the proposed location of the proposed substation, the associated easements around the substation and, if a blast wall is needed, details of the location, height and materials of the wall. This is required to be annotated clearly on the plans so that an assessment can be made of the impact of substations on the streetscape, so we have assurance there is a suitable space for these to be accommodated on the site at the early design stage to meet the electricity authorities' requirements and so the impacts of the substations, their easements and any blast walls can be considered in relation to surrounding proposed and existing development. Applicants should contact Endeavour Energy (or the relevant electricity authority) to find out what their requirements are for their proposed development and if a substation is necessary ascertain what the design requirements are and ensure these are shown on the plans at the application stage. It is not acceptable to leave this matter to the Pre- CC or Pre -occupations stages.
Landscaping	A comprehensive landscape concept plan is required.
Heritage and archaeology	A Due Diligence report under the National Parks and Wildlife Act 1974 is required for all new development. This is to be prepared by a suitably qualified aboriginal heritage consultant and must be submitted with the DA. You are to address in the EIS if heritage and archeology have been addressed in any previous development applications and compliance with any recommendations/conditions of consent.
Traffic	<ul style="list-style-type: none"> <li>• A comprehensive traffic and car parking impact assessment report prepared by a suitably qualified traffic engineer is to be submitted with the DA.</li> <li>• The proponent needs to demonstrate that there is sufficient parking on site and that there will be no traffic related issues resulting from the proposed development.</li> <li>• Uses proposed cannot create on street parking problems and must be able to cater for their own car parking demands within the subject site.</li> <li>• All vehicles must be able to enter and exit the site in a forward direction.</li> <li>• Refer to Council's Traffic Engineering advice later in this report for further requirements.</li> </ul>
National Construction Code	All proposed works are to comply with the National Construction Code (NCC). <b>A NCC compliance report is to be submitted with the DA.</b>
Cut and fill and retaining walls	Details of any cut and fill are to be shown on a separate cut and fill plan. All retaining wall details (e.g. location, top-of-wall height, bottom-of-wall height, sections, elevations etc.) are to be clearly shown on plans and must be constructed of masonry material. <b>The cut and fill plan and details of retaining walls are to be submitted with the DA, and all relevant DCP controls for limiting cut and fill needs to be addressed by the applicant within the Environmental Impact Statement.</b>
Street trees	Street tree planting is required. In the event of the necessity to remove street trees or to locate aspects of the development within the drip-line of any street trees, it is strongly advised that you make early contact with Council's Open Space Policy & Tree Management Coordinator.
Waste management	A <b>waste management plan</b> (WMP) is to be submitted with the DA. A template for a WMP can be found at: <a href="https://www.blacktown.nsw.gov.au/Plan-build/Stage-3-preparing-an-application/What-makes-an-application-complete">https://www.blacktown.nsw.gov.au/Plan-build/Stage-3-preparing-an-application/What-makes-an-application-complete</a>
CPTED	A Crime Prevention Through Environmental Design (CPTED) report is to be submitted with the DA. Council's CPTED checklist template (prepared by a NSW Police Force LAC) is to be completed and submitted with the DA.
Signage	Any signage proposed must be accompanied by a SEPP 64 Assessment and submitted with the DA where it does not meet criteria for exempt development under the State Environmental Planning Policy (SEPP) – Exempt and Complying Development Codes 2006 (as amended).

