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## 1.0 Introduction

This Consultation Outcomes Report has been prepared by Ethos Urban on behalf DHL Supply Chain (Australia) Pty Ltd ('DHL'), to outline the communication and stakeholder engagement undertaken, and present feedback received.

Full consideration has been given to the NSW Department of Planning and Environment's Secretary's Environmental Assessment Requirements (SEARs), during the preparation of the State Significant Development Application (SSDA) for the proposed DHL warehouse and distribution centre, known as SSD-36156297.

In addition to the SSDA, the proposal includes a modification to SSD 5248, which was approved by the Independent Planning Commission on 11 November 2019 for the new Gazcorp Industrial Estate. As such, a brief history of prior consultation activities associated with the broader Gazcorp Industrial Estate site has been included at **Section 10**.

The purpose of the engagement process undertaken to date has focused on building trust with stakeholders and the local community, developing an understanding and support for the project vision, as well as ensuring the community and stakeholders are equipped with the right information about the proposed development, as it moves through the planning process.

The approach focused on adopting a proactive, strategic, inclusive, and transparent program with tools to facilitate a meaningful and open dialogue. The approach is consistent with the '*Undertaking Engagement Guidelines for State Significant Projects*' policy document, as well as the framework provided by the International Association for Public Participation (IAP2), as the peak body for stakeholder engagement.

As detailed in this report, key consultation activities included:

- A letterbox drop to all residents adjoining the site, including an invitation to meet with the project team to provide feedback;
- Stakeholder and agency correspondence; and
- Establishment of a dedicated 1800-phone number and project email address.

Throughout this engagement process, DHL have worked closely with all stakeholders to ensure that stakeholders and the local community have been provided the opportunity to participate, and provide feedback, prior to lodgement of the DA.

DHL will continue to engage with all stakeholders and the community during the formal public exhibition period.

## 2.0 Project Description

### 2.1 Planning History

On 11 November 2019, the Independent Planning Commission as delegate of the Minister for Planning and Public Spaces approved the Gazcorp Industrial Estate, including the following components:

- Concept Plan of 16 development lots for 15 buildings with 211,550 m2 GFA accommodating warehousing, office and industrial uses, conceptual layout, landscaping designs and infrastructure, site levels, road layout, as well as urban design controls.
- A Stage 1 Development including:
  - clearing of vegetation and construction of bulk earthworks,
  - construction of internal estate roads, utilities/servicing, stormwater management infrastructure and estate landscaping;
  - construction and operation of a 45,225 m2 warehouse and distribution building, including 3,006 m2 of ancillary office space; and

- intersection works in Wallgrove Road.
- The future Southern Link Road (SLR) would be located along the site's northern boundary.
- As part of Stage 1 development, the Applicant would construct the two southern lanes of the SLR, for a length of 350 m extending from Wallgrove Road acting as a private access driveway until the full construction of the SLR is complete

## 2.2 Former Modification (Mod 1) – 2021

The proposed modification (SSD-5248-Mod-1) sought approval for the following design amendments:

- The delivery of earthworks and civil infrastructure works for the entire site as part of the first stage of works;
- A revised spatial distribution of warehouse/industrial uses and ancillary office floor space which will result in:
  - A 3% increase in total GFA from 211,550m to 218,675m<sup>2</sup>, comprising approximately 207,785m<sup>2</sup> of warehouse/industrial uses and 10,890m<sup>2</sup> of ancillary office floor space. Reduction in the number of development lots from 16 lots to 13 lots.

## 3.0 Site Description

The Gazcorp Industrial Estate site is located at 813 – 819 Wallgrove Road, Horsley Park, within the Fairfield City Local Government Area. The land for the Gazcorp Industrial Estate is legally described as Lot 100 of DP 1268340, and is owned by Wallgrove Road Industrial Investments Pty Ltd. The estate is predominantly surrounded in IN1 General Industrial zoned land to the north and west, and RU4 Primary Production zoned land to the south.

Land uses surrounding the Gazcorp Industrial Estate include:

- To the north: Water NSW's Warragamba to Prospect pipeline and an industrial precinct located to the north of the pipeline
- To the east: Wallgrove Road and Westlink M7 Motorway, Austral Bricks is located to the east of the M7 Motorway
- To the south: TransGrid transmission easement, rural residences in Flavex Estate and Burley Road (RU4 Primary Production Small Lots zoned land) and future Western Sydney Freight Line (WSFL) corridor
- To the west: Reedy Creek forms the western site boundary and Austral Bricks is located to the west of Reedy Creek, opposite the site.
- The nearest residential receiver is located at 146 Burley Road which is approximately 122 m to the south of the site (shown as a yellow star in **Figure 1**). There are also several rural residential properties fronting Burley Road further to the south (see **Figure 1**).

The site for the proposed DHL warehouse and distribution centre is located in the north-western part of the Gazcorp Industrial Estate, as shown in **Figure 2**.



Figure 1: Local Context Map (Source: NSW Government)<sup>1</sup>

### 3.1 Approval History – SSD 5248

The approved SSD 5248 was a staged development consent, which includes:

- 16 development lots;
- Approximately 211,550m<sup>2</sup> of gross floor area (comprised of 198,300m<sup>2</sup> of warehouse/industrial uses and 13,250m<sup>2</sup> of ancillary office floor space);
- Stage 1 for the first stage of earthworks;
- A warehouse building on Lot 10; and
- Intersection works on Wallgrove Road.

SSD 5248 has been modified once (Modification No. 1) to amend the extent of the Stage 1 earthworks and revise the layout and arrangement of buildings.

It is now proposed to modify the approved Concept and the Stage 1 Approval to provide for the development of a warehouse and distribution centre on Lots 11 and 12 and part of Lot 13. This modification is the basis of this communications and stakeholder engagement report.

The Modification will require:

- a boundary adjustment in the subdivision layout for Lots 11, 12 and 13;
- A revision of condition A8 of the consent to provide for a 15m height limit on the DHL warehouse lot.

The SSDA for the warehouse and distribution centre will be concurrently submitted and assessed by the Department of Planning and Environment. To provide context to consultation over the approved SSD, this report has includes a historical consultation summary, at **10.3**.

<sup>1</sup> [Name of Project \(nsw.gov.au\)](https://www.nsw.gov.au)

## 4.0 Description of Proposed Development

### 4.1 SSD-36156297

It is now proposed to seek development consent for a new warehouse and distribution centre, to be located on land within the approved Gazcorp Industrial Estate. This SSD application seeks approval for a warehouse and distribution centre on behalf of DHL on what is currently Lots 11 and 12 and part of Lot 13 of the Gazcorp Industrial Estate, comprising the following development:

- Construction of an industrial warehouse and distribution centre with approximately 29,710 m<sup>2</sup> of industrial warehouse floorspace.
- Construction of ancillary offices with approximately 1,415 m<sup>2</sup> of floor space split over two levels, plus two smaller dock office spaces around the warehouse comprising approximately 575 m<sup>2</sup> in total.
- Construction of an internal access ring road, with access to loading docks on the eastern and western sides of the warehouse.
- Construction of a light vehicle car parking area for 196 cars with separate access to the estate road

The Planning Secretary notified DHL on 11 February 2022 that the Standard Industry Environmental Assessment Requirements ('SEARs') for warehouse and distribution centres should be used to inform the studies for the EIS. As part of the SEARs, a communication and stakeholder engagement program is required to ensure close communication with key stakeholders who may be affected by the project.

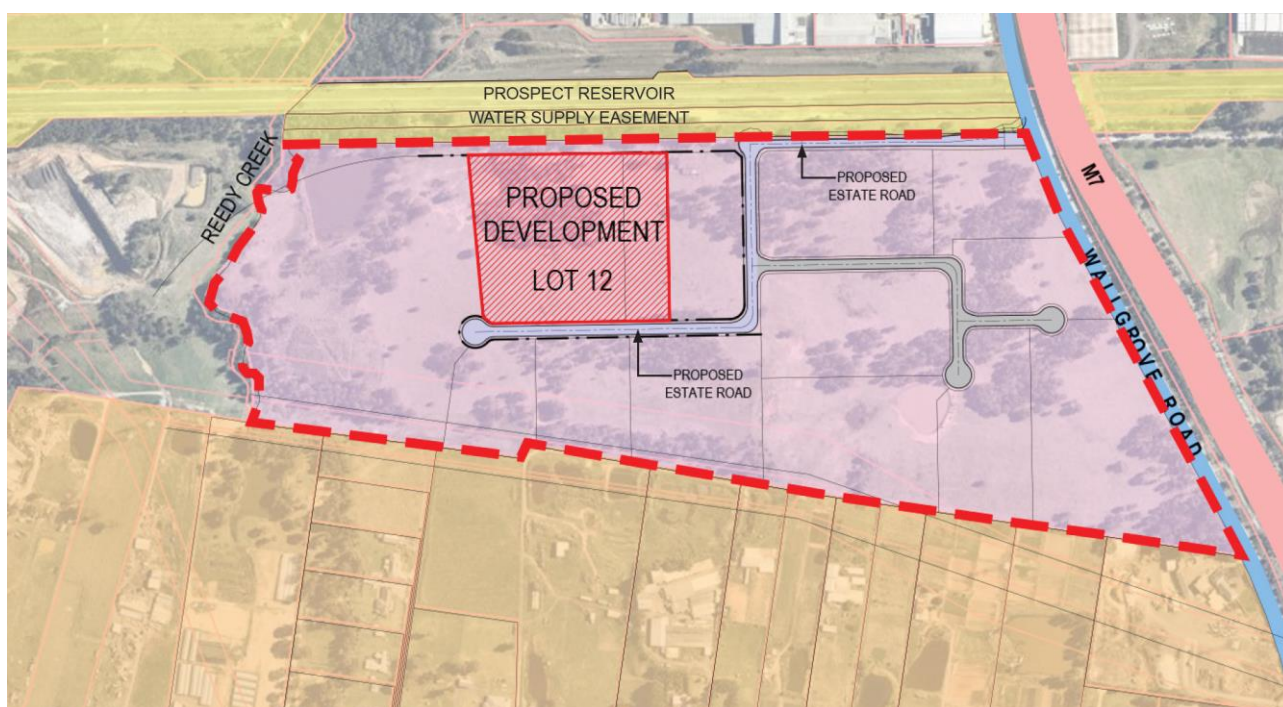


Figure 2: Site Context

### 4.2 SSD 5248 – Modification 2

It is also proposed to modify the approved concept for the Gazcorp Industrial Estate to provide for the development of a warehouse and distribution centre on Lots 11 and 12 and part of Lot 13. The Modification will involve a boundary adjustment in the subdivision layout for Lots 11, 12 and 13 as well as minor reduction in floor space across the site, and the revision of the height limit for the proposed DHL lot.

The SSDA for the warehouse and distribution centre and the Modification 2 Application for the concept approval will be submitted for concurrent assessment by DPE.

## 5.0 Assessment Requirements

### 5.1 SEARs for Proposed Development SSD-36156297

The Secretary's Environmental Assessment Requirements (SEARs) were issued on 11 February 2022 for the preparation of an EIS for the proposed development. The table below provides a summary of the SEARs, and how this report responds to the relevant consultation requirements.

