



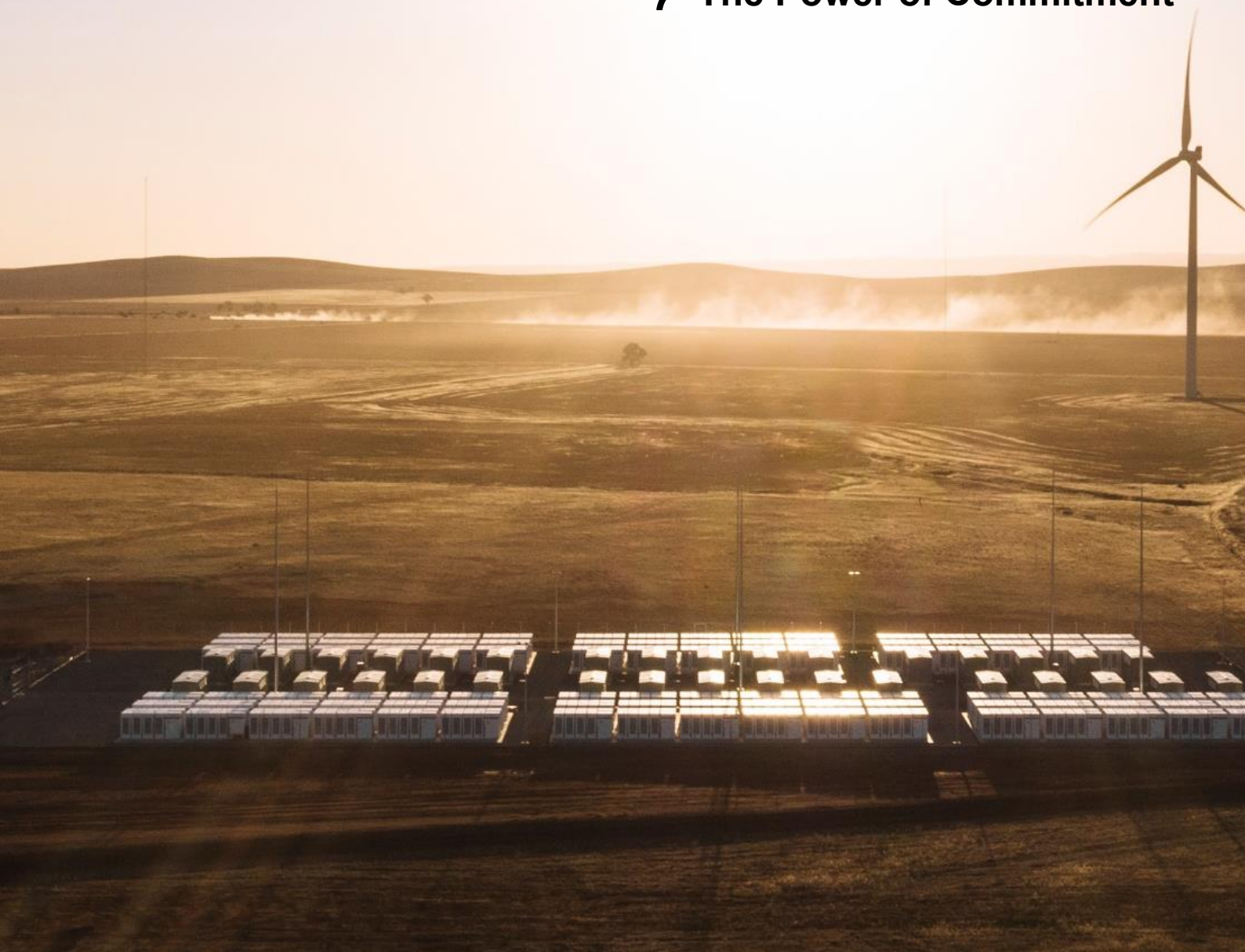
Homebush BESS

Water Impact Assessment

Ausgrid

1 May 2025

→ The Power of Commitment



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Terms and abbreviations

Term/Abbreviation	Definition
AEP	Annual Exceedance Probability
AHD	Australian Height Datum
ANZECC	Australian and New Zealand Environment and Conservation Council Water Quality Guidelines
ANZG	Australian and New Zealand Guidelines for Fresh and Marine Water Quality
ARI	Average Recurrence Interval
ASS	Acid Sulfate Soils
BESS	Battery Energy Storage System
BOM	Bureau of Meteorology
CEMP	Construction Environmental Management Plan
DCP	Development Control Plan
DPE	Department of Planning and Environment
EC	Electrical conductivity
EIS	Environmental Impact Statement
EPA	Environmental Protection Authority
EP&A	Environmental Planning and Assessment Act 1979
EY	A design event expressed in X Exceedances per Year, e.g. 2 Exceedances per Year (2EY).
GDE	Groundwater Dependent Ecosystem
GPT	Gross Pollutant Trap
IPCC	Intergovernmental Panel on Climate Change
LGA	Local Government Area
LEP	Local Environmental Plan
MUSIC	Model for Urban Stormwater Improvement Conceptualisation
NEM	National Energy Market
NWQMS	National Water Quality Management Strategy
PIRMP	Pollution Incidence Response Management Plan
PMF	Probable Maximum Flood
POEO Act	Protection of the Environment Operations Act 1997
RCP	Representative Concentration Pathway
SEARs	Secretary's Environmental Assessment Requirements
SSD	State Significant Development
SWMP	Soil and Water Management Plan
The Blue Book	Managing Urban Stormwater, Soils and Construction, Volume 1 (Landcom, 2004)
TSS	Total Suspended Solids
WM Act	Water Management Act 2000
WMP	Water Management Plan
WSP	Water Sharing Plan

Contents

1.	Introduction	5
1.1	The Project	5
1.2	Site and study area	5
1.3	Secretary's environmental assessment requirements	5
1.4	Purpose of this report	8
1.5	Structure of this report	8
2.	Assessment methodology	9
2.1	Review of relevant legislation, policy and guidelines	9
2.2	Existing environment	9
2.3	Impact assessment	9
2.4	Identification of mitigation measures	10
3.	Legislation, policy and guidelines	11
3.1.1	Environmental Planning and Assessment Act 1979	11
3.1.2	Protection of the Environment Operations Act 1997	11
3.1.3	Water Management Act 2000	11
3.1.4	State Environmental Planning Policy (Resilience and Hazards) 2021	11
3.1.5	Local environmental plans	12
3.1.6	Development control plans	12
3.2	Policy and guidelines	12
3.2.1	NSW Government Water Quality and River Flow Objectives	12
3.2.2	Australian and New Zealand water quality guidelines	12
3.2.3	NSW Flood Risk Management Manual 2023 and NSW Flood Prone Land Policy	13
3.2.4	Australian Rainfall and Runoff 2019	13
3.2.5	Managing Urban Stormwater – Soils and Construction	13
3.2.6	Guidelines for controlled activity approvals	13
4.	Existing environment	14
4.1	Regional context	14
4.2	Site description and land use	16
4.3	Climate	18
4.4	Soils	20
4.5	Topography	20
4.6	Hydrology and drainage	20
4.7	Groundwater	23
4.7.1	Site groundwater levels	23
4.7.2	Groundwater receptors	23
4.8	Water quality	27
4.9	Existing flood condition	27
4.9.1	Regional flooding and flood prone land	27
4.9.2	Local flooding	28
5.	Impact assessment	31
5.1	Hydrology and flooding	31
5.1.1	Construction phase flood impacts	31
5.1.2	Operation phase flood impacts	31

5.2	Surface water quality	32
5.2.1	Construction phase surface water quality	32
5.2.2	Operational phase surface water quality	33
5.3	Groundwater	34
5.4	Water supply	34
5.4.1	Construction	34
5.4.2	Operation	35
5.4.3	Water balance	35
5.5	Cumulative impacts	35
6.	Mitigation measures	38
6.1	Construction	38
6.2	Operation	38
6.2.1	Detailed design	38
6.2.2	Environmental procedures	38
7.	Conclusions	40
8.	References	41

Table index

Table 1.1	Environmental assessment requirements	5
Table 4.1	NSW Water Quality Objectives (waterways affected by urban development) (DCCEEW 2006)	15
Table 4.2	NSW River Flow Objectives (waterways affected by urban development) (DCCEEW 2006)	16
Table 4.3	Summary of geotechnical investigation depths and lithology	23
Table 4.4.4	Groundwater monitoring bores (WaterNSW 2024)	24
Table 4.5	Existing water quality conditions of watercourses near the site	27
Table 5.1	Water quality treatment train effectiveness	33
Table 5.2	Projects relevant to the study area	37

Figure index

Figure 1.1	Project locality and size (Reproduced AECOM, 2025)	7
Figure 4.1	Sydney Harbour and Parramatta River Catchment map (NSW DCCEEW 2006) with the approximate site marked with red cross	15
Figure 4.2	Land use in surrounding area	17
Figure 4.3	Climate statistics - SILO grid point -33.85, 151.1	19
Figure 4.4	Soils of the site and surrounding area	21
Figure 4.5	Topography and hydrology	22
Figure 4.6	Groundwater receptors	26
Figure 4.7	NSW Flood Risk Management Manual FB03 Flood Risk Categories	29
Figure 4.8	PMF Event with approximate site location outlined in purple (WMAwater, 2016)	30
Figure 5.1	Conceptual site water balance	36

Appendices

Appendix A	Flood mapping
Appendix B	Agency advice
Appendix C	Planning Certificate – Strathfield Council

1. Introduction

1.1 The Project

The Project involves the construction and operation of a 200 MW battery energy storage system (BESS) at 10 Homebush Bay Drive, Homebush, NSW. The site is located approximately 14 km north-west of Sydney CBD.

The Project will include the development of the following infrastructure:

- Construction, operation, and maintenance of a BESS with a 200 MW maximum power output capacity with 2-hour duration (i.e. 400 MWh)
- Containerised battery units (112 Megapacks) and associated infrastructure, including inverters and 56 medium voltage transformers
- 33kV underground cable connection from the battery units to the Mason Park Sub-transmission Switching Station (STSS)
- Combined switch room and control room building
- Eight Ring Main Units (RMU)
- Onsite workshop facility
- Two auxiliary transformers
- Backup diesel generator
- Two spaces for onsite car parking
- Other ancillary infrastructure including fire suppression, stormwater management, 2.4m high boundary security chain wire fencing, lighting and CCTV.

The operational lifetime of the BESS is expected to be approximately 50 years. Figure 1.1 provides the Project layout.

1.2 Site and study area

The site is located in Homebush, NSW, about 14 kilometres (km) north-west of Sydney CBD and within the Strathfield Council local government area (LGA). The site includes the Project as well as an existing Mason Park Sub-Transmission Switching Station (STSS).

The study area includes the site as well as the downstream environment extending to the junction of Salesyard Creek with the Parramatta River.

1.3 Secretary's environmental assessment requirements

This report has been prepared in accordance with the Secretary's Environmental Assessment Requirements (SEARs) that were issued for the Project (SSD- 77443244) on 20 November 2024. The SEARs relevant to this assessment are summarised in Table 1.1.

Table 1.1 Environmental assessment requirements

Issue	SEARs	Where addressed
Water	An assessment of the likely impacts of the development (including flooding and flood modelling) on surrounding watercourses (including their Strahler Stream Order), groundwater resources and surface water movements, and measures proposed to monitor, reduce and mitigate these impacts including water management.	Section 5 and 6
	A site water balance for the development.	Section 5.4.3
	Details of water requirements and supply arrangements for construction and operation (including consultation with suppliers).	Section 5.4

Issue	SEARs	Where addressed
	A description of the erosion and sediment control measures that would be implemented to mitigate any impacts in accordance with <i>Managing Urban Stormwater: Soils & Construction</i> (Landcom, 2004) and <i>Managing Urban Stormwater: Soils and construction – Volume 2A manual</i> (Landcom, 2008).	Section 6.1
	Assessing the impacts of the development, including any changes to flood risk and overland flows on-site or off-site, and detail design solutions and operational procedures to mitigate flood risk where required	Section 5.1
	Where the Project involves works within 40 metres of any river, lake or wetlands (collectively waterfront land), identify likely impacts to the waterfront land, and how the activities are to be designed and implemented in accordance with the <i>DPI Guidelines for Controlled Activities on Waterfront Land</i> (2018) and (if necessary) <i>Why Do Fish Need to Cross the Road? Fish Passage Requirements for Waterway Crossings</i> (DPI 2003), and <i>Policy & Guidelines for Fish Habitat Conservation & Management</i> (DPE, 2013).	Section 4.6
	Flood Risk: - Identification of any flood risk on site having regard to adopted flood studies, the potential effects of climate change and any relevant provisions of the NSW Flood Risk Management Manual. - Where the development could alter flood behaviour, affect flood risk to the existing community or expose its users to flood risk, provide a flood impact and risk assessment (FIRA) prepared in accordance with the <i>Flood Impact and Risk Assessment – Flood Risk Management Guide LU01</i>. - Detailed design solutions and operational procedures to mitigate flood risk where required.	Section 5.1

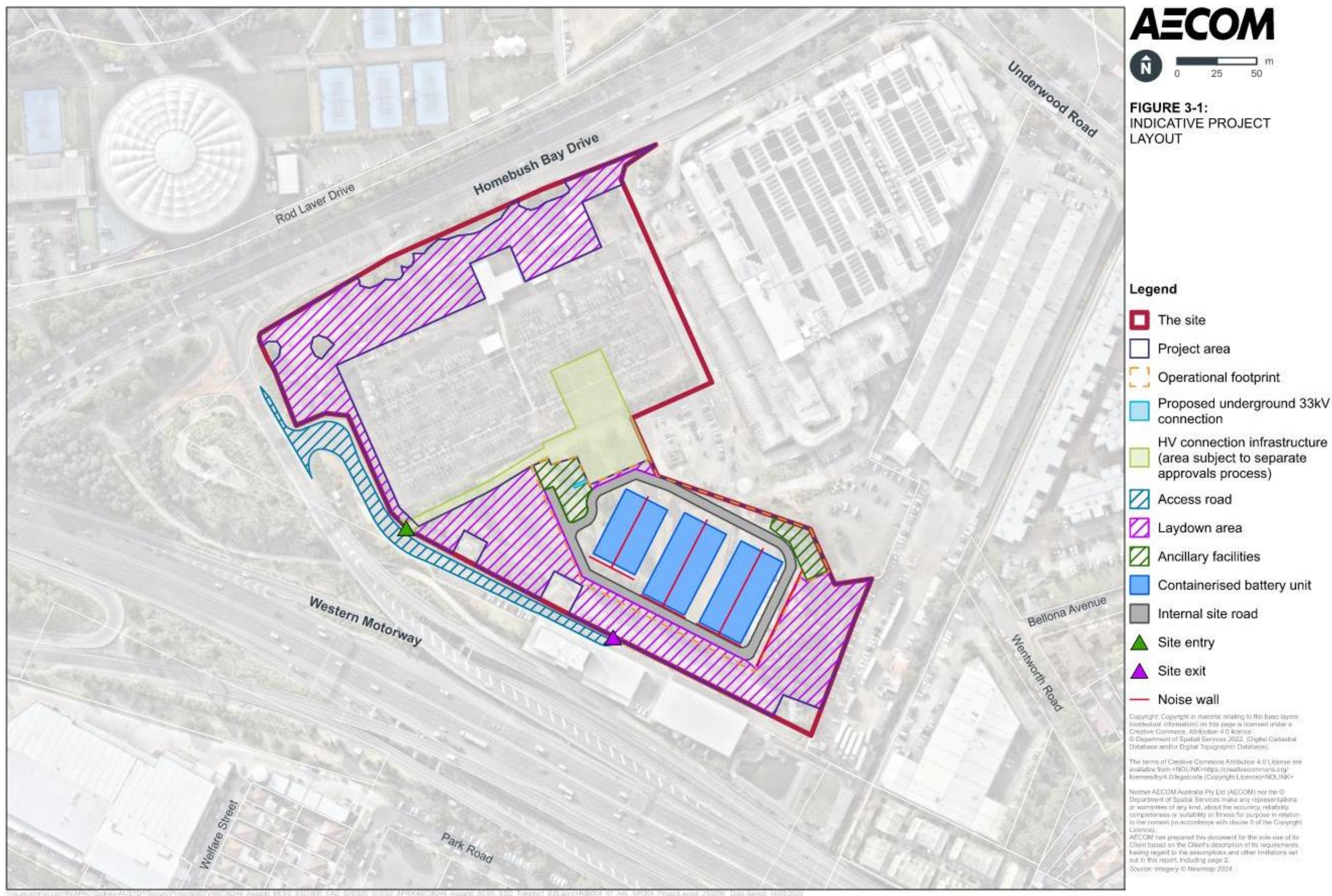


Figure 1.1 Project locality and size (Reproduced AECOM, 2025)

1.4 Purpose of this report

The purpose of this report is to assess the potential soil and water impacts arising from the construction and operation of the Project. The report:

- Addresses the SEARs and agency requirements listed in Section 1.3 and Table 1.1.
- Describes the existing environment with respect to surface water.
- Assesses the impacts of constructing and operating the Project on surface water.
- Recommends measures to mitigate and manage any impacts identified.

1.5 Structure of this report

The structure of the report is outlined below.

- Chapter 1 – Introduces the Project and purpose of the report
- Chapter 2 – Outlines the assessment methodology
- Chapter 3 – Describes the legislation, policy and guidelines relevant to this assessment
- Chapter 4 – Describes the existing environment regionally and within the site
- Chapter 5 – Provides an assessment of potential impacts during construction and operation of the Project, including consideration of the proposed soil and water management strategy incorporated into the Project.
- Chapter 6 – Specifies required mitigation measures based on the impact assessment
- Chapter 7 – Provides a summary of the impacts and mitigation measures

2. Assessment methodology

The methodology for the Project comprised four key components:

- A review of relevant legislation, policy, and guidelines.
- Identification of the existing environmental baseline.
- Impact assessment of the construction and operation of the Project.
- Specification of mitigation measures for identified impacts (if any), with residual risks identified.
- The activities involved in each of these components is described below.

2.1 Review of relevant legislation, policy and guidelines

A review of relevant legislation, policies, and guidelines was conducted to establish the regulatory context for the assessment. This included, but was not limited to, the following key documents:

- *Environmental Planning and Assessment Act 1979 (EP&A Act)*
- *Protection of the Environment Operations Act 1997 (POEO Act)*
- *Water Management Act 2000 (WM Act)*
- *NSW Flood Risk Management Manual (2023)*
- Managing Urban Stormwater: Soils and Construction (Landcom, 2004)
- – Australian Rainfall and Runoff (2019, updated 2024)

These documents provided the regulatory framework for assessing water-related impacts, including flood risk and surface and groundwater quality. Further details are provided in Section 3.

2.2 Existing environment

An assessment of existing environmental conditions (baseline) was undertaken to baseline site-specific hydrology (surface and groundwater), water quality, and flood risks. This included:

- Hydrology and drainage: Reviewing regional and local watercourses, drainage patterns, and waterbodies.
- Surface water quality: Reviewing existing water quality information as it relates to potential interactions of the Project with the surrounding environment.
- Groundwater: Evaluating groundwater conditions based on nearby monitoring bores, including depth, flow direction, and potential groundwater-dependent ecosystems.
- Flood risk assessment: Identifying existing flood behaviour, including site inundation risks under various design storm events, using available flood studies and newly developed site-specific flood modelling.

These and other baseline conditions are described in detail in Section 4.

2.3 Impact assessment

A structured impact assessment was conducted to evaluate potential effects on hydrology, flooding, surface water, and groundwater based on the Project. This included:

- Hydrology and flooding: Assessing potential changes to local drainage patterns and flood behaviour.
- Surface water quality: Evaluating the risk of erosion, sedimentation, and pollutant discharge during both construction and operational phases.
- Groundwater: Identifying any potential impacts on groundwater quality and flow.
- Cumulative impacts: Reviewing potential interactions with other Projects in the region to assess broader water-related implications.

2.4 Identification of mitigation measures

Where risks were identified as part of the impact assessment, mitigation measures were specified to manage potential impacts from the Project relevant to water. Residual risks following implementation of recommended mitigation measures are also provided.

3. Legislation, policy and guidelines

3.1.1 Environmental Planning and Assessment Act 1979

The EP&A Act is the core legislation relating to planning and development activities in NSW and provides the statutory framework under which developments are assessed. The EP&A Act aims to encourage the proper management, development and conservation of resources, environmental protection and ecologically sustainable development. The Project is deemed to be State significant development (SSD - 77443244) under the EP&A Act is subject to the preparation of an EIS. As part of the project EIS, the SEARs issued for the Project (refer section 1.4) have identified the requirement to undertake this Water Impact Assessment (WIA).

3.1.2 Protection of the Environment Operations Act 1997

The *Protection of the Environment Operations Act 1997* (POEO Act) is administered by the NSW Environment Protection Authority (EPA), which is an independent statutory authority and the primary environmental regulator for NSW. The objectives of the POEO Act are to protect, restore and enhance the quality of the environment. Some of the mechanisms that can be applied under the POEO Act to achieve these objectives include programs to reduce pollution at the source and monitoring and reporting on environmental quality. The POEO Act regulates and requires licensing for environmental protection, including for water pollution and water resource impacts.

Under the POEO Act, an Environment Protection Licence (EPL) is required for premises at which a 'scheduled activity' is conducted. Schedule 1 of the POEO Act lists activities that are scheduled activities for the purpose of the Act. Licence conditions relate to pollution prevention and monitoring and limit the air, noise, water and waste impacts of an activity. An EPL is not required for the Project.

3.1.3 Water Management Act 2000

The aim of the WM Act is to ensure that water resources are conserved and properly managed for sustainable use benefiting both present and future generations. It is also intended to provide formal means for the protection and enhancement of the environmental qualities of waterways and in-stream uses as well as to provide for protection of catchment conditions.

Water sources in NSW are managed via Water Sharing Plans (WSPs). Provisions outlined within WSPs exist to ensure water is provided to support the ecological processes and environmental needs of groundwater dependent ecosystems and waterways. WSPs also regulate how the water available for extraction is shared between the environment, basic landholder rights, town water supplies and commercial uses. WALs entitle licence holders to specify share components in the available water that may be sustainably extracted from a particular water source. The actual volume of water available to be extracted may vary, dependent on available water determinations made under the WM Act. Available water determinations are made for each WAL category in each water source and are generally made at the start of a water year, although may be altered at any time.

The Project is located within the Parramatta River Source, which is regulated by the WSP for the Greater Metropolitan Region Unregulated River Water Sources 2023. Ausgrid do not seek to obtain water from the surface water or groundwater as part of the Project. Water sourcing arrangements are described in Section 5.4.

3.1.4 State Environmental Planning Policy (Resilience and Hazards) 2021

The State Environmental Planning Policy (Resilience and Hazards) 2021 prescribes a coastal zone and within that zone, identifies additional development controls that should be considered for developments. The Coastal Management SEPP breaks down the coastal zone into different zones with different restrictions.

The Project is not located within a coastal wetland or littoral rainforest or their proximity areas and is not within a coastal vulnerability or environment area.

3.1.5 Local environmental plans

Local environmental plans (LEPs) are the principal planning controls for local councils, summarising permissible land uses throughout the LGA. LEPs are not applicable to SSD projects, however, provide a reference point for the expectations of flooding controls. The Project is located within the Strathfield Council LGA and the Strathfield LEP 2012 is relevant to the Project. The LEP includes a clause on flood planning (5.21) with objectives to:

- minimise the flood risk to life and property associated with the use of land.
- allow development on land that is compatible with the land's flood hazard, considering projected changes as a result of climate change.
- avoid significant adverse impacts on flood behaviour and the environment.
- enable the safe occupation and efficient evacuation of people in the event of a flood.

The flood planning clause applies to land identified as "flood planning area" on the Flood Planning Map. The existing flood condition of the site is discussed in Section 4.9. An assessment of the proposed flood conditions arising from the Project have been assessed in Section 5.1.

3.1.6 Development control plans

Development Control Plans (DCPs) specify detailed planning and design guidelines to support the provisions in the LEP. DCPs are not applicable to SSD Projects, however, provide a reference point for the expectations of water quality controls. The Strathfield Council DCP describes the general development controls and targets applicable to stormwater management within the LGA.

The pollutant reduction targets for mitigated and unmitigated development are included in the table below and have been adopted in this assessment (refer to Section 5.2.2).

Table 3.1 Strathfield Council DCP Pollutant Reduction Targets (Strathfield Council 2005)

Pollutant	Post development average annual load reduction (%)
Total Suspended Solids	85
Total Phosphorus	65
Total Nitrogen	45
Gross Pollutants (>5mm)	90
Total Hydrocarbons	90

3.2 Policy and guidelines

3.2.1 NSW Government Water Quality and River Flow Objectives

The NSW Water Quality and River Flow Objectives (DECCW 2006) are the agreed environmental values and long-term goals for each catchment in NSW. The objectives are intended to be considered in assessing and managing the potential impacts of activities on waterways.

The Project is mapped in the catchment of the Parramatta River, a waterway within the broader Sydney Harbour and Parramatta River catchment. The Project site is defined by DCCEE (2006) as being in an upper estuary region. The NSW Water Quality and River Flow Objectives relevant to the Project are described in Section 4.1.

3.2.2 Australian and New Zealand water quality guidelines

The *Australian and New Zealand Guidelines for Fresh and Marine Water Quality* (ANZECC 2000 and ANZG 2018), are the benchmark documents of the NWQMS which provide a guide for assessing and managing ambient water quality in a wide range of water resource types and according to specified environmental values, such as aquatic ecosystems, primary industries, recreation and drinking water. The ANZECC (2000) guidelines present

numerical guidelines which can be used as a basis to assess the impact of the Project against defined objectives or values for the receiving waters. The Australian and New Zealand Guidelines for Fresh and Marine Water Quality (ANZG 2018) provide guidance for assessing and managing ambient water quality according to specified environmental values, published following scientific review of the ANZECC (2000) guidelines. The Water Quality Management Framework (ANZG 2018) provides the key requirements for determining appropriate guideline values or performance criteria to evaluate the results of water quality monitoring programs. The application of ANZG (2018) and ANZECC (2000) regarding water quality is discussed in Section 4.

3.2.3 NSW Flood Risk Management Manual 2023 and NSW Flood Prone Land Policy

The NSW Flood Risk Management Manual 2023 and NSW Flood Prone Land policy provide for the management of flood-prone land within NSW. The manual “promotes the use of a merit approach which balances social, economic, environmental and flood risk parameters to determine whether particular development or use of the floodplain is appropriate and sustainable”. The NSW Flood Risk Management Manual 2023 is supported by several compendium guidelines. These guidelines are provided in relation to the management of flood liable lands, including any development that has the potential to influence flooding, particularly in relation to increasing the flood risk to people and infrastructure. The Project has the potential to increase flood risk through, for example, increasing stormwater runoff would be subject to consideration under the Floodplain Development Manual.

