



In reply please quote: 22/25794

Contact: Kerren Ven on (02) 9725 0878

09 December 2022

Industry Assessments
Department of Planning, Industry and Assessment
GPO Box 39
SYDNEY NSW 2001

Dear Sir/Madam,

SEARS ADVICE FOR SSD-50972718 WALLGROVE ROAD BUSINESS HUB AT 97-151 WALLGROVE ROAD, HORSLEY PARK

I refer to the Department's recent correspondence requesting advice on the Secretary Environmental Assessment Requirements (SEARs) for a concept proposal for the staged development of the site as an industrial business hub.

It is understood that the staged works and concept proposal comprises of the following:

Key features of the concept proposal include:

- two industrial, warehouse and distribution building footprints to accommodate a range of land uses including light industrial, warehouse and distribution facilities and ancillary office facilities
- approximately 34,000 square metres of floor space across different buildings/ tenancies
- concept architectural design for the future built form, and landscape concept design
- access road to the proposed business hub off Wallgrove Road
- stormwater management works to manage the quality and quantity of water flows across the site and avoid adverse impacts to adjoining properties
- delivery of utility services required to service the proposed development, including necessary upgrades and siting and design of the proposed industrial subdivision.

The first stage of works (Stage 1 DA) will include:

- the site preparation and bulk earthworks including site clearing to establish the future development sites
- provision of an access road to connect to Wallgrove Road, for dedication to Council
- installation of site services and stormwater management infrastructure to accommodate the future development of the site
- Torrens title subdivision to create separate development lots, and dedication of road to Council.

The future industrial buildings and associated facilities will be subject to separate future development applications (DAs) and do not form part of this application.

Council officers have reviewed the Scoping Report submitted by the applicant and provide the following comments that must be addressed within the Environmental Impact Assessment stage of the application.

1. General Planning matters

A. Land use of the site

The subject site is governed under Chapter 7 Western Sydney Parklands of the State Environmental Planning Policy (Western Parkland City) 2021. The site is identified as an area for investigation for Wallgrove Road Business Hub under Precinct 11 Cecil Park North of the Parklands Plan of Management (PoM) 2030.

The intended land uses for industrial development may be considered by the relevant planning authority however must demonstrate suitability of the uses consistent with the SEPP. In addition, the site locality adjoins the Fairfield Rural Lands Urban Investigation Area (UIA) and State roads corridor therefore the uses must demonstrate compatibility with surrounding land uses to minimise the impact of the existing environment as well potential future urban development in the UIA.

The Environmental Impact Statement (EIS) must include an analysis of the land to investigate the compatibility of the proposed uses, in consideration with the desired character for the area and existing uses in the area. The analysis must take into consideration of following strategic planning documents:

- Western Sydney Parklands Plan of Management 2030
- Fairfield Rural Lands Urban Investigation Area
- Fairfield Employment Lands Strategy 2008

B. Amenity impact on surrounding area

The proposed concept plan and stage 1 work will impact on the surrounding area and current uses. The EIS must take into consideration as part of its environmental assessment within the technical reports including but not limited to the visual, noise, traffic, air and odour impacts.

The environmental assessment of the proposal and its technical reports should also include the assessment of the site with existing developments in the surrounding area including, but not limited to the approved State Significant DA approval for establishment of the St Peter and Paul Assyrian School and associated existing Church located at 17-19 and 32-40 Kosovich Place, Horsley Park.

C. Servicing of land currently rural land environment

The subject site is currently classified as rural land and does not contain existing services for sewer and water supply. Pursuant to cl 7.17 of the SEPP, civil drawings of stage 1 works must demonstrate that the site will contain adequate and appropriate essential services to accommodate the future development and uses.

D. Aboriginal heritage

An Aboriginal Heritage Assessment must be undertaken in accordance with the National Parks and Wildlife Act 1979. The assessment report must be prepared in consultation with the local Aboriginal community and Deerubin Local Aboriginal Land Council.

E. Biodiversity

The site contains approximately 3.5ha of Cumberland Plain Woodland (CPW) critically endangered ecological community that under the current Fairfield Biodiversity Strategy has been identified as having high conservation values. The document supporting the applicants request for SEARs indicates that “a BDAR Waiver request will be prepared as appropriate”.