Acoustics	An acoustic report prepared by a suitably qualified acoustic consultant must be submitted as part of the DA. This report needs to demonstrate the potential noise impacts arising from the proposed development and how it complies with the Noise Policy for Industry. All sources for potential noise are to be described and outlined in the acoustic report, and are to form part of any recommendations made by the acoustic consultant. The provisions of the Infrastructure SEPP relating to noise impacts are also to be addressed.
Accessibility	An <b>Accessibility Report</b> from a suitably qualified accessibility consultant is required to confirm the design will be accessible from the boundary of the site to common areas of the site.
Compliance tables	Compliance tables are required to be included in the EIS that demonstrate compliance with all relevant environmental planning policies including environmental planning instruments, development control plans and guidelines.
Environmental Impact Statement	A comprehensive Environmental Impact outlining the proposal's compliance with relevant planning controls and the anticipated impacts of the proposal (including any means to mitigate such impacts) must be submitted with the SSD application for the site, including a detailed table indicating compliance with the relevant standards.
Plans, elevations and cross-sections	DA submission will require all plans, elevations and cross-sections. If these plans are not drawn to scale or are illegible, the DA will be rejected.
Survey Plan	A survey plan of the property indicating existing levels to Australian Height Datum (AHD). Location and roof ridge and eave levels of dwellings on adjoining properties must also be indicated on the plans. Existing trees on site must be identified on the survey plan.
External colours, materials and finishes	Details of proposed external colours, materials and finishes (for new buildings).
Existing and proposed finished levels	Proposed and existing ground level (including levels of adjoining properties), natural ground level and finished ground levels to AHD must be clearly indicated on the submitted plans (including all elevations and sections). DAs lodged without this information will be rejected.
Retaining walls	Retaining wall and boundary fencing details (if applicable) to be constructed on site as part of the development shall be submitted with the application, including proposed use of materials and RLs to AHD for the top of the walls. Any retaining walls must comply with the requirements of Huntingwood Precinct Development Control Plan.
Stormwater plans	Detailed stormwater plans (to the standards required by Council's drainage engineers) prepared by a qualified hydraulic engineer. This may necessitate separate discussions with the engineers.
Estimated cost of work	The SDD application must nominate the estimated cost of development (which includes consultant fees and GST) as defined in Clause 255 of the <i>Environmental Planning and Assessment Regulation 2000</i> . Development cost must be calculated in accordance with the Department of Planning & Industry and Environment's PS10-008. Please note since the development costs more than \$3,000,000 a Registered Quantity Surveyor's Detailed Cost Report is required to be submitted with the application.



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## 6. Key issues identified by the applicant

The applicant identified the following matters to be discussed in the meeting:

- Proposed built form, with approx. 21.5m height
  - Development strategy
  - Car parking no. - noting that the proposal meets the demand of the tenant
  - Engineering and stormwater
  - Adjoining DA and road design for Honeycomb Drive extension
- 

## 7. Key planning issues arising from the PAM

The following points are made for your consideration arising from the pre-application meeting:

### **General:**

- The proposed development is for the construction and operation of a warehouse and distribution centre, with a capital investment value of approx. \$45 million. As such, the proposal triggers a SSD. The product being stored on site has not been disclosed.
- The proposed development assumes access to and from the site from both Eastern Creek Drive and future Honeycomb Drive (via the cul-de-sac). Please note that the extension and construction of Honeycomb Road is proposed under DA-20-01689. At the time of writing this PAM report DA-20-01689 has not been determined, and is being assessed by Sam Vance, Development Assessment Planner.
- For any information on existing approved development you are encouraged to make a request for relevant Development Applications and any associated modifications by completing an application under Government Information (Public Access) Act (GIPA) 2009 through the following link:  
<https://www.blacktown.nsw.gov.au/About-Council/How-we-work/Access-to-our-information>

### **Planning:**

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

- You are to address compliance with all the relevant environmental planning instruments and the development control plans applicable to the development in the SEE including the State Environmental Planning Policy (Western Sydney Employment Area) 2009.
- The proposed development is to fully comply with all relevant controls set out in the Eastern Creek Precinct Plan Stage 3- Prepared under SEPP 59, now part of the (SEPP) WSEA 2009.
- Any proposed end use/s proposed for the warehouse building must be permissible the IN1 General Industrial zone under (SEPP) WSEA 2009.
- The required minimum building setbacks from the property boundary to Eastern Creek drive and Honeycomb Drive are to be 10 metres and these setback areas are to be landscaped and maintained as open areas only. Also, no storage of any kind is permitted within the setback area so as to enhance the streetscape appearance of the development.
- The site coverage of the footprint of all buildings and canopy areas (excluding hardstand areas) to the area of the allotment on which it is to be situated shall not exceed 65% of the site area.
- The applicant should note that there is no maximum height of building requirement under Eastern Creek Precinct Plan as such the proposal will be assessed on its merits having regard to compatibility with the height, scale, siting and character of existing development in the Precinct. A Visual Impact Assessment is to be provided.

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

- Compatibility of all the uses proposed within the development is to be demonstrated.
- You are to ensure the materials and finishes proposed are of a high quality and sympathetic to the character of surrounding properties and the locality. Council encourages the use of lighter coloured finishes for roofing materials to reduce the impacts of urban heat island effect.
- Eastern Creek Drive is identified as a main collector road in Eastern Creek Precinct Plan Stage 3 Plan.