Type	Condition	Comment
Consultation	<p>25. Detail engagement undertaken and demonstrate how it was consistent with <i>the Undertaking Engagement Guidelines for State Significant Projects</i>.</p> <ul style="list-style-type: none"> <li>Detail how issues raised and feedback provided have been considered and responded to in the project.</li> </ul> <p>Applicants must consult with:</p> <ul style="list-style-type: none"> <li>the relevant Department assessment team.</li> <li>any relevant local councils.</li> <li>any relevant agencies (including the Western Parkland City Authority for development within the Western Parkland City).</li> <li>the Community.</li> <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>	<p><b>Community</b></p> <ul style="list-style-type: none"> <li>A summary of the consultation with community groups and affected landowners can be found in <b>Section 9</b>.</li> </ul> <p><b>Government</b></p> <ul style="list-style-type: none"> <li>A summary of consultation with relevant Local, State, and Commonwealth Government Authorities and service providers can be found at <b>section 9.1</b></li> </ul> <p><b>Council</b></p> <ul style="list-style-type: none"> <li>A summary of consultation with the Fairfield City Council can be found at <b>section 9.4</b>.</li> </ul> <p><b>Agencies</b></p> <ul style="list-style-type: none"> <li>A summary of consultation with Transport for NSW, Ausgrid, and Water NSW can be found from <b>section 9.5</b>.</li> </ul> <p><b>The EP&amp;A Act is not relevant</b></p> <ul style="list-style-type: none"> <li>This is not relevant, as no integrated approvals are required.</li> </ul>
Further consultation after 2 years	<p>If you do not lodge a development application and EIS for the development within two years of the issue date of these SEARs, you must consult further with the Planning Secretary in relation to the preparation of the EIS.</p>	<ul style="list-style-type: none"> <li>A development application and EIS have been lodged within two years of the SEARs issue date. All consultation can be found in this Consultation Outcomes Report.</li> </ul>
<b>Former consultation</b>		
<ul style="list-style-type: none"> <li>Key issues from consultation that occurred as part of SSD 5248, and Modification 1, can be found at <b>section 10</b>.</li> </ul>		

**Table 1 Consultation requirements contained within the SEARs**

## 6.0 Consultation Overview

### 6.1 Engagement Objectives

The consultation program was designed to be practical and effective providing an opportunity for feedback, mitigating risks of misinformation, highlighting key features of the proposal and where to find out further information.

The aims of the consultation were to ensure:

- Access to balanced and appropriate factual information about the project;
- Input from stakeholders and the community was documented and considered
- The narrative of the development was relevant to the audience;
- Trust and constructive dialogue; and
- The intent of the development is transparent.

The consultation adhered to the following key principles:

- **Timely** – providing the community and stakeholders with the opportunity to provide important feedback at key milestones;
- **Genuine and constructive** – providing transparent and clear opportunities for people to provide feedback;
- **Accessible** – ensuring all parts of the community have an opportunity to participate;
- **Productive** – educating the community about the constraints and opportunities to draw out usable feedback to inform the strategies; and
- **Factual** – providing the facts on the project promotes transparency in the process and helps to build trust with stakeholders.

## 7.0 Stakeholder Mapping

Stakeholder	Identity	Potential matters of interest
<i>Agency</i>	<ul style="list-style-type: none"> <li>• Department of Planning and Environment (formerly Department of Planning, Industry and Environment)</li> </ul>	<ul style="list-style-type: none"> <li>• Western Sydney Freight Line Corridor</li> <li>• Environmental Impact</li> <li>• Alignment with strategic planning objectives on a state and local government level.</li> </ul>
	<ul style="list-style-type: none"> <li>• Fairfield City Council</li> </ul>	
	<ul style="list-style-type: none"> <li>• Transport for NSW</li> </ul>	
	<ul style="list-style-type: none"> <li>• WaterNSW</li> </ul>	<ul style="list-style-type: none"> <li>• Stormwater</li> <li>• Reedy creek</li> <li>• WaterNSW boundary – protecting the pipeline during construction works.</li> </ul>
<i>Neighbouring residents</i>	<ul style="list-style-type: none"> <li>• All neighbours adjoining the sites boundary have been notified of the current proposal.</li> </ul>	<ul style="list-style-type: none"> <li>• Construction impacts</li> <li>• Amenity</li> </ul>
<i>Local community groups</i>	<ul style="list-style-type: none"> <li>• There are no prominent community groups based in the surrounding area</li> </ul>	N/A

**Table 2 Stakeholder Mapping**

## 8.0 Engagement Activities

### 8.1 Community Information Pack

- A project information pack was letterbox dropped to surrounding residents on 19 February 2022. The information pack included information on the proposed development, description of the site, summary of the proposal and details of how key issues addressed in the EIS will be managed such as noise, traffic, air quality, soil and water, and hazards and risk. The information pack also offered residents an opportunity to meet with the project team to further discuss the project. A copy of the pack can be found in **Appendix A**.

- The information pack was letterbox dropped to landowners and occupiers. An outline of the distribution zone can be seen below:



Figure 3: Distribution Radius of Information Pack.

## 8.2 Project Email

A project email address and telephone number were set up to provide local residents and stakeholders with an outlet to ask questions and provide feedback both before and after the information session.

## 8.3 Government and Agency Feedback

Direct outreach to key stakeholders, the local council, and the agencies identified in the SEARs has been undertaken. This included detailed correspondence and an invitation to discuss the project, or submit feedback, sent via email. The correspondence has been included at **in the Appendices**.

## 9.0 Summary of Consultation

### Summary of Feedback Received for Proposed Development

#### 9.1 Community

There has been significant opportunity for feedback and consultation throughout the development of the site. The community information pack, designated 1800-number, and project email address were established in **February 2022**, to ensure all community members that could be impacted by construction impacts, including vehicular access, were provided an opportunity for feedback, or to meet with the project team if requested.

To confirm receipt of this community information pack, Ethos Urban contracted a specialist distribution agent, and have included a heatmap that shows that the 17 neighbouring properties received the information pack on the **19 February 2022**. A copy of this pack and the list of addresses delivered can be found at Appendix A, and the heatmap can be found at Appendix B.

No response has been received. DHL remain committed to transparent engagement with the community and neighbouring residents, and this remains an open invitation to meet.

## 9.2 Government and Agency

Government and agency consultation as undertaken with the Department of Planning and Environment, Fairfield City Council, Transport for NSW, Transgrid, and WaterNSW.

**Table 3: Summary of Government and Agency consultation**

Organisation	Consultation undertaken
Department of Planning and Environment	<ul style="list-style-type: none"> <li>Information provided to DPE (formerly DPIE) on <b>18 November 2021</b> with the details of Modification 2.</li> </ul>
Fairfield City Council	<ul style="list-style-type: none"> <li>Pre-DA meeting held in <b>October 2021</b>.</li> <li>Meeting minutes issued by council on <b>21 December 2021</b>.</li> <li>Council informed by email on <b>25 February 2022</b>. Project team have committed to using the Development Advisory Minutes in the preparation of the EIS, requested further feedback if necessary.</li> <li>No additional feedback has been received.</li> </ul>
Transport for NSW	<ul style="list-style-type: none"> <li>Email request for information on the <b>24 November 2021</b> regarding the latest Western Sydney Freight Line corridor files.</li> <li>Email on <b>15 December 2021</b>, Gazcorp project team incorporated WSFL into the estate Masterplan.</li> <li>Email on <b>19 January 2022</b> requesting feedback.</li> <li>TfNSW provided feedback on <b>25 January 2022</b>.</li> <li>TfNSW provided final feedback on <b>28 January 2022</b> regarding retaining wall structure. This was incorporated into current proposal.</li> <li>Update sent on <b>25 February 2022</b> regarding current proposed development. No response received, and no meeting requested.</li> </ul>
Transgrid	<ul style="list-style-type: none"> <li>On the <b>11 June 2021</b> Transgrid confirmed its consent to general conditions, technical conditions, and access and maintenance conditions.</li> <li>The plans for the proposed DHL warehouse and distribution centre makes no changes to the plans reviewed by Transgrid in relation to the land within and around the Transgrid easement.</li> </ul>
WaterNSW	<ul style="list-style-type: none"> <li>On <b>11 February 2021</b> WaterNSW provided feedback on the Gazcorp Industrial Site.</li> <li>On <b>25 February 2022</b> WaterNSW received an updated on the current proposal.</li> <li>On <b>1 March 2022</b> WaterNSW responded, confirming they would like their response to SSD-5248 (Mod 1) to be considered.</li> </ul>

## 9.3 Department of Planning and Environment

A scoping report was issued to DPE (then DPIE) on the **18 November 2021**. This contained extensive information regarding the project, and an invitation to be briefed directly about Modification 2.

A copy of the scoping report can be found at the Major Projects web portal. SEARs were received on the 11 February 2022, and full consideration has been given to them in creating this report.

## 9.4 Fairfield City Council

A pre-DA meeting was held in **November 2021**. The Development Advisory Meeting minutes were provided by Council on **21 December 2021**. Feedback has been included at **Appendix C**.

**Table 4: Summary of Correspondence Nov 21 – Feb 22**

Contact	Date	Comment	Project Response
Geraldine Pham, Senior Development	1 Nov 2021	<ul style="list-style-type: none"> <li>Advised the meeting summary is being prepared.</li> </ul>	<ul style="list-style-type: none"> <li>Cost report complete,</li> </ul>

Contact	Date	Comment	Project Response
Planner, Fairfield City	21 Dec 2021	<ul style="list-style-type: none"> <li>Development advisory meeting minutes provided to project team               <ul style="list-style-type: none"> <li>Cost Report prepared by Quantity Surveyor to be submitted</li> <li>Development to be designed in accordance with <b>SSD 5248</b>, including parking, setbacks, site coverage, landscaping, FSR, building height.</li> <li>Revise building design from 14.6m to 14m.</li> <li>DA to be assessed in line with SEARs</li> <li>State Environmental Planning Policy (Western Sydney Aerotropolis) 2020 must be considered.</li> <li>Must demonstrate full compliance to SSD</li> <li>Must demonstrate full compliance to SEPP WSEA</li> <li>3D photomontages to be submitted</li> </ul> </li> <li>Other reports required:               <ul style="list-style-type: none"> <li>Statement of Environmental Effects required, including all matters for consideration under S 4.15 of the Environmental Planning and Assessment Act 1979. This must include explanation of operations including number of staff, hours of operation, activities schedule, and vehicles used.</li> <li>Traffic and Parking Assessment Report</li> <li>Waste Management Plan</li> <li>BCA Compliance Report</li> <li>Stormwater concept plan</li> </ul> </li> </ul>	<p>application now considered SSD.</p> <ul style="list-style-type: none"> <li>Notes design to be compliant to SSD 5248.</li> <li>Mod 2 includes increasing the height limit to 15m for the DHL lot.</li> <li>SEARs received on 11 February 2022.</li> </ul>
Tim Ward	25 Feb 2022	<ul style="list-style-type: none"> <li>Provided update [via email] informing that the development application is now considered an SSD, due to capital cost over 30 million AUD.</li> <li>Requests for any additional feedback, informed of later opportunity to provide feedback during public exhibition.</li> </ul>	

## 9.5 Transgrid

A notification of the proposed development was sent via email on **25 February 2022**. No further feedback has been received. The proposal notes that DHL lot is located near the Transgrid easement, as it is on the northern side of the Gazcorp Industrial Estate, and the easement is along the southern boundary.

Prior feedback was received regarding the Gazcorp Industrial Estate, and can be seen at **Appendix D**.

## 9.6 Transport for NSW

Throughout December 2021 and January 2022, Transport for NSW have been consulted regarding the Western Sydney Freight Line Corridor. A record of this correspondence has been summarised below.

Following integration of their feedback into the plans, a notification of the proposed development was sent via email on **25 February 2022**.