Flood risk management in accordance with these policies is discussed in Section 5.1.

3.2.4 Australian Rainfall and Runoff 2019

Australian Rainfall and Runoff (ARR) (Babister et al. 2019) is a national guideline document, data (including design rainfalls and other hydrologic data) and software suite that is used for the estimation of design flood characteristics in Australia. The approaches presented in ARR 2019 are essential for policy decisions and Projects including infrastructure, town planning, mining, development of rural and urban floodplain management plans, operation of river systems, and estimation of extreme flood levels.

The flood assessment of the Project has been undertaken in accordance with the methodology and data provided by ARR (2019), including recent 2024 revisions, as described in Section 5.1.

3.2.5 Managing Urban Stormwater – Soils and Construction

Managing Urban Stormwater, Soils and Construction, Volume 1 (Landcom 2004) more commonly referred to as ‘The Blue Book’ provides guidance and performance standards with relation to the control of erosion and sediment. Throughout NSW the performance standards of Landcom (2004) are commonly used to assess the suitability of proposed controls and residual risk and are commonly included by the EPA in relevant regulatory requirements. The guidelines are supported by the NSW Environment Protection Authority (EPA), as well as throughout other NSW government agencies, local government and industry.

The guidelines are referenced and implemented through the development of recommended mitigation measures for soil and water management for the Project, as described in Section 6.

3.2.6 Guidelines for controlled activity approvals

Section 91 of the WM Act details the requirements for obtaining a controlled activity approval to permit work to be carried out on waterfront land. This includes the bed of any river, lake or estuary and any land within 40 m of its highest bank. SSDs do not require controlled activity approvals, by virtue of Section 4.41 of the EP&A Act. However, it remains an offence to harm waterfront land when carrying out an exempt controlled activity.

The former NSW DPE has published several guidelines on types of controlled activities and the protection of waterfront land. The guidelines provide recommendations for the design and construction of instream works and an indication of the width of riparian zones to be considered. Whilst the SEARs request this assessment (see Section 1.3), the Project does not propose to undertake works within 40 m of a waterway that would trigger the controlled activities guidelines.

4. Existing environment

4.1 Regional context

The Project site is in the inner-west region of Sydney in NSW, within the Homebush Bay catchment, shown in Figure 4.1. The Homebush Bay catchment covers an area of 28 square kilometres and is part of the broader Sydney Harbour and Parramatta River catchment. The Sydney Harbour and Parramatta River catchment includes the major city of Sydney, approximately 13 kilometres (km) east of the Project site. Other major suburbs in the catchment include Baulkham Hills, Parramatta, Strathfield, Ryde, Lane Cove and North Sydney. The two main freshwater rivers within the catchment are the Parramatta and Lane Cove rivers. Water use within the catchment supports a large population and a diverse range of users, including Sydney Water (as asset owners of drainage infrastructure), tourism operators, local councils and industrial users. The Sydney Harbour and Parramatta River catchment is bounded by the Georges River catchment to the south and the Hawksbury-Nepean River catchment to the north and west.

The elevations within the catchment range from less than 10 m Australian Height Datum (AHD) to up to 30 m in the upper areas of the catchment. Much of the catchment's topography has been altered through reclamation of land, as well as filling of floodplains and excavation works. The catchment consists of two sub catchments: Haslams Creek and Powells Creek sub catchments. The major tributaries are Haslams Creek, Powells Creek, Boundary Creek and Saleyards Creek. Homebush Bay then joins Parramatta River between Rhodes and Wentworth Point.

The broader Sydney Harbour and Parramatta River catchment map (see Figure 4.1) indicates the site is located within catchment affected by urban development, however runoff from the Project site reports to the upper estuary catchment (DCCEEW 2008). Remnant natural features within the smaller Homebush Bay catchment include the nearby Mason Park Wetlands (550 m east of the site), as well as Bicentennial and Millenium Parklands. There are no Ramsar-listed wetlands in the vicinity, but the Mason Park Wetlands are zoned for environmental conservation (C2 – Environmental Conservation) under the Strathfield LEP. Estuarine Swamp Oak Twig-Rush Forest is noted as being present here. The Badu Wetlands (which are wetlands of national significance) are located within Bicentennial Park, 1.2 km north of the site. Whilst the broader Sydney Harbour and Parramatta River catchment is heavily urbanised, other notable environmental features of the catchment are Lane Cove National Park and Garigal National Park.

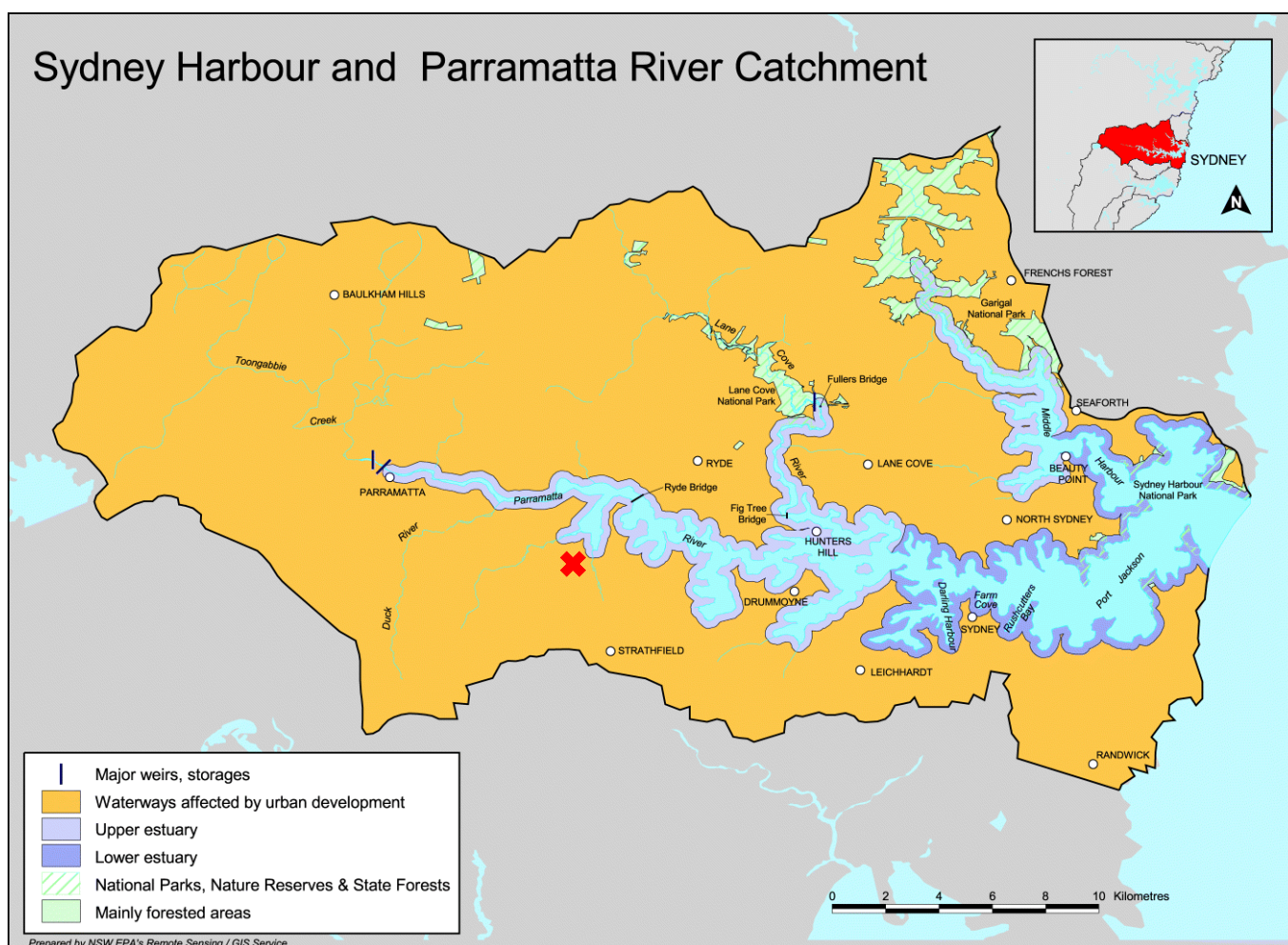


Figure 4.1 Sydney Harbour and Parramatta River Catchment map (NSW DCCEEW 2006) with the approximate site marked with red cross

The site is located as shown in Figure 4.1, within waterways affected by urban development and ultimately discharging through the upper estuary into Parramatta River. Water quality and river flow objectives relevant to the Project site (waterways affected by urban development) are listed in Table 4.1 and Table 4.2 respectively.

The water quality objectives are consistent with the national framework for assessing water quality provided by Australian and New Zealand Guidelines for Fresh and Marine Water Quality (ANZG 2018) and have been considered in the assessment of surface water quality, discussed in Section 4.7. The river flow objectives have been considered in the assessment of hydrology and flooding as discussed in Section 5.

Table 4.1 NSW Water Quality Objectives (waterways affected by urban development) (DCCEEW 2006)

Water quality objective	Detail
Aquatic ecosystems	Maintaining or improving the ecological condition of waterbodies and their riparian zones over the long term.
Visual amenity	The objective applies to all waters, particularly those used for aquatic recreation and where scenic qualities are important.
Secondary contact recreation	Maintaining or improving water quality for activities such as boating and wading, where there is a low probability of water being swallowed.
Primary contact recreation	Maintaining or improving water quality for activities such as swimming in which there is a high probability of water being swallowed.

Table 4.2 *NSW River Flow Objectives (waterways affected by urban development) (DCCEEW 2006)*

River flow objective	Detail
Protect pools in dry times	Protect natural water levels in pools of creeks and rivers and wetlands during periods of no flows
Protect natural low flows	Water extraction and storage are high in dry times and impose long artificial droughts that increase the stress on aquatic plants and animals
Maintain wetland and floodplain inundation	Maintain or restore the natural inundation patterns and distribution of floodwaters supporting natural wetland and floodplain ecosystems.
Manage groundwater for ecosystems	Maintain groundwater within natural levels and variability, critical to surface flows and ecosystems.
Minimise effects of weirs and other structures	Minimise the impact of instream structures.
Maintain or rehabilitate estuarine processes and habitats	Maintain or rehabilitate estuarine processes and habitats.

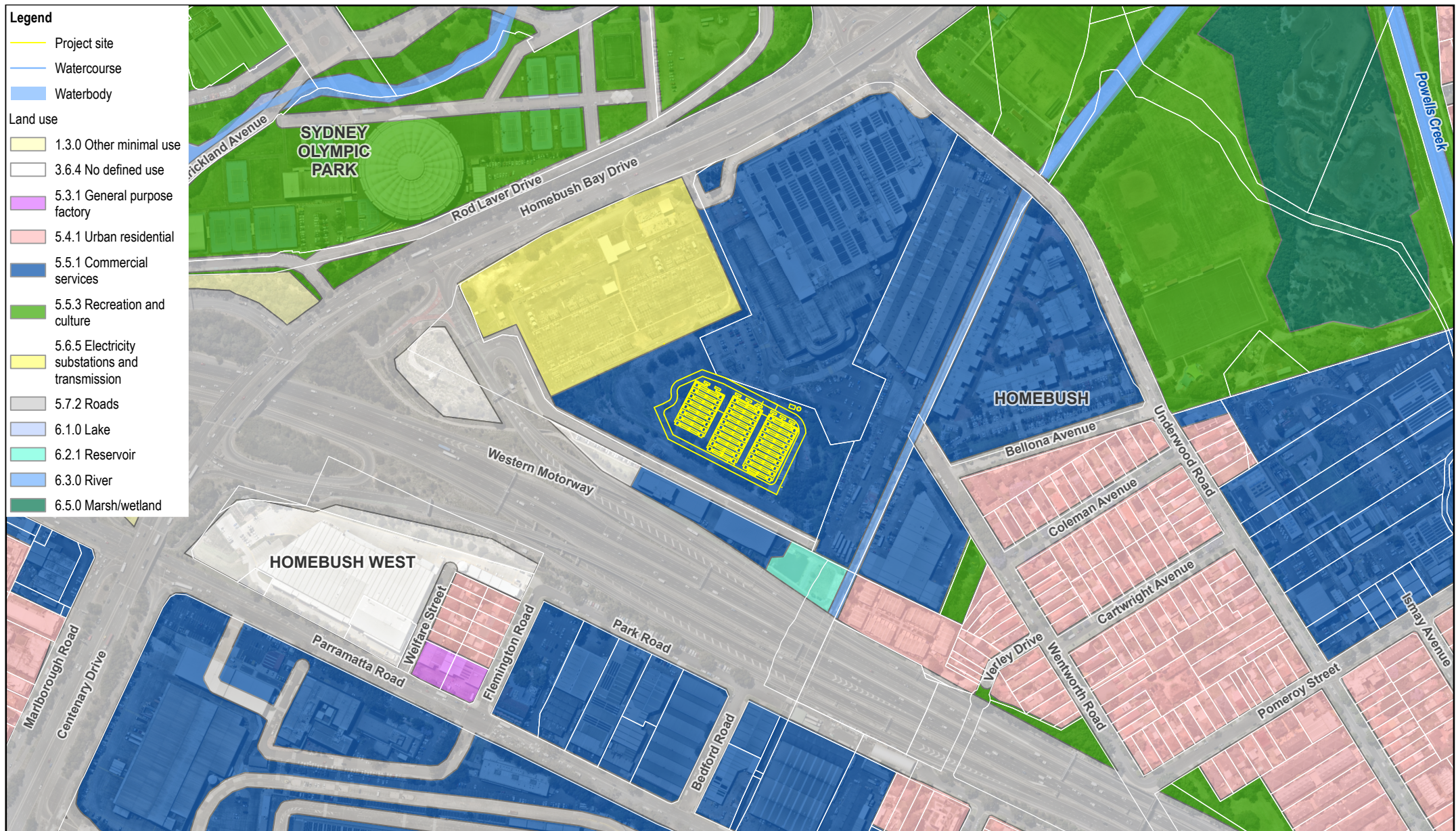
4.2 Site description and land use

The site is bordered by Homebush Bay Drive (A3) on the northern edge of the lot, with the Western Motorway (M4) and an unnamed access road to the south. Existing land uses within the site include electricity supply. The locality of the Project site is mapped in Figure 1.1.

Saleyards Creek, a drainage canal which is a tributary to Powells Creek, lies 50 m south-east of the site. The highly modified channel flows to the north-east from south-west following the alignment of the site. Powells Creek itself is 625 m east of the site, flowing north from Strathfield into the Parramatta River at Homebush Bay. The site is predominantly asphalt, and has been previously used as a carpark. The remainder of the site comprises some exposed soils, with highly disturbed vegetation (weeds) and some planted native vegetation.

Review of the 2017 land use spatial dataset (DPE 2017) was undertaken to identify the nearby land uses (Figure 4.2). The land uses immediately surrounding the site include Services, Transport and Communication. The land uses surrounding the site are consistent with urban and industrial areas.

The site includes scattered vegetation, an unused asphalt carpark and small building, as well as the STSS in the northern portion. The land itself is zoned as SP2 Electricity Supply under the Strathfield LEP, with surrounding land use zoned as primarily industrial and commercial. This includes a mixture of major arterial roads, the DFO Homebush shopping centre, WestConnex Offices, parking lots and sporting facilities. There is also a small area of highly disturbed vegetated land on the south-eastern portion of the site. Historically, the Project site has been predominantly utilised for electricity generation and industrial purposes.



1:5,000 @ ISO A4
0 50 100
Metres

Map Projection: Transverse Mercator
Horizontal Datum: GDA2020
Grid: GDA2020 MGA Zone 56



Ausgrid Operator Partnership
Homebush BESS
Water Impact Assessment

Project No. 12651400
Revision No. 0
Date. 16/04/2025

Land use

FIGURE 4.2

4.3 Climate

Patched point climate data was obtained from the Scientific Information for Landowners (SILO) database operated by Queensland Government's Department of Environment and Science (DES 2024). SILO point data consists of interpolated estimates based on historically observed data from BOM climate stations across Australia. For this assessment, SILO data was obtained for the grid point -33.85, 151.1, which is located over the site. Climate statistics for the Project site between 1970 and 2023 are presented in Figure 4.3.

Review of Bureau of Meteorology (BOM) climate Köppen classification mapping indicates the Project site is in a temperate climate zone and is characterised by warm summers, with no dry season. As shown in Figure 4.3, strong seasonality is observed in temperature, with temperature maximums typically exceeding 30 degrees Celsius (°C) in summer months and 15°C in winter months.

Monthly rainfall is relatively uniform throughout the year, with slightly increased median rainfall occurring in February and March compared with other months. The annual average rainfall is 959 mm, with a maximum of 1,920.8 mm recorded in 2022, and a minimum of 501.5 mm recorded in 1979.

Strong seasonality in evapotranspiration is observed throughout the year, with the highest monthly totals observed in December through March. The annual average evapotranspiration is approximately 1,750 mm.

A moisture deficit (annual evapotranspiration less annual rainfall) is observed in all months, with an average annual moisture deficit of approximately 750 mm per year, indicating the presence of moisture in environmental conditions are more strongly dominated by evapotranspiration throughout the year.

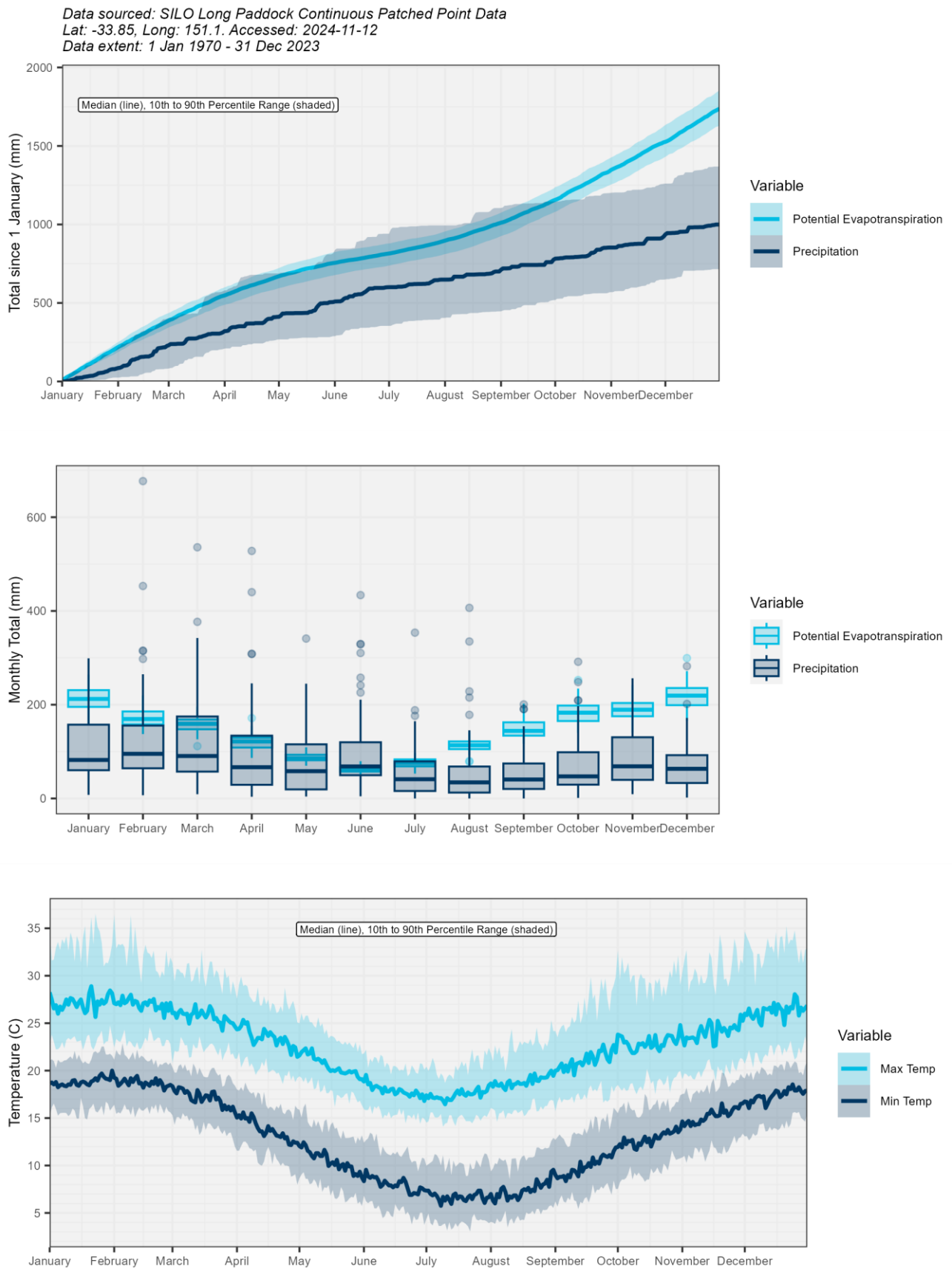


Figure 4.3 Climate statistics - SILO grid point -33.85, 151.1

4.4 Soils

The site is located across three different soil landscapes (the Birrong soil landscape in the north, and Blacktown soil landscape in the centre, and Disturbed Terrain in the south). The Birrong soil landscape is characterised by the presence of silt and clay-sized alluvial soils with silty and hard setting clay loams. The Blacktown soil landscape contains brownish-black loams and hard-setting brown clay loams, noted for their highly plastic, low soil fertility and poor drainage characteristics. Disturbed Terrain has been noted where original vegetation has been cleared, where there may be areas of cut-and-fill or other complete disturbance or removal of soil. This soil landscape is present in the areas of the site where previous landscape modification has occurred, such as where the asphalt car park is currently located. The Sydney 1:100,000 Geological Map notes the presence of “silty to peaty quartz sand, silt and clay” with “ferruginous and humic cementation in places”.

Review of the great soil group mapping in the vicinity of the Project site reports less fertile Yellow Podzolic Soils in the western portion of the proposed site. These soils are prone to low soil pH and low clay content, with susceptibility to compaction. The site may also contain Acid Sulfate Soils (ASS) according to the Strathfield LEP. Presence of these soils is mapped in Figure 4.4.

A search of the EPA’s List of Notified Sites returned the Ausgrid Mason Park Substation (1 Underwood Road, Homebush) as containing contamination but not requiring regulation under the CLM Act.

4.5 Topography

The site generally slopes from north-west to south-east, and drains to the south-east towards Saleyards Creek, a man-made drainage channel which is a tributary to Powells Creek. Saleyards Creek runs from the south-west to the north-east.

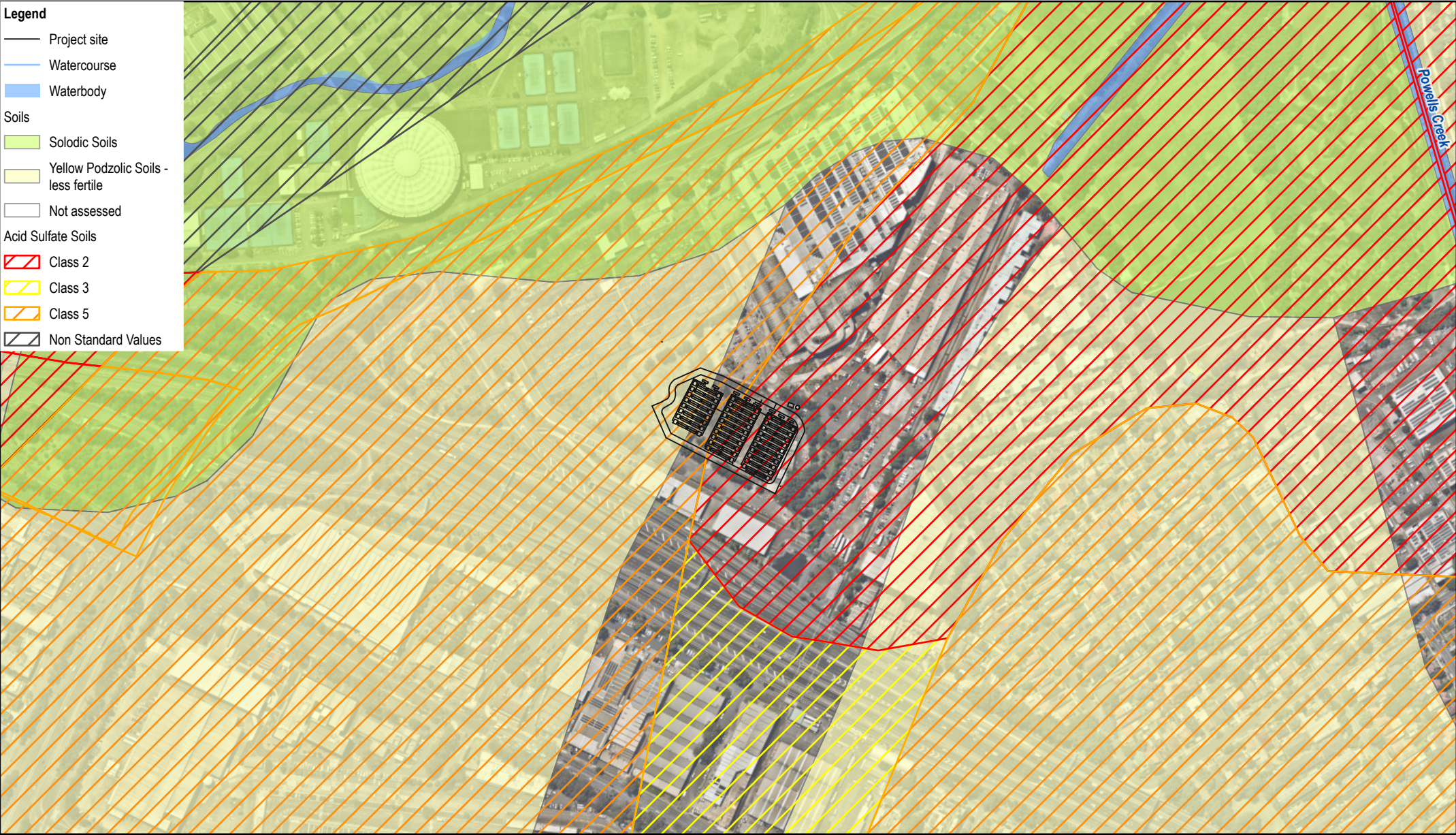
The elevation of the north-western portion of the site where the Mason Park STSS currently exists is approximately 10.4 m AHD to 11.4 m AHD, and with a slight slope of approximately 1%. Elevations towards the south-eastern portion of the site (in the location of the proposed BESS site) vary between 12 m AHD down to 5.5 m AHD, with site slopes generally steeper and in the range of 3-4%. The topography of the Project site is shown on Figure 4.5.