Given the status of the site vegetation and connectivity with similar adjoining vegetation every effort should be made to avoid impacts on CPW. Additionally, the applicant should consider measures (i.e. a vegetation management plan) to both protect and ensure the longevity of the CPW to be retained.

2. Traffic related matters

Proposed access is from Wallgrove Road, an arterial road under the ownership of Transport for NSW. As shown in the image below the site is located in close proximity to the M12 East/Elizabeth Drive Connection Project that includes major realignment of Wallgrove Rd.



→ Realignment of Wallgrove Rd

It is understood that the proposal includes an access road to be dedicated to Council with site access also incorporating a deceleration land (north bound) and dedicated right turn (south bound) from Wallgrove Road.

Council has major concerns with the above access arrangements as it creates the potential for traffic conflicts with traffic access arrangement (that includes a deceleration lane/dedicated turn lanes) approved by TfNSW (shown above) to the St Peters and Pauls Assyrian School in Kosovitch Place.

In this respect, further consideration needs to be given to access arrangements to/from the site from Wallgrove Road. Under the traffic impact assessment for the project this must include traffic modelling of the existing and proposed road network to accommodate the development.

Specifically, intersection configuration for access to the site will need to be supported by crash analysis, vehicle counts, modelling and impact on adjacent land uses/intersections. This is to be based on the expected traffic generation associated with the M12/Elizabeth Drive upgrades in place.

Design of the proposal shall take into account the length of deceleration/acceleration lanes, turn bays, cycle lanes/access, speed limit, maximum vehicle size and clear zones/road shoulders. In addition to the above, the following traffic management issues will need to be addressed.

- The provision of vehicular access off Wallgrove Road (state road) and any proposed treatments such as reconfiguration of the lanes require support and approval from Transport for NSW (TfNSW). All issues raised by TfNSW shall be satisfactorily addressed prior to determination. The applicant shall liaise with TfNSW in relation to the road widening on Wallgrove Road. Any impacts of the development proposal on Wallgrove Road widening or vice versa shall be addressed.
- The applicant shall engage an Accredited Road Safety Audit to identify all *road safety risks* associated with the proposed treatments on Wallgrove Road, as well as the proposed internal road layout and complete corrective actions to address the issues as required. The Road Safety Audit to be an integral part of the design development process for all public roads and connections. The applicant shall consider the option to install warning signs and No Stopping restrictions on the internal road if required.
- Traffic modelling using SIDRA modelling to understand the impact of the new development on the realigned Wallgrove Road and Elizabeth Drive must be provided for assessment of the proposal. The modelling should be done as a network for the intersections that will be part of the realigned Wallgrove Road Project (M12 Project).
- Any potential conflicts between the Wallgrove Road Business Hub state significant development application and the adjoining approved uses (school and church) in Kosovitch Place particularly during the peak times of the day shall be assessed.
- The Traffic and Parking Impact Assessment (TPIA) must demonstrate the adequacy of the proposed site access arrangements, parking provision, internal circulation and servicing arrangements with reference to relevant Council, TfNSW and Australian Standard specifications. The TPIA must include the following:
 - Existing and forecasted traffic, parking and transport conditions surrounding and servicing the development site including traffic demands
 - Operational performance and available public transport infrastructure
 - The expected traffic generation to/from the proposed development

- The impact of the proposed development on the road network
 - Vehicle parking provisions
 - Vehicular requirements for delivery and waste collection
 - Provision for pedestrians
 - Availability of public transport
- The proposal must specify the largest vehicle to access the site. Information on the largest vehicle proposed must satisfactorily access the route from the M7 to the site in consideration of the M12 Elizabeth Drive Connection and M7 on/off ramp. In addition, swept path diagrams must be provided to demonstrate that the largest vehicle can satisfactorily travel to and from the site.
 - A Loading Management Plan must be submitted to demonstrate that servicing vehicles shall only carry out loading and unloading activities from the designated loading areas and not obstruct the flow of traffic within the site.
 - The applicant must provide estimates of the projected traffic generating ability of the proposal and assesses the ability, or otherwise of the surrounding road network to be capable of accommodating the projected demands in a safe and efficient manner.
 - The design of the internal access will need to consider the NSW Fire & Rescue arrangements for the site.