**Table 5: Summary of Feedback Dec 21 - Jan 22**

Person	Date	Comment	Project Response
Lee Farrell, Corridor Coordinator, Customer Strategy and Technology	28.1.22	<ul style="list-style-type: none"> <li><i>'it would be best if the batter can stay wholly outside the freight rail corridor. From the advice TfNSW received this should be achievable with a steeper batter, say 1-2, but will let you consider the options. There was also mention to include a monitoring program or sediment plate, to assess any sediment movement throughout</i></li> </ul>	<ul style="list-style-type: none"> <li>Comments have been considered in the proposal, although these comments are in relation to Lot 10, where MOD 2 is for lot 11/12, so does not have direct relevance</li> </ul>

Person	Date	Comment	Project Response
		<i>construction. Again, happy to go into more detail as required.'</i>	to the DHL warehouse and distribution centre.
Jacob Blanck, Transport Planning Officer, Strategic Transport Planning	28.1.22	<ul style="list-style-type: none"> <li>'any structure including the batter should be wholly outside the identified corridor. Our advice is that this could be achievable through various design changes which are for your teams consideration. I recall discussions that the Lot 10 warehouse footprint may be revised and reduced based on your tenants requirements.'</li> <li>'From TfNSW perspective, if a retaining wall structure was to be built outside of the identified corridor, this would be an acceptable outcome.'</li> <li>'If this is achieved without reducing the footprint of the warehouse, that would be a matter for your design team to ensure it meets all the relevant standards and is achievable.'</li> </ul>	

## 9.7 Water NSW

In February 2021, WaterNSW provided feedback directly to the Department, in regards to the Gazcorp Industrial Estate. A record of this correspondence has been included at **Appendix E**.

The following comments have been considered in the current proposed development:

**Table 6: Summary of Feedback February 22**

Person	Date	Comment	Project Response
Alison Kniha,  Catchment Protection Planning Manager	11.2.22	<ul style="list-style-type: none"> <li>'This site is of particular interest to WaterNSW as we own and manage the Warragamba Pipelines, which are critical water supply infrastructure, located along the northern boundary of the development site. As such, it is essential that appropriate mitigation measures are incorporated into the design to ensure State assets are protected.'</li> <li>Requested conditions – <ul style="list-style-type: none"> <li>Final levels and design of the proposal must not result in an increase in overland flow water into the Pipeline corridor of either quantity, quality or velocity.</li> <li>The development must be designed, operated and maintained to ensure post-development flows do not exceed pre-development flows into and through the Pipelines Corridor.</li> <li>WaterNSW shall be consulted should there be any impact on existing drainage structures during the works within or adjacent to the Pipelines corridor.</li> <li>Any impacted drainage structures shall be reinstated and/or restored on completion of works at the proponent's expense, to the satisfaction of WaterNSW.</li> <li>The proponent shall implement all practical measures to prevent damage to WaterNSW water supply infrastructure that may result from construction or operation of the project.</li> <li>Vibration criteria must be established in the Construction Environmental Management Plan. (CEMP) to manage vibration on the Warragamba Pipelines. <ul style="list-style-type: none"> <li>The German Standard DIN 4150-3:2016 'Structural Vibration Part 3: Effects of Vibration in Structures' should be used to assess vibration effects.</li> </ul> </li> <li>The proponent is to consult with WaterNSW on the vibration monitoring mitigation measure prior to its application.</li> <li>Erosion and sediment controls are to be designed, installed and maintained in accordance with the Blue Book, Landcom (2004) Managing Urban Stormwater: Soils and Construction.</li> <li>During works along the property boundary with WaterNSW, appropriate boundary fencing (such as temporary construction fencing) shall be installed prior to works commencing and shall be maintained throughout the construction period.</li> <li>Where the following requirements are not already installed, a fence with the following specification being 2.1m chain mesh plus 3 strand barbed wire on top, for a total height</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>Project team notes feedback from WaterNSW</li> <li>Project team notes that the boundary of the DHL site is set back several metres from the existing property boundary with WaterNSW.</li> <li>Project team notes that stormwater will be directed west to Reedy Creek, in line with the approved concept plan under SSD 5248 for the Gazcorp Industrial Estate.</li> <li>The bulk earthworks being constructed under SSD 5248 is also subject to the same controls and construction procedures have been agreed between Gazcorp and Water NSW that will be carried</li> </ul>

Person	Date	Comment	Project Response
		<p>of 2.4m, is to be installed along the entire length of the boundary with WaterNSW, unless otherwise agreed to by WaterNSW.</p> <ul style="list-style-type: none"> <li>- Access to the WaterNSW Pipelines corridor is prohibited unless a written access consent has been obtained from WaterNSW.</li> <li>• WaterNSW requests continued consultation.</li> </ul>	over to the DHL works where relevant.
Justine Clarke,  Catchment and Asset Protection Advisor	1.3.22	<ul style="list-style-type: none"> <li>• Thank you for contacting WaterNSW to advise of the proposal and start the consultation process. We appreciate the early consultation and consideration of how the development will interact with our adjacent assets.</li> <li>- Yes, please use our response to Gazcorp for SSD-5248 (Mod 1) dated 11 February 2021 (our ref: D2021/14829) indicating WaterNSW's requirements for development in the estate.</li> <li>• Please also consider where relevant WaterNSW's Guideline for development adjacent to the Warragamba Pipelines (below link).</li> <li>- <a href="https://www.watnsw.com.au/_data/assets/pdf_file/0011/55973/Guidelines-for-development-adjacent-to-the-Upper-Canal-and-Warragamba.pdf">https://www.watnsw.com.au/_data/assets/pdf_file/0011/55973/Guidelines-for-development-adjacent-to-the-Upper-Canal-and-Warragamba.pdf</a>.</li> <li>• At this stage, we have no other specific comments and will review the EIS when exhibited.</li> <li>- If you have any questions on these please contact us further, via the Environmental Assessments email (Environmental.Assessments@watnsw.com.au).</li> </ul>	• Noted.

## 10.0 Prior Consultation over the Site

The proposed development application involves works within the approved Gazcorp Industrial Estate. As such, the historical consultation regarding this broader Gazcorp Industrial Estate site can be used to assist in the identification of key issues, stakeholders, and requirements for further consultation. The summary below details the Government, Agency, and Community feedback that has been considered in the proposed development

- The Gazcorp Industrial Estate Environmental Impact Statement was publicly exhibited from the **9 April to 23 May, 2014**. Feedback included:
  - 33 Community submissions; and
  - 10 agency submissions.
- Modification 1 was publically exhibited between **April 29 and May 12 2021**, in accordance with the requirements of the EP&A act. Feedback included:
  - 8 Agency submissions; and
  - 3 community submissions.

This feedback has been incorporated into the Masterplan, and summarised below. Hyperlinks have been provided to the planning portal where more extensive consultation documents have been uploaded.

## 10.1 Prior Community Feedback

A summary of the project response to community submissions during 2014 – 2015 is shown below.

**Table 7: Summary of Prior Community Feedback**

Key Issue	Project Response
Community	
<i>Corruption</i>	<ul style="list-style-type: none"> <li>Political Donations Disclaimer included in DA.</li> <li>Development application has been prepared in accordance with the Environmental Planning and Assessment Act 1979 (EP&amp;A Act), and will be and determined in accordance with this legislation, and its associated regulations.</li> <li>The proposal has been exhibited in accordance with the EP&amp;A Act</li> </ul>
<i>Environmental and Ecological Impact</i>	<ul style="list-style-type: none"> <li>Gazcorp proposes to provide offsets via the NSW Government's Biobanking System in order to compensate for the loss of on-site biodiversity values.</li> <li>A revised Biodiversity Offset Strategy has been submitted with the response to Submissions Report.</li> <li>Ecological specialists commissioned to conduct all required surveys and reports, and can be found in the DA.</li> </ul>
<i>Traffic and Noise impacts</i>	<ul style="list-style-type: none"> <li>Access to the site will now be via the Southern Link Road, which connects to Wallgrove Road where it is 2 lanes wide.</li> <li>The noise impact assessment has determined that the night-time project specific noise criteria can be complied with, and that the proposed acoustic barrier on the southern side of the proposed Stage 1 building is suitable for this purpose.</li> </ul>
<i>Flooding</i>	<ul style="list-style-type: none"> <li>Stormwater flows and flooding have been assessed.</li> </ul>
<i>Pollution &amp; Amenity Impacts</i>	<ul style="list-style-type: none"> <li>The scale of the proposed development is commensurate with the zoning that applies to the site and is consistent with State Government objectives for the Western Sydney Employment Area.</li> <li>Trucks and forklifts will comply with the Protection of the Environmental Operations (Clean Air) Regulation 2010, which specifies standards for emission of air pollutants from such vehicles. Truck and forklift movements are unlikely to result in discharges of air pollutants that will impact on local air quality parameter.</li> <li>A comprehensive EIS has been prepared that includes assessment of noise and visual impacts on surrounding residents. Lighting will be designed to be compliant with the Australian Standard AS 4282-1997 Control of the obtrusive effects of outdoor lighting.</li> </ul>
<b>Summary</b>	
<ul style="list-style-type: none"> <li>A detailed summary of key issues that were addressed at this stage, and the community submission that raised them, can be found here: <a href="#">Tables of Compliance 2 (nsw.gov.au)</a></li> </ul>	

## 10.2 Prior Agency Feedback

A summary of the project response to agency submissions during 2014 – 2015 is shown below.

**Table 8: Summary of Prior Agency Feedback**

Key Issue	Details	Project Response
Agency Submissions		
<i>Amenity</i>	<ul style="list-style-type: none"> <li>Vehicle Access</li> <li>Traffic Management</li> <li>Residential noise impacts</li> </ul>	<ul style="list-style-type: none"> <li>Changed the access arrangements for the industrial estate.</li> <li>No direct access to Wallgrove Road is now proposed.</li> </ul>

Key Issue	Details	Project Response
	<ul style="list-style-type: none"> <li>Residential visual impacts</li> </ul>	<ul style="list-style-type: none"> <li>The general arrangement was agreed between Gazcorp and RMS.</li> </ul>
<i>Environmental</i>	<ul style="list-style-type: none"> <li>Flooding</li> <li>Water cycle management systems</li> <li>Watercourses</li> <li>Ecological off-sets and bio-banking</li> </ul>	<ul style="list-style-type: none"> <li>A revised Stormwater concept plan has been prepared. This includes an interim stormwater solution during construction, and a permanent stormwater arrangement for the full development.</li> <li>The conveyance of off-site flows has been addressed in the revised plans.</li> <li>Landscaping and Boundary treatment has been increased. The revised Landscape Report includes a Landscape Concept Design. It proposes <ul style="list-style-type: none"> <li>Additional shrubs up to 4m high</li> <li>Tall native grasses along the Transgrid easement in front of the noise barriers</li> <li>Ornamental trees and canopy</li> </ul> </li> <li>Water and sewer servicing</li> <li>Further Environmental Assessment, including <ul style="list-style-type: none"> <li>Contamination</li> <li>Layout and Urban Design</li> <li>Economic Impact</li> <li>Noise</li> <li>Transport and Accessibility</li> <li>Geotechnical</li> <li>Sediment, Erosion, and Dust Controls</li> <li>Infrastructure, Utilities and Services</li> <li>Flora and Fauna</li> <li>Bushfire</li> <li>Flood and Stormwater Drainage Management</li> <li>Waste</li> <li>Heritage</li> <li>Visual Impact</li> </ul> </li> </ul>

#### Summary

- A detailed summary of key issues that were addressed at this stage can be accessed at the planning portal: [Reports re Preferred Project Report and Response to Submissions \(nsw.gov.au\)](#)

### 10.3 Modification 1

Modification 1, also known as 'SSD-5248-Mod-1' involved extensive consultation during 2021. For a detailed report of how this consultation has been included in the Masterplan on the site, the response to submission can be viewed online, here: [getContent \(nsw.gov.au\)](#).