4.6 Hydrology and drainage

Regionally, the site is located within the Sydney basin, within the Parramatta River catchment. The Parramatta River is a fourth order watercourse which discharges to the Tasman Sea some 25 km downstream. The Parramatta River flows west to east, and is located approximately 4 km north of the site at its nearest point.

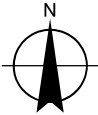
There are two watercourses in the vicinity of the site. One watercourse, Saleyards Creek, is an ephemeral man-made drainage canal located 100 m east of the site and assigned order 0 according to the Strahler stream ordering system. The channel is of shallow depth, lined with concrete and contained with shallow vertical concrete banks near the site. Near the site, Saleyards Creek is an open channel, forming part of the local stormwater drainage network, upgradient of the Project site in Homebush West, the channel is covered. Saleyards Creek is a tributary of Powells Creek, which intersects with the canal approximately 800 m north-east of the site. The Mason Park Wetlands are located approximately 550 m northeast of the Project site, which the canal traverses before connection to Powells Creek. The total catchment area of Saleyards Creek to its confluence with Powells Creek is approximately 3.2 km² (WMA Water, 2016).

Powells Creek is a highly modified first order watercourse, which drains into Homebush Bay and then discharges into the Parramatta River. Powells Creek is an open concrete channel of shallow depth with inlet pits and pipes. There is dense mangrove vegetation downstream where Powells Creek discharges into Homebush Bay (Badu Mangroves). The total catchment area of Powells Creek to where it discharges into Homebush Bay is approximately 8.1 km² (WMA Water, 2016). The watercourses relevant to the Project are shown in Figure 4.5



1:5,000 @ ISO A4
0 50 100
Metres

Map Projection: Transverse Mercator
Horizontal Datum: GDA2020
Grid: GDA2020 MGA Zone 56



Ausgrid Operator Partnership
Homebush BESS
Water Impact Assessment

Project No. 12651400
Revision No. 0
Date. 16/04/2025

Soils

FIGURE 4.4



Legend

- Project site
- Contour (m)
- Watercourse
- Waterbody

1:7,040 @ ISO A4
 0 100 200
 Metres

Map Projection: Transverse Mercator
 Horizontal Datum: GDA2020
 Grid: GDA2020 MGA Zone 56



Ausgrid Operator Partnership
 Homebush BESS
 Water Impact Assessment

Project No. 12651400
 Revision No. 0
 Date. 16/04/2025

Topography and hydrology

FIGURE 4.5

4.7 Groundwater

4.7.1 Site groundwater levels

A geotechnical investigation was undertaken on 28 August 2024 by Alliance Geotechnical Pty Ltd (2025). A summary of the geotechnical boreholes drilled by Alliance Geotechnical Pty Ltd is included in Table 4.3. The locations of these geotechnical boreholes are shown on Figure 4.6.

Table 4.3 Summary of geotechnical investigation depths and lithology

ID	Easting	Northing	Surface level (m AHD)	Depth (m BGL)	Depth (m AHD)	Lithology (m)
BH01	321940	6252074	10.1	3.0	7.1	0-0.15 Topsoil (silty clay) 0.15-0.8 Fill (gravelly silt/clay/sand) 0.8-1.6 Alluvial residual soil 1.6-3.0 Clay/gravelly clay
BH02	321942	6252008	8.2	3.0	5.2	0-0.05 Asphalt 0.05-0.4 Fill (gravelly silt/clay/sand) 0.4-1.3 Alluvial residual soil 1.3-3.0 Clay/gravelly clay
BH03	322002	6252017	6.7	3.0	3.7	0-0.15 Topsoil (silty clay) 0.15-0.7 Fill (gravelly silt/clay/sand) 0.7-1.5 Alluvial residual soil 1.5-2.6 Clay/gravelly clay 2.6-3.0 Shale bedrock (inferred)
BH04	322003	6251949	6.5	3.0	3.5	0-0.05 Asphalt 0.05-1.5 Fill (gravelly silt/clay/sand) 1.5-2.2 Alluvial residual soil 2.2-2.8 Clay/gravelly clay 2.8-7.0 Shale bedrock (inferred)
BH05	322051	6251971	3.8	3.0	0.8	0-0.6 Fill (gravelly silt/clay/sand) 0.6-3.0 Alluvial residual soil

According to Alliance Geotechnical Pty Ltd (2025), groundwater (“seepage”) was encountered at 1 m BGL within BH05. Given the surface level is approximately 3.8 m AHD, groundwater is therefore present at approximately 2.8 m AHD, which may be present in the lower-lying portions of the site. As this groundwater is shallow and non-confined (based on the presence of fill and residual alluvial soils at BH05), its presence across the site is likely to be rainfall influenced and may vary over time. No other groundwater interactions at the site were documented within Alliance Geotechnical Pty Ltd (2025).

4.7.2 Groundwater receptors

A search of the Australian Groundwater Dependent Ecosystems Atlas (GDE Atlas; BOM 2025) was undertaken to identify nearby Groundwater dependent ecosystems (GDEs). In addition, a review of the High Ecological Value Aquatic Ecosystems (HEVAE) vegetation dataset (DCCEE 2018) was also undertaken to identify the value of these identified groundwater dependent ecosystems near the site:

- According to the GDE Atlas, there are no GDEs located within the site (BOM 2025).
- The Mason Park Wetlands (approximately 440 m northwest of the site) are mapped on the GDE Atlas as a moderate potential GDE. These wetlands are mapped as medium value HEVAE GDE vegetation (Samphire Saltmarsh). This vegetation is mapped as highly distinctive, however has very low naturalness, very low vital habitat and medium diversity characteristics (DCCEE 2018).

- Bressington Park (approximately 600 m away) is mapped on the GDE Atlas as a low potential GDE. The vegetation is mapped as low value HEVAE GDE vegetation (Grey Mangrove River; Mangrove Forest). This vegetation is mapped as very highly distinctive, with medium diversity, very low naturalness and very low vital habitat characteristics.
- Bicentennial Park Wetlands (approximately 800 m away) are mapped on the GDE Atlas as a high potential GDE. The vegetation is mapped as low value HEVAE GDE vegetation (Grey Mangrove River; Mangrove Forest). This vegetation is mapped as very highly distinctive, with medium diversity, very low naturalness and very low vital habitat characteristics.
- The Badu Mangroves (approximately 1.1 km away) are mapped on the GDE Atlas as a high potential GDE. The mangroves are mapped as medium value HEVAE GDE vegetation (Grey Mangrove River; Mangrove Forest). This vegetation is mapped as highly distinctive, with high diversity, very low naturalness and medium vital habitat characteristics.

The identified GDEs are mapped in Figure 4.6.

A search of WaterNSW Water Information Hub (Real time data) (WaterNSW 2025) was undertaken to identify groundwater bores within 1 km of the site, for the purpose of identifying potential receptors and reviewing historical groundwater levels. The identified bores are detailed in Table 4 and shown on Figure 4.6.

In the absence of groundwater elevation information, the approximate groundwater elevations presented in Table 4 were calculated based using digital elevation model (NSW SS 2013) elevations and standing groundwater water levels.

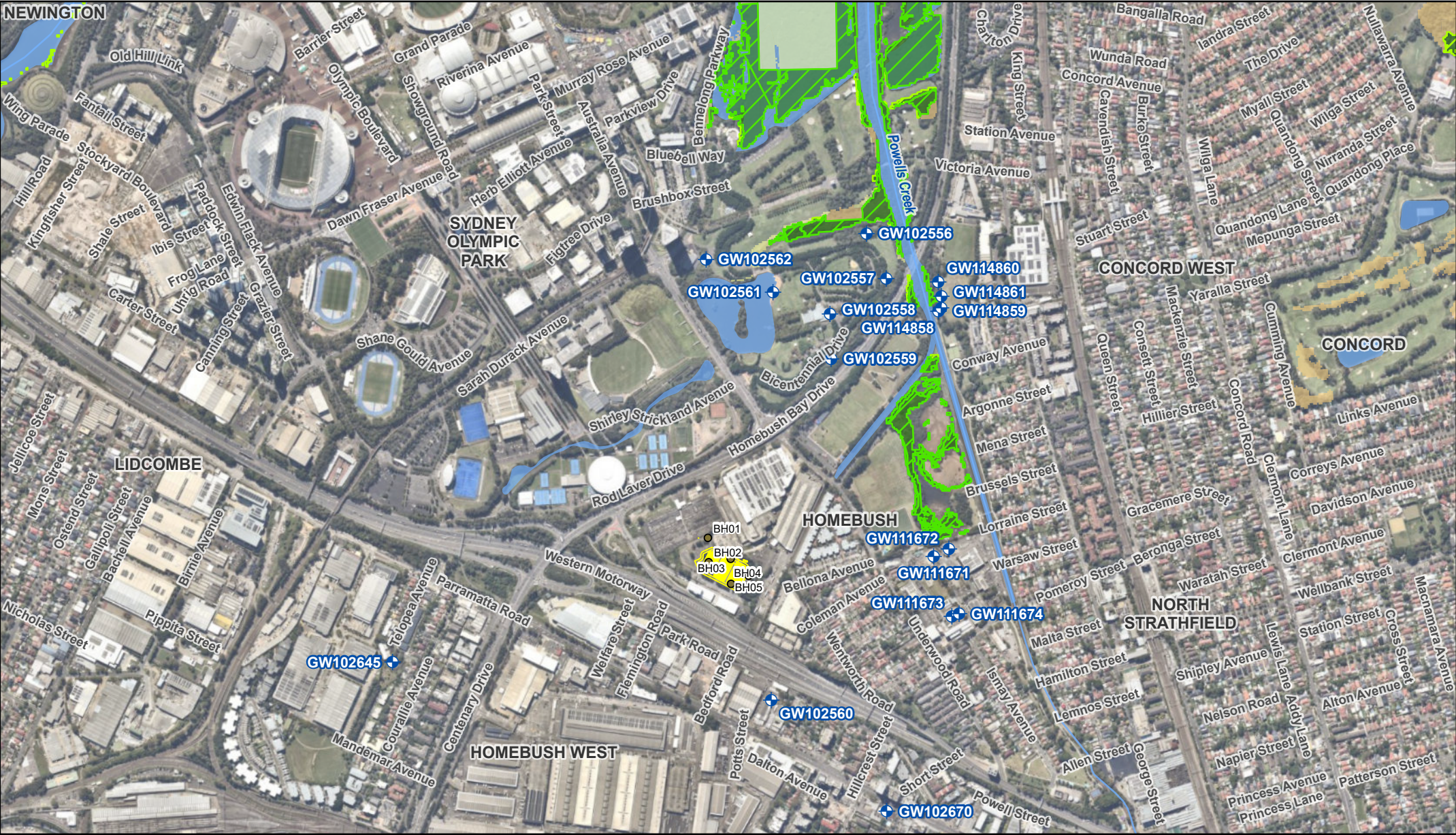
Table 4.4.4 Groundwater monitoring bores (WaterNSW 2024)

ID	Bore depth (m)	Lithology (m)	Groundwater standing water level (m)	Approximate groundwater elevation (mAHD)	Approx. distance to Project site (m)
GW102556	4	-	1.830	4.9	950
GW102557	4	-	-	-	860
GW102558	4	-	-	-	710
GW102559	4	-	1.83	5.5	600
GW102560	4	-	1.83	3.6	290
GW102561	4	-	1.83	-0.4	720
GW102562	4	-	1.83	2.9	790
GW102645	10	0 to 5 weathered shale 5 to 10 shale	7.30	2.2	870
GW102670	2	0 to 1 soil 1 to 2 sandstone	-	-	720
GW111671	5.3	0.6 fill 0.6 to 5.3 clay	0.68	1.1	490
GW111672	5.4	0 to 1.5 m Fill 1.5 to 5.4 m Clay	1.35	0.0	550
GW111673	5.3	0 to 0.6 m Fill 0.6 to 5.3 Clay	0.68	3.3	570
GW111674	5.4	0 to 1.5 fill 1.5 to 3.9 Clay	1.35	2.6	590
GW114858	1.9	0 to 0.3 topsoil 0.3 to 0.7 silty sand 0.7 to 1.3 dark grey 1.3 to 3.8 silty clay dark grey	-		860

ID	Bore depth (m)	Lithology (m)	Groundwater standing water level (m)	Approximate groundwater elevation (mAHD)	Approx. distance to Project site (m)
GW114859	2	0 to 0.2 topsoil 0.2 to 0.4 light brown sand 0.4 to 1.3 fill waste, dark brown 1.3 to 2.0 silty clay dark grey	1.30	0.5	870
GW114860	2.3	0 to 0.2 topsoil 0.2 to 1.7 silty gravelly sand 1.7 to 2.3 shale grey hard	-		920
GW114861	5.6	0 to 0.3 Topsoil 0.3 to 0.7 silty sand 0.7 to 1.3 Fill waste dark grey 1.3 to 5.3 silty clay dark grey	1.9	0.2	900

As shown in Table 4, groundwater elevations within 1 km of the Project site are shallow. To the north of the site, groundwater elevations range from -0.4 m AHD to 5.5 m AHD. To the south of the Project site, groundwater elevations range from 2.2 m AHD to 3.6 m AHD. East of the Project site, groundwater elevations range from 3.3 m AHD to 1.1 m AHD.

Groundwater receptors in the vicinity of the Project site and are mapped in Figure 4.6.



Legend

- | | | |
|------------------|------------------|--------------------|
| Groundwater bore | GDE - Vegetation | GDE HEVAE NSW |
| Project site | High | Medium |
| Watercourse | Medium | Low |
| Waterbody | Low | Geotechnical bores |

1:14,000 @ ISO A4

0 100 200
Metres

Map Projection: Transverse Mercator
Horizontal Datum: GDA2020
Grid: GDA2020 MGA Zone 56



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Homebush BESS
Water Impact Assessment

Project No. 12651400
Revision No. 0
Date. 28/04/2025

Groundwater receptors

FIGURE 3.8

4.8 Water quality

There is limited water quality data available for Saleyards Creek and Powells Creek, the two watercourses in the immediate vicinity of the site.

Existing water quality conditions of both Saleyards Creek and Powells Creek have been noted within the Sydney Metro West Environmental Impact Statement (Sydney Metro, 2020). As required by the water quality objectives, (NSW DCCEEW 2006), water quality characteristics relevant to ANZECC (2000) indicators are tabulated below.

Table 4.5 Existing water quality conditions of watercourses near the site

Watercourse	Water quality characteristics
Saleyards Creek	Low dissolved oxygen levels Elevated nutrient concentrations Elevated heavy metal concentrations High turbidity
Powells Creek	Low dissolved oxygen levels Elevated nutrient concentrations Elevated heavy metal concentrations High turbidity

4.9 Existing flood condition

The Revised WMA Water flood study for Powells Creek and Saleyards Creek prepared for Strathfield Council (2016) was reviewed for this study. GHD also developed a flood model to assess local flood conditions and potential changes associated with the Project. This model was simulated using rain-on-grid with reference to ARR (v4.2) and results are mapped in Appendix A. The modelling methodology to produce the existing flood condition results is described in this section.

4.9.1 Regional flooding and flood prone land

According to the Powells Creek and Saleyards Creek Revised Flood Study, the south-eastern portion of the site, including where the proposed BESS will be built, is susceptible to 0-0.3 m inundation depth in the 0.5 Events Per Year (EY), 0.2 EY, 10%, 5%, 2%, 1%, 0.5% and 0.2% AEP events.

The NSW Flood Risk Management Manual (2023) defines flood prone land as all land susceptible to flooding in a Probable Maximum Flood (PMF) event. In the modelling of the PMF event, the site is modelled as mostly experiencing 0.0-0.3 m of inundation, with small areas along the south-eastern edge of the existing Mason Park STSS experiencing 0.3-0.5 m of inundation. Flood mapping by WMA Water (2016) is provided in Figure 4.8.

Upon further investigation, it was determined that these flood extents are potentially artefacts of the modelling methodology, specifically a function of the inflow Source Area (SA) polygons near the site, in the TUFLOW model that was developed by WMA Water. It was determined that this model was over-estimating flood extents and was not representative of actual flood conditions at this site.

A Planning Certificate was requested from Strathfield Council to understand the susceptibility of the Project site to local flooding. This Planning Certificate is provided in Appendix C. As noted in the Planning Certificate, the site has been identified as being within a flood planning area, noting that any development on the site may be subject to specific flood development controls. According to the Powells Creek and Saleyards Creek Revised Flood Study, the site is mapped as being in a both mainstream and overland flood planning area (WMA Water 2016). The study also notes that the southern portion of the site has received a “flood fringe” provisional hydraulic categorisation in the 5% AEP, 1% AEP and PMF events (areas outside the floodway where peak flood depth is less than 1 m).

Additionally, the site has a “low” provisional hydraulic hazard classification for the same events, according to hazard categories stipulated in the NSW Floodplain Development Manual. It should also be noted that the Planning Certificate from Strathfield Council stated that it was unknown whether any portion of the site was located between the flood planning area and PMF, and hence subject to additional flood-related development controls.

4.9.2 Local flooding

- As described above, lower portions of the site are likely affected by flooding of Saleyards Creek. Based upon this information, a two-dimensional flood model was developed in TUFLOW for the purpose of determining the flood inundation at the site arising from Saleyards Creek and any other locally derived rainfall-based flooding. The modelling was undertaken in accordance with ARR (2019) with consideration of the updated guidance (2024 release) for climate change.
- The extent of the TUFLOW model is shown in Appendix A. Topographic data input was sourced from 1 m resolution LiDAR data obtained from the ELVIS data portal and a 1 m cell size was adopted for the TUFLOW model. Hydraulic controls (such as culverts) relevant to the Project site were represented using topography modifiers. The tailwater levels were set to consider both tidal boundaries and sea level rise and was either consistent or conservative with respect to previous studies.
- The following flooding events were assessed under existing conditions:
 - 5% AEP for 2030 using Shared Socio-economic Pathways scenario (SSP) 2-4.5. This event was used as an indication of the 'current' 1 in 20 AEP event.
 - 1% AEP for 2030 using SSP 2-4.5. This event was used as an indication of the 'current' 1 in 100 AEP event.
 - 1% AEP for 2050 using SSP 5-8.5. This event was used as an indication of future 1 in 100 AEP event for a conservative climate future in 2050.
 - 1% AEP for 2080 using SSP 5-8.5. This event was used as an indication of worst 1 in 100 AEP event anticipated during the site's operation.
 - PMF for 2080 using SSP 5-8.5. This event was used as an indication of maximum flood event anticipated during the site's operation.
- Flood mapping under these events of flood depths, elevation contours, extent and velocity is presented in Appendix A. It is acknowledged that the BCS agency advice (refer to Appendix B) requests the use of rarer flood modelling events (0.5% AEP and 0.2% AEP) as proxies for future climate change on the 1% AEP flood events. However, as noted above, recent updates to ARR (2019) regarding the assessment of climate change have been made and implemented as predictions of climate change, rather than utilising less-frequent events as 'proxies' for climate change. Use of recent ARR revisions is considered the most representative modelling of climate change for the design life of the Project, considering climate adjusted rainfall patterns into the future for the Project to 2080 up to the PMF.

4.9.2.1 Flood depth and level

As shown in Appendix A, the section of the site where the BESS is proposed is subject to minor flooding, while the carpark and Saleyards Creek east of the Project site is subject to inundation at greater depths.

In current conditions (adopted as climate change anticipated in 2030 per SSP2-4.5), flooding depths up to 150 mm in the 1% AEP event in the vicinity of the BESS were modelled, with depths in the same location up to 300 mm in the PMF. Similar depths and extents are anticipated in 2050 under SSP5-8.5, with minor increases in extent but negligible increases in depth under both the 1% AEP event and PMF event (relative to 2030). In the design life planning horizon to 2080, similar depths of up to approximately 150 mm in the 1% AEP event are anticipated and also in the conservative PMF event up to around 300 mm. Local flood levels are governed largely by existing elevation and range from 11 mAHD at the upper portions of the site, reducing to approximately 5 mAHD in proximity to Salesyard Creek.

As described in Section 4.6, flows from the Project site are generally conveyed to an existing basin located to the east of the Project site. In the location of the existing substation, in the modelled 1% AEP events, flood depths may reach up to 300 mm and are generally conveyed along the drainage pathway north of the site, where flows are partially retained by a small basin. Under PMF conditions, floodwaters at the STSS reach 750 mm, with flood waters along the northern drainage pathway of the site reaching 300 mm. Under all modelled events, the carpark area to the east of the Project site may experience flooding up to depths of 2 m, while the flood depths in Saleyards Creek may reach greater than 2 m, with some variation in extents of these depths between flood events.

4.9.2.2 Flood velocity

The mapping presented in Appendix A shows slow flowing flood waters within the site, generally flowing northwest to southeast, along the direction of fall and up to 1 m/s. Under the 1% AEP flood event, adjacent the northern and southern boundaries of the site, flood velocities are modelled to reach 1.75 m/s. In the PMF event, flood velocities in the location of the STSS are generally low, reaching 0.75 m/s, however, increase to 5 m/s in the proposed location of the BESS. In all modelled events (including the PMF), the velocities modelled in the carpark east of the site experience up to 5 m/s, while velocities along the Saleyards Creek drainage channel are anticipated to be greater than 5 m/s.

4.9.2.3 Flood hazard

Flood mapping of flood hazard is provided in Appendix A. The hydraulic hazard has been categorised in accordance with the NSW Flood Risk Management Manual FB03 as shown in Figure 4.7 (H1-H6).

In all modelled flood events under the 1% AEP event, the results show that the flood hazard is generally around H1 (generally safe for vehicles, people and buildings) across both the existing STSS and the BESS site. This is due to the low velocities and shallow depths. In the 2030 and 2050 PMF events, flood hazard was modelled generally across the Project site at H1. Flood hazards up to H3 are anticipated in localised areas of the existing STSS, while one small pocket of H5 flood hazard was observed in the northwestern portion of the site. East of the site under all modelled events, flood hazard in the existing carpark is anticipated to be up to H5, while Saleyards Creek is anticipated to experience up to H6, owing to high velocities and depths in these locations.

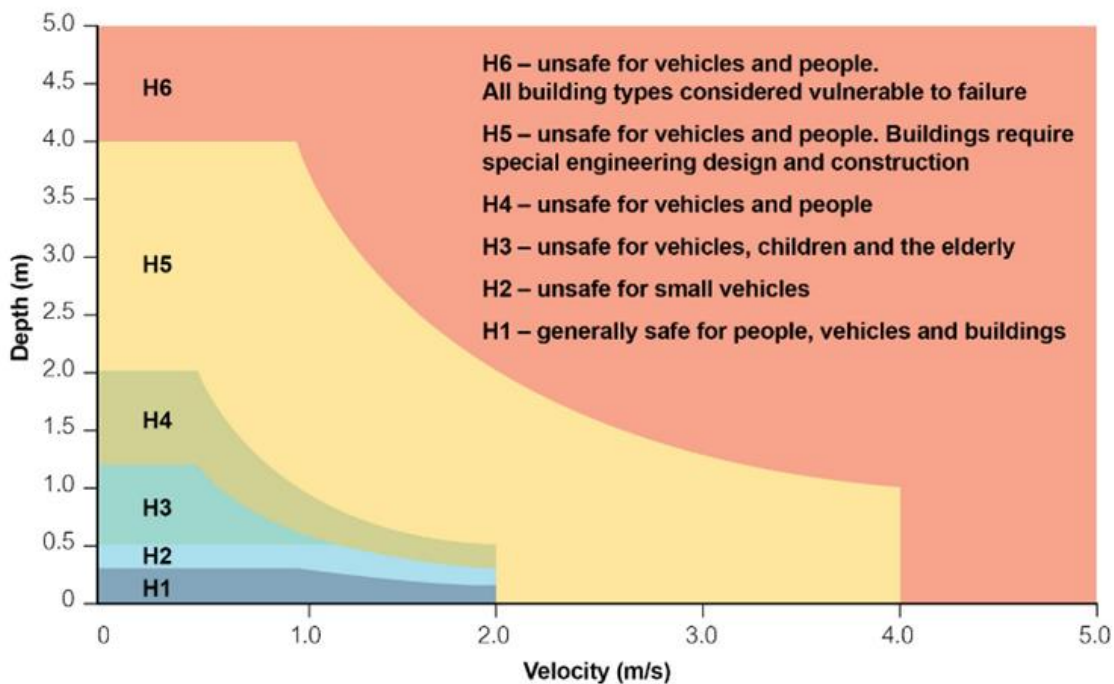


Figure 4.7 NSW Flood Risk Management Manual FB03 Flood Risk Categories

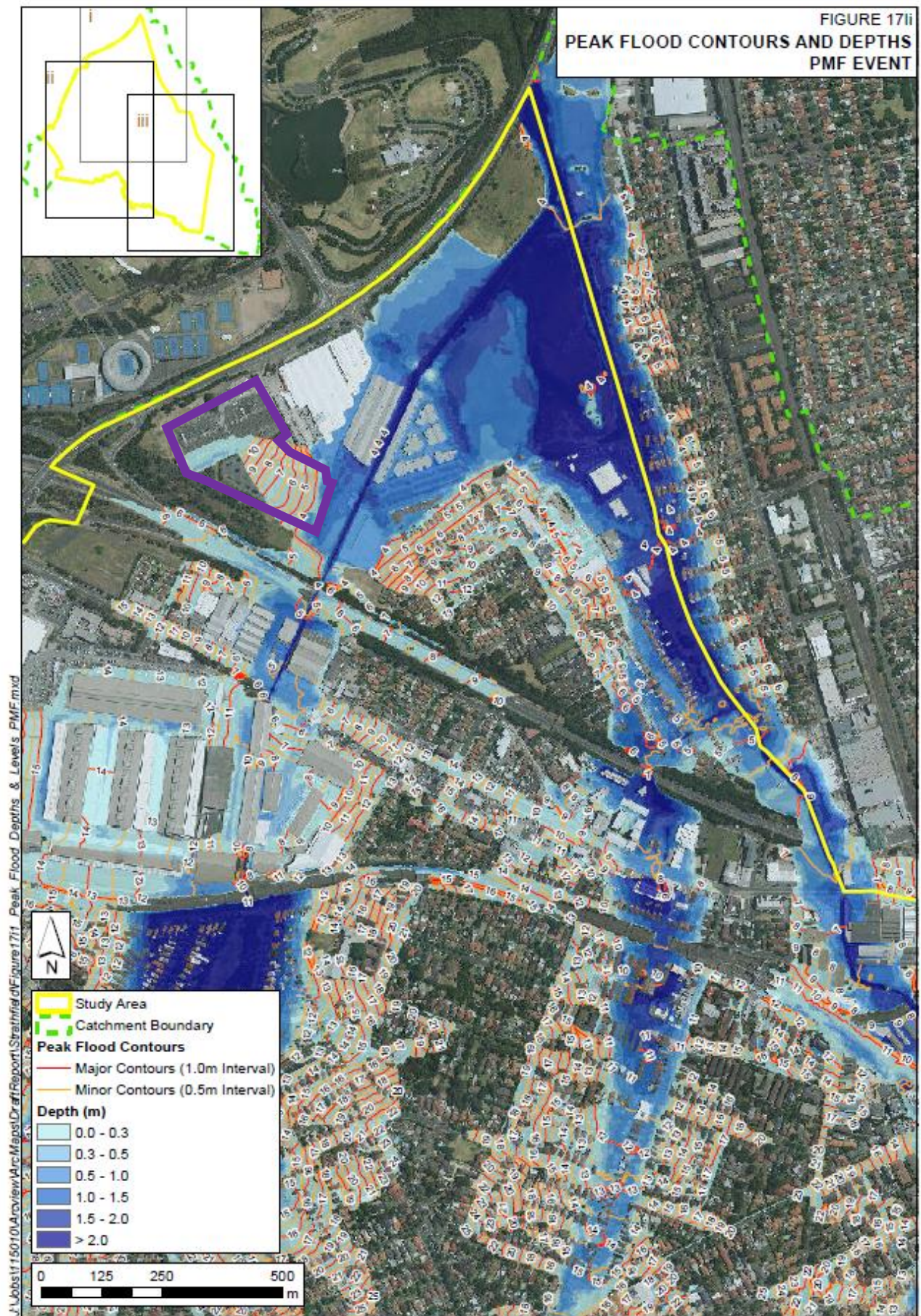


Figure 4.8 PMF Event with approximate site location outlined in purple (WMAwater, 2016)

5. Impact assessment

An assessment of water related impacts is provided in the following sections, considering the existing environment and proposed soil and water management for the site. Where it is identified that risks to water resources near the Project are not suitable, mitigation and management measures are recommended (refer to Section 6).