***Dangerous goods storage and designated development***

- The DA will require a separate SEPP 33 Assessment and address of Schedule 3 of the Environmental Planning and Assessment Regulation 2000 (designated development). The assessment will inform whether it will be necessary to prepare a Preliminary Hazard Assessment (PHA) and Quantitative Risk Assessment Reports. If the total chemical storage capacity is in excess of the storage quantities as indicated above, or if there are criteria triggered, the DA will be considered designated development requiring an Environmental Impact Statement (EIS) which accords with the Secretary's Environmental Assessment Requirements (SEARs) and relevant planning policy. You will need to address activities that require licensing under the Protection of the Environment Operations Order 1997 as well.

***Cut and fill***

- Details of any cut and fill are to be verified on a separate cut and fill plan.
- Where retaining walls are proposed, the details of the retaining walls such as; location, top-of-wall height, bottom-of-wall height, sections, elevations and materials etc are to be provided with the DA.
- Retaining wall elements must not be greater than 3m in height. All retaining walls must be screened by vegetation. Where filling requires a retaining wall element to be greater than 3m in height, the retaining wall shall be terraced to allow for a ratio of 3m in height to 1.5m in length. Avoid long expanses of blank walls along public roads.

***Landscaping, materials and finishes***

- A landscaping plan is to be submitted with the DA.
- Details of external building materials, finishes and colours are to be submitted with the DA.
- Any tanks proposed are to be shown on the plans and properly screened if they are visible from the Eastern Creek Drive and Honeycomb Drive.

***Waste management***

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

## 8. Key matters raised by other sections of Council

The following comments are provided by other sections of Council. This advice does not necessarily consider the planning matters raised earlier in this report, and therefore need to be read with the above planning matters as context.

### **Building:**

The following comments have been provided by Council's Team Leader Building:

- All proposed works are to comply with the National Construction Code (formerly known as Building Code of Australia). A NCC compliance report is to be submitted with the DA.
- An Accessibility Report from a suitably qualified accessibility consultant is required to confirm the design will be accessible from the boundary of the site to common areas of the site.
- The proposed development will need to meet NSW Fire Brigades' requirements for firefighting pressure and possible tank storage and fire truck access.

For building matters, please contact Council's Team Leader Building, John Dorahy on 9839 6000.

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

The following comments have been provided by Council's Drainage Engineer:

#### ***On-site Stormwater Detention (OSD)***

1. No water detention applies for the site.

#### ***WSUD***

2. Water quality treatment is required for the development.
3. Council accepts bio-retention or proprietary systems to satisfy the water quality requirements. MUSIC is used to assess the performance of the water quality systems. Provide an electronic copy to Council for assessment.
4. Refer to Council's WSUD Standard Drawings, Plan No: A(BS)175M and the WSUD Developers Handbook for further requirements.
5. Refer to Section 4.2 of Part J of DCP 2015 for load reduction requirements.
6. Provide a MUSIC catchment plan and MUSIC model that match in terms of areas, treatment train names and bypasses (if any).
7. Provide an additional MUSIC model (pre-v-post) to demonstrate that the Stream Erosion Index (SEI) is <3.5 based on the technique in Council's WSUD Developers handbook. Provide all calculations.

#### ***Water Conservation***

8. Water conservation is required for the commercial/Industrial development.
9. A Rainwater tank is required to meet the water conservation targets under Part J for the development. A minimum target of 80% reuse demand is to be achieved.
10. Non-potable water demand is to include landscape watering and toilet/urinal flushing.
11. MUSIC is generally used to assess the performance of the rainwater tank using the node water balance and an electronic copy of the MUSIC model needs to be provided to Council for assessment.
12. Refer to WSUD developers Handbook for further design requirements and usage rates.
13. Allow for a minimum usage rate of 0.1 kL/day/toilet or urinal and a minimum of 0.4 kL/m<sup>2</sup>/ year for landscape watering (excluding turfed areas).
14. Other daily reuse demands can be specified as per the WSUD developer handbook if proposed such as truck washing.
15. Where the development is used 6days/wk, the toilet/urinal usage can be discounted by 6/7.