## 11.0 Next Steps

In accordance with the SEARs requirements for communications and stakeholder engagement, Ethos Urban has implemented a strategy to inform local residents, landowners, businesses and key agencies about the proposed Warehouse and Distribution Centre. This has ensured that the community have a clear understanding of the proposal, but has also provided an important mechanism to gather feedback to inform detailed design prior to the commencement of construction.

DHL are committed to meaningful and transparent communications and engagement. Ethos Urban are available to continue to provide opportunities for local residents, landowners, businesses, and key agencies, as necessary.

## Appendix A. Letter to Community

# ETHOS URBAN

19 February 2022

2210879

Dear Resident,

**Re: DHL Warehouse, 813-913 Wallgrove Road, Horsley Park**

We are writing to you on behalf of our client DHL Supply Chain (Australia) Pty Ltd ('DHL'), and would like to inform you of DHL's intention to submit a development application for a new warehouse and distribution centre, to be located within the approved Gazcorp Industrial Estate.

The Gazcorp Industrial Estate was approved by the Independent Planning Commission in November 2019 (reference number SSD 5248). Gazcorp is currently preparing to commence earthworks and infrastructure construction works for the estate.

### Details of the Current Proposal (reference number SSD 38156297)

- The current proposal is for the construction of a warehouse and distribution centre to be operated by DHL.
- The proposed DHL warehouse and distribution centre would comprise approximately with 29,850 m<sup>2</sup> of industrial warehouse floorspace, and ancillary offices of approximately 2,000 m<sup>2</sup> of floor space. The building would have a height of up to 15 metres, with awning-covered loading docks located on the eastern and western side of the building.
- The proposed warehouse and distribution centre will be access via a new intersection on Wallgrove located in the north-east corner of the Gazcorp industrial Estate and a new internal estate road, both of which are currently being constructed by Gazcorp.
- It is intended that the facility would operate on a 24-hour a day, 7-day a week basis.
- This proposal does not seek to amend the overall extent of the development area, or significantly change the development potential or floor space of the Gazcorp Industrial Estate as a whole. However, a modification of the Gazcorp Industrial Estate masterplan will be required to ensure it remains consistent with the DHL warehouse building.



Figure 1 - Artists impression of the proposed DHL warehouse and distribution centre



Figure 2 – The location of the proposed DHL warehouse and distribution centre (shown in red) within the wider Gazcorp Industrial Estate (shown in orange).

# ETHOS URBAN

## Community Consultation

The Secretary of the Department of Planning and Environment requires DHL to consult with surrounding landowners as part of the preparation of an Environmental Impact Statement (EIS). Ethos Urban has been appointed by DHL to prepare the EIS.

We are therefore inviting questions or feedback about the proposed facility from neighbours, the surrounding community, and other relevant stakeholders, to ensure that the Environmental Impact Statement (EIS) comprehensively responds to any issues or concerns.

## Project Details

We have prepared a scoping letter that has been submitted to the Department of Planning and Environment, which includes further details of the proposal. The scoping letter is available on the Department website, here: <https://www.planningportal.nsw.gov.au/major-projects/project/43981>

The scoping letter provided to the Department of Planning and Environment identifies noise and visual impacts as the key issues to be addressed in the EIS:

- **Noise:** The proposed DHL warehouse and distribution centre is located in northern part of the Gazcorp Industrial Estate, with a proposed building layout that provides for all of the loading docks located on the eastern and western elevations. This proposed layout is intended to minimise noise emanating towards the south, reducing the potential for noise impacts to the closest residential receivers, located beyond the southern boundary of the estate.

As part of the EIS a Noise Impact Assessment will be prepared in accordance with the Noise Policy for Industry to determine if the project specific noise goals are likely to be exceeded, and whether further mitigation measures are required to control noise from the estate. The Noise Impact Assessment will include an assessment of night time sleep disturbance, and will take into account the revised building layout.

- **Visual Impacts:** The proposed DHL warehouse and distribution centre will be approximately 15 metre high, 1 higher than the height initially indicated in the approved Gazcorp Industrial Estate masterplan. The increased height of the building is not expected to materially alter the overall appearance of the industrial estate from any off-site vantage point. In particular, it is highlighted that the main vantage point from the closest residential property is from the south – however, as the buildings along the southern boundary of the estate are not proposed to change, and will still ultimately screen the DHL warehouse and distribution centre, there will be no material change to the visual appearance of the estate from this location. The EIS will include an assessment of visual impacts of the proposed DHL warehouse and distribution centre.

## Next Steps

We would like to remind you that the development application, once lodged with the Department of Planning and Environment, is required to be publicly exhibited. There will be further opportunity for public review and comment on the EIS and its accompanying documentation during this public exhibition period.

DHL are committed to open and transparent community consultation throughout the development process. As the project progresses, Ethos Urban have been engaged to support with providing a line of direct communication, should you wish to reach out with any questions, request further information, or provide any feedback at this stage.

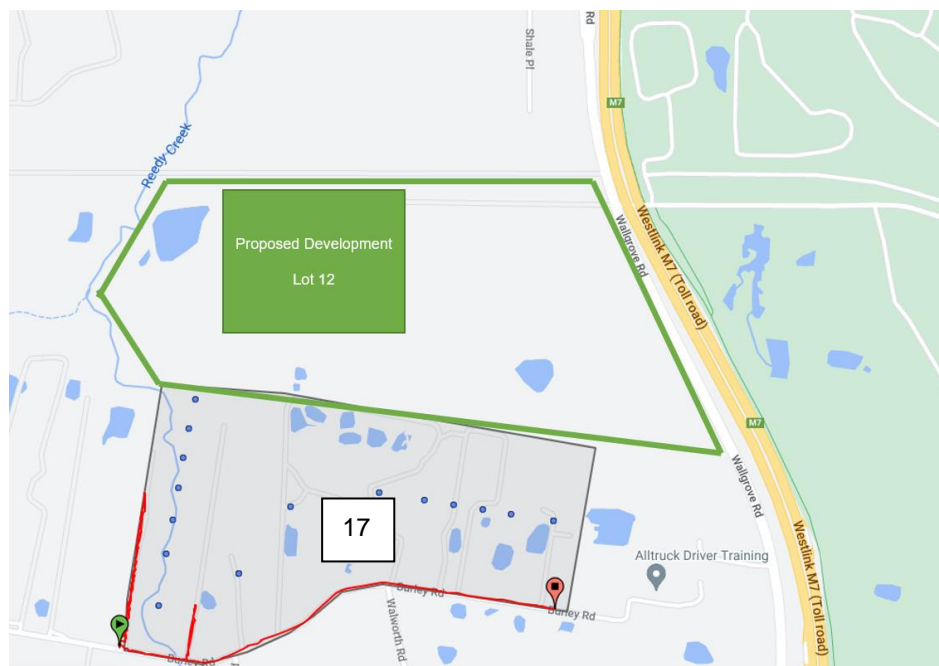
You can reach the team directly at [consultation@ethosurban.com](mailto:consultation@ethosurban.com) or by calling 1800 870 549.

Yours sincerely,



Tim Ward  
Director, Planning

## Appendix B. Letterbox Drop Radius



Street number (from)	Street number (to)	Street name	Street type	Suburb	State	Postcode
18	32	BURLEY	ROAD	HORSLEY PARK	NSW	2175
24		BURLEY	ROAD	HORSLEY PARK	NSW	2175
34	40	BURLEY	ROAD	HORSLEY PARK	NSW	2175
42	48	BURLEY	ROAD	HORSLEY PARK	NSW	2175
50	56	BURLEY	ROAD	HORSLEY PARK	NSW	2175
58	64	BURLEY	ROAD	HORSLEY PARK	NSW	2175
66	80	BURLEY	ROAD	HORSLEY PARK	NSW	2175
82	104	BURLEY	ROAD	HORSLEY PARK	NSW	2175
106	130	BURLEY	ROAD	HORSLEY PARK	NSW	2175
124		BURLEY	ROAD	HORSLEY PARK	NSW	2175
132	136	BURLEY	ROAD	HORSLEY PARK	NSW	2175
138	140	BURLEY	ROAD	HORSLEY PARK	NSW	2175
142		BURLEY	ROAD	HORSLEY PARK	NSW	2175
144		BURLEY	ROAD	HORSLEY PARK	NSW	2175
146		BURLEY	ROAD	HORSLEY PARK	NSW	2175
148		BURLEY	ROAD	HORSLEY PARK	NSW	2175
150		BURLEY	ROAD	HORSLEY PARK	NSW	2175

**Table 9: 17 neighbouring residences that received the letterbox distribution**



## Appendix C. Scoping Report

2200495  
18 November 2021

Mr Chris Ritchie  
Director – Industry Assessments  
Department of Planning, Industry and Environment  
Locked Bag 5022  
Parramatta NSW 2124.

Dear Mr Ritchie,

### **Gazcorp Industrial Estate, 813-913 Wallgrove Road, Horsley Park State Significant Development SSD 5248 – MODIFICATION 2 – Scoping for DHL Warehouse**

This letter is submitted to the Department of Planning, Industry and Environment (DPIE) in support of a State Significant Development (SSD) Modification pursuant to Section 4.55 of the Environmental Planning and Assessment Act 1979 (EP&A Act).

The proposed Modification relates to an approved Gazcorp Industrial Estate at 813-913 Wallgrove Road, Horsley Park, being SSD 5248 approved by the Independent Planning Commission on 11 November 2019.

The approved SSD was a staged development consent, which includes a concept with 16 development lots and approximately 211,550m<sup>2</sup> of gross floor area (comprised of 198,300m<sup>2</sup> of warehouse/industrial uses and 13,250m<sup>2</sup> of ancillary office floor space, as well as a Stage 1 for the first stage of earthworks, a warehouse building on Lot 10 and intersection works on Wallgrove Road. SSD 5248 has been modified once (Modification No. 1) to amend the extent of the Stage 1 earthworks and revise the layout and arrangement of buildings.

It is now proposed to modify the approved Concept and the Stage 1 Approval to provide for the development of a warehouse and distribution centre on Lots 11 and 12 and part of Lot 13. The Modification will require a boundary adjustment in the subdivision layout for Lots 11, 12 and 13 as well as the revision of some urban design controls. The Development Application for the warehouse and distribution centre will be concurrently submitted and assessed by Fairfield City Council.

We welcome confirmation from DPIE on the proposed planning approvals approach as follows:

- Modification approval pathway – the proposed modification represents a minor adjustment to the overall Concept and Stage 1 subdivision approval to facilitate a development entirely in keeping with the vision for the site, and therefore a modification under Section 4.55(1A) of the EP&A Act is considered the most suitable planning approval pathway.
- Submission of Modification Report – the previously issued Secretary's Environmental Assessment Requirements (SEARs) (where relevant) and current approvals documentation would be utilised to frame the scope of the Modification Report. The Modification Report would be prepared in accordance with DPIE's State Significant Development Guidelines – Preparing a Modification Report (July 2021). Based upon this previously established framework, and as the proposed modification is anticipated to have a relatively minor level of impact, the issue of specific SEARs are not considered to be necessary.

It is anticipated that the Modification Report would be submitted to DPIE in the first quarter of 2022. We would also welcome a 'Planning Focus' meeting should DPIE like to discuss the proposal further.