3. Flooding assessment

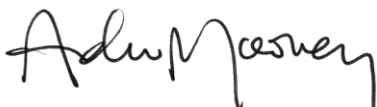
A flood impact study should be undertaken to quantify flooding impacts on site and neighbouring properties as a result of the proposed development to comply with Council's requirements as detailed in Fairfield Citywide Development Control Plan. The flood impact of the development to be considered to ensure that the development will not increase flood effects elsewhere, having regards to:

- loss of flood storage,
- change in flood levels and velocities caused by alterations to the flood conveyance, and
- the cumulative impact of multiple potential developments in the flood plain

In addition, a developer agreement process should be followed for preparing the flood impact study through Council's panel of specialist consultants to determine probable flooding impact of the development by contacting Catchment Planning section.

Thank you for providing Fairfield City Council with the opportunity to comment on the above-mentioned state significant development. If you have any questions regarding the above, please contact Kerren Ven on (02) 9725 0878.

Yours faithfully



Andrew Mooney

EXECUTIVE PLANNER, STRATEGIC LAND USE PLANNING

Team Leader
Department of Planning and Environment
GPO Box 39 SYDNEY NSW 2001

TfNSW Reference: SYD22/01446/01
DPE Reference: SSD-50972718

**Re: REQUEST FOR SEARS
WALLGROVE ROAD BUSINESS HUB
WALLGROVE ROAD, CECIL PARK**

13 December 2022

Dear Sir/Madam,

Reference is made to the Department of Planning and Environment (DPE) correspondence dated 21 November 2022 requesting Transport for NSW (TfNSW) to provide details of key issues and assessment requirements regarding the abovementioned development for inclusion in the Secretary's Environmental Assessment Requirements (SEARs).

TfNSW has reviewed the information and would like the requirements listed in Attachment A to be included in any SEARs that are issued in addition to the requirements listed in Point 6. Traffic, Transport and Accessibility of the draft SEARs.

If you have any further inquiries in relation to this development application Mr Simon Turner would be pleased to take your call on 8265 6363 or e: development.sydney@transport.nsw.gov.au. I hope this has been of assistance.

Sincerely,



Zhaleh Alamouti
Senior Land Use Planner

Attachment A

The following matters are to be included in any SEARs that are issued by DPE:

1. Lot 24 DP1152887 is subject to a lease by Transport for NSW (Roads) for construction purposes in relation to the M12 Motorway project, as shown by green hatching below Sketch "SR5334 – SHT13" shown in **Attachment B**.

Please refer to Deanne Forrest (Deanne.Forrest@transport.nsw.gov.au) for info/comments.

2. Wallgrove Road is currently a two-lane rural road. The offset along the property frontage, particularly at the southeast corner should account for a 4-lane upgrade of Wallgrove Road in the future.
3. TfNSW notes that the integration with the realignment of Wallgrove Road immediately to the south of the proposed access point - horizontal sight distance around the curved alignment and safe intersection sight distance (SSID) will be critical and must be thoroughly considered.
4. As part of the M12 TfNSW are providing access to Lot 26A DP 387529 (Parklands land – access agreed with Parklands) through lot 23 sec 4 DP 2954. The proposal should consider how this access is maintained to lot 26A DP387529.

Up until the commencement of construction of the M12 project, approx. June 2023m, this lease area is under TfNSW direct control and granted access is unlikely to be an issue.

Once construction has commenced the Contractor has full procession and control of the site. TfNSW advises that access for non-destructive survey and site inspections will unlikely be issue.

5. The Elizabeth Drive, Wallgrove and Ceil upgrade are scheduled for completion end of 2025. Although likely the new aligned Wallgrove road and Ceil would be open to traffic before then, the lease site referred to in point 1 above, will be utilised until full project completion.

Department of Planning and Environment

Our ref: DOC22/1024141

Your ref: SSD-50972718

Thomas Bertwistle
Assessment Officer
Department of Planning and Environment
Locked Bag 5022
PARRAMATTA NSW 2124

21 November 2022

Subject: Request for Secretary's Environmental Assessment Requirements (SEARs) - Wallgrove Road Business Hub (SSD-50972718)

Dear Mr Bertwistle

Thank you for your e-mail received on 18 November 2022 requesting input from the Environment and Heritage Group (EHG) on the SEARs for Wallgrove Road Business Hub (SSD-50972718).

EHG has reviewed the Scoping Report dated November 2022 and provides comments below and in Attachment 1.