16. All calculations (number of toilets etc.)/graphs/catchments and models are to be provided.

**Other**

17. It is Council's understanding that the box culverts were designed for the 1% AEP without blockage requirements. Hence the swale above the box culverts are to consider flows in case of blockages.
18. An overland runoff analysis will be required if the proposal encroaches on the trunk drainage (Culverts) and swale above the culverts recently constructed. (has this easement been registered.
19. The overland catchment is to be provided to Council with a reasonable contour intervals with area clearly shown.
20. Upstream catchment flowing to the low point onto eastern creek drive is to be modelled as 85% impervious. Consider any tailwater conditions within the culverts.
21. Stream Erosion Index (SEI) to be achieved as per Part J of the DCP
22. Provide a DRAINS model if proposing to encroach over the easement (pavement only) to ensure that the overland runoff is contained within the site and the velocity/depth relation is safe.
23. Refer to WSUD developer handbook for modelling requirements including hazard categories for carparking areas.
24. All pipe and pit blockages are to be modelled as per WSUD developer handbook.
25. Provide calculations of proposed paved swale and show cross sections and plan view with levels along the length of swale.
26. Provide a legal point of discharge for the site. Provide levels and sizes for the connection point.

For further advice on drainage engineering matters, please contact Council's Drainage Engineer, Laith Almoil on 9839 6000.

**Traffic Engineering:**

- You are to submit a traffic impact and carparking assessment statement from a qualified traffic consultant that addresses matters such as sperate entry & exits for cars and trucks and pedestrian access, truck parking and movements associated with the warehouse facility and the cumulative impact on site.
- Any proposed driveway access off Honeycomb Drive will need to be able to demonstrate the design of this access is suitable and compliant with Australian Standards, taking into consideration the final alignment of Honeycomb Drive for further consideration.
- All vehicles and trucks must be able to enter and exit the site in a forward direction.
- The design of the car park and access must comply with AS2890.1, AS2890.6 and AS2890.2 as applicable.
- The loading dock area must comply with maneuvering requirements of AS2890.2
- Swept paths diagram need to be provided for all critical movements both for heavy vehicles and passenger vehicles.
- Plans are to show truck swept paths and internal road circulation within the site.
- The traffic report must address and show compliant truck turning paths and sightlines for both Eastern Creek drive and Honeycomb Drive.

For advice on traffic engineering matters, please contact Council's Senior Traffic Management Officer, Abdun Noor, on 9839 6000.

**Development Engineering:**

For advice on development engineering matters, please contact Council's Team Leader of Development Engineering, Aneesh Singh on 9839 6000.

**Environmental Health:**

For advice on environmental health matters, please contact Yael Lang, Council's Environmental Health Officer on 9839 6000.

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**9. Further consultation recommended?****YES** ☒ **NO** ☐

Council has provided preliminary feedback for the applicant to address and include in an EIS when submitting a State Significant Development (SSD) application to the Department of Planning, Industry and Environment for their assessment. Council will be notified of the DA when it is submitted and will provide formal response and further comment at that point.

In the meantime, please consult with others as indicated in this PAM report. For clarification on any specific matters from other sections of Council, a contact person and phone number has been included in this report.

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

- (a) This report is not a zoning certificate. Such a certificate can be purchased from Council by completing the relevant application form and payment of the appropriate fee.
- (b) To confirm all the relevant environmental planning instruments applicable for a particular development site, a Section 10.7 Certificate will need to be purchased from Council.
- (c) It is the responsibility of the applicant to ensure that a DA adequately addresses all relevant environmental planning instruments and DCPs.
- (d) Council has provided the information in this report in response to the material provided by the prospective applicant. An applicant who requires independent professional advice must engage a consultant who is qualified to provide such advice.
- (e) Information in this report concerning the permissibility of a particular form of development is provided in good faith at the time these minutes were prepared. Should the permissibility of the proposal be in doubt or the interpretation of development controls be unclear, you must seek guidance from a legal or town planning consultant.
- (f) You are advised that any proposal must fully comply with the applicable planning controls. Applicants must substantiate compliance with the objectives of all prevailing planning controls.
- (g) Council cannot pre-determine its position in regard to the merits of a development. Council's final decision regarding a development can only be made upon the lodgement of a DA and following Council's full and proper evaluation and determination of that application under Section 4.15 of the Environmental Planning and Assessment Act 1979 as amended. This report can in no way infer or imply that development consent may be granted.
- (h) All local and State planning controls are constantly under review. While this report reflects the controls operating at the time of the meeting, the relevant policies and controls may alter between the time of this meeting and the lodgement of a DA. Assessment of any DA must be on the basis of the controls in force at the time the application is evaluated and determined.
- (i) The information provided at the PAM and in this report is intended to assist in the preparation and lodgement of a DA. Although it is preliminary information, Council provides this service at no cost with the expectation that a prospective applicant will respond positively and take account of the information provided.
- (j) Further investigation of the proposal and the site, as well as comments by statutory authorities and local residents as part of the assessment of the DA, may necessitate amendments to any proposed plans for development. Conditions will be applied to any development consent.