## 1.0 Introduction

The approved Gazcorp Industrial Estate was a Staged Development Consent comprising:

- A Concept with:
  - 211,550 m<sup>2</sup> of gross floor area (GFA) comprised of 198,300 m<sup>2</sup> of warehouse/industrial uses and 13,250 m<sup>2</sup> of ancillary office floor space;
  - 16 development lots with a total of 14 building envelopes; and
  - conceptual lot layout, site levels, road layout, urban design controls, conceptual landscape designs and infrastructure arrangements.
- A Stage 1 Development including:
  - clearing of vegetation and construction of bulk earthworks,
  - construction of internal estate roads, water, sewer, telecommunications and gas infrastructure;
  - construction of stormwater management devices;
  - installation of estate landscaping;
  - construction and operation of a 45,225 m<sup>2</sup> warehouse and distribution building, including 3,006 m<sup>2</sup> of ancillary office space; and
  - intersection works in Wallgrove Road.

The approval has been modified once (Modification 1) including a revised conceptual lot layout delivering:

- Approximately 218,000 m<sup>2</sup> of GFA comprised of approximately 207,000 m<sup>2</sup> of warehouse/industrial uses and approximately 11,000 m<sup>2</sup> of ancillary office floor space;
- 13 development lots with a total of 14 building envelopes; and
- Revised site levels and internal road layout.

## 2.0 Site Analysis

The Gazcorp Industrial Estate is located at 813-913 Wallgrove Road, Horsley Park within the Fairfield Local Government Area. The land is legally described as Lot 5 of DP 24090, and is owned by Wallgrove Road Industrial Investments Pty Ltd. The Gazcorp Industrial Estate, which is currently under development, is shown in **Figure 1**.

The Gazcorp Industrial Estate is approximately 52.2 hectares, and rectangular in shape, with a 680m frontage to Wallgrove Road on the east border which offers both on and off ramps from the Westlink M7 Motorway approximately 1km to the north, and the M4 Motorway approximately 2.5km to the north. The future Southern Link Road is located on the northern border of the Gazcorp Industrial Estate, which will ultimately connect Wallgrove Road to Mamre Road in the west. Beyond the future Southern Link Road is the Water NSW Warragamba to Prospect pipeline. Reedy Creek riparian corridor forms the western border of the Gazcorp Industrial Estate, and to the south are fragmented rural lots containing rural residences and rural industries.

The Gazcorp Industrial Estate falls within the Western Sydney Employment Area (WSEA) established under *State Environmental Planning Policy (Western Sydney Employment Area) 2009*.

The nearest suburban residential area to the site is Bossley Park and surrounding suburbs which are located approximately 5.5km to the south east, Minchinbury approximately 4.5km to the north-west, and Erskine Park approximately 4.5km to the west.

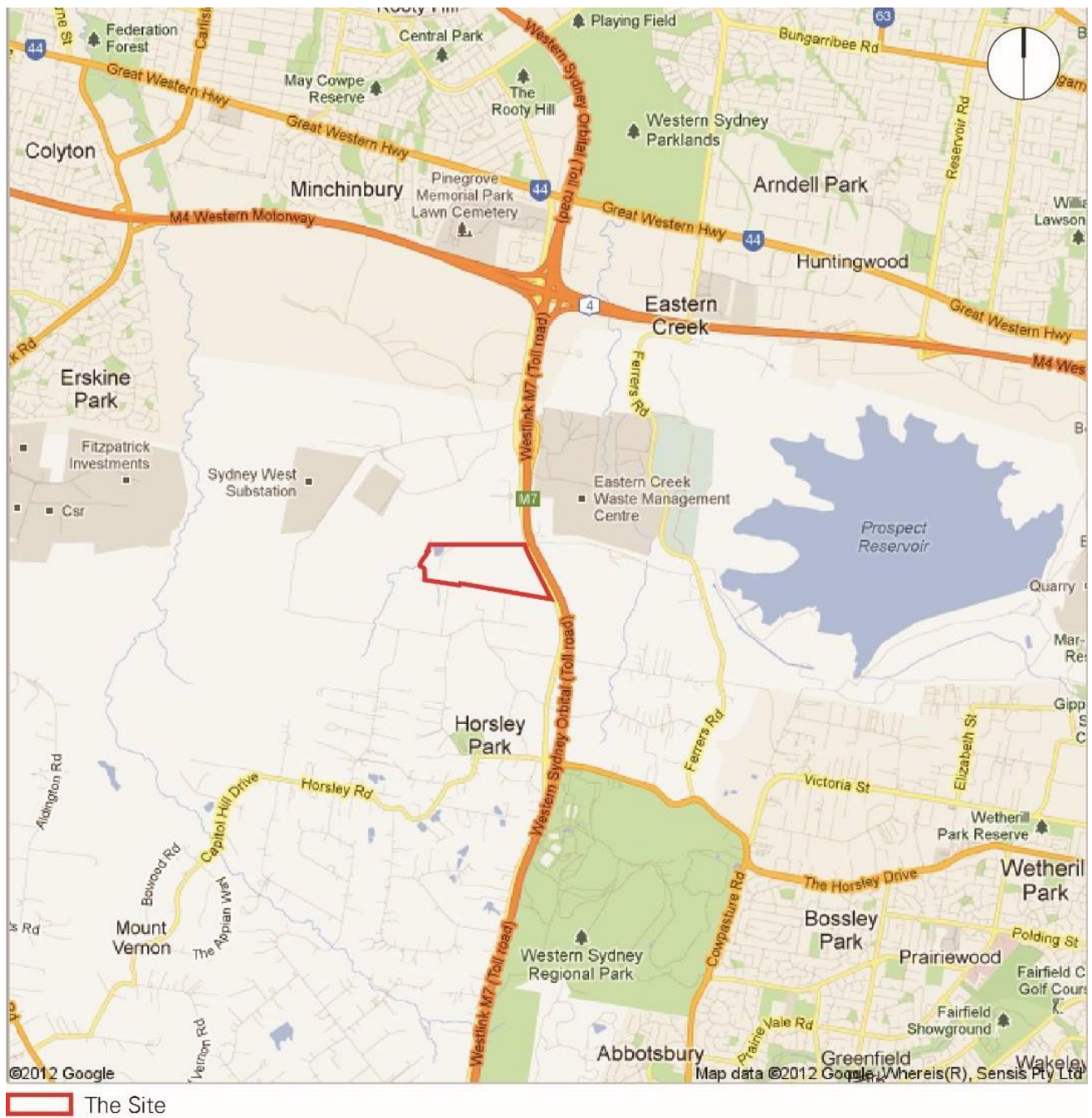


Figure 1: The Context Map showing the Gazcorp Industrial Estate

### 3.0 Description of the Proposed Modification

Gazcorp is negotiating the development of a new warehouse and distribution centre by DHL. The warehouse proposed by DHL is approximately 56,700 sqm, located in the north-western part of the Gazcorp Industrial Estate. It comprises Lots 11 and 12 and part of Lot 13 as shown in **Figure 2** for the layout approved under Modification 1.

The proposed DHL development would comprise approximately with 32,000 sqm of industrial warehouse floorspace, and an ancillary office with approximately 1,000 sqm of floor space split over two levels, plus three smaller office spaces around the warehouse comprising approximately 360 sqm in total. A preliminary site plan is attached (for information and context only).

The Development Application for the DHL warehouse and distribution centre will be submitted and assessed by Fairfield City Council (as it does not meet the threshold for State Significant Development). However, in order to ensure consistency with the Concept approval, and therefore to facilitate the DHL warehouse and distribution centre, a modification of the Concept approval for the Gazcorp Industrial Estate is required.

SSD 5248 Modification 2 will seek to revise the lot boundaries of Lots 11, 12 and 13 to create the required 52,700 sqm lot for the DHL facility. The new lot will be Lot 11. A residual lot, Lot 13, will be created by this boundary adjustment, with an area of approximately 22,000 sqm. The boundary adjustment required to facilitate the creation of the DHL lot will not affect the location or arrangement of the estate road or any other lots within the estate. Further it will not affect the total development capacity of the Gazcorp Industrial Estate.

In addition to the boundary adjustment, it is also proposed to modify Condition A2 by amending the height control in Table 2 from 14m to 15m for the new DHL Lot 11.



**Figure 3: Site Location Map – Gazcorp Industrial Estate (as modified by Modification No. 1)**

## 4.0 Planning Framework and Context

### 4.1 Relevant Legislation

#### 4.1.1 Environment Protection and Biodiversity Conservation Act 1999

Where a proposal is deemed likely to have a significant impact on Matters of National Significance it is a controlled action under the Commonwealth *Environment Protection & Biodiversity Conservation Act 1999* (EPBC Act), and approval from the Commonwealth Minister for the Environment is required. SSD 5248 was not deemed likely to have a significant impact on Matters of National Significance and a referral to the Commonwealth was not made. The proposed modifications will not result in any further impacts to Matters of National Environmental Significance beyond what was assessed in the original application. As such, the Modification Application will not trigger the need for approval under the EPBC Act, and no controlled action referral is required.

#### 4.1.2 Environmental Planning and Assessment Act 1979

This Modification Application will be submitted under Section 4.55 of the EP&A Act to the Minister for Planning as the consent authority responsible for modifying approved SSD development. See also **Section 7**.

#### 4.1.3 Biodiversity Conservation Act 2016

The *Biodiversity Conservation Act 2016* (BC Act) and provides measures for assessing and offsetting impacts on biodiversity values. Clause 30 of the *Biodiversity Conservation (Savings and Transitional) Regulation 2017* specifies that the BC Act applies to the modification of a planning approval even if the planning approval was granted before the commencement of the BC Act, which it was in this case. Section 7.17 of the BC Act states that a biodiversity development assessment report is required to be submitted and taken into consideration if one would have otherwise been required for the original Development Application, unless the consent authority for the Modification Application is satisfied that the modification will not increase the impact on biodiversity values.

In this context, whilst a biodiversity development assessment report would have been required for the original SSD if it were submitted after the commencement of the BC Act, it is noted that the overall footprint of the proposed development has not changed. The development area for the proposed DHL warehouse and distribution centre is located entirely within land already approved for industrial development and to be cleared as part of the Stage 1 earthworks.

As such, pursuant to Section 7.17 of the BC Act it is requested that the Minister form the opinion that the proposed modification will not increase the impact on biodiversity values and agree that a biodiversity development assessment report is not required to accompany the Modification Application.

It is requested that, in forming this opinion, the opinion be extended to the Development Application for the DHL warehouse and distribution centre that will be constructed on newly created lot, which will be submitted to Fairfield City Council.

#### 4.1.4 Contaminated Land Management Act 1997

The *Contaminated Land Management Act 1997* establishes a process for investigating and (where appropriate) remediating land that the EPA considers to be contaminated significantly enough to require regulation. Contamination investigations were undertaken in support of the original SSD 5248, which identified that the site is not significantly contaminated.

### 4.2 Legislation which is not applicable

Under Section 4.41 of the EP&A Act, the approvals obtained under the following legislation do not apply to SSD:

- *Fisheries Management Act 1994*,
- *Heritage Act 1977*,

- *National Parks and Wildlife Act 1974*,
- *Rural Fires Act 1997*,
- a water use approval under section 89, a water management work approval under section 90 or an activity approval (other than an aquifer interference approval) under section 91 of the *Water Management Act 2000*.

But for Section 4.41 of the EP&A Act an approval under the *National Parks and Wildlife Act 1974* would have been required for impacts to Aboriginal heritage items, and an approval for a water management work on waterfront land would have been required under the *Water Management Act 2000* (for works along the western boundary of the estate). Development Consent SSD 5248 provided conditions relating to the issues relevant to these approvals, and neither affected the proposed DHL lot. None of the other approvals listed above were required as part of SSD 5248, and it is not expected that the proposed modification will trigger the need for detailed assessment of the matters normally addressed for these other approvals.