Biodiversity

EHG recommends that the draft SEARs include the biodiversity assessment requirements outlined within Attachment 1.

Please note that the Biodiversity Development Assessment Report (BDAR) required under point (1) must meet the requirements of BAM 2020, relevant BAM operational manuals, relevant legislation, and other sources of information such as survey guidelines and other BAM resources see: <https://www.environment.nsw.gov.au/topics/animals-and-plants/biodiversity-offsets-scheme/accredited-assessors/assessor-resources>. It must also contain the minimum information requirements specified in Appendix K (or Appendix L if a streamlined assessment was undertaken) of BAM 2020. This includes minimum information requirements for the spatial data associated with survey and assessment as required under point (4) of the Standard EHG biodiversity environmental assessment.

Should a waiver to the requirement for a BDAR be sought, it must be clearly demonstrated that the proposed development is not likely to have any significant impact on biodiversity values.

Development that requires clearing of native vegetation or additional biodiversity impacts as prescribed by clause 6.1 of the *Biodiversity Conservation Regulation 2017* is likely to require a BDAR.

Any request for a BDAR Waiver is to include the information requirements set out in Tables 1 and 2 of the DPIE guidelines on *How to apply for a biodiversity development assessment report waiver for a Major Project Application*.

Department of Planning and Environment

Water and Soils

EHG recommends that the draft SEARs include the Standard EHG Water and Soils Requirements provided in Attachment 1.

Flooding

EHG recommends that the draft SEARs include the Standard EHG Flooding Requirements provided in Attachment 1.

If you have any queries please contact David Way, Senior Conservation Officer via David.Way@planning.nsw.gov.au or 02 8275 1324.

Yours sincerely,

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

Susan Harrison

Senior Team Leader

Greater Sydney Branch

Biodiversity and Conservation

<p>Biodiversity</p> <ol style="list-style-type: none"> 1. Biodiversity impacts related to the proposed development are to be assessed in accordance with Section 7.9 of the <i>Biodiversity Conservation Act 2016</i>, the Biodiversity Assessment Method and documented in a Biodiversity Development Assessment Report (BDAR). The BDAR must include information in the form detailed in the <i>Biodiversity Conservation Act 2016</i> (s6.12), <i>Biodiversity Conservation Regulation 2017</i> (s6.8) and Biodiversity Assessment Method 2020, including an assessment of the impacts of the proposal (including an assessment of impacts prescribed by the regulations). 2. The BDAR must document the application of the avoid, minimise and offset framework including assessing all direct, indirect and prescribed impacts in accordance with the Biodiversity Assessment Method 2020. 3. The BDAR must include details of the measures proposed to address the offset obligation as follows: <ol style="list-style-type: none"> 1. The total number and classes of biodiversity credits required to be retired for the development/project; 2. The number and classes of like-for-like biodiversity credits proposed to be retired; 3. The number and classes of biodiversity credits proposed to be retired in accordance with the variation rules; 4. Any proposal to fund a biodiversity conservation action; 5. Any proposal to conduct ecological rehabilitation (if a mining project); 6. Any proposal to make a payment to the Biodiversity Conservation Fund. <p>If seeking approval to use the variation rules, the BDAR must contain details of the reasonable steps that have been taken to obtain requisite like-for-like biodiversity credits.</p> 4. The BDAR must be submitted with all spatial data associated with the survey and assessment as per the BAM. 5. The BDAR must be prepared by a person accredited in accordance with the Accreditation Scheme for the Application of the Biodiversity Assessment Method Order 2017 under s6.10 of the <i>Biodiversity Conservation Act 2016</i>.
<p>Water and Soils</p> <ol style="list-style-type: none"> 6. The EIS must map the following features relevant to water and soils including: <ol style="list-style-type: none"> a. Acid sulfate soils (Class 1, 2, 3 or 4 on the Acid Sulfate Soil Planning Map). b. Rivers, streams, wetlands, estuaries (as described in s4.2 of the Biodiversity Assessment Method). c. Wetlands as described in s4.2 of the Biodiversity Assessment Method. d. Groundwater e. Groundwater dependent ecosystems f. Proposed intake and discharge locations 7. The EIS must describe background conditions for any water resource likely to be affected by the development, including: <ol style="list-style-type: none"> a. Existing surface and groundwater. b. Hydrology, including volume, frequency and quality of discharges at proposed intake and discharge locations.