5.1 Hydrology and flooding

5.1.1 Construction phase flood impacts

Construction activities may result in minor impacts to local runoff patterns, however, as the proposed construction period is relatively short duration (22 months), assessment of the operation phase flood impacts is suitable to identify the potential changes that may occur as the Project is constructed. Given this short duration of construction, quantitative assessment of flooding has not been undertaken. The operational phase flood impacts can be used to estimate the potential magnitude and changes in flood extent during the construction stage; however, the short duration of the construction phase should be considered when interpreting risk. Without the implementation of appropriate flood management measures, inundation of the site by floodwater has the potential to:

- Detrimentially impact downstream waterways through the transport of sediments and construction materials by floodwaters.
- Obstruct the passage of floodwater and overland flow through the provision of temporary measures such as construction compounds and stockpiles.
- Result in restricted accessibility to work areas due to ponded water or soft ground conditions.

Direct construction phase flood impacts are anticipated to be negligible, however may pose an indirect impact associated with construction phase water quality.

5.1.2 Operation phase flood impacts

Based on the existing local flood conditions in the vicinity of the Project site (refer to Section 4.9) and the relative increase in hardstand area associated with the Project, flood measures to minimise operational phase flood were included as part of the design. The measures intend to manage increased runoff quantities generated from the increase in impervious area associated with the development, and include:

- Grading of the hardstand and perimeter earthworks to minimise potential impacts associated with increase quantities of runoff and obstruction of overland flows.
- Stormwater infrastructure to convey runoff around the pad into existing basins to minimise potential impacts to nearby receptors.

Flood modelling was conducted to assess changes to flood conditions following construction. This included modifying the existing model to reflect the proposal, including changes in elevation, drainage and surface roughness. Flood mapping of both proposed conditions and flood impact (afflux – difference between proposed and existing conditions) is provided in Appendix A, and indicates that flood waters are mapped to disperse from the site to the local drainage network.

In all events up to the PMF for current climate conditions (adopted as 2030, SSP2-4.5) and future climate conditions (up to 2080 SSP5-8.5), flood conditions are anticipated to slightly improve for the area outside the site.

During all PMF events simulated from 2030 – 2080 (with varying SSPs), minor increases in flood depth south of the site are anticipated, however this does not result in changes to the category of peak flood hazard compared to the existing case, given these areas are low-lying and subject to inundation and tailwater from Saleyards Creek.

Overall, notable changes are limited to the PMF event, however these are considered relatively minor and are not anticipated to result material changes in flood risk given the existing flood condition. It is considered unlikely that any social or economic impacts relating to flooding would occur because of the Project.

Based on both the existing and proposed future flood conditions within the Project, while changes to flood conditions are not anticipated to be significant, it should be noted that portions of the site are susceptible to localised flooding, and this should be considered as part of the construction and operational phases of the Project.

5.2 Surface water quality

5.2.1 Construction phase surface water quality

Various activities associated with the Project have the potential to impact surface water quality. These include:

- Earthworks, excavation and disturbance of soils. These have the potential to mobilise surface sediments resulting in erosion and sedimentation.
- Handling and operation of equipment containing hazardous materials such as fuels, batteries, and oils which may contaminate surface runoff and enter local watercourses.

The potential for each of these activities to impact on watercourses is outlined below.

Erosion and sedimentation

Disturbance of in-situ and stockpiled soils has the potential to result in erosion and sedimentation. This may arise from earthworks, excavation, clearing and grubbing, and any activities where the existing surface is disturbed. Once disturbed, these materials are prone to being mobilised into downstream waterways primarily from rainfall derived runoff, resulting a potential risk to downstream water quality. As a result, the primary contaminant of concern would be suspended solids (i.e. turbidity).

The scale of disturbance proposed is relatively small based upon the site area and required cutting of materials. Impacts are anticipated to be minor and can be suitably managed through the implementation of standard sediment and drainage controls. Sedimentation basins are not anticipated to be required. Soil loss hazard ranges from very low to low.

Hazardous materials

Handling of materials hazardous to downstream waterways is required to permit construction of the Project. Potential activities where handling of hazardous materials could occur may include:

- Interactions with Acid Sulfate Soils
- Maintenance and refuelling of plant (e.g., hydrocarbons)
- Installation of concrete slabs (e.g., alkalinity)
- Handling of battery components (e.g., metals)
- Accidental spills of stored materials (e.g., fuels, oils)
- Accidental spills during the installation of transformers or similar infrastructure (e.g., mineral oils)
- Unexpected contamination that poses a risk to water quality.

The potential impact associated with handling of these components includes mobilisation of materials hazardous to water quality into downstream waterways either via direct flow of the material or washing from rainfall derived runoff or applied water (e.g., during dust suppression). With no mitigation applied, this material may become mobilised into downstream waterways, where impacts to both flora and fauna may occur, and would vary in terms of persistence and severity.

– Class 2 and Class 5 Acid Sulfate Soils are also mapped across the site under the Strathfield LEP. The exposure of Acid Sulfate Soils to oxygen during ground disturbance can lead to the generation of sulfuric acid, which could influence surrounding soils and plants and, if the exposed Acid Sulfate Soils enter waterways, this could make the water more acidic (i.e., lower the pH). As noted in the agency advice from Strathfield Council, works on land that is identified as containing Class 2 ASS require an Acid Sulfate Soils Management Plan if there will be soil disturbance below the natural ground level involving over 1 tonne of soil. While only minor depths of cut are proposed, it is likely that the construction of the Project would interact with potentially Acid Sulfate Soils containing material which should be considered in any management plans.

Generally, this impact is anticipated to be minor.

5.2.2 Operational phase surface water quality

Potential water quality impacts during operation of the Project were assessed and identified in the following two categories:

- General risks associated with the addition of relatively large impervious areas that apply to most activities and are typically associated with increasing urbanisation.
- Specific risks associated with the nature of the proposed works (e.g., transformer oil, battery metals) that are not necessarily applicable to typical urbanisation activities.

General risk

Developments where the land-use is changed, such as increasing the fraction of impervious areas, can result in changes to water quantity and water quality (specifically nutrient and gross pollutant loads in downstream stormwater networks and receiving waterways). The Project proposes to construct new impervious areas (1.5 ha) to house the battery pad.

To address these water quality impacts carried by changes in pollutant loads, a conceptual stormwater quality treatment train was developed as part of the design. The conceptual stormwater quality treatment train considers the implementation of multiple drainage pit insert baskets and an end of system gross pollutant trap (GPT). The conceptual stormwater quality treatment train was assessed in the E-Water software package, MUSIC, considering the proposed hardstand area. Climatic inputs to the MUSIC modelling were obtained from MUSIC-Link for Parramatta Council with modification for recommended soil parameters from Strathfield Council.

The conceptual treatment train consists of:

- A set of 5 x 'OceanGuard' stormwater pit insert baskets of capacity with a combined capacity to manage inflows > 100L/s (or an equivalent product).
- A GPT Ecoceptor 8000 series to treat up to 220 L/s, and an Ecoceptor 1500 to treat up to 240 L/s.

Results of the modelling are shown in Table 5.1 identifying that the conceptual stormwater treatment train is expected to achieve the Council pollutant load reduction targets. On this basis, the Project is not anticipated to impact surface water quality associated with this general risk.

Table 5.1 Water quality treatment train effectiveness

Pollutant	Pre-treatment	Post-treatment	Strathfield Council Reduction target (%)	Modelled reduction (%)
Total Suspended Solids	2009 kg/year	156.7 kg/year	85	92.2
Total Phosphorus	3.22 kg/year	0.75 kg/year	65	76.6
Total Nitrogen	23.66 kg/year	10.18 kg/year	45	56.7
Gross Pollutants	272.7 kg/year	1.52 kg/year	90	99.4

Specific risks

Specific activities associated with the operation of the Project that may cause impacts to downstream waterways include the release of potential hazardous materials into downstream waterways. Potential mobilisation of materials into downstream waterways may occur either via direct flow of the material itself, or through washing from rainfall derived runoff. Once mobilised into downstream waterways, impacts to both flora and fauna are likely and would vary in terms of persistence and severity. These are assessed below.

- Handling of materials that pose enhanced water quality risks is anticipated to occur from time to time (i.e. hydrocarbons, fuel), as part of maintenance during the site's operation. These are anticipated to pose a moderate risk to local water quality.

- As the battery and transformer units would be fully enclosed without the generation of leachate or other process wastewaters, the battery and transformer units are anticipated to pose a negligible risk to water quality. During any system failures, including fire, water would not be applied to the units and contaminated water would not be generated.

Potential operational phase water quality impacts associated with material handling may result in moderate localised impacts to nearby waterways but is not anticipated to result in changes to the Parramatta River. Mitigation measures are recommended to manage this impact.

5.3 Groundwater

The primary mechanism for groundwater impacts at the site include excavation and potential exposure of groundwater through infiltration of potentially contaminated materials, requiring contaminated water management during construction.

As identified in Section 4.7, based on the shallow groundwater encountered at BH05 in the eastern portion of the site, groundwater may be present at a depth of approximately 2.8 m. It is not expected that any excavation activities would be required in the vicinity of BH05, as it is proposed for use as a laydown area. No groundwater was encountered within the remaining drilled boreholes (to a depth of 3 m) at the site. Groundwater levels are therefore anticipated to be below the depth of excavation proposed for the site leveling activities undertaken during construction. Depths of excavation are not anticipated to extend beyond 1 to 2 m across the project site. It is therefore anticipated that groundwater would not be encountered during the construction phase and dewatering would not be required. However, if groundwater is encountered at shallower depths, temporary dewatering may be required. Based on the minor depths of cut, and the low likelihood of interception of groundwater, it is not considered likely that more than 3 ML of groundwater per year would be intercepted and as such, a WAL is not anticipated to be required.

Mitigation measures are recommended for the handling of hazardous materials and procedures to manage spills and water contamination. On the basis that these measures are implemented, impacts to groundwater are unlikely to occur.

No impacts to groundwater are anticipated during the operational phase as no ongoing interaction with the subsurface is proposed once the hardstand is constructed. Groundwater impacts from the Project are anticipated to be negligible.

5.4 Water supply

5.4.1 Construction

The site would require water (for dust suppression and earthworks) during the construction phase. An upper limit construction demand estimate was developed based on the daily average potential evapotranspiration excess at the site. The construction demand for the purpose of dust suppression and landscaping is in the order of 5.7 megalitres (ML) over the 22-month construction period. Construction water would be sourced externally through a commercial supplier that would be confirmed following detailed design and once construction staging is confirmed. Water would be imported to site via water tanker. Extraction from surface water or groundwater sources under WAL entitlement is not proposed. Approximately 0.2 ML of drinking water will be required for the construction workforce (approximately 100 people for the 22-month duration). This will be supplied through mains connection or bottled water.

During detailed design and construction planning, construction water demands will be refined in accordance with the staging plan for the site. No impacts to surface or groundwater resources arising from supply are anticipated given the relatively minor quantities of water required that would be sourced externally.

5.4.2 Operation

During operation, water will not be used for fire suppression and emergency management purposes. Any other water will be sourced from the existing/proposed mains connection. As connection to and use of mains water is proposed, no WALs or take from other on-site water resources will be required. Therefore, during operation, no impacts to surface or groundwater resources arising from water take would occur.

5.4.3 Water balance

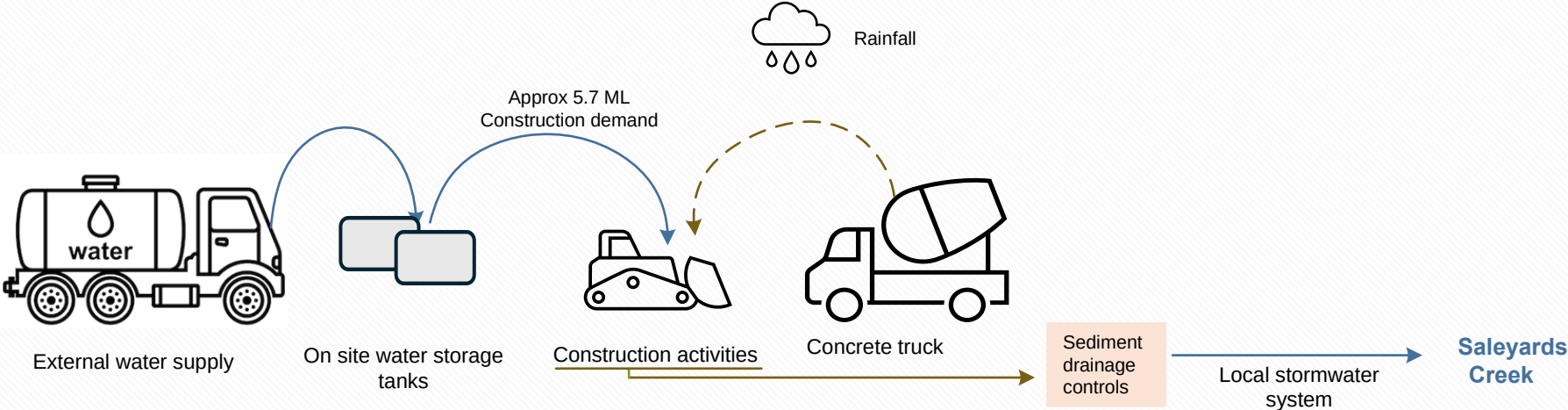
A conceptual site water balance summarising the demands, water uses and outflows of the different water types is presented in Figure 5.1.

5.5 Cumulative impacts

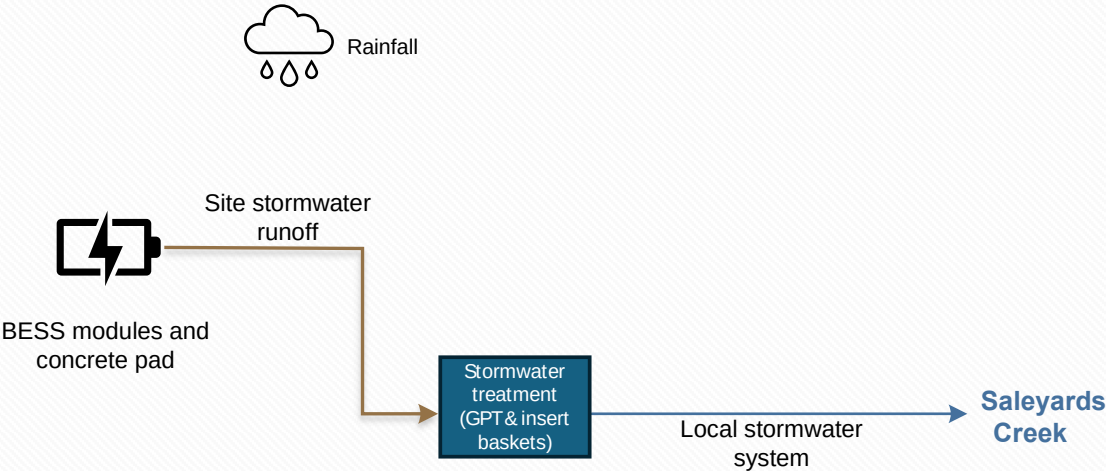
An issue-specific cumulative impact assessment has been undertaken, considering future Projects located within the catchment of Powells Creek. While the individual impacts of these projects may be minor, when they occur at the same time as the Project, they may result in material impacts on the receiving environment. A summary of identified future Projects is included in Table 5.2.

Construction phase

(Approximately 22 months)



Operational Phase



Legend

- Clean water flow
- Dirty water flow
- Water entrained in material
- Retention basin



Ausgrid Operator Partnership
Homebush BESS
Water Impact Assessment

Site Water Balance

Project No. 12651400
Revision No. 0
Date 16/04/2025

Figure 5.1

Table 5.2 Projects relevant to the study area

Project	Status	Location	Distance from site	Key element	Summary of assessment	Relevance to Project	Impact assessment
Mixed use development with in-fill affordable housing at 2-6 Pilgrim Ave Strathfield (SSD-75438470)	Prepare EIS	Strathfield NSW	2 km	Water quality – stormwater	– Construction of housing on Pilgram Avenue – Potential interaction with soils, groundwater and surface water, however details are not yet understood as the EIS has not been prepared.	– Located within the Powells Creek catchment	No cumulative impact anticipated.
Meriden School Aquatic Centre (SSD - 59020210)	Prepare EIS	Strathfield NSW	2.5 km	Water quality – stormwater	– Demolition of existing structures and construction of a new aquatic centre. – Potential interaction with soils, groundwater and surface water, however details are not yet understood as the EIS has not been prepared.	– Located within the Powells Creek catchment	No cumulative impact anticipated.
Construction of a warehouse and distribution centre at 179 - 181 Parramatta Rd, Homebush West 2140 NSW (DA 10.20 24.128.1)	Development Application – Under Review	Homebush West NSW	250 m	Water quality – stormwater Flooding	– Construction of a warehouse and distribution centre. – A stormwater quality treatment train is proposed to manage stormwater prior to discharge. – A flood risk management plan was developed for the site identifies the land are being prone to flooding	– Located within the Powells Creek catchment	No cumulative impact anticipated.

6. Mitigation measures

6.1 Construction

As outlined in Section 5, disturbance of soils and handling of hazardous materials is required during construction. Complete elimination of these risks is not feasible and disturbance of soils for the Project is unavoidable and inherent to the proposed activities. A detailed Construction Environmental Management Plan (CEMP) would be prepared and implemented for the Project. The CEMP would contain environmental control measures and a detailed Soil and Water Management Plan (SWMP).

The SWMP would outline the implementation of erosion and sediment control measures in accordance with Blue Book (Landcom 2004), a key resource for the design and construction of stormwater management. It is expected that erosion and sediment controls would be installed in accordance with *Managing Urban Stormwater: Soils and construction – Volume 2A manual* (DECC 2008). Specific controls that are applicable to the Project would be included in the SWMP, including:

- Minimising the risk of erosion and sedimentation, with a priority on minimising the extent and duration of disturbance. Disturbed areas should be vegetated and stabilised as soon as practicable to do so.
- Handling of soils, including the management of unexpected finds of contaminated materials.
- Handling of hazardous materials and procedures to manage spills to reduce and address soil and water contamination, including fuel storage and management of transformer oils.
- Handling and interactions with potential Acid Sulfate Soils.
- Handling any unexpected interactions with groundwater during construction.
- Emergency response procedures during flood conditions.

Prior to any soil disturbance or activities that pose a water quality risk during construction, drainage and other erosion sediment and environmental controls would first be implemented, in accordance with the SWMP.

6.2 Operation

Operational phase impacts associated with water should be managed as part of the detailed design of the Project as well as considered within Ausgrid's existing environmental procedures for the site.

6.2.1 Detailed design

The management of stormwater quantity and quality would be considered as part of the detailed design of the Project. The detailed design of the stormwater management system would be undertaken following project approval and should include the following:

- Confirmation through water quality modelling that the water quality outcomes specified in this report can be met. As part of this, the stormwater treatment train should be sized to manage the 4 EY, 5-minute design storm.
- Confirmation that the finalised stormwater drainage layout and external earthworks surrounding the facility would achieve the outcomes of the flood assessment presented in this report, included changes to flood level and hazard. This should include quantitative re-simulation of flood models by the Designer during detailed design (if needed).

6.2.2 Environmental procedures

It is recommended that operational controls relevant to water are included in Ausgrid's existing environmental procedures for the site, or within a site-specific Operational Environment Management Plan (OEMP). The relevant document should include the following measures relevant to water:

- Procedures to maintain drainage features at the site, including open channels, culverts, water quality controls (GPTs and pit inserts) and all pits and outlets. These should be maintained in accordance with the manufacturer's specifications and kept free draining.
- Identifying procedures to appropriately handle hazardous materials such that they can be contained within the site. Specified responses to a pollution incident should be documented for the unlikely event that hazardous materials are conveyed outside of the site boundary.
- Outlining responses for personnel that may be onsite during flood events. This should consider the Australian Government Business emergency management plan template ([business.gov.au](https://www.business.gov.au)) to help protect operations before, during and after an emergency.

With implementation of the mitigation measures described above, no residual impacts from the Project during the operational phase are anticipated.

7. Conclusions

A Water Impact Assessment has been prepared to address the impacts associated with the Project, as required by the SEARs. The report outlines the existing environment and assesses potential impacts related to water quality, flooding, groundwater and water supply. The assessment identified potential impacts requiring mitigation measures include:

- Minor impacts associated with changes to water quality during the construction phase associated with erosion and sedimentation as well as the handling of hazardous materials. This risk may be exacerbated during times of flood. Recommended mitigation measures include developing a Soil and Water Management Plan in accordance with the Blue Book, and with consideration for emergency response during times of flooding for the construction phase, as well as documenting environmental procedures for the operation of the facility relevant to handling of hazardous materials.
- Potential minor impacts during the operational phase of the Project associated with changes to water quality arising from a change in land-use and additional impervious areas required for the Project. Water quality modelling undertaken indicated that Strathfield Council guidelines for urban water quality could be achieved as part of the design of the facility and no resulting impacts were anticipated. No additional mitigation measures were identified as being required. During operation, environmental procedures should be documented to maintain relevant water quality infrastructure.
- Potential changes to flood conditions outside of the site were identified to be minor and limited to the PMF event. The design measures included in the modelling, including grading and drainage infrastructure around the perimeter of the hardstand indicated that impacts could be managed and limited to lower risk areas that are already subject to flooding. Detailed design of the facility should confirm these outcomes. During operation, environmental procedures should be documented to maintain relevant stormwater infrastructure and identify responses during flood events.

Impacts associated with groundwater and water supply were not anticipated and accordingly no mitigation measures were identified. A search of nearby projects was reviewed and identified that cumulative impacts were not anticipated to arise from the Project.

With the implementation of these measures, the Project is not anticipated to result in material impacts to water resources.

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Appendices

Appendix A

Flood mapping

NOTE: All results in this map corresponding to flood depths under 0.025m have been filtered out.

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Legend

Project Footprint

Model Boundary

Lot Boundary

Flood Level Contours (mAHD)

Flood Depth (m)

<0.01

0.01 - 0.05

0.05 - 0.10

0.10 - 0.15

0.15 - 0.30

0.30 - 0.50

0.50 - 0.75

0.75 - 1.00

1.00 - 2.00

> 2.00

Paper Size ISO A3

0102030

Metres

Map Projection: Transverse Mercator

Horizontal Datum: GDA 1994

Grid: GDA 1994 MGA Zone 56

N

GHD

Ausgrid

Homebush BESS Water Impact Assessment

5% AEP 2030 SSP2 Climate - Existing Conditions

Flood Depth and Extent

Project No. 12651400

Revision No. -

Date 04 Dec 2024

Figure A-001

12651400\GIS\Resources\Map\Scripts\AutoFloodMap\Templates\MXD\12651400_MasonPark_ISO_A3_LANDSCAPE.mxd

Print date: 09 Dec 2024

Data source: SixMaps © Department of Customer Service 2020. Created by: mchang2

NOTE: All results in this map corresponding to flood depths under 0.025m have been filtered out.

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Legend

Project Footprint

Model Boundary

Lot Boundary

Flood Level Contours (mAHD)

Flood Depth (m)

<0.01

0.01 - 0.05

0.05 - 0.10

0.10 - 0.15

0.15 - 0.30

0.30 - 0.50

0.50 - 0.75

0.75 - 1.00

1.00 - 2.00

> 2.00

Paper Size ISO A3

0

10

20

30

Metres

Map Projection: Transverse Mercator

Horizontal Datum: GDA 1994

Grid: GDA 1994 MGA Zone 56

N

GHD

Ausgrid

Homebush BESS Water Impact Assessment

1% AEP 2030 SSP2 Climate - Existing Conditions

Flood Depth and Extent

Project No. 12651400

Revision No. -

Date 04 Dec 2024

Figure A-002

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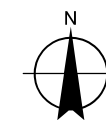
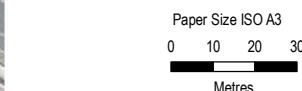
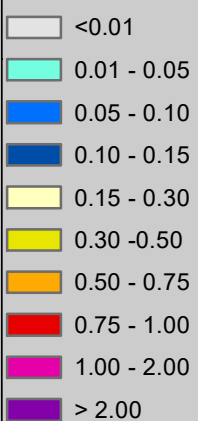
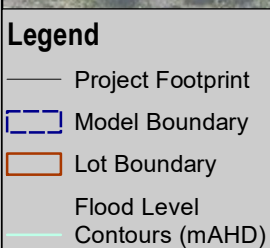
Print date: 09 Dec 2024

Data source: SixMaps © Department of Customer Service 2020. Created by: mchang2

NOTE: All results in this map corresponding to flood depths under 0.025m have been filtered out.