Furthermore, Council may refuse to issue development consent for a DA which is considered unsatisfactory following an evaluation under Section 4.15 of the Environmental Planning and Assessment Act 1979.

- (k) This meeting or the minutes provided do not guarantee that any variations sought to Council's controls will be granted. Such variations are proposed at the applicant's own risk and may result in a longer DA processing time.
- (l) No guarantee can be given that this proposal will be approved until a full assessment of a DA has been made by the assessing town planner and development consent is granted, as other issues may be identified during the assessment process.
- (m) Your DA will be delayed should inadequate information be lodged. It is in your interests to provide as much information as possible to assist in Council's assessment of the DA. Applications lodged without key documentation such as a statement of environmental effects, stormwater plans, owner's consent, plans drawn to scale and other specific information highlighted either in these minutes or within the relevant checklist will be rejected. There are no appeal rights under the EPA Act 1979 for rejected DAs.
- (n) Please note that the information provided within these minutes are valid at the time of issue. Please arrange a follow up PAM should you wish to discuss any changes to the proposed development.

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**11. Acknowledgement of minutes:**



.....  
Gateway Town Planner



.....  
Assistant Team Leader - Gateway

9 December 2021

.....  
Date

9 December 2021

.....  
Date

# Submission 16

**From:** [Liz Griffin](#)  
**To:** [Liz Griffin](#)  
**Subject:** RE: SYD21/01420/01 - Pre-lodgement - Lot 1 Eastern Creek Drive - TfNSW Response  
**Date:** Tuesday, 14 December 2021 5:19:08 PM

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**From:** Simon Turner <[Simon.Turner2@transport.nsw.gov.au](mailto:Simon.Turner2@transport.nsw.gov.au)>  
**Sent:** Tuesday, 14 December 2021 3:15 PM  
**To:** Nathan Cairney <[ncairney@tacticalgroup.com.au](mailto:ncairney@tacticalgroup.com.au)>  
**Subject:** SYD21/01420/01 - Pre-lodgement - Lot 1 Eastern Creek Drive - TfNSW Response

Good afternoon,

I refer to your email dated 10 November 2021 seeking pre-lodgement comment for the development of Lot 1 Eastern Creek Drive.

It is noted that you intend to lodge a State Significant Development Application with the Department of Planning, Industry and Environment (DPIE). As part of the process DPIE will issue the Secretary's environmental assessment requirements (SEARs). SEARs identify what information needs to be included in the environmental impact statement (EIS). DPIE will consult with Transport for NSW (TfNSW) to determine its requirements in the inclusion of the SEARs.

TfNSW has considered the information provided and notes that it is not sufficient to provide a comprehensive response at this stage.

TfNSW notes that further review and commentary will occur as part of any State Significant Development Application that is lodged.

Please contact me if you would like to discuss.

Regards,

Simon Turner  
Land Use Planner  
Planning and Programs  
Greater Sydney  
Transport for NSW  
T 02 8265 6363

27 Argyle Street Parramatta NSW 2150



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# Submission 17

**From:** [Shaun Williams](#)  
**To:** [Shaun Williams](#); [Eva Wang](#); [Nathan Cairney](#); [William Hodgkinson](#); [Eleisha Burton](#); [Andrew Cowan](#)  
**Cc:** [Emma William](#)  
**Subject:** FW: Scoping Meeting - Lot 1 Eastern Creek Drive

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**CAUTION:** This email originated from outside of Charter Hall. Do not click links or open attachments unless you recognise the sender and know the content is safe.