- c. Water Quality Objectives (as endorsed by the NSW Government <http://www.environment.nsw.gov.au/ieo/index.htm>) including groundwater as appropriate that represent the community's uses and values for the receiving waters.
 - d. Indicators and trigger values/criteria for the environmental values identified at (c) in accordance with the [ANZECC \(2000\) Guidelines for Fresh and Marine Water Quality](#) and/or local objectives, criteria or targets endorsed by the NSW Government.
 - e. Risk-based Framework for Considering Waterway Health Outcomes in Strategic Land-use Planning Decisions.
8. The EIS must assess the impact of the development on hydrology, including:
- a. Water balance including quantity, quality and source.
 - b. Effects to downstream rivers, wetlands, estuaries, marine waters and floodplain areas.
 - c. Effects to downstream water-dependent fauna and flora including groundwater dependent ecosystems.
 - d. Impacts to natural processes and functions within rivers, wetlands, estuaries and floodplains that affect river system and landscape health such as nutrient flow, aquatic connectivity and access to habitat for spawning and refuge (e.g. river benches).
 - e. Changes to environmental water availability, both regulated/licensed and unregulated/rules-based sources of such water.
 - f. Mitigating effects of proposed stormwater and wastewater management during and after construction on hydrological attributes such as volumes, flow rates, management methods and re-use options.
 - g. Identification of proposed monitoring of hydrological attributes.

Flooding

9. The EIS must map the following features relevant to flooding as described in the *Floodplain Development Manual 2005* (NSW Government 2005) including:
- a. Flood prone land.
 - b. Flood planning area, the area below the flood planning level.
 - c. Hydraulic categorisation (floodways and flood storage areas)
 - d. Flood Hazard.
10. The EIS must describe flood assessment and modelling undertaken in determining the design flood levels for events, including a minimum of the 5% Annual Exceedance Probability (AEP), 1% AEP, flood levels and the probable maximum flood, or an equivalent extreme event and sea level rise scenarios.
11. The EIS must model the effect of the proposed development (including fill) on the flood behaviour under the following scenarios:
- a. Current flood behaviour for a range of design events as identified above. This includes the 0.5% and 0.2% AEP year flood events as proxies for assessing sensitivity to an increase in rainfall intensity of flood producing rainfall events due to climate change and use of suitable sea level rise scenarios.
12. Modelling in the EIS must consider and document:
- a. Existing council flood studies in the area and examine consistency to the flood behaviour documented in these studies.
 - b. The impact on existing flood behaviour for a full range of flood events including up to the probable maximum flood, or an equivalent extreme flood.
 - c. Impacts of the development on flood behaviour resulting in detrimental changes in potential flood affection of other developments or land. This may include redirection of flow, flow velocities, flood levels, hazard categories and hydraulic categories.

d. Relevant provisions of the *NSW Floodplain Development Manual 2005*.

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

End of Submission

Department of Planning and Environment

Our ref: OUT22/20533

Thomas Bertwistle

Planning and Assessment Group
NSW Department of Planning and Environment

Email: Thomas.Bertwistle@planning.nsw.gov.au

21 November 2022

Subject: Wallgrove Road Business Hub (SSD-50972718)

Comment on the Secretary's Environmental Assessment Requirements (SEARs)

Dear Thomas

DPE Water has developed standard SEARs for SSD and SSI projects. Please see Attachment A for detailed requirements.

If any of the requirements do not apply to this project, the proponent should describe why in a short statement.

Should you have any further queries in relation to this submission please do not hesitate to contact DPE Water Assessments at water.assessments@dpie.nsw.gov.au, or to the following coordinating officer within DPE Water:

Simon Francis, Senior Project Officer

E: simon.francis@dpie.nsw.gov.au

M: 0428 926 117

Yours sincerely



Simon Francis
Senior Project Officer, Assessments, Knowledge Division
Department of Planning and Environment: Water