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**PMF 2030 SSP2 Climate - Existing Conditions
Flood Depth and Extent**

Project No. 12651400
Revision No. -
Date 04 Dec 2024

Figure A-003

Data source: SixMaps © Department of Customer Service 2020. Created by: mzhang2

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Legend

Project Footprint

Model Boundary

Lot Boundary

Flood Level Contours (mAHD)

Flood Depth (m)

<0.01

0.01 - 0.05

0.05 - 0.10

0.10 - 0.15

0.15 - 0.30

0.30 - 0.50

0.50 - 0.75

0.75 - 1.00

1.00 - 2.00

> 2.00

Paper Size ISO A3

0102030

Metres

Map Projection: Transverse Mercator

Horizontal Datum: GDA 1994

Grid: GDA 1994 MGA Zone 56

N

GHD

Ausgrid

Homebush BESS Water Impact Assessment

1% AEP 2050 SSP5 Climate - Existing Conditions

Flood Depth and Extent

Project No. 12651400

Revision No. -

Date 04 Dec 2024

Figure A-004

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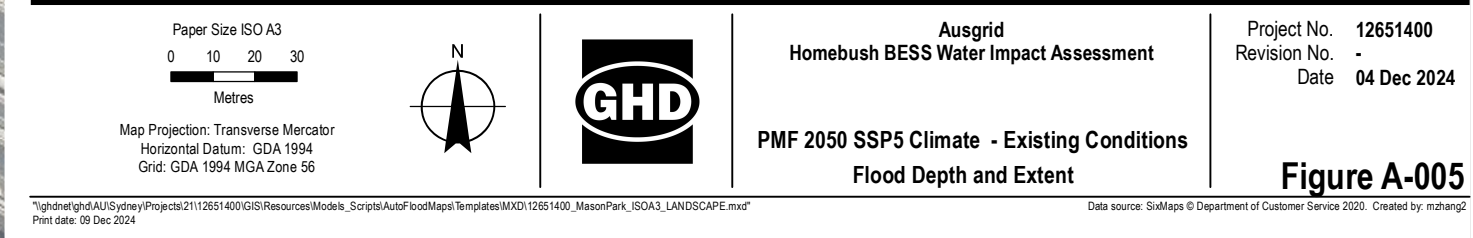
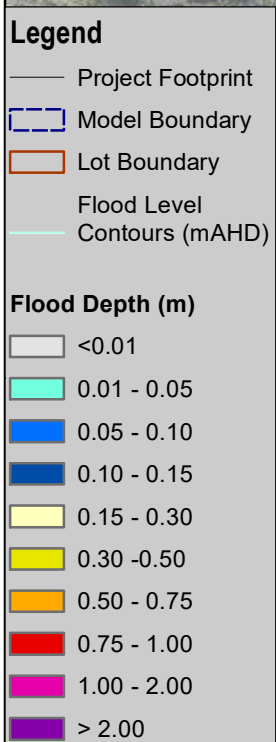
Print date: 09 Dec 2024

Data source: SixMaps © Department of Customer Service 2020. Created by: mchang2

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Legend

- Project Footprint
- Model Boundary
- Lot Boundary
- Flood Level Contours (mAHD)

Flood Depth (m)

<0.01
0.01 - 0.05
0.05 - 0.10
0.10 - 0.15
0.15 - 0.30
0.30 - 0.50
0.50 - 0.75
0.75 - 1.00
1.00 - 2.00
> 2.00

Paper Size ISO A3

0 10 20 30

Metres

Map Projection: Transverse Mercator
Horizontal Datum: GDA 1994
Grid: GDA 1994 MGA Zone 56

N

Ausgrid
Homebush BESS Water Impact Assessment

Project No. 12651400
Revision No. -
Date 04 Dec 2024

1% AEP 2080 SSP5 Climate - Existing Conditions
Flood Depth and Extent

Figure A-006

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Print date: 09 Dec 2024

Data source: SixMaps © Department of Customer Service 2020. Created by: mchang2

NOTE: All results in this map corresponding to flood depths under 0.025m have been filtered out.

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Legend

- Project Footprint
- Model Boundary
- Lot Boundary
- Flood Level Contours (mAHD)

Flood Depth (m)

<0.01
0.01 - 0.05
0.05 - 0.10
0.10 - 0.15
0.15 - 0.30
0.30 - 0.50
0.50 - 0.75
0.75 - 1.00
1.00 - 2.00
> 2.00

Paper Size ISO A3

0 10 20 30

Metres

Map Projection: Transverse Mercator
Horizontal Datum: GDA 1994
Grid: GDA 1994 MGA Zone 56

N

Ausgrid
Homebush BESS Water Impact Assessment

Project No. 12651400
Revision No. -
Date 04 Dec 2024

PMF 2080 SSP5 Climate - Existing Conditions
Flood Depth and Extent

Figure A-007

*ghdnet\ghd\AU\Sydney\Projects\21112651400\GIS\Resources\Models\Scripts\AutoFloodMaps\Templates\MXD\12651400_MasonPark_ISO A3_LANDSCAPE.mxd
Print date: 09 Dec 2024

Data source: SixMaps © Department of Customer Service 2020. Created by: mchang2

NOTE: All results in this map corresponding to flood depths under 0.025m have been filtered out.

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Legend

- Project Footprint
- Model Boundary
- Lot Boundary

Peak Velocity (m/s)

0.00 - 0.25
0.25 - 0.50
0.50 - 0.75
0.75 - 1.00
1.00 - 1.25
1.25 - 1.50
1.50 - 1.75
1.75 - 2.00
2.00 - 5.00
> 5.00

Paper Size ISO A3

0 10 20 30

Metres

Map Projection: Transverse Mercator
Horizontal Datum: GDA 1994
Grid: GDA 1994 MGA Zone 56

N

Ausgrid
Homebush BESS Water Impact Assessment

5% AEP 2030 SSP2 Climate - Existing Conditions
Flood Velocity

Project No. **12651400**
Revision No. -
Date **04 Dec 2024**

Figure A-008

*ghdnet\ghd\AU\Sydney\Projects\21112651400\GIS\Resources\Models\Scripts\AutoFloodMaps\Templates\MXD\12651400_MasonPark_ISO A3_LANDSCAPE.mxd
Print date: 09 Dec 2024

Data source: SixMaps © Department of Customer Service 2020. Created by: mzhang2

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Legend

Project Footprint

Model Boundary

Lot Boundary

Peak Velocity (m/s)

0.00 - 0.25

0.25 - 0.50

0.50 - 0.75

0.75 - 1.00

1.00 - 1.25

1.25 - 1.50

1.50 - 1.75

1.75 - 2.00

2.00 - 5.00

> 5.00

Paper Size ISO A3

0102030

Metres

Map Projection: Transverse Mercator

Horizontal Datum: GDA 1994

Grid: GDA 1994 MGA Zone 56

N

GHD

Ausgrid

Homebush BESS Water Impact Assessment

1% AEP 2030 SSP2 Climate - Existing Conditions

Flood Velocity

Project No. 12651400

Revision No. -

Date 04 Dec 2024

Figure A-009

"ghdnet\ghd\AU\Sydney\Projects\21112651400\GIS\Resources\Models\Scripts\AutoFloodMaps\Templates\MXD\12651400_MasonPark_ISO_A3_LANDSCAPE.mxd"

Print date: 09 Dec 2024

Data source: SixMaps © Department of Customer Service 2020. Created by: mzhang2

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Legend

- Project Footprint
- Model Boundary
- Lot Boundary

Peak Velocity (m/s)

0.00 - 0.25
0.25 - 0.50
0.50 - 0.75
0.75 - 1.00
1.00 - 1.25
1.25 - 1.50
1.50 - 1.75
1.75 - 2.00
2.00 - 5.00
> 5.00

Paper Size ISO A3

0 10 20 30

Metres

Map Projection: Transverse Mercator
Horizontal Datum: GDA 1994
Grid: GDA 1994 MGA Zone 56

N

Ausgrid
Homebush BESS Water Impact Assessment

PMF 2030 SSP2 Climate - Existing Conditions
Flood Velocity

Project No. 12651400
Revision No. -
Date 04 Dec 2024

Figure A-010

*ghdnet\ghd\AU\Sydney\Projects\21112651400\GIS\Resources\Models\Scripts\AutoFloodMaps\Templates\MXD\12651400_MasonPark_ISO_A3_LANDSCAPE.mxd
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Legend

- Project Footprint
- Model Boundary
- Lot Boundary

Peak Velocity (m/s)

0.00 - 0.25
0.25 - 0.50
0.50 - 0.75
0.75 - 1.00
1.00 - 1.25
1.25 - 1.50
1.50 - 1.75
1.75 - 2.00
2.00 - 5.00
> 5.00

Paper Size ISO A3

0 10 20 30

Metres

Map Projection: Transverse Mercator
Horizontal Datum: GDA 1994
Grid: GDA 1994 MGA Zone 56

N

Ausgrid
Homebush BESS Water Impact Assessment

1% AEP 2050 SSP5 Climate - Existing Conditions
Flood Velocity

Project No. **12651400**
Revision No. -
Date **04 Dec 2024**

Figure A-011

*ghdnet\ghd\AU\Sydney\Projects\21112651400\GIS\Resources\Models\Scripts\AutoFloodMaps\Templates\MXD\12651400_MasonPark_ISO A3_LANDSCAPE.mxd
Print date: 09 Dec 2024

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Legend

- Project Footprint
- Model Boundary
- Lot Boundary

Peak Velocity (m/s)

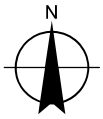
0.00 - 0.25
0.25 - 0.50
0.50 - 0.75
0.75 - 1.00
1.00 - 1.25
1.25 - 1.50
1.50 - 1.75
1.75 - 2.00
2.00 - 5.00
> 5.00

Paper Size ISO A3

0 10 20 30

Metres

Map Projection: Transverse Mercator
Horizontal Datum: GDA 1994
Grid: GDA 1994 MGA Zone 56



Ausgrid

Homebush BESS Water Impact Assessment

PMF 2050 SSP5 Climate - Existing Conditions

Flood Velocity

Project No. 12651400

Revision No. -

Date 04 Dec 2024

Figure A-012

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Legend

- Project Footprint
- Model Boundary
- Lot Boundary

Peak Velocity (m/s)

0.00 - 0.25
0.25 - 0.50
0.50 - 0.75
0.75 - 1.00
1.00 - 1.25
1.25 - 1.50
1.50 - 1.75
1.75 - 2.00
2.00 - 5.00
> 5.00

Paper Size ISO A3

0 10 20 30

Metres

Map Projection: Transverse Mercator
Horizontal Datum: GDA 1994
Grid: GDA 1994 MGA Zone 56

N

Ausgrid
Homebush BESS Water Impact Assessment

1% AEP 2080 SSP5 Climate - Existing Conditions
Flood Velocity

Project No. 12651400
Revision No. -
Date 04 Dec 2024

Figure A-013

*ghdnet\ghd\AU\Sydney\Projects\21112651400\GIS\Resources\Models\Scripts\AutoFloodMaps\Templates\MXD\12651400_MasonPark_ISO A3_LANDSCAPE.mxd
Print date: 09 Dec 2024

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Legend

- Project Footprint
- Model Boundary
- Lot Boundary

Peak Velocity (m/s)

0.00 - 0.25
0.25 - 0.50
0.50 - 0.75
0.75 - 1.00
1.00 - 1.25
1.25 - 1.50
1.50 - 1.75
1.75 - 2.00
2.00 - 5.00
> 5.00

Paper Size ISO A3

0 10 20 30

Metres

Map Projection: Transverse Mercator
Horizontal Datum: GDA 1994
Grid: GDA 1994 MGA Zone 56

N



Ausgrid
Homebush BESS Water Impact Assessment

Project No. 12651400
Revision No. -
Date 04 Dec 2024

PMF 2080 SSP5 Climate - Existing Conditions
Flood Velocity

Figure A-014

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Legend

Project Footprint

Model Boundary

Lot Boundary

Flood Hazard

H1 - Generally safe for vehicles, people and buildings.

H2 - Unsafe for small vehicles.

H3 - Unsafe for vehicles, children and the elderly.

H4 - Unsafe for vehicles and people.

H5 - Unsafe for vehicles and people. All buildings vulnerable to structural damage. Some less robust buildings subject to failure.

H6 - Unsafe for vehicles and people. All buildings vulnerable to structural damage. Some less robust buildings subject to failure.

Paper Size ISO A3

0 10 20 30

Metres

Map Projection: Transverse Mercator

Horizontal Datum: GDA 1994

Grid: GDA 1994 MGA Zone 56

N

GHD

Ausgrid

Homebush BESS Water Impact Assessment

5% AEP 2030 SSP2 Climate - Existing Conditions

Flood Hazard

Project No. 12651400

Revision No. -

Date 04 Dec 2024

Figure A-015

"ghdnet\ghd\AU\Sydney\Projects\21112651400\GIS\Resources\Models\Scripts\AutoFloodMaps\Templates\MXD\12651400_MasonPark_ISO A3_LANDSCAPE.mxd"

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Legend

— Project Footprint

Model Boundary

Lot Boundary

Flood Hazard

H1 - Generally safe for vehicles, people and buildings.

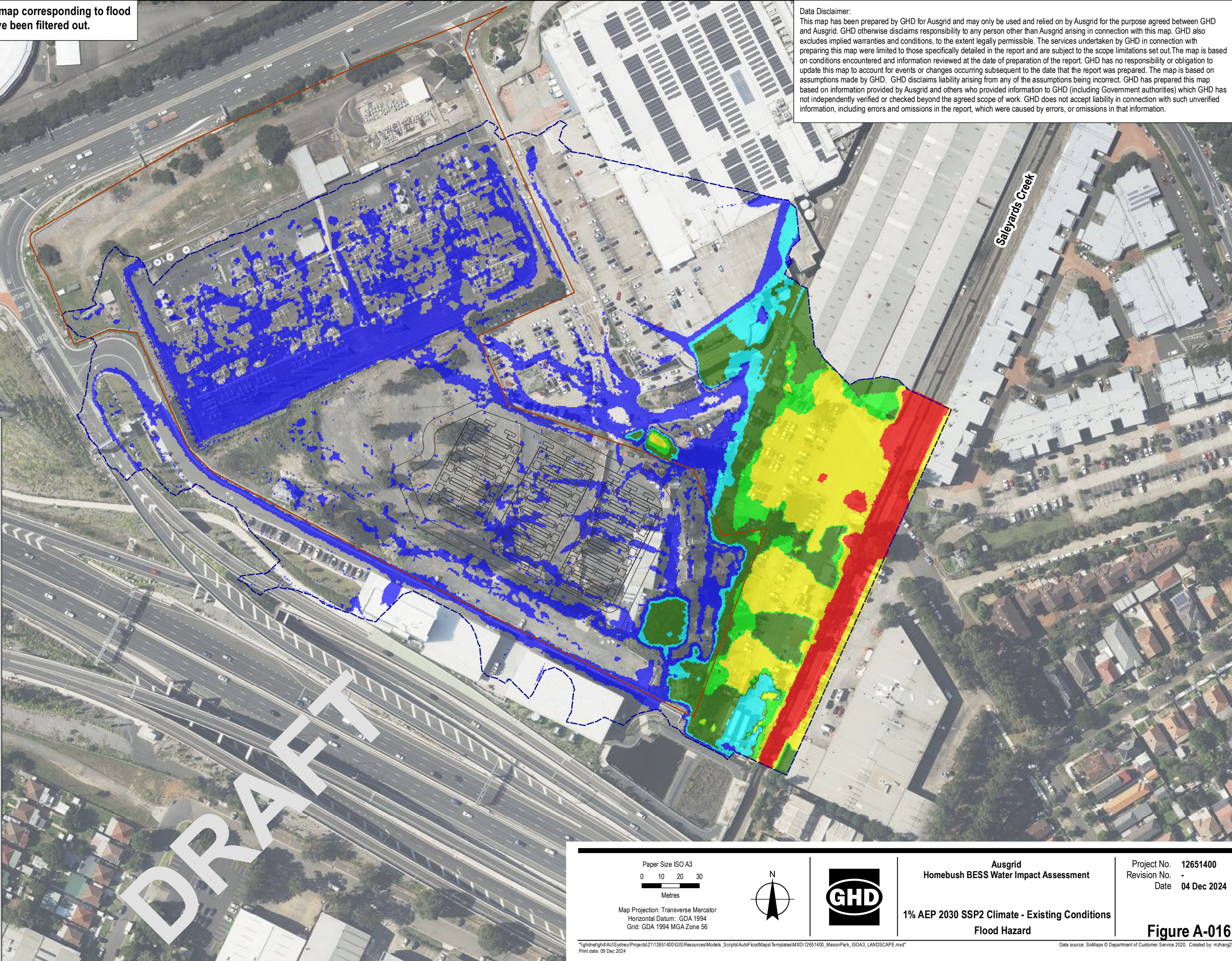
H2 - Unsafe for small vehicles.

H3 - Unsafe for vehicles, children and the elderly.

H4 - Unsafe for vehicles and people.

H5 - Unsafe for vehicles and people. All buildings vulnerable to structural damage. Some less robust buildings subject to failure.

H6 - Unsafe for vehicles and people. All buildings vulnerable to structural damage. Some less robust buildings subject to failure.



Paper Size ISO A3

0 10 20 30

Metres

Map Projection: Transverse Mercator
Horizontal Datum: GDA 1994
Grid: GDA 1994 MGA Zone 56

N

Ausgrid
Homebush BESS Water Impact Assessment

1% AEP 2030 SSP2 Climate - Existing Conditions
Flood Hazard

Project No. 12651400
Revision No. -
Date 04 Dec 2024

Figure A-016

"ghdnet\ghd\AU\Sydney\Projects\21112651400\GIS\Resources\Models\Scripts\AutoFloodMaps\Templates\MXD\12651400_MasonPark_ISO A3_LANDSCAPE.mxd"
Print date: 09 Dec 2024

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Legend

Project Footprint

Model Boundary

Lot Boundary

Flood Hazard

H1 - Generally safe for vehicles, people and buildings.

H2 - Unsafe for small vehicles.

H3 - Unsafe for vehicles, children and the elderly.

H4 - Unsafe for vehicles and people.

H5 - Unsafe for vehicles and people. All buildings vulnerable to structural damage. Some less robust buildings subject to failure.

H6 - Unsafe for vehicles and people. All buildings vulnerable to structural damage. Some less robust buildings subject to failure.

Paper Size ISO A3

0 10 20 30

Metres

Map Projection: Transverse Mercator

Horizontal Datum: GDA 1994

Grid: GDA 1994 MGA Zone 56

N

GHD

Ausgrid

Homebush BESS Water Impact Assessment

PMF 2030 SSP2 Climate - Existing Conditions

Flood Hazard

Project No. 12651400

Revision No. -

Date 04 Dec 2024

Figure A-017

"ghdnet\ghd\AU\Sydney\Projects\21112651400\GIS\Resources\Models\Scripts\AutoFloodMaps\Templates\MXD\12651400_MasonPark_ISO A3_LANDSCAPE.mxd"

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Legend

Project Footprint

Model Boundary

Lot Boundary

Flood Hazard

H1 - Generally safe for vehicles, people and buildings.

H2 - Unsafe for small vehicles.

H3 - Unsafe for vehicles, children and the elderly.

H4 - Unsafe for vehicles and people.

H5 - Unsafe for vehicles and people. All buildings vulnerable to structural damage. Some less robust buildings subject to failure.

H6 - Unsafe for vehicles and people. All buildings vulnerable to structural damage. Some less robust buildings subject to failure.

Paper Size ISO A3

0 10 20 30

Metres

Map Projection: Transverse Mercator

Horizontal Datum: GDA 1994

Grid: GDA 1994 MGA Zone 56

N

Ausgrid

Homebush BESS Water Impact Assessment

1% AEP 2050 SSP5 Climate - Existing Conditions

Flood Hazard

Project No. 12651400

Revision No. -

Date 04 Dec 2024

Figure A-018

*ghdnet\ghd\AU\Sydney\Projects\21112651400\GIS\Resources\Models\Scripts\AutoFloodMaps\Templates\MXD\12651400_MasonPark_ISO A3_LANDSCAPE.mxd

Data source: SixMaps © Department of Customer Service 2020. Created by: mchang2

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Legend

— Project Footprint

Model Boundary

Lot Boundary

Flood Hazard

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H2 - Unsafe for small vehicles.

H3 - Unsafe for vehicles, children and the elderly.

H4 - Unsafe for vehicles and people.

H5 - Unsafe for vehicles and people. All buildings vulnerable to structural damage. Some less robust buildings subject to failure.

H6 - Unsafe for vehicles and people. All buildings vulnerable to structural damage. Some less robust buildings subject to failure.

Paper Size ISO A3

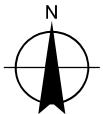
0 10 20 30

Metres

Map Projection: Transverse Mercator

Horizontal Datum: GDA 1994

Grid: GDA 1994 MGA Zone 56



Ausgrid

Homebush BESS Water Impact Assessment

PMF 2050 SSP5 Climate - Existing Conditions

Flood Hazard

Project No. 12651400

Revision No. -

Date 04 Dec 2024

Figure A-019

NOTE: All results in this map corresponding to flood depths under 0.025m have been filtered out.

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Legend

Project Footprint

Model Boundary

Lot Boundary

Flood Hazard

H1 - Generally safe for vehicles, people and buildings.

H2 - Unsafe for small vehicles.

H3 - Unsafe for vehicles, children and the elderly.

H4 - Unsafe for vehicles and people.

H5 - Unsafe for vehicles and people. All buildings vulnerable to structural damage. Some less robust buildings subject to failure.

H6 - Unsafe for vehicles and people. All buildings vulnerable to structural damage. Some less robust buildings subject to failure.

Paper Size ISO A3

0 10 20 30

Metres

Map Projection: Transverse Mercator

Horizontal Datum: GDA 1994

Grid: GDA 1994 MGA Zone 56

N

Ausgrid

Homebush BESS Water Impact Assessment

1% AEP 2080 SSP5 Climate - Existing Conditions

Flood Hazard

Project No. 12651400

Revision No. -

Date 04 Dec 2024

Figure A-020

"ghdnet\ghd\AU\Sydney\Projects\21112651400\GIS\Resources\Models\Scripts\AutoFloodMaps\Templates\MXD\12651400_MasonPark_ISO_A3_LANDSCAPE.mxd"

Print date: 09 Dec 2024

Data source: SixMaps © Department of Customer Service 2020. Created by: mzhang2

NOTE: All results in this map corresponding to flood depths under 0.025m have been filtered out.

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Legend

Project Footprint

Model Boundary

Lot Boundary

Flood Hazard

H1 - Generally safe for vehicles, people and buildings.

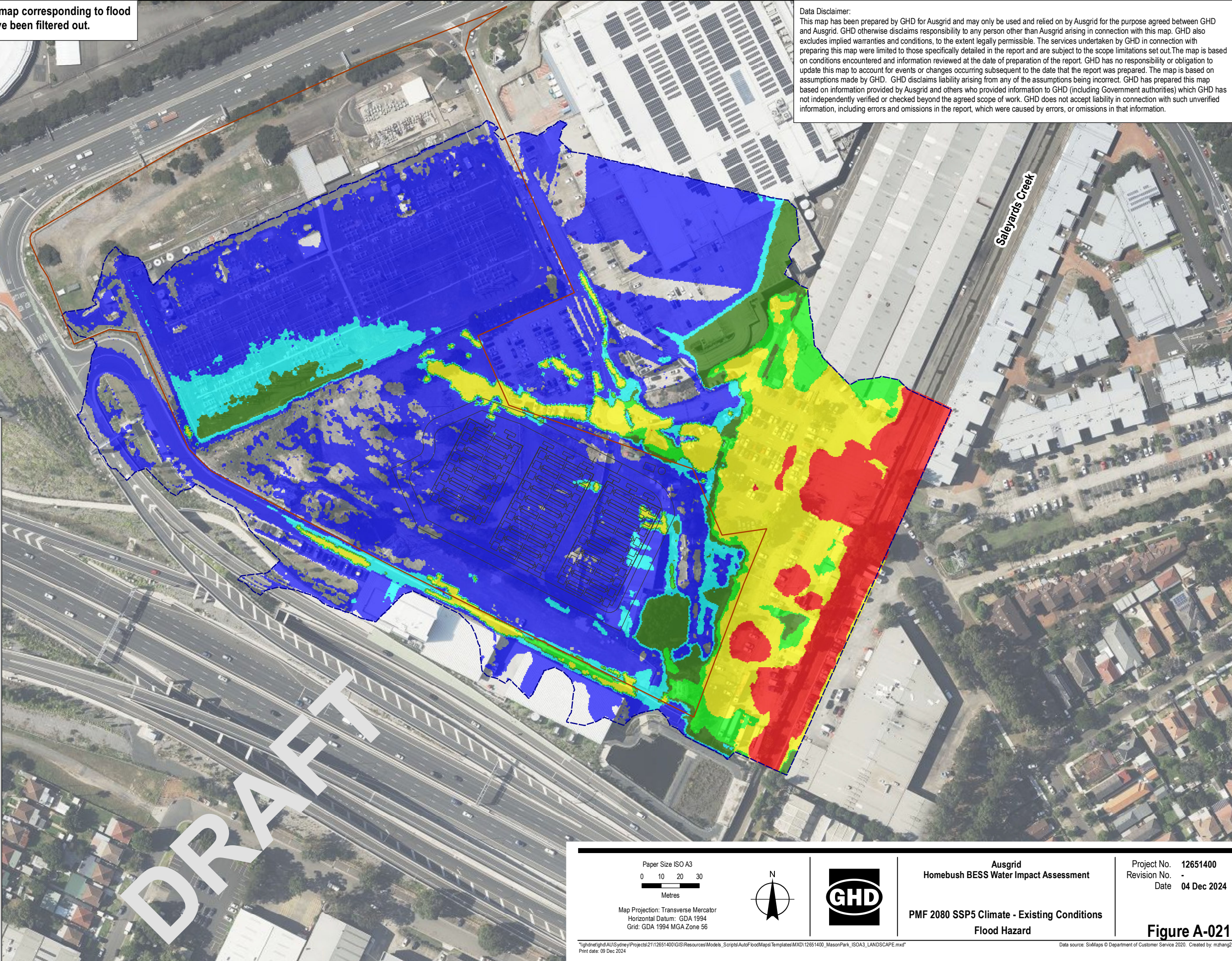
H2 - Unsafe for small vehicles.

H3 - Unsafe for vehicles, children and the elderly.

H4 - Unsafe for vehicles and people.

H5 - Unsafe for vehicles and people. All buildings vulnerable to structural damage. Some less robust buildings subject to failure.

H6 - Unsafe for vehicles and people. All buildings vulnerable to structural damage. Some less robust buildings subject to failure.