### 4.3 Environmental Planning Instruments

#### 4.3.1 State Environmental Planning Policy (Western Sydney Employment Area) 2009

The Gazcorp Industrial Estate as it is proposed to be modified remains consistent with the aims and objectives of the WSEA SEPP for the same reasons as described in the EIS for SSD 5248. The development still comprises warehouse and distribution centres that remain permissible in the IN1 General Industrial Zone.

The Urban Design Guidelines referenced in Condition B23 of the SSD 5248 consent were prepared in lieu of a Development Control Plan (which would otherwise have been required under clause 18 of the WSEA SEPP). The Urban Design Guidelines will be reviewed as part of the Modification Application, and, if required, revised Urban Design Guidelines will be provided for assessment.

#### 4.3.2 State Environmental Planning Policy No 33 – Hazardous and Offensive Development

The original development was not classified as “potentially hazardous development” or “potentially offensive development”. No changes to land use are proposed as part of the Modification Application, and the proposed modification does not seek to introduce the storage of hazardous materials or dangerous goods. Therefore, it is considered that the development as it is proposed to be modified would still not be classified as “potentially hazardous development” or “potentially offensive development”, and a Preliminary Hazard Analysis (PHA) will not be required to support the Modification Application.

#### 4.3.1 State Environmental Planning Policy No 55 – Remediation of Land

SEPP 55 provides a decision-making framework when assessing proposals for development of land that may be contaminated. Contamination investigations were undertaken in support of SSD 5248, which identified that the site is suitable for the proposed industrial use in its current state and remediation is not required. As the proposed land uses and overall development footprint are not proposed to change, no further investigations are required.

#### 4.3.2 State Environmental Planning Policy (Infrastructure) 2007

SSD 5248 was originally identified as traffic generating development under Schedule 3 of the Infrastructure SEPP, and referral to TfNSW was required under Clause 104 of the SEPP. Whilst there are no material increases in traffic associated with the proposed modification, the application should be referred to the TfNSW.

## 5.0 Consultation

Gazcorp has consulted with Council in relation to the preparation of the Development Application for the DHL warehouse and distribution centre, including the need to modify SSD 5248 to create the necessary development lot.

## 6.0 Preliminary Environmental Assessment

A preliminary assessment of environmental and planning issues has been undertaken in order to identify key issues likely to require detailed assessment in the environmental assessment report that will support the Modification Application.

### 6.1 Layout and Urban Design Guidelines

The development footprint, general layout and configuration of warehouse buildings associated with the amended Concept remains largely the same as approved under SSD 5248, however the lot size and building envelope for lots 11, 12 and 13 are proposed to change.

Further, the proposed DHL warehouse will be up to 15m tall, meaning that the height limit set out in the consent will need to be varied.

The Urban Design Guidelines referenced in Condition B23 of the SSD 5248 consent will be reviewed as part of the Modification Application, and, if required, revised Urban Design Guidelines will be provided for assessment. Amendments to the Urban Design Guidelines are expected to be limited to increasing the height limit for Lot 11 from 14m to 15m.

### 6.2 Ecology

Conditions C74 and C75 of the consent specify the biodiversity offsets required to be secured in order to facilitate the clearing of on-site vegetation. The development footprint has not changed as part of the proposed modification, and so there will be no change to the impact on biodiversity values already assessed and approved for offsetting. Pursuant to Section 7.17 of the BC Act it is requested that the Minister form the opinion that the proposed modification will not increase the impact on biodiversity values and agree that a biodiversity development assessment report is not required.

### 6.3 Heritage

Conditions C70-C73 required the preparation of an Aboriginal Cultural Heritage Management Plan to be prepared and implemented prior to the commencement of Stage 1 construction works. The plan has been approved by the Planning Secretary, and the salvage works recommended as part of the plan have been completed. The overall development footprint is not proposed to change, and no further areas containing Aboriginal heritage items will be impacted.

With regard to non-Indigenous heritage, there are no European heritage items present on the site or in close proximity to the site.

No further assessment of heritage is proposed for the modification application.

### 6.4 Hazard and Risk

The original development was not classified as “potentially hazardous development” or “potentially offensive development” under SEPP 33. No changes to land use are proposed as part of the Modification Application, and the proposed modification does not seek to introduce the storage of hazardous materials or dangerous goods. As such, no further assessment of hazards and risks are proposed for the modification application.

### 6.5 Noise

A Noise Impact Assessment will be prepared in accordance with the Noise Policy for Industry to determine if exceedances of the project specific noise goals are likely to be exceeded, and whether further mitigation measures are required to control noise from the estate. The Noise Impact Assessment will include an assessment of night time sleep disturbance, and will take into account the revised building layout.

## **6.6 Traffic**

The proposed modification will not increase floor space across the estate, and therefore will not materially change the overall traffic from the estate. Noting that Condition B4 already requires a detailed assessment of traffic impacts for each future development application a revised traffic impact assessment for the proposed modification is not considered to be required.

## **6.7 Flooding**

The original Flood Impact Assessment assessed the site as being flood free during the 100 year Annual Recurrence Interval flood event. Whilst some internal adjustments are proposed as part of the revised building layout, the site will remain above the flood free extent. As such, off-site flood dynamics will not be affected. The Modification Application will verify that the building pad for the new Lot 11 building is above the appropriate flood planning level for industrial buildings. Otherwise, it is considered that flooding is not a matter for detailed consideration as part of the modification.

## **6.8 Stormwater**

The modified layout will be accompanied by revised set of civil stormwater plans, and an assessment of the revised stormwater management system, which will be generally consistent with the Fairfield Stormwater Management Policy 2017.

## **6.9 Contamination**

Contamination investigations were undertaken in support of the original SSD 5248, which identified that the site is suitable for the proposed industrial use in its current state and remediation is not required. No further contamination investigations are proposed.

## **6.10 Economic Impact**

The proposed modification will not result in any change in employment floor space, and so is not expected to materially alter the overall economic benefits associated with the construction and operation of the estate.

## **6.11 Infrastructure, Utilities and Services**

No changes to the provision of infrastructure, utilities and services to the estate is proposed.

## **6.12 Bushfire**

Whilst the proposed modification will not affect site-wide bushfire risks, conditions B9-B12 require the detailed consideration of bushfire risks as part of the future application for each building and will remain in place. As required, an assessment of bushfire risk will accompany the Development Application to Fairfield City Council, however no further bushfire assessment for the proposed modification is considered necessary.

## **6.13 Visual Impacts**

The proposed modified layout of buildings and height increase from 14m to 15m is not expected to materially alter the overall appearance of the industrial estate from any off-site vantage point. In particular, it is highlighted that the main vantage point from the closest residential property is from the south – however, as the buildings along the southern boundary of the estate are not proposed to change, there will be no material change to the visual appearance of the estate from this location.

The Modification Application will include an assessment of visual impacts from taller buildings, and will include revised provisions within the amended Urban Design Guidelines (if required) to address this issue appropriately.

## 7.0 Modification Type

### 7.1 Substantially the Same Development

Section 4.55 of the EP&A Act states that a consent authority may modify a development consent if “*it is satisfied that the development to which the consent as modified relates is substantially the same development as the development for which the consent was originally granted and before that consent as originally granted was modified (if at all)*”.

The development as proposed to be modified is substantially the same development as the development for which consent was granted for the following reasons:

- The proposed modification does not alter the key components of the approved development description.
- The proposed modification does not seek to amend the approved land use.
- The proposed modification does not seek to amend the overall extent of the development area.
- The proposed modification does not seek to change the development potential or floor space of the estate.

### 7.2 Minimal Environmental Impacts

Section 4.55(1A) of the EP&A Act also states that a consent authority may modify a development consent if “*it is satisfied that the proposed modification is of minimal environmental impact*”. A preliminary environmental assessment has been carried out, which demonstrates that the proposed modification will be of minimal environmental impact. The relevant assessments will be further detailed in the Modification Report, to justify that the proposed modification will be of minimal environmental impact. It is therefore requested that the Modification Application be progressed under Section 4.55(1A) of the EP&A Act.

### 7.3 Assessment Requirements

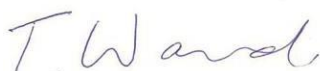
A Modification Report would be prepared in accordance with the DPIE’s *State Significant Infrastructure Guidelines – Preparing a Modification Report* (July 2021). The Modification Report will address the key issues identified in Section 6 above, including an assessment of potential noise, stormwater and visual impacts.

## 8.0 Conclusion and Next Steps

This letter provides a preliminary assessment of the environmental, social and economic impacts of the proposed modification to the SSD 5248 approval for the Gazcorp industrial Estate. The modification represents minor alterations to the arrangement of buildings on site reflecting a specific building design, and so the Modification Application is proposed to be progressed pursuant to Section 4.55(1A) of the EP&A Act.

Please contact me if you would like to clarify any details of the proposed modification, or if you require further information. Otherwise, we welcome your feedback on the proposed planning approvals approach.

Yours sincerely,



**Tim Ward**  
Director, Planning  
0450 133 453  
tward@ethosurban.com



**FAIRFIELD CITY COUNCIL**  
 Administration Centre  
 126 Avoca Road  
 WAKELEY NSW 2176  
 Environmental Standards Fax 9757 4708

All communications addressed to:  
 The City Manager  
 P O Box 21  
 FAIRFIELD NSW 1860

**RECORD OF DEVELOPMENT ADVISORY MEETING OF: 28 October 2021**

VISITORS	COUNCIL OFFICERS	TELEPHONE No.
Tim Ward (Ethos Urban)	Geraldine Pham (Senior Development Planner)	9795 0319
Jon Lindsay (DHL)	Stephen Rajathurai (Senior Development Engineer)	9725 0863
	Sonu Goraya (Environmental Health Officer)	9725 0135

**PROPERTY:** No. 813-913 Wallgrove Rd Horsley

**SUMMARY OF PROPOSAL:** Modifications to the existing subdivision layout approved under the SSD and construction of a DHL warehouse and distribution centre, including associated car and truck parking and landscaping

**MATTERS RELEVANT TO DEVELOPMENT APPLICATION**

**Required**

Owner's consent .....	Not required to be provided to Council. The onus is on the applicant to obtain owners consent	
Fee .....		Yes
Advertising fees .....		Yes
Number of sets of plans .....	(1 digital copy submitted on the Planning Portal)	Yes
A4 set (one only) .....		Yes
Statement of Environmental Effects .....		Yes
Environmental Impact Statement (Designated Development) .....		No
Preliminary Hazard Analysis (SEPP 33) .....		No
Studies - Traffic & Parking .....		Yes
On-site Detention Drainage Concept Plan .....		No
Basix Certificate .....		No
Integrated Development .....		TBC

**Plans**

Survey plan (levels / contours to AHD vegetation, existing structures, natural features) .....	Yes
Site plan (including location of adjoining buildings) .....	Yes
Shadow diagrams (9:00am, 12 noon & 3:00pm) .....	No
Cross and Long sections .....	Yes
Natural and finished levels .....	Yes
Landscape plan .....	Yes
Driveway grades .....	Yes
Subdivision plan .....	Yes
Basix Certificate .....	No

## Notes to users of Development Advisory Panel:

1. The advice and comments of Council's Officers at the development Advisory Meeting are provided on **a preliminary basis only**. Further investigation of the proposal and the site, as well as comments by other Statutory Authorities and local residents as part of the assessment of a Development Application, **may** necessitate amendments to any proposed plans of development. Furthermore, Council has the right to refuse a Development Application which is considered unsatisfactory following an assessment pursuant to Section 4.15 of the Environmental Planning and Assessment Act, 1979.
2. Should a further consultation on the same matter be required with Council's Development Advisory Panel in respect of the proposed development, an additional fee would apply.