Water Take and Licensing

No.	Assessment Requirement	Relevant Policy/Guideline/Legislation
1	A detailed and consolidated site water balance.	
2	Description of all works/activities that may intercept, extract, use, divert or receive surface water and/or groundwater. This includes the description of any development, activities or structures that will intercept, interfere with or remove groundwater, both temporary and permanent.	<p>NSW Aquifer Interference Policy, section 3 & 5 of the <i>Water Management Act 2000</i>, Water Sharing Plans</p> <p>Clause 24 of the <i>Water Management (General) Regulation 2018</i></p> <p>Groundwater Guidelines- https://www.industry.nsw.gov.au/water/licensing-trade/major-projects</p>
3	Details of all water take for the life of the project and post closure where applicable. This is to include water taken directly and indirectly, and the relevant water source where water entitlements are required to account for the water take. If the water is to be taken from an alternative source confirmation should be provided by the supplier that the appropriate volumes can be obtained.	<p>Section 3 & 5 of the <i>Water Management Act 2000</i>, Water Sharing Plans</p> <p>Section 2 of the NSW Aquifer Interference Policy provides explanation of water take for aquifer interference activities</p>
4	Details of Water Access Licences (WALs) held to account for any take of water where required, or demonstration that WALs can be obtained prior to take of water occurring. This should include an assessment of the current market depth where water entitlement is required to be purchased. Any exemptions or exclusions to requiring approvals or licenses under the <i>Water Management Act 2000</i> should be detailed by the proponent.	<p>Water Sharing Plans</p> <p>Sections 3, 5, 60A & 60I of the <i>Water Management Act 2000</i></p> <p>WAL must nominate a work to satisfy s60D of the <i>Water Management Act 2000</i> and this is completed by a dealing application under s71W of the <i>Water Management Act 2000</i></p> <p>Exemptions or exclusions information:</p> <ul style="list-style-type: none"> ○ Clause 21-23, 34-50, sch.1 and 4 <i>Water Management Regulation 2018</i> ○ Sections 4.41 and 5.23 of the <i>EP&A Act 1979</i> ○ Water licensing and works approvals exemptions - https://water.dpie.nsw.gov.au/licensing-and-trade/licensing/water-licensing-and-works-approvals-exemptions

Water Impacts

No.	Assessment Requirement	Relevant Policy/Guideline/Legislation
5	A description of groundwater conditions that provides an understanding of groundwater level across the site under a range of wet and dry conditions.	NSW Aquifer Interference Policy Groundwater Guidelines
6	Assessment of impacts on surface and ground water sources (both quality and quantity), related infrastructure, adjacent licensed water users, basic landholder rights, watercourses, riparian land, groundwater dependent ecosystems, and ground water levels; including measures proposed to reduce and mitigate these impacts.	<i>Water Management Act 2000</i> Part 1, Division 1, Section 5(2d; 4c) & Part 3 Div 2 Sect 97 <i>Water Management Act 2000</i> Part 1, Division 1, Section 5(4a;5a; 6a; 7a; 8a) NSW Aquifer Interference Policy Groundwater Guidelines
7	Proposed surface and groundwater monitoring activities and methodologies.	Groundwater Guidelines NSW Water Quality and River Flow Objectives Australian and New Zealand fresh and marine water quality guidelines (ANZG 2018)

Assessment against Policy and Guidelines

No.	Assessment Requirement	Relevant Policy/Guideline/Legislation
8	Identification and impact assessment of all works/activities located on waterfront land including an assessment against Guidelines for Controlled Activities on Waterfront Land (NRAR 2018).	Guidelines for Controlled Activities on Waterfront Land (NOW 2012)
9	Assessment of project against relevant policies and guidelines	Water Sharing Plans, Floodplain Management Plans, NSW Aquifer Interference Policy, Guidelines for Controlled Activities on Waterfront Land (NOW 2012), Groundwater Guidelines



NSW RURAL FIRE SERVICE

Department of Planning and Environment (Parramatta)
Locked Bag 5022,
PARRAMATTA NSW 2124
Australia

Your reference: SSD-50972718
Our reference: DA20221121011849-SEARS-1

ATTENTION: Thomas Bertwistle

Date: Friday 2 December 2022

Dear Sir/Madam,

Development Application
State Significant - SEARS - Warehouse or Distribution Centre
Wallgrove Business Hub 97-123 Wallgrove Road Cecil Park NSW Australia, 25/4/DP2954

I refer to your correspondence regarding the above proposal which was received by the NSW Rural Fire Service on 18/11/2022.