Paper Size ISO A3

0 10 20 30

Metres

Map Projection: Transverse Mercator

Horizontal Datum: GDA 1994

Grid: GDA 1994 MGA Zone 56

N

Ausgrid

Homebush BESS Water Impact Assessment

PMF 2080 SSP5 Climate - Existing Conditions

Flood Hazard

Project No. 12651400

Revision No. -

Date 04 Dec 2024

Figure A-021

"ghdnet\ghd\AU\Sydney\Projects\21112651400\GIS\Resources\Models\Scripts\AutoFloodMaps\Templates\MXD\12651400_MasonPark_ISO A3_LANDSCAPE.mxd"

Data source: SixMaps © Department of Customer Service 2020. Created by: mzhang2

NOTE: All results in this map corresponding to flood depths under 0.025m have been filtered out.

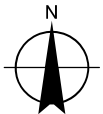
Data Disclaimer:
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- Legend**
- Design Works Levels (mAHD)
 - Project Footprint
 - ▨ Design Road Regrade
 - Design Pad
 - ▭ Model Boundary
 - ▭ Lot Boundary
 - Flood Level Contours (mAHD)

- Flood Depth (m)**
- <0.01
 - 0.01 - 0.05
 - 0.05 - 0.10
 - 0.10 - 0.15
 - 0.15 - 0.30
 - 0.30 - 0.50
 - 0.50 - 0.75
 - 0.75 - 1.00
 - 1.00 - 2.00
 - > 2.00

DRAFT

Paper Size ISO A3
0 10 20 30
Metres
Map Projection: Transverse Mercator
Horizontal Datum: GDA 1994
Grid: GDA 1994 MGA Zone 56



Ausgrid
Homebush BESS Water Impact Assessment
5% AEP 2030 SSP2 Climate
Developed Conditions
Flood Depth and Extent

Project No. 12651400
Revision No. -
Date 07 Jan 2024

Figure A-022

NOTE: All results in this map corresponding to flood depths under 0.025m have been filtered out.

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Legend

- Design Works Levels (mAHD)
- Project Footprint
- ▨ Design Road Regrade
- Design Pad
- ▭ Model Boundary
- ▭ Lot Boundary
- Flood Level Contours (mAHD)

Flood Depth (m)

□	<0.01
■	0.01 - 0.05
■	0.05 - 0.10
■	0.10 - 0.15
■	0.15 - 0.30
■	0.30 - 0.50
■	0.50 - 0.75
■	0.75 - 1.00
■	1.00 - 2.00
■	> 2.00

Paper Size ISO A3

0 10 20 30

Metres

Map Projection: Transverse Mercator
Horizontal Datum: GDA 1994
Grid: GDA 1994 MGA Zone 56

N



Ausgrid
Homebush BESS Water Impact Assessment

1% AEP 2030 SSP2 Climate
Developed Conditions
Flood Depth and Extent

Project No. 12651400
Revision No. -
Date 07 Jan 2024

Figure A-023

NOTE: All results in this map corresponding to flood depths under 0.025m have been filtered out.

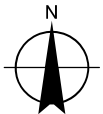
Data Disclaimer:
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- Legend**
- Design Works Levels (mAHD)
 - Project Footprint
 - ▨ Design Road Regrade
 - Design Pad
 - ▭ Model Boundary
 - ▭ Lot Boundary
 - Flood Level Contours (mAHD)

- Flood Depth (m)**
- <0.01
 - 0.01 - 0.05
 - 0.05 - 0.10
 - 0.10 - 0.15
 - 0.15 - 0.30
 - 0.30 - 0.50
 - 0.50 - 0.75
 - 0.75 - 1.00
 - 1.00 - 2.00
 - > 2.00

DRAFT

Paper Size ISO A3
0 10 20 30
Metres
Map Projection: Transverse Mercator
Horizontal Datum: GDA 1994
Grid: GDA 1994 MGA Zone 56



Ausgrid
Homebush BESS Water Impact Assessment
PMF 2030 SSP2 Climate
Developed Conditions
Flood Depth and Extent

Project No. 12651400
Revision No. -
Date 07 Jan 2024

Figure A-024

"hghdnet\ghd\AU\Sydney\Projects\21112651400\GIS\Resources\Models\Scripts\AutoFloodMaps\Templates\MXD\12651400_MasonPark_ISO3_LANDSCAPE_DES.mxd"
Print date: 18 Mar 2025

Data source: SixMaps © Department of Customer Service 2020. Created by: mzhang2

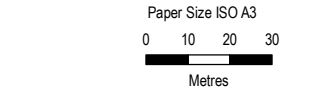
NOTE: All results in this map corresponding to flood depths under 0.025m have been filtered out.

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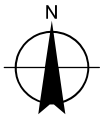
- Legend**
- Design Works Levels (mAHD)
 - Project Footprint
 - ▨ Design Road Regrade
 - Design Pad
 - ▭ Model Boundary
 - ▭ Lot Boundary
 - Flood Level Contours (mAHD)

- Flood Depth (m)**
- <0.01
 - 0.01 - 0.05
 - 0.05 - 0.10
 - 0.10 - 0.15
 - 0.15 - 0.30
 - 0.30 - 0.50
 - 0.50 - 0.75
 - 0.75 - 1.00
 - 1.00 - 2.00
 - > 2.00

DRAFT



Map Projection: Transverse Mercator
Horizontal Datum: GDA 1994
Grid: GDA 1994 MGA Zone 56



Ausgrid
Homebush BESS Water Impact Assessment

1% AEP 2050 SSP5 Climate
Developed Conditions
Flood Depth and Extent

Project No. 12651400
Revision No. -
Date 07 Jan 2024

Figure A-025

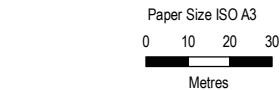
NOTE: All results in this map corresponding to flood depths under 0.025m have been filtered out.

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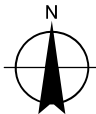
- Legend**
- Design Works Levels (mAHD)
 - Project Footprint
 - ▨ Design Road Regrade
 - Design Pad
 - ▭ Model Boundary
 - ▭ Lot Boundary
 - Flood Level Contours (mAHD)

- Flood Depth (m)**
- <0.01
 - 0.01 - 0.05
 - 0.05 - 0.10
 - 0.10 - 0.15
 - 0.15 - 0.30
 - 0.30 - 0.50
 - 0.50 - 0.75
 - 0.75 - 1.00
 - 1.00 - 2.00
 - > 2.00

DRAFT



Map Projection: Transverse Mercator
Horizontal Datum: GDA 1994
Grid: GDA 1994 MGA Zone 56



Ausgrid
Homebush BESS Water Impact Assessment

PMF 2050 SSP5 Climate
Developed Conditions
Flood Depth and Extent

Project No. 12651400
Revision No. -
Date 07 Jan 2024

Figure A-026

NOTE: All results in this map corresponding to flood depths under 0.025m have been filtered out.

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Legend

- Design Works Levels (mAHD)
- Project Footprint
- ▨ Design Road Regrade
- Design Pad
- ▭ Model Boundary
- ▭ Lot Boundary
- Flood Level Contours (mAHD)

Flood Depth (m)

□	<0.01
■	0.01 - 0.05
■	0.05 - 0.10
■	0.10 - 0.15
■	0.15 - 0.30
■	0.30 - 0.50
■	0.50 - 0.75
■	0.75 - 1.00
■	1.00 - 2.00
■	> 2.00

Paper Size ISO A3

0 10 20 30

Metres

Map Projection: Transverse Mercator
Horizontal Datum: GDA 1994
Grid: GDA 1994 MGA Zone 56

N

Ausgrid
Homebush BESS Water Impact Assessment

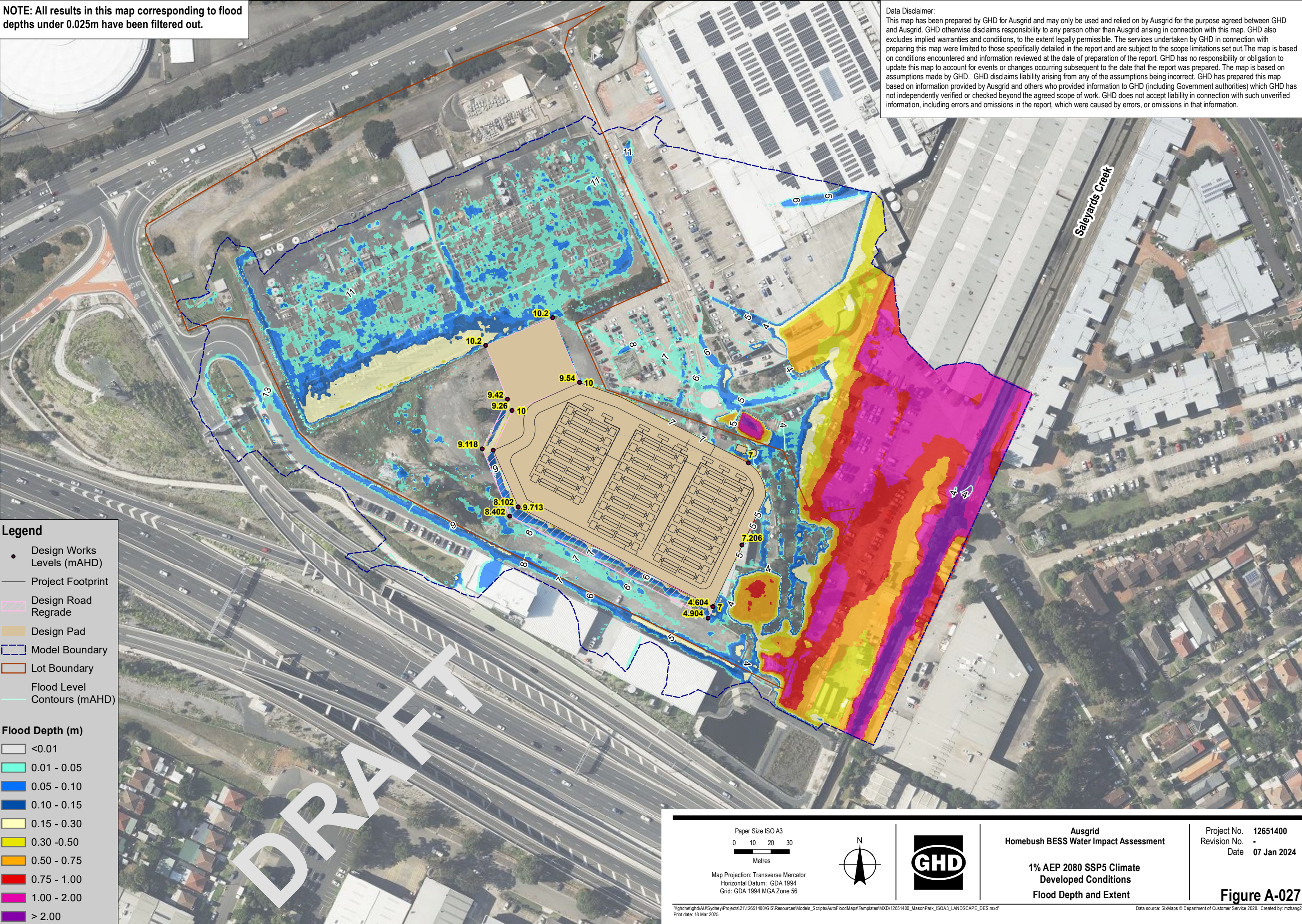
1% AEP 2080 SSP5 Climate
Developed Conditions
Flood Depth and Extent

Project No. 12651400
Revision No. -
Date 07 Jan 2024

Figure A-027

ghdnet\ghd\AU\Sydney\Projects\21112651400\GIS\Resources\Models\Scripts\AutoFloodMaps\Templates\MXD\12651400_MasonPark_ISO A3_LANDSCAPE_DES.mxd
Print date: 18 Mar 2025

Data source: SixMaps © Department of Customer Service 2020. Created by: mchang2



NOTE: All results in this map corresponding to flood depths under 0.025m have been filtered out.

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Legend

- Design Works Levels (mAHD)
- Project Footprint
- ▨ Design Road Regrade
- Design Pad
- ▭ Model Boundary
- ▭ Lot Boundary
- Flood Level Contours (mAHD)

Flood Depth (m)

□	<0.01
■	0.01 - 0.05
■	0.05 - 0.10
■	0.10 - 0.15
■	0.15 - 0.30
■	0.30 - 0.50
■	0.50 - 0.75
■	0.75 - 1.00
■	1.00 - 2.00
■	> 2.00

Paper Size ISO A3

0 10 20 30

Metres

Map Projection: Transverse Mercator
Horizontal Datum: GDA 1994
Grid: GDA 1994 MGA Zone 56

N

Ausgrid
Homebush BESS Water Impact Assessment

Project No. 12651400
Revision No. -
Date 07 Jan 2024

PMF 2080 SSP5 Climate
Developed Conditions
Flood Depth and Extent

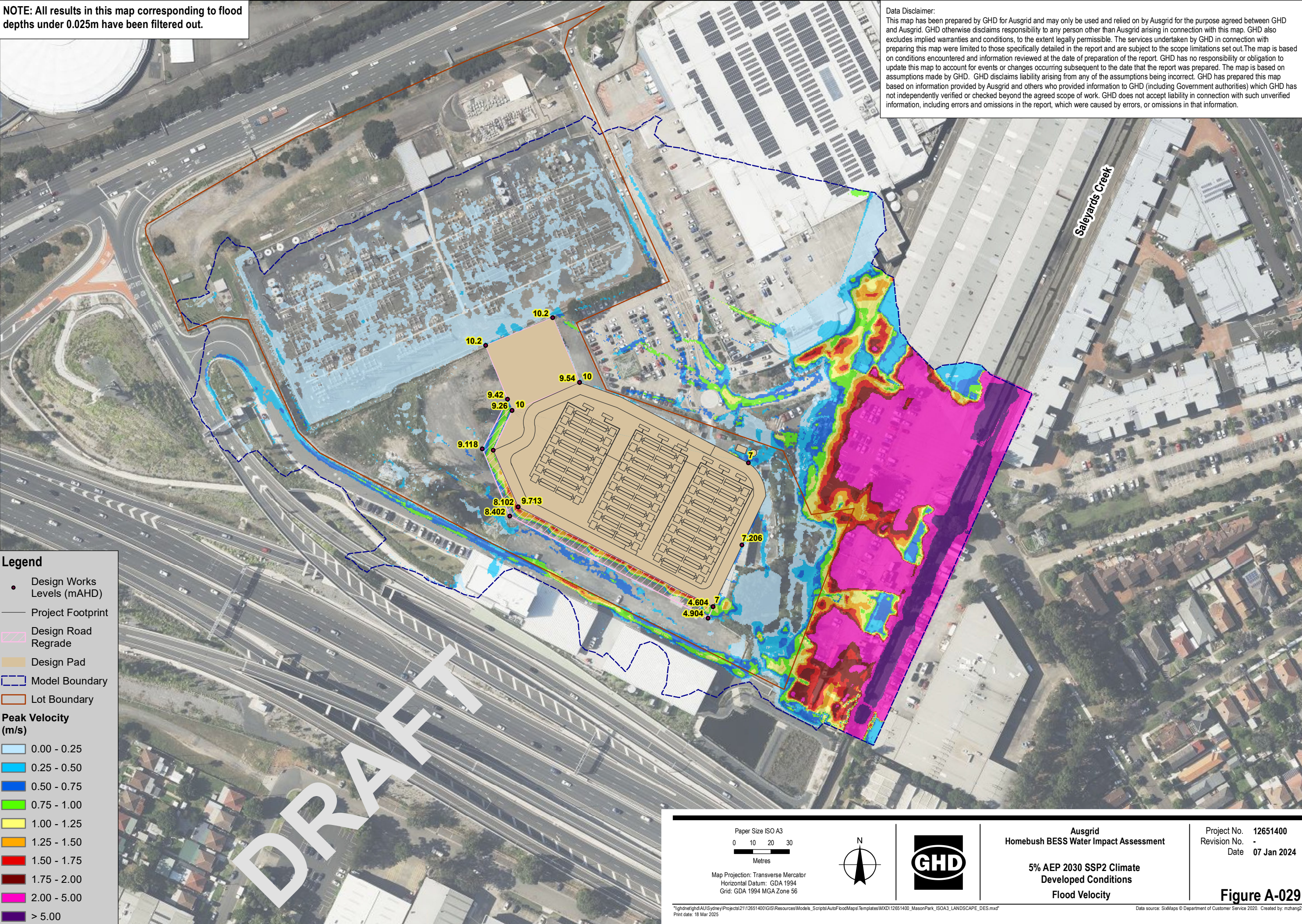
Figure A-028

ghdnet\ghd\AU\Sydney\Projects\21112651400\GIS\Resources\Models\Scripts\AutoFloodMaps\Templates\MXD\12651400_MasonPark_ISO_A3_LANDSCAPE_DES.mxd
Print date: 18 Mar 2025

Data source: SixMaps © Department of Customer Service 2020. Created by: mzhang2

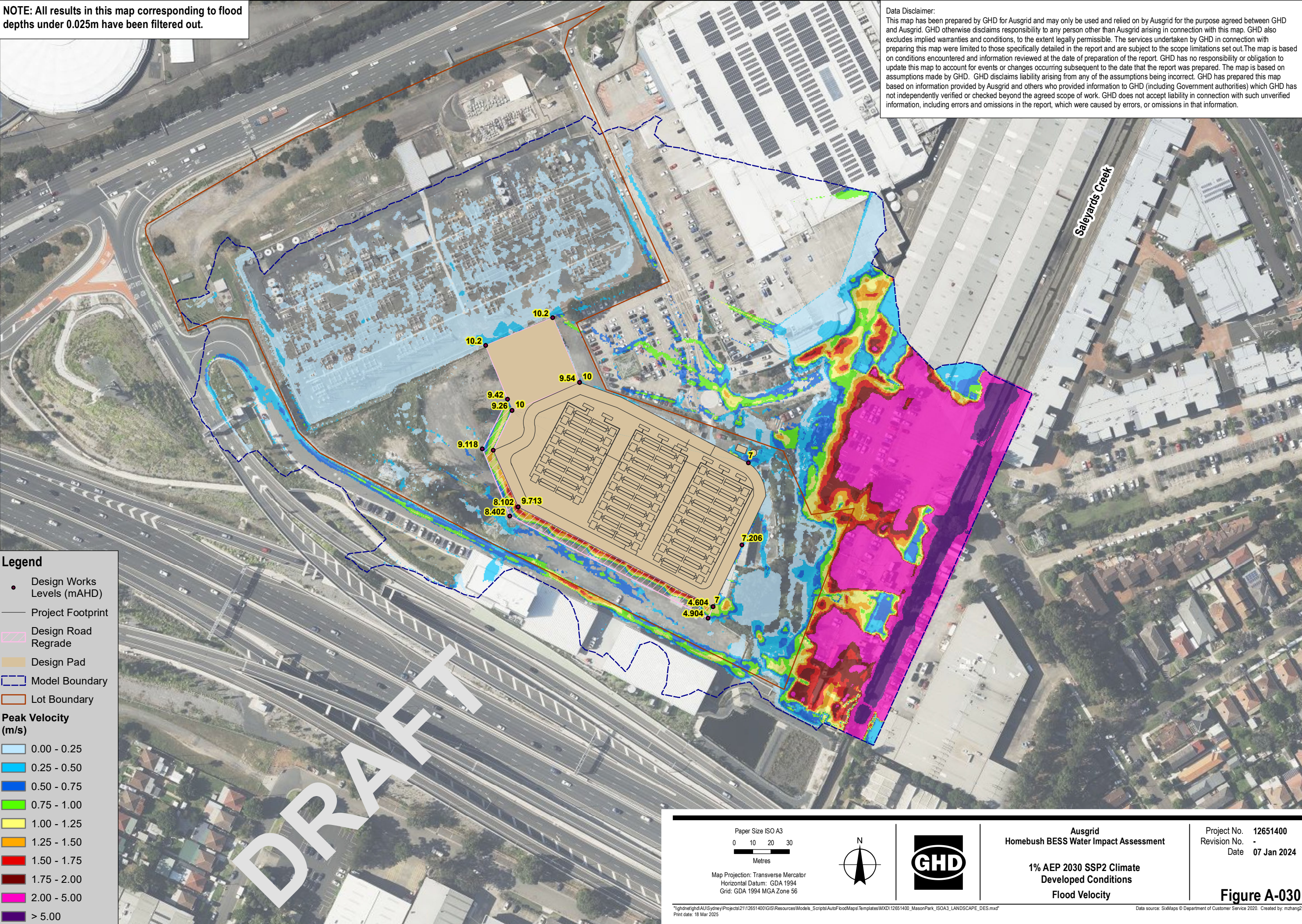
NOTE: All results in this map corresponding to flood depths under 0.025m have been filtered out.

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Legend

- Design Works Levels (mAHD)
- Project Footprint
- ▨ Design Road Regrade
- Design Pad
- ▭ Model Boundary
- ▭ Lot Boundary

Peak Velocity (m/s)

0.00 - 0.25
0.25 - 0.50
0.50 - 0.75
0.75 - 1.00
1.00 - 1.25
1.25 - 1.50
1.50 - 1.75
1.75 - 2.00
2.00 - 5.00
> 5.00

Paper Size ISO A3 0 10 20 30 Metres Map Projection: Transverse Mercator Horizontal Datum: GDA 1994 Grid: GDA 1994 MGA Zone 56	N		Ausgrid Homebush BESS Water Impact Assessment 1% AEP 2030 SSP2 Climate Developed Conditions Flood Velocity	Project No. 12651400 Revision No. - Date 07 Jan 2024
Figure A-030				

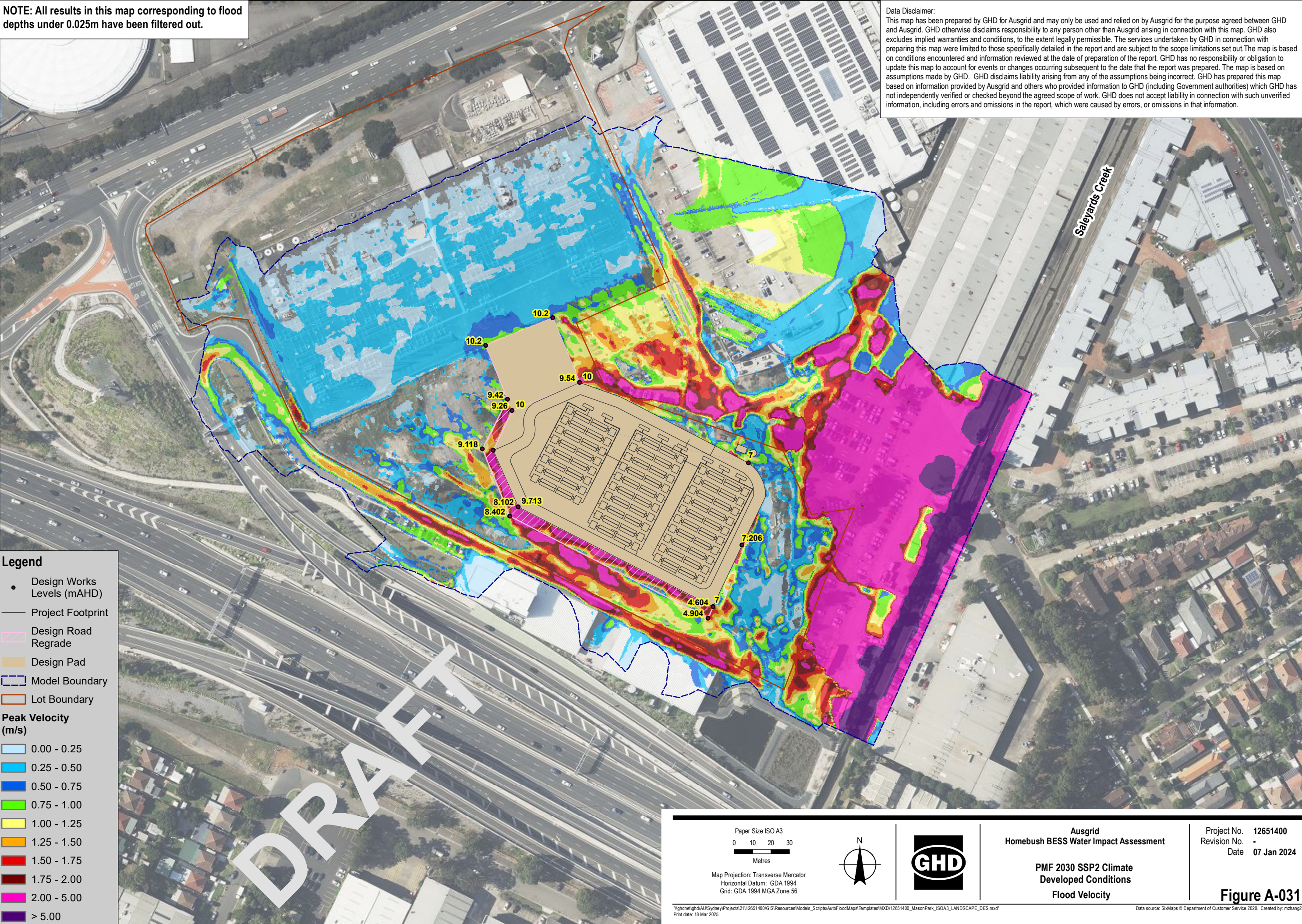
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Print date: 18 Mar 2025

Data source: SixMaps © Department of Customer Service 2020. Created by: mchang2

NOTE: All results in this map corresponding to flood depths under 0.025m have been filtered out.