### Introduction:

1. The subject site is located within the Gazcorp Industrial Estate and has an area of approximately 52.2 hectares, with a 680m frontage to Wallgrove Road to the east. The site adjoins land that is dedicated as road reserve to the north and will form the future Southern Link Road. This road will be under the jurisdiction of TfNSW.
2. The Gazcorp Industrial Estate was approved under State Significant Development SSD 5248 in November 2019 by the Independent Planning Commission. The approved SSD was a staged development consent, which includes a concept with 16 development lots and approximately 211,550m<sup>2</sup> of gross floor area (comprised of 198,300m<sup>2</sup> of warehouse/industrial uses and 13,250m<sup>2</sup> of ancillary office floor space, as well as a Stage 1 for the first stage for earthworks, a warehouse building on Lot 10 and intersection works on Wallgrove Road.
3. The proposal relies on an amended subdivision layout that is subject to a separate Modification Application to amend the current SSD. The proposal does not require amendments to any other aspect on site such as the location of the internal roads or landscaped areas. During the meeting, the applicant advised that the MA would be submitted to the Department of Planning at the same time that the DA would be submitted to Council seeking approval for the construction and use of the warehouse.

Concern is raised regarding the proposed development in its current form. Council is required to assess the application against the approved site layout and conditions of consent under the current SSD, until such time as the Modification Application is approved (which there is no certainty). Accordingly, if the applicant seeks to pursue the application as proposed then the DA for the warehouse should be submitted once the MA has been approved by the Department of Planning (or during the final stages of the assessment where there is certainty that the amended subdivision layout will be approved).

### Fairfield Local Environmental Plan (LEP) 2013

4. The subject site is zoned IN1 General Industrial under the State Environmental Planning Policy (Western Sydney Employment Area) 2009. A warehouse or distribution centre is permitted with consent under the IN1 zone.

### Planning Matters Comments

5. In accordance with Clause 18 of the SEPP WSEA, a DCP is required to be prepared for the site. During the meeting, the applicant advised that Clause 4.23 (Concept development applications as alternative to DCP required by environmental planning instruments) of the EPA Act 1979 enables a concept development application to be used in lieu of a DCP. In this case, the concept development application pertaining to the site is the SSD 5248.
6. A Cost Report prepared by a qualified Quantity Surveyor shall be submitted with the application to confirm the CIV. The cost of works will confirm the determination authority and consent authority for the application.
7. The development shall be designed in accordance with the conditions of consent imposed under SSD 5248, including but not limited to car parking requirements, setbacks, site coverage, landscaping, FSR, building height.
8. It is noted that the maximum building height permitted under the SSD is 14m. During the meeting, the applicant advised that the proposed warehouse building has a height of 14.6m. Accordingly, the design

of the building shall be revised to ensure compliance with this control.

9. In accordance with Clause 26 (Development on or in vicinity of proposed transport infrastructure routes) of the SEPP WSEA, the consent authority is required to refer the application to the Secretary of the Department of Planning as the site is situated on or in the vicinity of a proposed transport infrastructure route. Any comments provided by the Secretary will be considered by Council as part of the assessment of the DA.
10. The applicant shall have regard to the requirements of Clause 29 (Industrial Release Area—satisfactory arrangements for the provision of regional transport infrastructure and services) of the SEPP WSEA.
11. The applicant shall review the proposed development and the subject site against the provisions of the State Environmental Planning Policy (Western Sydney Aerotropolis) 2020 to determine whether the development triggers the requirements of the SEPP. All the requirements of the SEPP including any additional assessment reports shall be submitted with the application.
12. A Statement of Environmental Effects (SoEE) is required to be submitted providing full details of the proposal and addressing all matters for consideration under Section 4.15 of the Environmental Planning and Assessment Act 1979, and demonstrating full compliance with the conditions of consent under the SSD and the provision of the SEPP WSEA. The SoEE shall explain how the process operates and is managed in full detail including what is proposed, the number of staff, hours of operation, activities schedule and vehicles used.
13. A Traffic and Parking Impact Assessment Report shall be submitted to Council and shall be prepared by a suitably qualified Traffic Engineer. The Report shall include, but not limited to the following matters;
  - the prevailing traffic conditions along the surrounding road network
  - pedestrian and traffic safety; and
  - the likely impact of the activity on the flow of traffic on the surrounding street system and the existing development.
14. Details are to be provided regarding the largest vehicles intended to service the site and their frequency. Adequate on-site maneuvering is to be provided in accordance with Australian Standard 2890.2 – Commercial Vehicle Facilities.
15. Loading/unloading bays, car parking and swept paths for the largest vehicles to be used for the operations of the development shall be indicated on the plans submitted.
16. Given that the site adjoins land that is dedicated as road reserve to the north and will form the future Southern Link Road, Council will refer the application to TfNSW for their review and comment.
17. All plans need to be fully dimensioned and details on the uses of all components of the site will need to be provided in the DA.
18. An ongoing waste management plan shall be submitted with the application.
19. Given the size and scale of the building, it is recommended that the external building elevations be further articulated to avoid a monolithic appearance created by large expanses of blank walls.
20. 3D photomontages shall be submitted with the application.

### **Environmental Management Matters**

21. An Acoustic report addressing the proposed hours of operation and cumulative impact of truck movement, traffic impact, plant and machinery, impact on residential receiver shall be submitted. The Acoustic Report shall be prepared in accordance with the requirements of the Noise Policy for Industry NPI 2017.
22. A Construction management plan addressing dust management, waste management, dirt tracking out of premises, noise management and management of storm water during construction shall be submitted with the application.

23. An Ongoing Waste Management Plan shall be submitted with the application.

### **Building Matters**

24. A BCA Compliance report is required to be submitted with the application.

### **Engineering Matters**

25. A Stormwater Concept Plan prepared by a qualified Civil Engineer in accordance with Council's Stormwater Management Policy September 2017 shall be submitted to Council. An OSD system shall be incorporated in the stormwater design. Water quality measures shall be incorporated in the design.

26. All car parking spaces shall be designed in accordance with Australian Standard AS2890.1-2004 and all vehicles accessing the site shall enter and exit in a forward direction. Swept path diagrams shall be submitted at all critical for maneuvering in accordance with AS2890.2:2002.

### **Conclusion**

27. In the event that Council is the consent authority for the application, the application shall be submitted to Council once the MA proposing the amended subdivision layout has been approved by the Department of Planning. The development shall be designed in accordance with the conditions of consent under the SSD and the provision of the SEPP WSEA and shall have regard to the amenity of the surrounding locality.

The following details should be submitted with your application:

- An electronic copy in PDF format of all documentation and plans is required.
- A Statement of Environmental Effects which provides full details of your application.
- Development Planning Checklist.
- A full set of architectural plans, including site plan, elevations and sections, drawn at an appropriate scale.
- Landscape Plans
- Survey Plan
- Stormwater Plans
- Swept path diagrams
- Traffic & Parking Report
- Waste Management Plan
- Cost Report
- Signage Plans (if applicable)
- The relevant DA fee and notification fees.



11/06/2021

Andrew Szymik  
Senior Civil Designer  
Orion Consulting  
P O BOX 7936  
Baulkham Hills NSW 2153

Dear Andrew,

**TRANSGRID REFERENCE:** 2019-008

**PROPOSAL:** Draft Conditions of Consent - Gazcorp Industrial Estate  
**SSD 5248 - Fairfield LGA**

**LOCATION:** 813-913 Wallgrove Road Horsley Park LOT5 of DP 24090

**TRANSGRID:** Transmission Lines: 1C/1F Structures 13-16

Thank you for requesting TransGrid's permission to carry out the **Conditions of Consent - Gazcorp Industrial Estate SSD 5248 - Fairfield LGA** described in **Project No: 19-0108-02-sk 015-01** at **813-913 Wallgrove Road Horsley Park LOT5 of DP 24090** within TransGrid easement **Transmission Lines: 1C/1F Structures 13-16 (TransGrid ID: 2019-008)**.

Please be advised that after further review of 2019-008 as discussed by TransGrid's Senior High Voltage Engineer and Civil & Structural Design Delivery Manager, both are satisfied with the proposal and offer no further comment.

As such TransGrid **gives its permission** subject to the following conditions:

**1. General Conditions:**

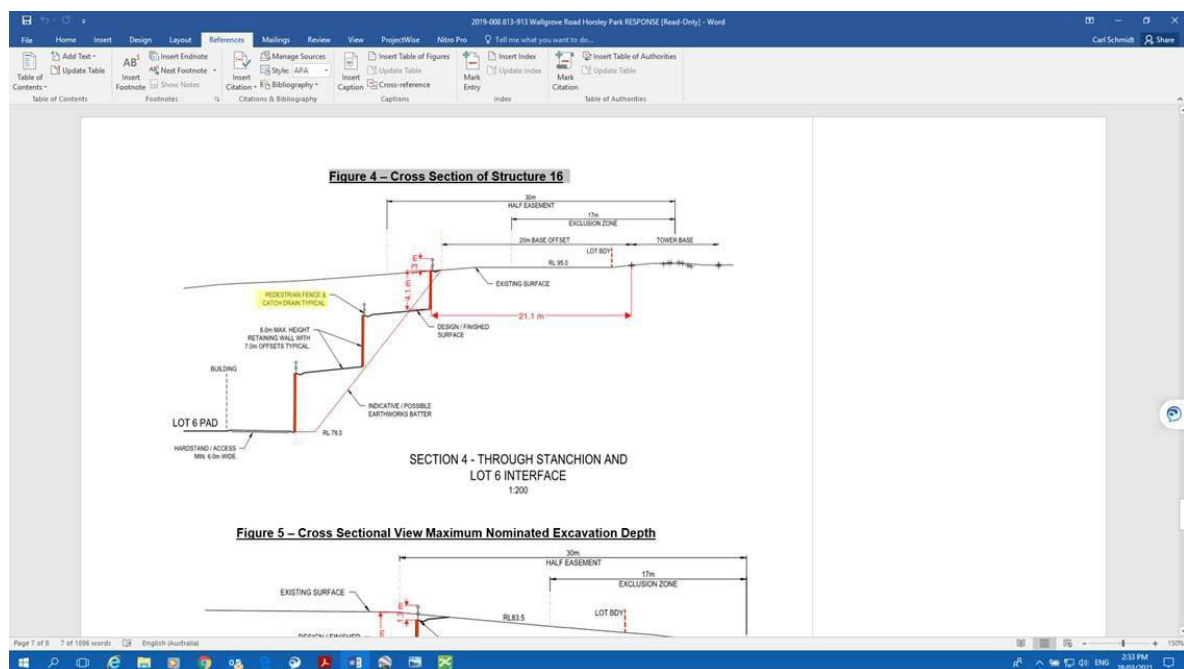
- i.* All works must be carried out as per in **Project No: 19-0108-02-sk-015-01**.
- ii.* TransGrid shall be notified of any amendments/ modifications to the proposal which may change proposed distances to TransGrid structures or conductors.
- iii.* All works must be carried out in accordance with NSW WorkCover **'Working near overhead powerlines' Code of Practice 2006**.
- iv.* All fencing (including temporary fencing) must comply with **TransGrid's Fencing Guidelines**.
- v.* No mounds of earth or other materials may be left on the easement during and after earthworks, as this creates a hazard by reducing the vertical clearances to transmission lines.
- vi.* During construction, traffic control measures need to be implemented to prevent vehicles colliding with TransGrid's transmission towers.