The NSW Rural Fire Service has reviewed the information provided and advises that future stages of the development and subsequent referrals must be supported by a bush fire report prepared by a suitably qualified bush fire consultant which addresses the relevant sections of *Planning for Bush Fire Protection 2019*.

For any queries regarding this correspondence, please contact Surbhi Chhabra on 1300 NSW RFS.

Yours sincerely,

Kalpana Varghese
Supervisor Development Assessment & Plan
Built & Natural Environment

Postal address

NSW Rural Fire Service
Locked Bag 17
GRANVILLE NSW 2142

Street address

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

T (02) 8741 5555
F (02) 8741 5550
www.rfs.nsw.gov.au

Mr Thomas Bertwistle
Department of Planning and Environment (DPE)
Via Planning Portal

Wallgrove Road Business Hub (SSD-50972718)

Dear Mr Bertwistle

Thank you for your correspondence of 18 November 2022 and the opportunity to provide comment on the scoping proposal for the Wallgrove Road Business Hub.

The NSW Department of Primary Industries (DPI) Agriculture collaborates and partners with our stakeholders to protect and enhance the productive and sustainable use and resilience of agricultural resources and the environment.

I note the subject proposal adjoins RU4 Primary Production Small Lots zoned land. It is recommended a Land Use Conflict Risk Assessment be undertaken to ensure impacts on and from those primary production uses are considered in the design of the business hub.

Should you require clarification on any of the information contained in this response, I have arranged for Ms Helen Willis, Agricultural Land Use Planning Officer to assist you. Helen can be contacted at landuse.ag@dpi.nsw.gov.au.

Sincerely



Tamara Prentice
Manager, Agricultural Land Use Planning

21 November 2022

From: [Nicole Davis](#)
To: [Tom Piovesan](#)
Subject: Heritage NSW - ACH - Advice SEARs - Wallgrove Road Business Hub (SSD-50972718) (Fairfield City)
Date: Sunday, 20 November 2022 4:15:00 PM
Attachments: [image001.png](#)
[image002.png](#)

Dear Thomas,

Heritage NSW recommends that in relation to Aboriginal cultural heritage, that the following assessment be undertaken:

Aboriginal Cultural Heritage	
<ul style="list-style-type: none">• 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 the site.	<ul style="list-style-type: none">• Aboriginal Cultural Heritage Assessment Report

Please contact me directly should you require any additional information. I shall upload this email to the MPP this afternoon.

Kind Regards
Nicole Davis

Nicole Davis
Manager Assessments
Heritage NSW
Department of Planning and Environment

T 02 4927 3156 **M** 0409 394 343 **E** nicole.davis@environment.nsw.gov.au
Locked Bag 5020 Parramatta 2124



From: no-reply@majorprojects.planning.nsw.gov.au <no-reply@majorprojects.planning.nsw.gov.au>
Sent: Friday, 18 November 2022 4:00 PM
To: Andre Quinon <andre.quinon@environment.nsw.gov.au>; Erin McWhirter <Erin.McWhirter@environment.nsw.gov.au>; Sirena Larsson <sirena.larsson@environment.nsw.gov.au>; OEH HD Heritage Mailbox <HERITAGEMailbox@environment.nsw.gov.au>
Cc: Tom Bertwistle <Thomas.Bertwistle@planning.nsw.gov.au>
Subject: Major Projects – New Request for Advice - Wallgrove Road Business Hub (SSD-50972718) (Fairfield City)

The Department has sent you a request for advice in relation to the Wallgrove Road Business Hub. The due date for this request is 02/12/22.

Please sign in to your account to view the details of this request and to upload your advice.

If you have any enquiries, please contact Thomas Bertwistle on 02 8275 1025 /at Thomas.Bertwistle@planning.nsw.gov.au.

To sign in to your account click [here](#) or visit the [Major Projects Website](#).

Please do not reply to this email.

Kind regards

The Department of Planning and Environment



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18 November 2022

Contact: *Alison Kniha*
Telephone: *0407 088 372*
Our ref: *D2022/160577*

Thomas Bertwistle
Department of Planning & Environment
4 Parramatta Square
12 Darcy Street
PARRAMATTA NSW 2150

Dear Mr Bertwistle

Wallgrove Road Business Hub (SSD-50972718)

Thank you for your Major Projects Planning Portal notification dated 18 November 2022, inviting WaterNSW to provide input to the Secretary's Environmental Assessment Requirements (SEARs) for the above proposal.