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Legend

- Design Works Levels (mAHD)
- Project Footprint
- ▨ Design Road Regrade
- Design Pad
- ▭ Model Boundary
- ▭ Lot Boundary

Peak Velocity (m/s)

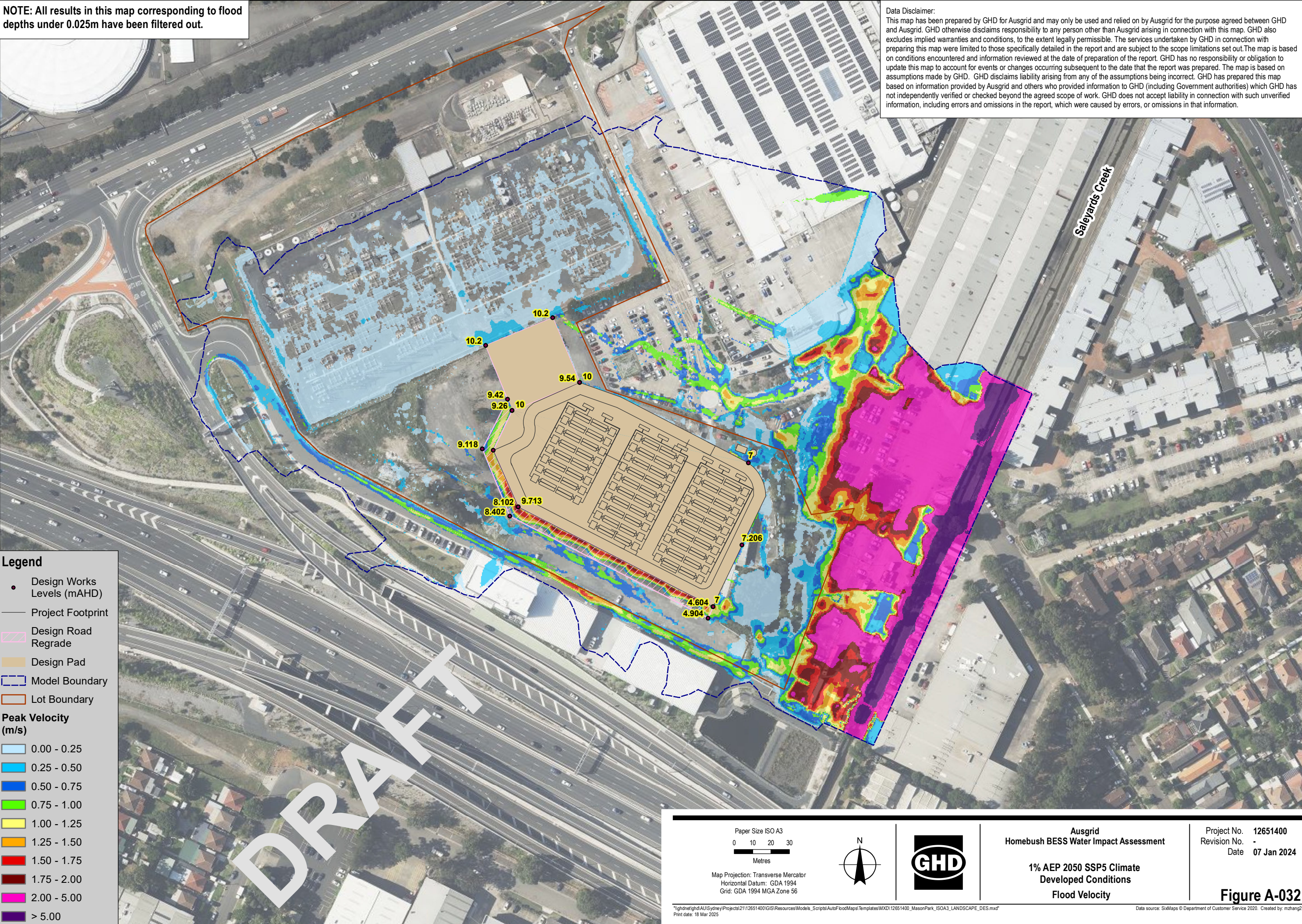
0.00 - 0.25
0.25 - 0.50
0.50 - 0.75
0.75 - 1.00
1.00 - 1.25
1.25 - 1.50
1.50 - 1.75
1.75 - 2.00
2.00 - 5.00
> 5.00

Paper Size ISO A3 0 10 20 30 Metres Map Projection: Transverse Mercator Horizontal Datum: GDA 1994 Grid: GDA 1994 MGA Zone 56	N		Ausgrid Homebush BESS Water Impact Assessment PMF 2030 SSP2 Climate Developed Conditions Flood Velocity	Project No. 12651400 Revision No. - Date 07 Jan 2024
*ghdnet\ghd\AU\Sydney\Projects\21112651400\GIS\Resources\Models\Scripts\AutoFloodMaps\Templates\MXD\12651400_MasonPark_ISO3_LANDSCAPE_DES.mxd				
Data source: SixMaps © Department of Customer Service 2020. Created by: mchang2				

Figure A-031

NOTE: All results in this map corresponding to flood depths under 0.025m have been filtered out.

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Legend

- Design Works Levels (mAHD)
- Project Footprint
- ▨ Design Road Regrade
- Design Pad
- ▭ Model Boundary
- ▭ Lot Boundary

Peak Velocity (m/s)

0.00 - 0.25
0.25 - 0.50
0.50 - 0.75
0.75 - 1.00
1.00 - 1.25
1.25 - 1.50
1.50 - 1.75
1.75 - 2.00
2.00 - 5.00
> 5.00

Paper Size ISO A3

0 10 20 30

Metres

Map Projection: Transverse Mercator
Horizontal Datum: GDA 1994
Grid: GDA 1994 MGA Zone 56

N

Ausgrid
Homebush BESS Water Impact Assessment

1% AEP 2050 SSP5 Climate
Developed Conditions
Flood Velocity

Project No. 12651400
Revision No. -
Date 07 Jan 2024

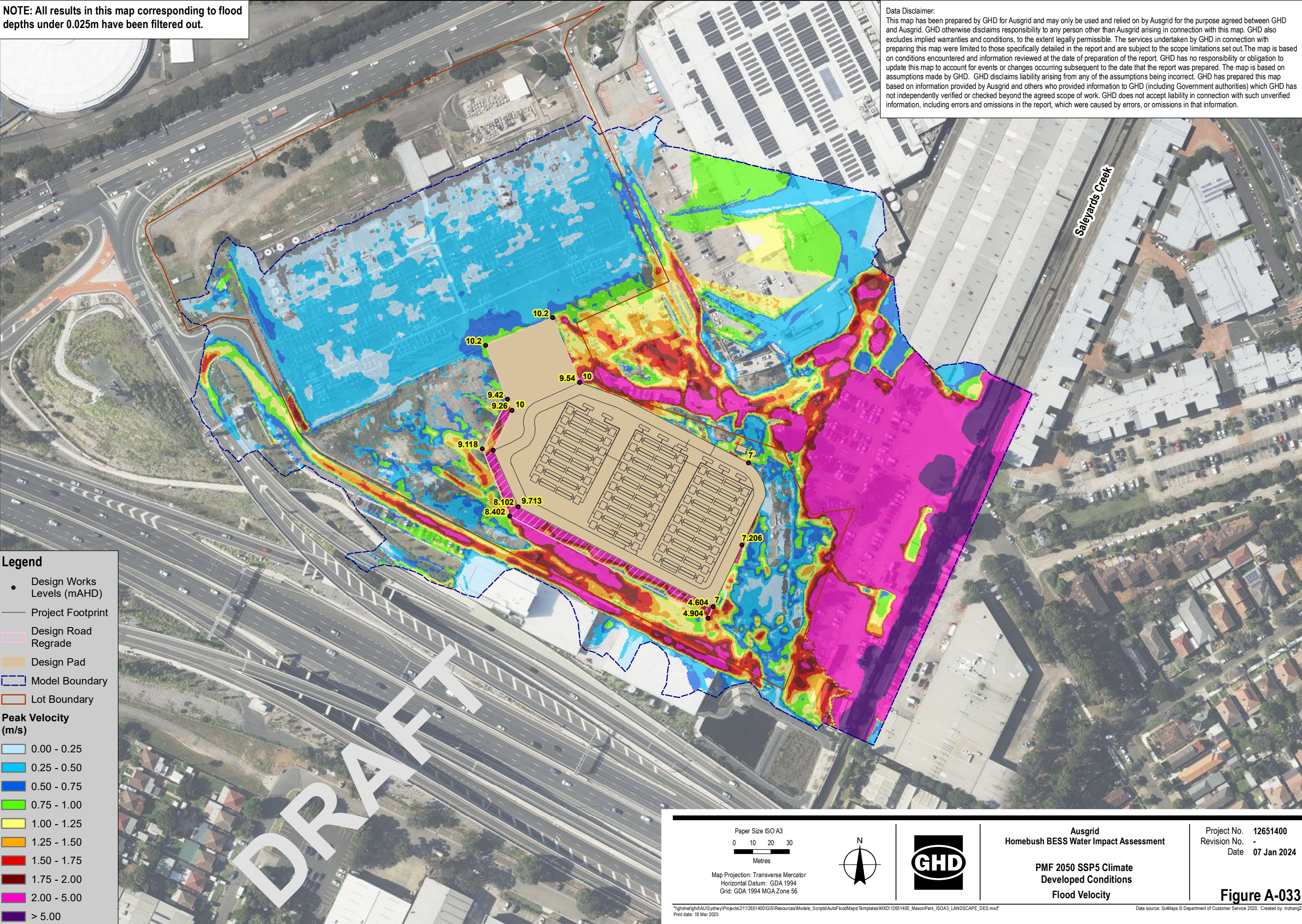
Figure A-032

ghdnet\ghd\AU\Sydney\Projects\21112651400\GIS\Resources\Models\Scripts\AutoFloodMaps\Templates\MXD\12651400_MasonPark_ISO A3_LANDSCAPE_DES.mxd
Print date: 18 Mar 2025

Data source: SixMaps © Department of Customer Service 2020. Created by: mchang2

NOTE: All results in this map corresponding to flood depths under 0.025m have been filtered out.

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Legend

- Design Works Levels (mAHD)
- Project Footprint
- ▨ Design Road Regrade
- Design Pad
- ▭ Model Boundary
- ▭ Lot Boundary

Peak Velocity (m/s)

0.00 - 0.25
0.25 - 0.50
0.50 - 0.75
0.75 - 1.00
1.00 - 1.25
1.25 - 1.50
1.50 - 1.75
1.75 - 2.00
2.00 - 5.00
> 5.00

Paper Size ISO A3

0 10 20 30

Metres

Map Projection: Transverse Mercator
Horizontal Datum: GDA 1994
Grid: GDA 1994 MGA Zone 56

N

Ausgrid
Homebush BESS Water Impact Assessment

PMF 2050 SSP5 Climate
Developed Conditions
Flood Velocity

Project No. 12651400
Revision No. -
Date 07 Jan 2024

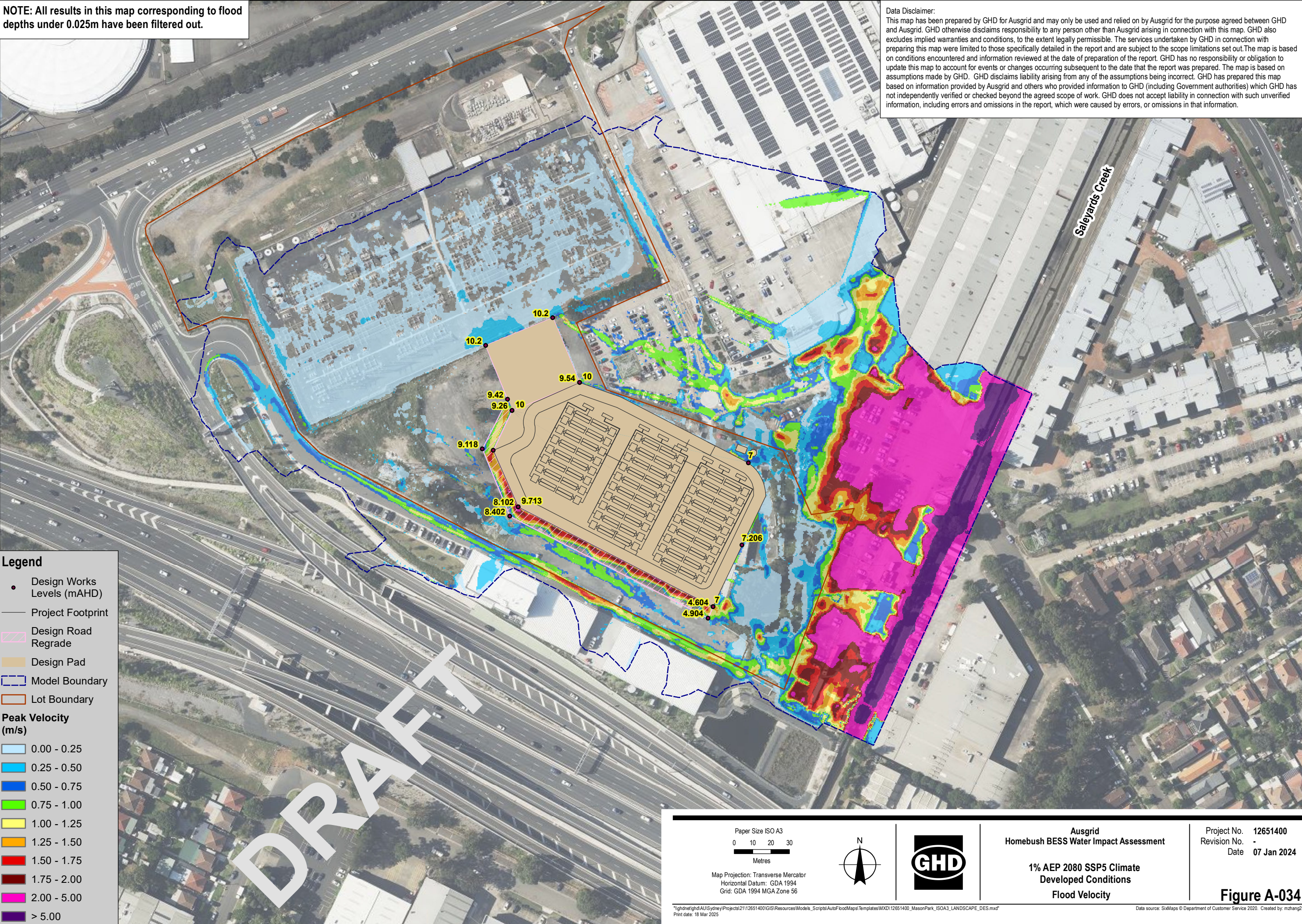
Figure A-033

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Print date: 18 Mar 2025

Data source: SixMaps © Department of Customer Service 2020. Created by: mchang2

NOTE: All results in this map corresponding to flood depths under 0.025m have been filtered out.

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Legend

- Design Works Levels (mAHD)
- Project Footprint
- Design Road Regrade
- Design Pad
- Model Boundary
- Lot Boundary

Peak Velocity (m/s)

0.00 - 0.25
0.25 - 0.50
0.50 - 0.75
0.75 - 1.00
1.00 - 1.25
1.25 - 1.50
1.50 - 1.75
1.75 - 2.00
2.00 - 5.00
> 5.00

Paper Size ISO A3 0 10 20 30 Metres Map Projection: Transverse Mercator Horizontal Datum: GDA 1994 Grid: GDA 1994 MGA Zone 56			Ausgrid Homebush BESS Water Impact Assessment		Project No. 12651400
			1% AEP 2080 SSP5 Climate Developed Conditions Flood Velocity		Revision No. -
					Date 07 Jan 2024
					Figure A-034

*ghdnet\ghd\AU\Sydney\Projects\21112651400\GIS\Resources\Models\Scripts\AutoFloodMaps\Templates\MXD\12651400_MasonPark_ISO A3_LANDSCAPE_DES.mxd
Print date: 18 Mar 2025

Data source: SixMaps © Department of Customer Service 2020. Created by: mchang2

NOTE: All results in this map corresponding to flood depths under 0.025m have been filtered out.

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Legend

•

Design Works Levels (mAHD)

—

Project Footprint

Design Road Regrade

Design Pad

Model Boundary

Lot Boundary

Peak Velocity (m/s)

0.00 - 0.25

0.25 - 0.50

0.50 - 0.75

0.75 - 1.00

1.00 - 1.25

1.25 - 1.50

1.50 - 1.75

1.75 - 2.00

2.00 - 5.00

> 5.00

Paper Size ISO A3

0

10

20

30

Metres

Map Projection: Transverse Mercator

Horizontal Datum: GDA 1994

Grid: GDA 1994 MGA Zone 56

N

GHD

Ausgrid

Homebush BESS Water Impact Assessment

PMF 2080 SSP5 Climate Developed Conditions

Flood Velocity

Project No. 12651400

Revision No. -

Date 07 Jan 2024

Figure A-035

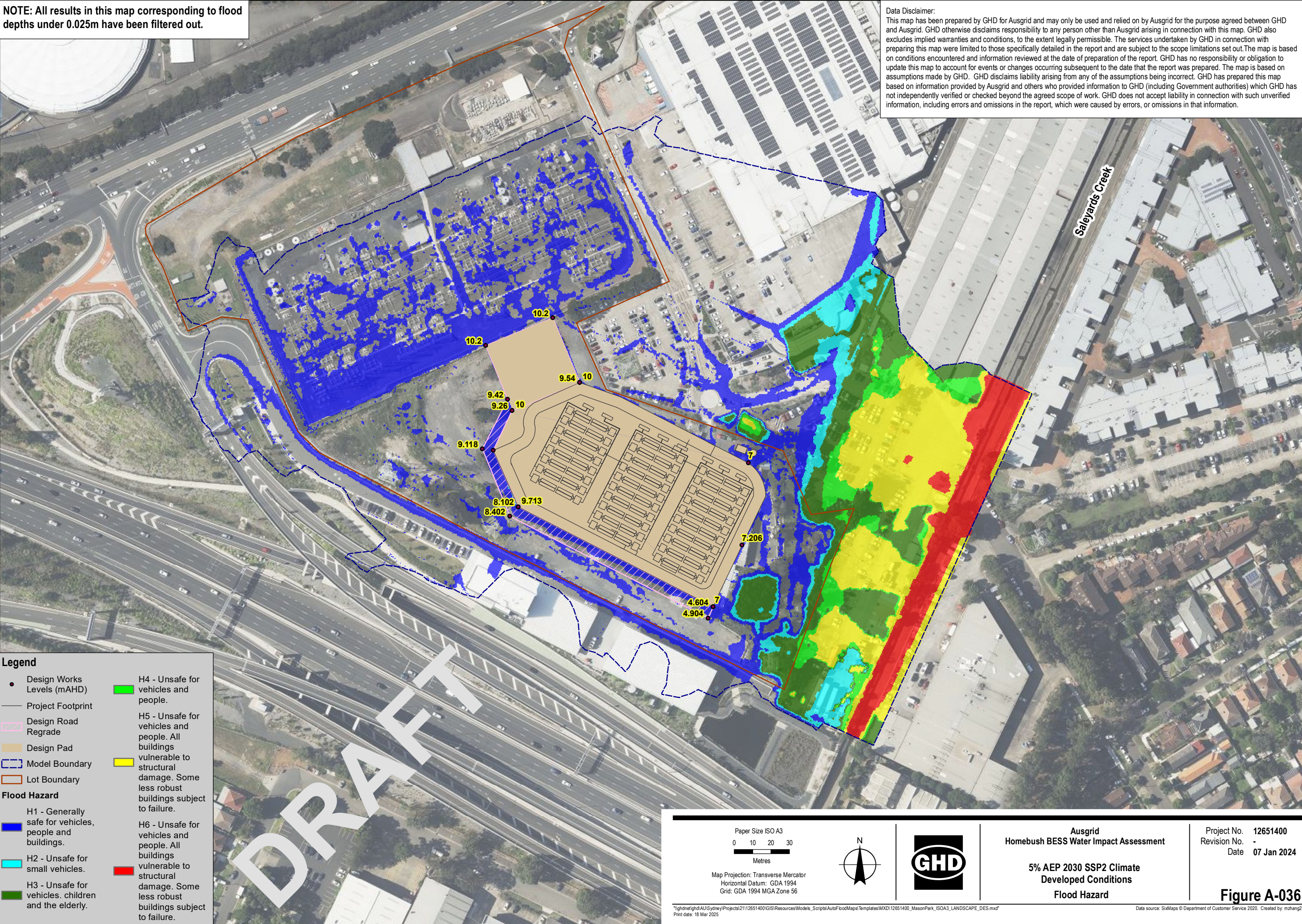
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Print date: 18 Mar 2025

Data source: SixMaps © Department of Customer Service 2020. Created by: mzhang2

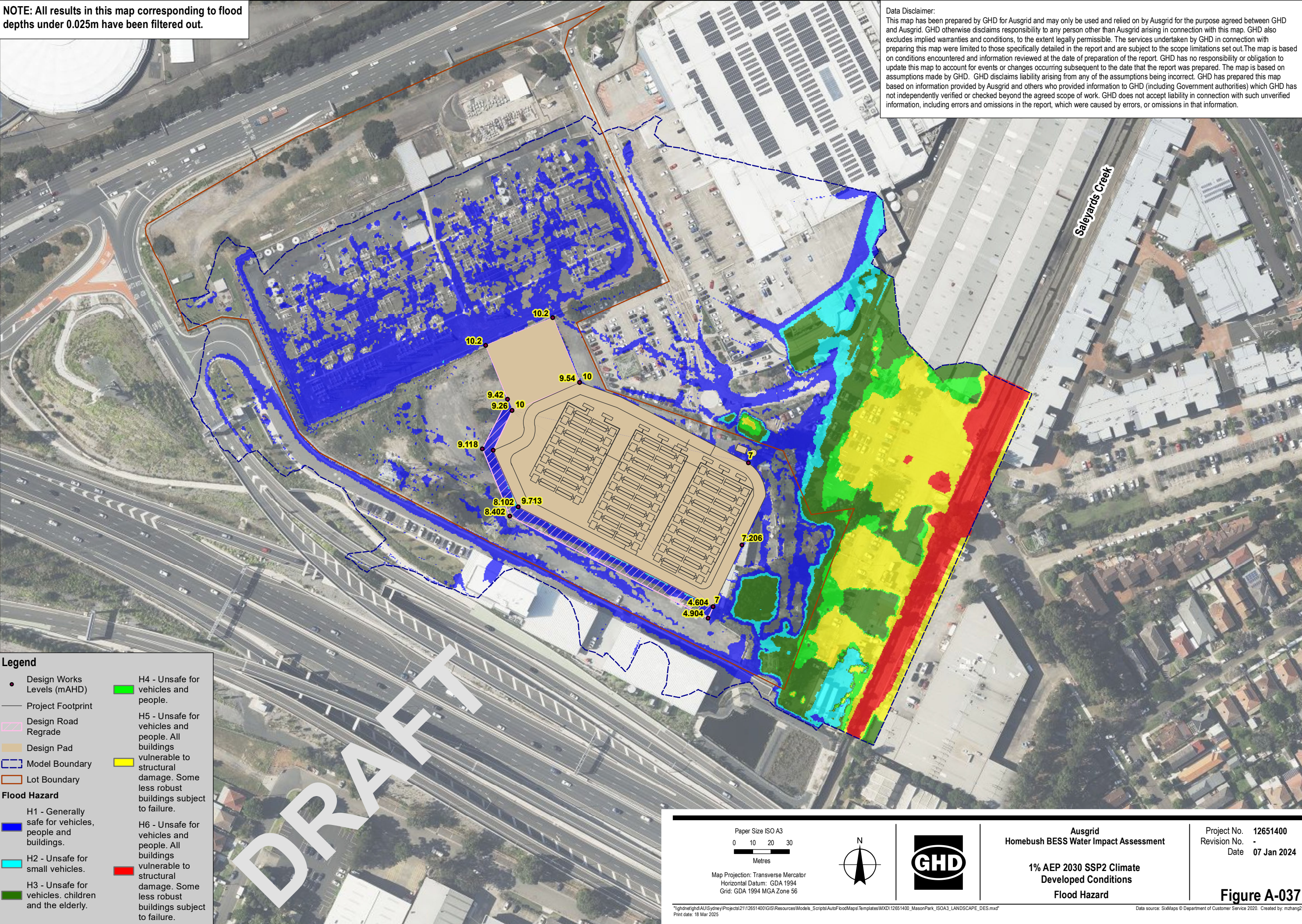
NOTE: All results in this map corresponding to flood depths under 0.025m have been filtered out.

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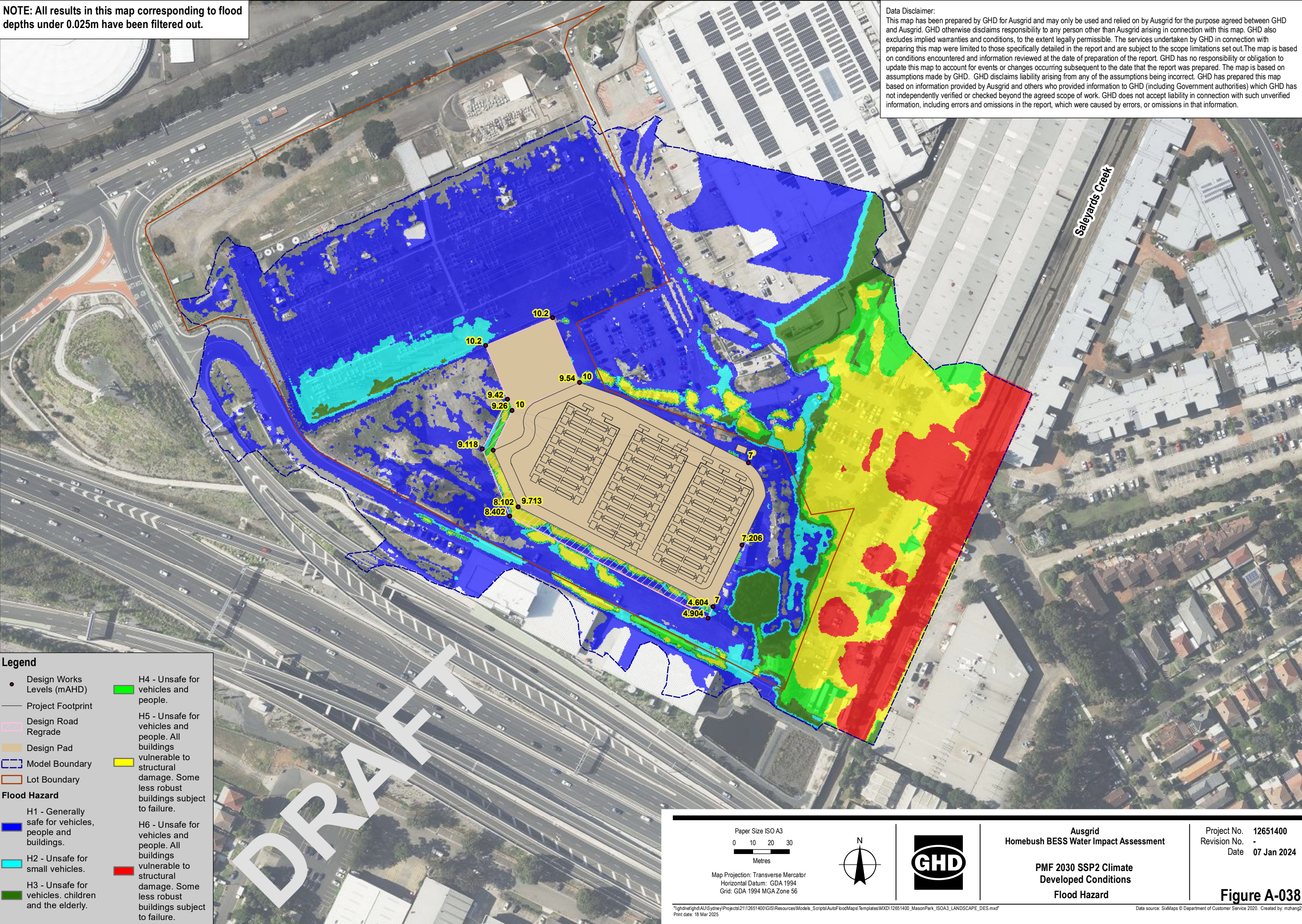
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Legend

- Design Works Levels (mAHD)
- Project Footprint
- Design Road Regrade
- Design Pad
- Model Boundary
- Lot Boundary

Flood Hazard

- H1 - Generally safe for vehicles, people and buildings.
- H2 - Unsafe for small vehicles.
- H3 - Unsafe for vehicles, children and the elderly.
- H4 - Unsafe for vehicles and people.
- H5 - Unsafe for vehicles and people. All buildings vulnerable to structural damage. Some less robust buildings subject to failure.
- H6 - Unsafe for vehicles and people. All buildings vulnerable to structural damage. Some less robust buildings subject to failure.