-----Original Appointment-----

**From:** Shaun Williams <[Shaun.Williams@planning.nsw.gov.au](mailto:Shaun.Williams@planning.nsw.gov.au)>  
**Sent:** Friday, 22 October 2021 10:02 AM  
**To:** Shaun Williams; Shaun Williams; William Hodgkinson; Eleisha Burton; Andrew Cowan  
**Cc:** Emma William  
**Subject:** FW: Scoping Meeting - Lot 1 Eastern Creek Drive  
**When:** Friday, 29 October 2021 10:00 AM-10:45 AM (UTC+10:00) Canberra, Melbourne, Sydney.  
**Where:** Microsoft Teams Meeting

**CAUTION:** This email originated from outside of Charter Hall. Do not click links or open attachments unless you recognise the sender and know the content is safe.

-----Original Appointment-----

**From:** Shaun Williams <[Shaun.Williams@planning.nsw.gov.au](mailto:Shaun.Williams@planning.nsw.gov.au)>  
**Sent:** Friday, 22 October 2021 8:57 AM  
**To:** Shaun Williams; William Hodgkinson; Eleisha Burton; Andrew Cowan  
**Subject:** Scoping Meeting - Lot 1 Eastern Creek Drive  
**When:** Friday, 29 October 2021 10:00 AM-10:45 AM (UTC+10:00) Canberra, Melbourne, Sydney.  
**Where:** Microsoft Teams Meeting

Hi all, please forward the meeting invitation to all required attendees to discuss the proposed warehouse and distribution centre.

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## Microsoft Teams meeting

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[dpiensw@m.webex.com](mailto:dpiensw@m.webex.com)  
Video Conference ID: 138 964 843 0  
[Alternate VTC instructions](#)

Or call in (audio only)



[+61 2 8318 0003,,300384922#](#) Australia, Sydney

[1800 568 994,,300384922#](#) Australia (Toll-free)

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# Submission 18

**From:** [Shaun Williams](#)  
**To:** [Eleisha Burton](#)  
**Subject:** FW: SSD Application - Lot 1 Eastern Creek Drive, Eastern Creek - Lot 1 DP 1274322 (Charter Hall)  
**Date:** Thursday, 21 October 2021 3:07:40 PM  
**Attachments:** [image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[image007.png](#)  
[image008.png](#)  
[image022.png](#)  
[image023.png](#)  
[image024.png](#)  
[image025.png](#)  
[image028.png](#)  
[image042.png](#)  
[New SEARs Request\\_Eastern Creek Drive, Eastern Creek\\_V1.pdf](#)  
[Appendix 1 - Cost Report.pdf](#)  
[Appendix 2 - Concept Plan.pdf](#)  
[Appendix 3 - Historic Imagery.pdf](#)  
[Appendix 4 - AHIP C0003358 - AHIMS 4218.PDF](#)

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Hi Eleisha,

We've been able to discuss internally and also liaise with Heritage NSW about the AHIP issue.

Would you be able to advise availability for 11:30 am Friday 29 October to discuss the AHIP issue and other questions/concern you may have?

If that time is not suitable could you please advise some alternative dates and times?

**Regards,**  
**Shaun Williams**  
**Senior Environmental Assessment Officer**

Industry Assessments | Department of Planning, Industry and Environment  
**T** 02 8275 1345 | **E** [shaun.williams@planning.nsw.gov.au](mailto:shaun.williams@planning.nsw.gov.au)  
4PSQ Level 17, 12 Darcy Street, Parramatta NSW 2150 | Locked Bag 5022, Parramatta NSW 2124  
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*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.*

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**From:** Eleisha Burton <eburton@willowtp.com.au>  
**Sent:** Tuesday, 12 October 2021 4:48 PM  
**To:** Shaun Williams <Shaun.Williams@planning.nsw.gov.au>; William Hodgkinson <William.Hodgkinson@planning.nsw.gov.au>  
**Cc:** Andrew Cowan <acowan@willowtp.com.au>; Nathan Cairney <ncairney@tacticalgroup.com.au>; Theodore Berney <theodore.berney@charterhall.com.au>; Emma William <Emma.William@charterhall.com.au>  
**Subject:** RE: SSD Application - Lot 1 Eastern Creek Drive, Eastern Creek - Lot 1 DP 1274322 (Charter Hall)

Good afternoon Shaun / William

Further to discussions with Chris Ritchie a while back, please see **attached** our scoping report for the proposed warehouse at Lot 1 Eastern Creek Drive, Eastern Creek.

Section 7.0 of the document provides a review of the industry-specific SEARs and commentary on how we intend to respond to each item.