WaterNSW notes that although the subject site is located only 250 metres from our Upper Canal corridor, drainage from the site flows West and the site is separated from our infrastructure by Wallgrove Road and the M7. Also, as an SSD any flood works or licensing approvals will be assessed by others. The risk to water quality and our infrastructure is therefore considered to be low and WaterNSW has no comments or particular requirements.

WaterNSW requests that the Department continues to notify us of all developments that may impact on our assets, infrastructure or land, using the email address Environmental.Assessments@watnsw.com.au.

Yours sincerely

A handwritten signature in black ink, appearing to read "Alison Kniha", with a long horizontal stroke extending to the right.

ALISON KNIHA
Catchment Protection Planning Manager



DOC22/1023005-4

25 November 2022

Mr Thomas Bertwistle
Department of Planning and Environment

Via Major Projects portal

**Request for SEARs Advice - Wallgrove Road Business Hub (SSD-50972718)
No Comment on Request for Environmental Assessment Requirements**

Dear Mr Bertwistle

I refer to your invitation to the NSW Environment Protection Authority (EPA) to provide requirements for the preparation of the Environmental Impact Statement for the proposed Wallgrove Road Business Hub located at 97-151 Wallgrove Road, Cecil Park in the Fairfield City local government area

Based on the information provided, the EPA has no comment on this proposal and no further consultation is required. This is because:

- the proposal does not constitute a Scheduled Activity under Schedule 1 of the *Protection of the Environment Operations Act* (1997) and so, will not require an Environment Protection Licence under this Act, and
- the site is not being regulated by the EPA under the *Contaminated Land Management Act* (1997).

Please contact Heidi Naylor on 6640 2553 or email environmentprotection.planning@epa.nsw.gov.au if you wish to discuss this matter.

Yours sincerely

A handwritten signature in black ink, appearing to read 'MB', followed by a horizontal line.

MITCHELL BENNETT
Unit Head - Statutory Planning

Phone 131 555

TTY 133 677

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(from outside NSW)

NSW 2124 Australia

NSW 2150 Australia

15 December 2022



Industry Assessments
NSW Department of Planning and Environment
12 Darcy Street
Parramatta NSW 2150

Jemena Gas Networks
(NSW) Ltd
ABN 87 003 004 322

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North Sydney NSW 2060
PO Box 1220
North Sydney NSW 2060
T +61 2 9867 7000
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www.jemena.com.au

Attention **Thomas Bertwistle**

Dear Thomas,

Property: 97-123 Wallgrove Road & 125-151 Wallgrove Road, Cecil Park, NSW

Proposal: Wallgrove Business Hub

Reference: SSD-49400209

Thank you for the opportunity to comment on the above referenced State Significant Development. Jemena has reviewed the initial application information, and given consideration to the potential safety risk and impacts to and from the Jemena gas pipeline located within the site boundary of the proposed development.

Jemena confirms that the site is subject to the Jemena Eastern Gas Pipeline (EGP) and within the measurement length of the Jemena Gas Networks Trunk Pipeline (JGN) High Pressure Gas Pipeline (Licence 1). As such, any development would need to have consideration for the following:

- Jemena maintains an easement for the purpose of protecting the EGP, and to ensure ongoing operation of the asset;
- Jemena will not permit any works within the EGP easement without explicit prior written consent; and
- A design Safety Management Study (SMS) per the requirements of AS2885.6 must be conducted to identify all threats posed by the proposed development to the EGP & JGN in this location. All actions arising from this SMS must be addressed and closed. Jemena must provide acceptance of the sign-off report prior to commencement of the development.

It is noted that an SMS would be required to be undertaken by an appropriately qualified professional and Jemena are to be a party to any such study. Any costs associated with convening a SMS will be borne by the applicant/proponent, along with any additional protection measures or mitigation works that will need to be implemented by Jemena or the proponent as required by the findings of the SMS.

We look forward to reviewing further information as the application progresses.

If you have any questions or queries, please do not hesitate to contact the undersigned on michael.schwede@jemena.com.au or 0437 575 454.

Kind regards,

A handwritten signature in black ink, appearing to read 'MSL' with a stylized flourish.

Michael Schwede
Senior Lands Management Officer
Jemena