## 2. Technical Conditions:

It is our understanding that the query relates to structure 16 on TL1C/1F. There is a new development proposed located adjacent to TL1C/1F between structures 13 & 16.

Structure 16 is located on top of a hill and the developer's designs indicate that they plan to cut back the hill toward structure 16.

The edge of the excavation appears to be approximately 20m from the base of the tower structure. And the total depth of the excavation is approximately 17m deep and will be achieved with a series of retaining walls (see details below).



From our review, structure 16 is a tension tower and has mass footings as detailed by TL141366. The mass footings extend to approximately 3m below ground level.

- i. Based on the details above, the excavation shouldn't adversely impact the tower footing capacity however it is important that the stability of batter/retaining walls are to be maintained.
- ii. Measures are to be installed to ensure that there isn't any soil erosion or instability of batter/retaining walls.
- iii. Note that the tower base needs to be accessible by vehicle.
- iv. The wall height should be reduced to 2.5m or it shall be of a design where people cannot stand on the top of the wall. 2.5m height would be the preference.

### 3. MARCH 2019 TransGrid Technical Advice FYI:

As discussed at the meeting today please advise the DOP as follows regarding the GazCorp development on Wallgrove Road affecting the easement of TL 1C/1F between structures 13 & 16.

TransGrid has no objection in principle to the proposed industrial estate development provided the following issues are addressed during the detailed design of the development:

- i. There is a swale proposed within 20m of structure 14 which has a 1:3 slope on the sides and a depth over 1.0m. The issues regarding access to the structure and excavation near a structure need to be addressed and this may require construction of a section of the swale trafficable by 40-ton mobile plant, relocation of the swale outside the 20m zone and negotiation with property owners on the southern side of the transmission line to secure TransGrid access to the structure.
- ii. The plans appear to show significant batters within 20m of structure 15 & 16. The extent and slope of these batters needs to be confirmed to ensure that:
  - a. TransGrid access to the structures is not impeded.
  - b. Fill does not impact on safe ground clearances to the transmission line conductors.
  - c. Cut does not impact on the buried structure earthing.
- iii. Note that the easement in this area has been increased from 30m to 60m with the uprating of the transmission line from 132kV to 330kV. We should ensure that the developer is aware of the correct easement width and that they are taking that into account with earthworks and building locations. I would suggest it also might be helpful if they were to mark both the 20m exclusion zone around each tower and the easement edge on future plans so that we can be clear where issues exist and where they don't.

Provided the developer undertakes to resolve these issues TransGrid has no issue with the development as a whole being approved

#### 4. Access and Maintenance Conditions

With regard to the proposed development at the subject location & TransGrid's access & the carrying out of maintenance activities only, please be advised as follows:

- i. With reference to the proponent's provided SKETCH drawing of 'Proposed Works Adjacent to and Within TransGrid Easement' we advise,
- ii. The drawing appears to show that the current access means to the easement & travel between Structures 15 & 16 should not be impacted on and will remain unchanged
- iii. As it would not be expected that travel will be required by TransGrid maintenance vehicles over the 1:4 fill & cut batters, these slopes would be considered as acceptable
- iv. It appears that water flow is to be channelled around Structures 14 & 15 with 'Catch Drain Requirement Pending Detailed Design'
  - a. Please note that fill batter & water flow is shown to be partially within the 20m exclusion zone of Structure 14

From an access and maintenance perspective only, we would not expect any issue with the proposal and find the development as acceptable.

All works near/within the easement would need to be carried out in accordance to TransGrid Easement Guidelines, TransGrid Fencing Guidelines and Workcover's Code of Practice 2006 – 'Work Near Overhead Powerlines'.

***Please note, this is TransGrid's permission as easement holder only, and it does not constitute planning approval under the Environmental Planning and Assessment Act 1979.***

If you have any questions, please do not hesitate to contact TransGrid's Easements & Development Team at [Easements&Development@transgrid.com.au](mailto:Easements&Development@transgrid.com.au).

- A. **Please find attached TransGrid's easement Guidelines, Fencing Guidelines for your review**
- B. Please see link to TransGrid online guidelines : <https://www.transgrid.com.au/being-responsible/public-safety/Living-and-working-with-electricity-transmission-lines/Pages/default.aspx>
- C. Please see link to the PDF version: <https://www.transgrid.com.au/being-responsible/public-safety/Living-and-working-with-electricity-transmission-lines/Documents/Easement%20Guidelines.pdf>

Yours faithfully,  
**Easements & Development Team**TransGrid



## Appendix F WaterNSW

**From:** [Justine Clarke](#)  
**To:** [Tim Ward](#)  
**Cc:** [Lani Johns; jon.lindsay@dhl.com](mailto:jon.lindsay@dhl.com)  
**Subject:** WaterNSW response - Proposed DHL Warehouse and Distribution Centre, Lot 12 Gazcorp Industrial Estate, Horsley Park  
**Date:** Tuesday, 1 March 2022 3:18:00 PM  
**Attachments:** [image006.png](#)  
[image001.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)

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Dear Tim

Thank you for contacting WaterNSW to advise of the proposal and start the consultation process. We appreciate the early consultation and consideration of how the development will interact with our adjacent assets.

Yes, please use our response to Gazcorp for SSD-5248 (Mod 1) dated 11 February 2021 (our ref: D2021/14829) indicating WaterNSW's requirements for development in the estate.

Please also consider where relevant WaterNSW's Guideline for development adjacent to the Warragamba Pipelines (below link).

[https://www.waternsw.com.au/data/assets/pdf\\_file/0011/55973/Guidelines-for-development-adjacent-to-the-Upper-Canal-and-Warragamba.pdf](https://www.waternsw.com.au/data/assets/pdf_file/0011/55973/Guidelines-for-development-adjacent-to-the-Upper-Canal-and-Warragamba.pdf).

At this stage, we have no other specific comments and will review the EIS when exhibited.

If you have any questions on these please contact us further, via the Environmental Assessments email ([Environmental.Assessments@waternsw.com.au](mailto:Environmental.Assessments@waternsw.com.au)).

Regards Justine

**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)

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**From:** Tim Ward <[tward@ethosurban.com](mailto:tward@ethosurban.com)>  
**Sent:** Friday, 25 February 2022 8:20 AM  
**To:** Justine Clarke <[Justine.Clarke@waternsw.com.au](mailto:Justine.Clarke@waternsw.com.au)>  
**Cc:** Environmental Assessments <[Environmental.Assessments@waternsw.com.au](mailto:Environmental.Assessments@waternsw.com.au)>; Lani Johns <[ljohns@ethosurban.com](mailto:ljohns@ethosurban.com)>; [jon.lindsay@dhl.com](mailto:jon.lindsay@dhl.com)  
**Subject:** Proposed DHL Warehouse and Distribution Centre, Lot 12 Gazcorp Industrial Estate, Horsley Park

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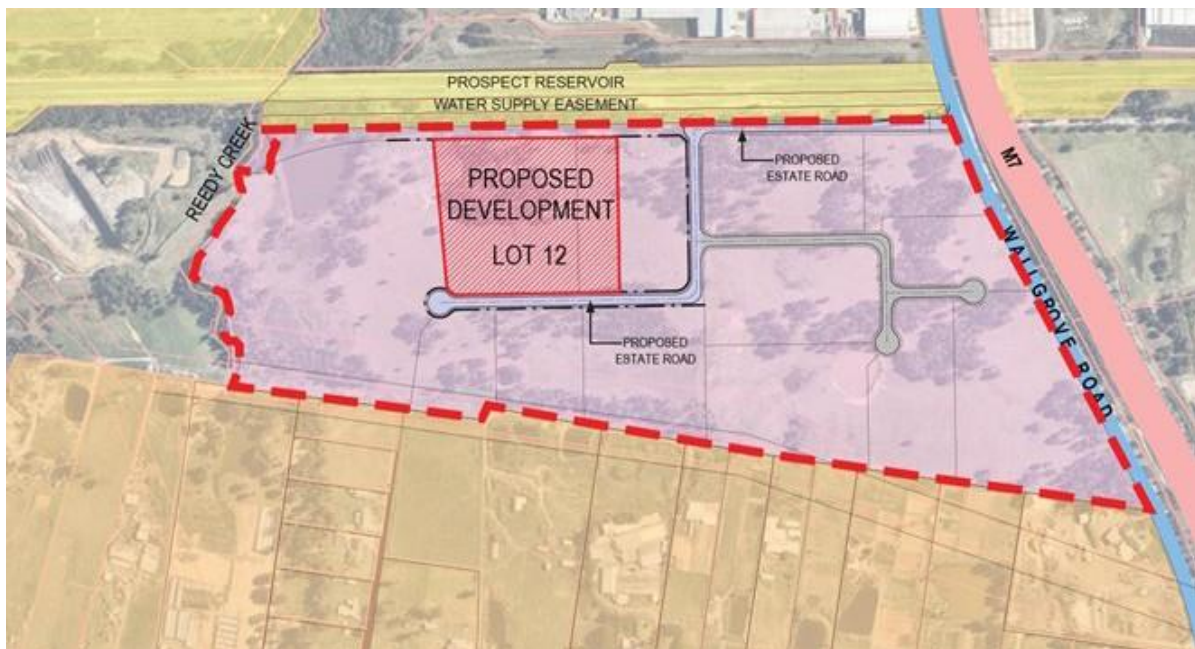
Be careful opening emails, attachments and links from unknown senders.

Hi Justine,

I would like to advise WaterNSW of a proposal that we are preparing on behalf of DHL for the construction of a new warehouse and distribution centre, on what will be Lot 12 of the Gazcorp industrial Estate. A scoping report is available on the Department of Planning and Environment's website (<https://majorprojects.planningportal.nsw.gov.au/prweb/PRRestService/mp/01/getContent?AttachRef=PDA-35051551%2120220203T042151.145%20GMT>) if you would like to understand further details of the proposal.

In accordance with the Secretary's Environmental Assessment Requirements for the EIS, we are required to consult with relevant agencies, as such we are contacting you to obtain any requirements for the proposed development, if you have any. We note that the boundary of the DHL site is set back several metres from the existing property boundary with WaterNSW (this setback is intended to be used for the Southern Link Road at some point in the future). Further, stormwater will be directed west to Reedy Creek in line with the approved concept plan under SSD 5248 for the Gazcorp Industrial Estate.

We also have your recent correspondence provided to Gazcorp (dated 11 February 2021) in relation to their recent modification of SSD 5248, (see here: <https://majorprojects.planningportal.nsw.gov.au/prweb/PRRestService/mp/01/getContent?AttachRef=PAE-13738139%2120210210T214811.849%20GMT>), and we will take these comments into account in the preparation of the EIS for the DHL warehouse. Although, as mentioned above, given that the DHL site is not immediately adjoining the WaterNSW boundary, we do not envisage any issues of concern in relation meeting your requirements and ensuring the pipeline is properly protected during construction works. However, if you have any specific concerns or requirements in this regard, or would like to discuss the proposal in more detail, please do not hesitate to contact me.



Regards  
Tim Ward

**Tim Ward**

Director  
Planning



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**M.** +61 450 133 453

**W.** [ethosurban.com](http://ethosurban.com)

**ETHOS  
URBAN**

[173 Sussex St.](#)

[Sydney NSW 2000](#)

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*Please note that I am not in the office on Wednesdays, if your matter is urgent please call my mobile*

This email is confidential and may contain information that is confidential and privileged. If you are not the intended recipient please notify us by return email or phone, and delete the original message.