There's a couple of items that our team would like to discuss further, prior to the issue of the SEARs. In particular, the site forms part of a current Aboriginal Heritage Impact Permit (AHIP), and we would like to explore whether the requirement for the ACHAR can be waived in this instance?

Given the above, we would be happy to facilitate a scoping meeting with your team if necessary.

Please do not hesitate to contact me to discuss further.

Kind regards



□ **Eleisha Burton** | Associate  
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**From:** Chris Ritchie <[Chris.Ritchie@planning.nsw.gov.au](mailto:Chris.Ritchie@planning.nsw.gov.au)>

**Sent:** Friday, 13 August 2021 8:48 AM

**To:** Andrew Cowan <[acowan@willowtp.com.au](mailto:acowan@willowtp.com.au)>

**Cc:** Eleisha Burton <[eburton@willowtp.com.au](mailto:eburton@willowtp.com.au)>

**Subject:** RE: SSD Application - Proposed Lot 1 Eastern Creek Drive, Eastern Creek - Lot 4002 DP 1243178 (Charter Hall)

Hi Andrew,

I would suggest sending a draft Scoping Report first for us to look at and then we can meet through a Scoping Report

Chris

---

**From:** Andrew Cowan <[acowan@willowtp.com.au](mailto:acowan@willowtp.com.au)>

**Sent:** Friday, 13 August 2021 7:48 AM

**To:** Chris Ritchie <[Chris.Ritchie@planning.nsw.gov.au](mailto:Chris.Ritchie@planning.nsw.gov.au)>

**Cc:** Eleisha Burton <[eburton@willowtp.com.au](mailto:eburton@willowtp.com.au)>

**Subject:** RE: SSD Application - Proposed Lot 1 Eastern Creek Drive, Eastern Creek - Lot 4002 DP 1243178 (Charter Hall)

Hi Chris,

Could you please let me know re below when you get a chance so I can convey to Charter Hall.

Regards,



□ **Andrew Cowan** | Director  
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**From:** Andrew Cowan

**Sent:** Monday, 9 August 2021 2:49 PM

**To:** Chris Ritchie <[Chris.Ritchie@planning.nsw.gov.au](mailto:Chris.Ritchie@planning.nsw.gov.au)>; William Hodgkinson <[William.Hodgkinson@planning.nsw.gov.au](mailto:William.Hodgkinson@planning.nsw.gov.au)>

**Cc:** Eleisha Burton <[eburton@willowtp.com.au](mailto:eburton@willowtp.com.au)>

**Subject:** SSD Application - Proposed Lot 1 Eastern Creek Drive, Eastern Creek - Lot 4002 DP 1243178 (Charter Hall)

Hi Chris and Will,

We have a new project with Charter Hall for a warehouse at Eastern Creek which will be >\$30 Million. The land is about to be settled with the vendor (Jacfin) and the intention is to progress the application thereafter.

We will require a pre-scoping meeting with your team. Would you prefer us to draft the scoping report and send for review or have a brief meeting first with Charter Hall to give an overview.

The site is located in the WSEA (Blacktown LGA) and is shown below for reference.

The land will be subdivided by Jacfin which we understand has been approved by Council.

Attached for reference is the initial site plan.

# APPENDIX E: SURVEY & INTERVIEW RESPONSES

Date	Format	Business Name	What kind of business are you operating?	How many years have you been located here?	Do you think the development I described would impact on your operations during the construction period?	Please describe the impacts	Do you have any suggestions on how these impacts could be minimised?	Do you have any other comments or questions about the proposal?
15-Nov-21	In person	Downer	Engineering	Unsure	No	-	-	Parking for trucks on Eastern Creek Drive is of limited capacity. Trucks park in the street while waiting for their allotted delivery or pickup time. If additional driveways are installed, as has been the case on other developments in the street, this limited capacity could be further reduced.
15-Nov-21	In person	AP Systems	Engineering	Over 5 years	No	-	-	Eastern Creek Drive has a bend which limits visibility for drivers. The construction site next to the site (on the corner with Old Wallgrove Road) employs traffic management workers, who stand on the road. Trucks approach the bend at speed and may not be able to stop quickly enough to avoid the workers.
15-Nov-21	In person	Mainfreight	Freight and logistics	3 years	No	-	-	When is the extension of Honeycomb Drive being constructed?

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