Paper Size ISO A3

0 10 20 30

Metres

Map Projection: Transverse Mercator
Horizontal Datum: GDA 1994
Grid: GDA 1994 MGA Zone 56

N

Ausgrid
Homebush BESS Water Impact Assessment

PMF 2030 SSP2 Climate
Developed Conditions
Flood Hazard

Project No. 12651400
Revision No. -
Date 07 Jan 2024

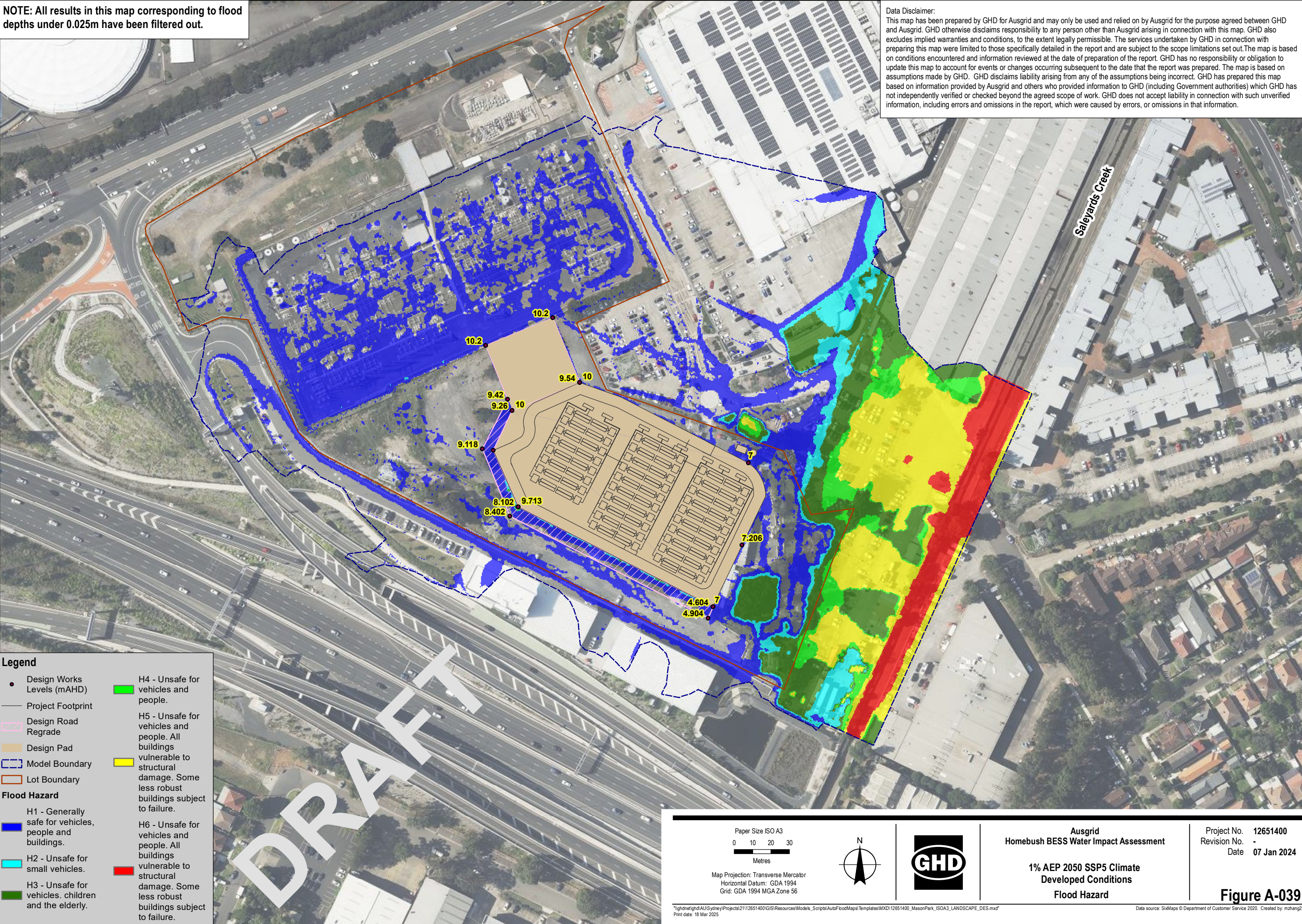
Figure A-038

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Print date: 18 Mar 2025

Data source: SixMaps © Department of Customer Service 2020. Created by: mchang2

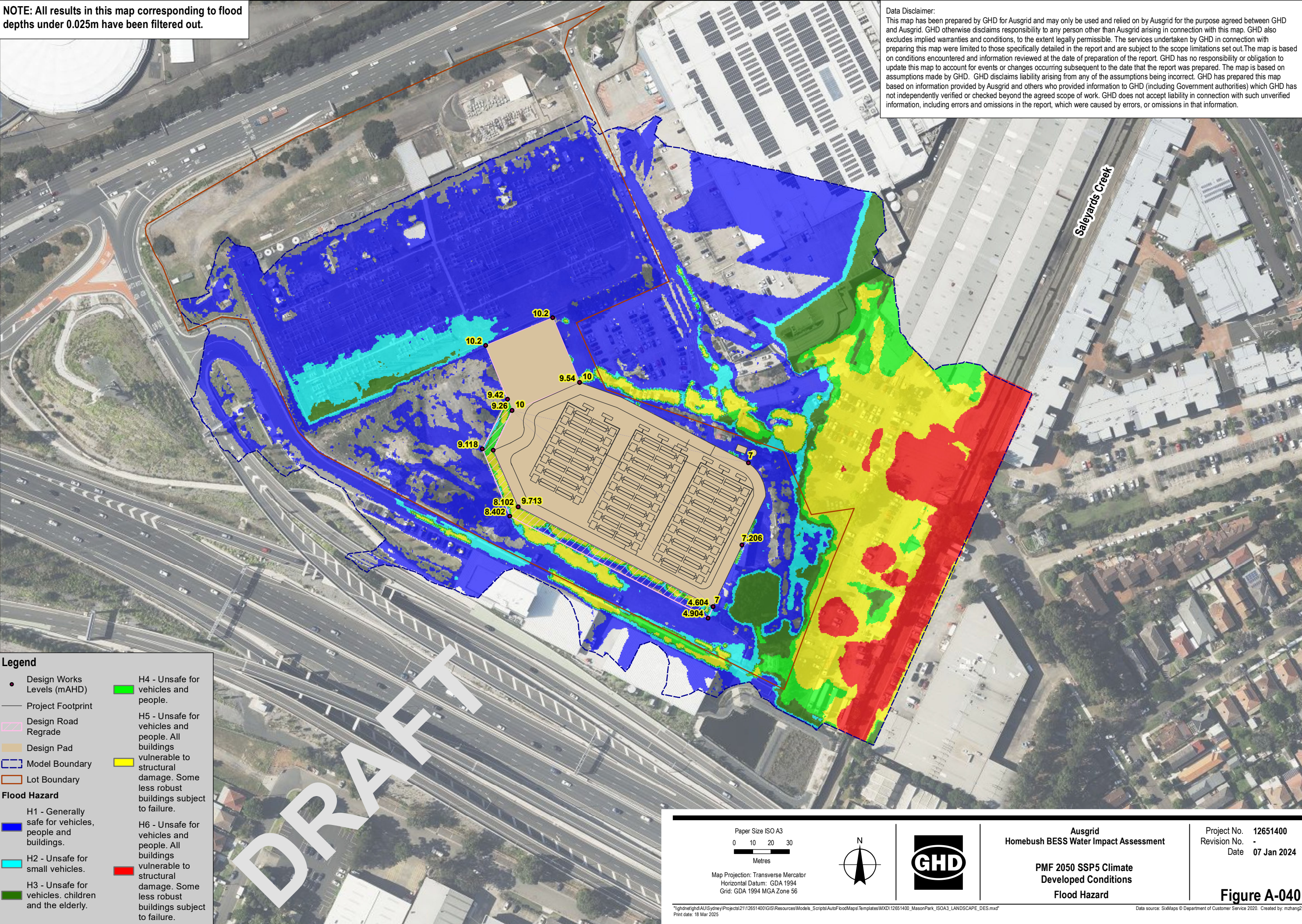
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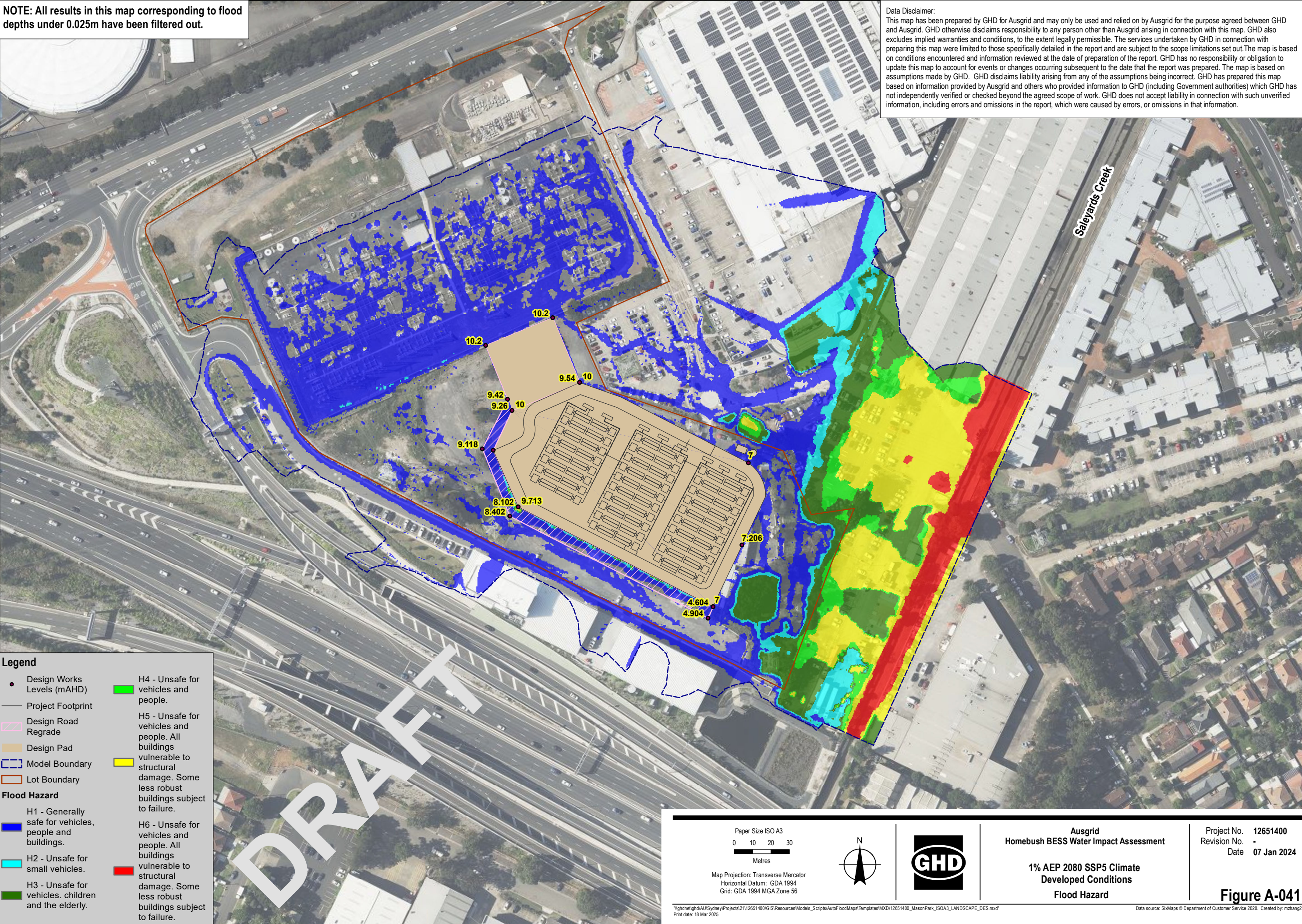
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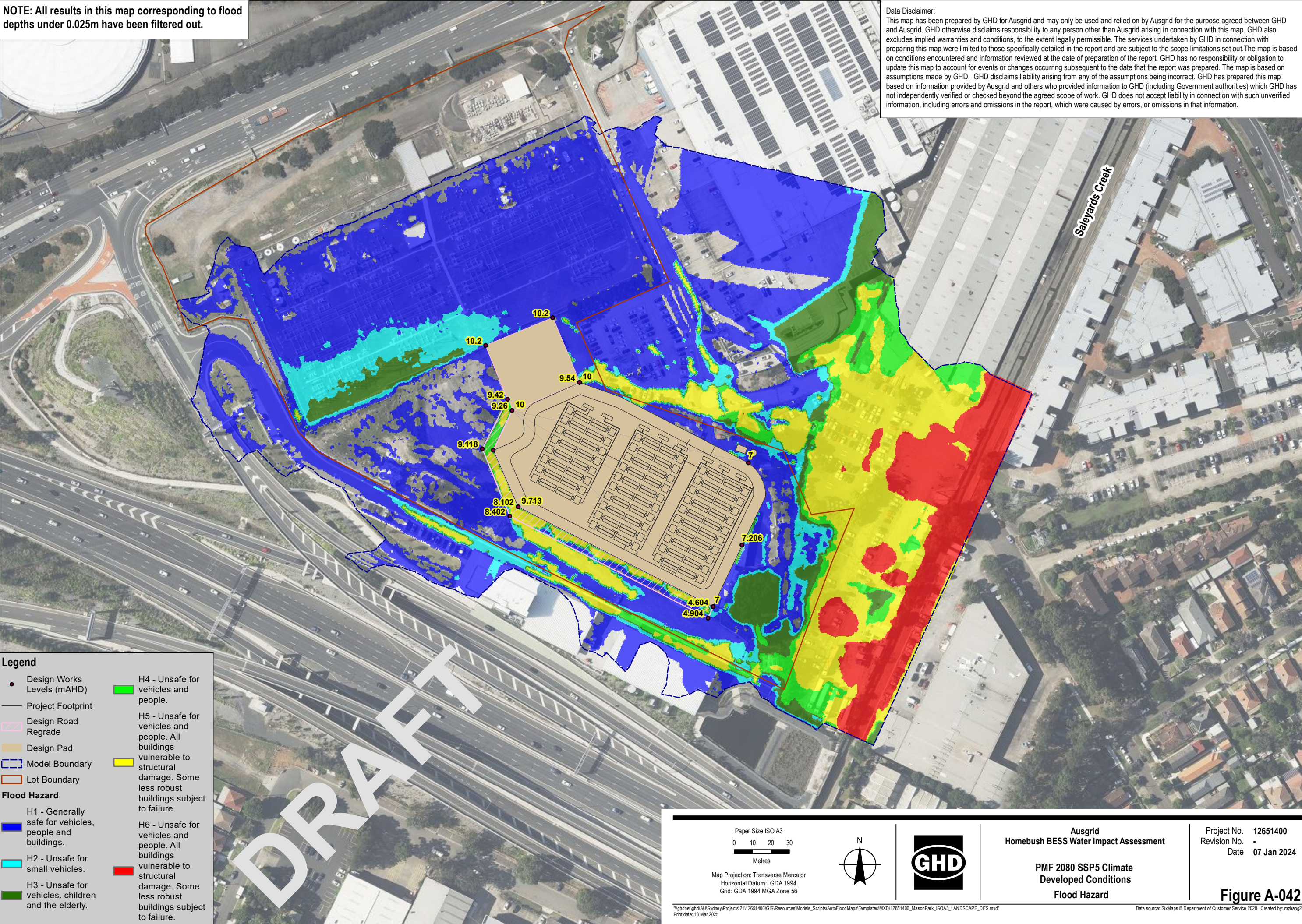
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Legend

- Design Works Levels (mAHD)
- Project Footprint
- Design Road Regrade
- Design Pad
- Model Boundary
- Lot Boundary

Flood Hazard

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- H3 - Unsafe for vehicles, children and the elderly.
- H4 - Unsafe for vehicles and people.
- H5 - Unsafe for vehicles and people. All buildings vulnerable to structural damage. Some less robust buildings subject to failure.
- H6 - Unsafe for vehicles and people. All buildings vulnerable to structural damage. Some less robust buildings subject to failure.

Paper Size ISO A3

0 10 20 30

Metres

Map Projection: Transverse Mercator
Horizontal Datum: GDA 1994
Grid: GDA 1994 MGA Zone 56

N

Ausgrid
Homebush BESS Water Impact Assessment

PMF 2080 SSP5 Climate Developed Conditions
Flood Hazard

Project No. 12651400
Revision No. -
Date 07 Jan 2024

Figure A-042

*ghdnet\ghd\AU\Sydney\Projects\21112651400\GIS\Resources\Models_Scripts\AutoFloodMaps\Templates\MXD\12651400_MasonPark_ISO A3_LANDSCAPE_DES.mxd
Print date: 18 Mar 2025

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Legend

●

Design Works Levels (mAHD)

—

Project Footprint

Design Road Regrade

Design Pad

Model Boundary

Lot Boundary

Flood Afflux (mm)

> -500mm

-500 - -400

-400 - -300

-300 - -200

-200 - -100

-100 - -50

-50 - -25

-25 - -10

-10 - +10

+10 - +25

+25 - +50

+50 - +100

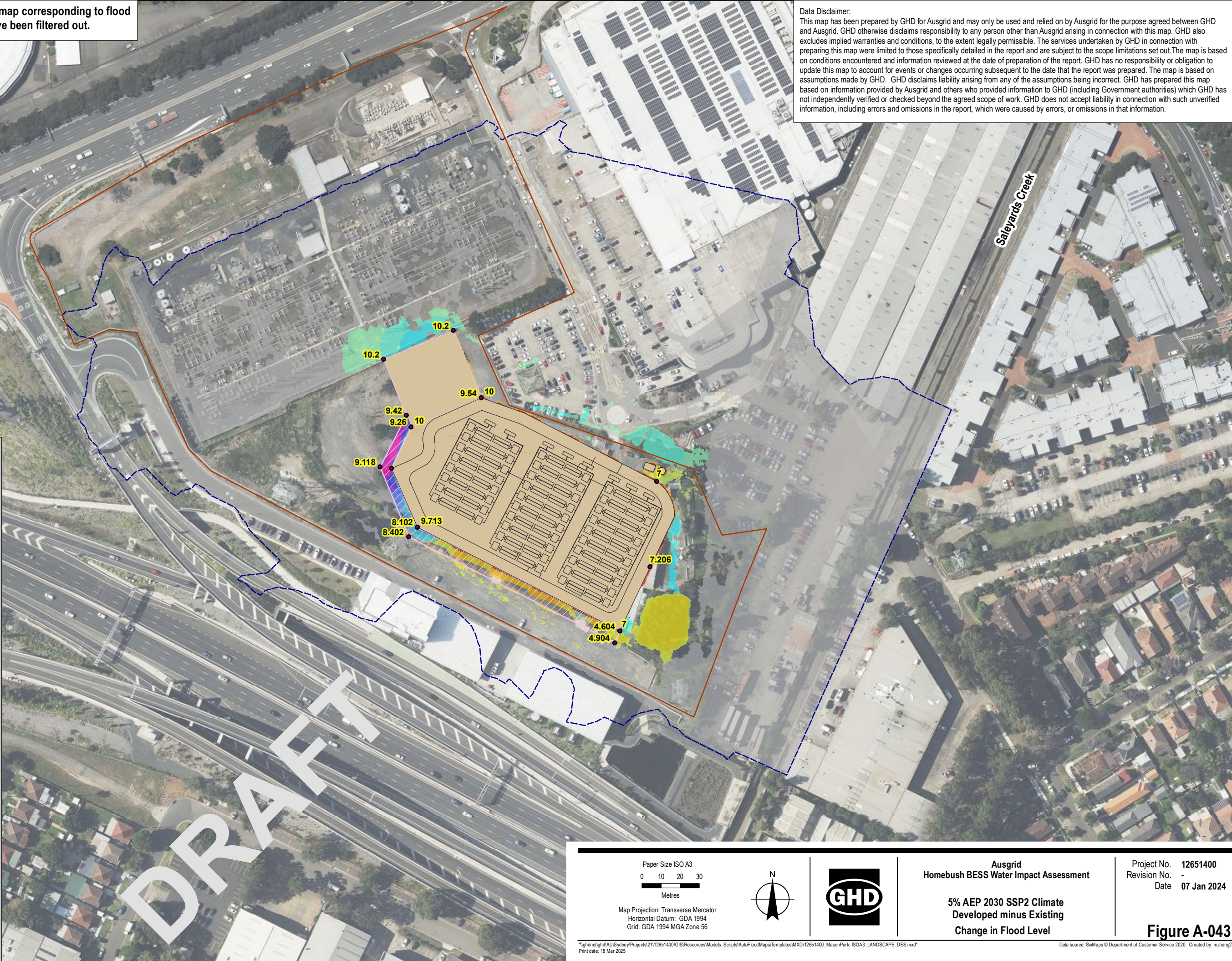
+100 - +200

+200 - +300

+300 - +400

+400 - +500

> +500



Paper Size ISO A3

0

10

20

30

Metres

Map Projection: Transverse Mercator

Horizontal Datum: GDA 1994

Grid: GDA 1994 MGA Zone 56

N

GHD

Ausgrid

Homebush BESS Water Impact Assessment

5% AEP 2030 SSP2 Climate

Developed minus Existing

Change in Flood Level

Project No. 12651400

Revision No. -

Date 07 Jan 2024

Figure A-043

*ghdnet\ghd\AU\Sydney\Projects\21112651400\GIS\Resources\Models_L_Scripts\AutoFloodMaps\Templates\MXD\12651400_MasonPark_ISO A3_LANDSCAPE_DES.mxd

Print date: 18 Mar 2025

Data source: SixMaps © Department of Customer Service 2020. Created by: mzhang2

NOTE: All results in this map corresponding to flood depths under 0.025m have been filtered out.

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Legend

●

Design Works Levels (mAHD)

—

Project Footprint

Design Road Regrade

Design Pad

Model Boundary

Lot Boundary

Flood Afflux (mm)

> -500mm

-500 - -400

-400 - -300

-300 - -200

-200 - -100

-100 - -50

-50 - -25

-25 - -10

-10 - +10

+10 - +25

+25 - +50

+50 - +100

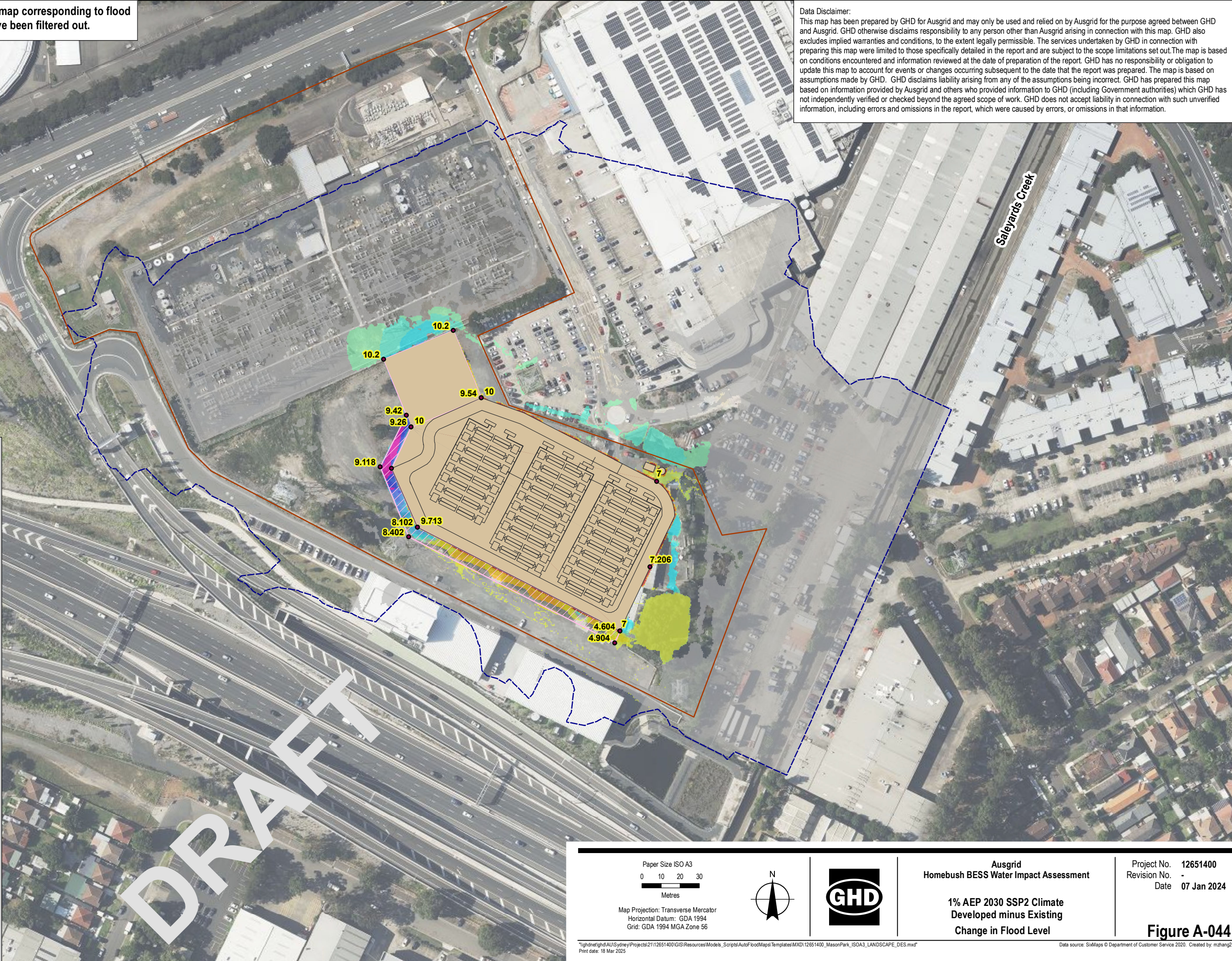
+100 - +200

+200 - +300

+300 - +400

+400 - +500

> +500



Paper Size ISO A3

0

10

20

30

Metres

Map Projection: Transverse Mercator

Horizontal Datum: GDA 1994

Grid: GDA 1994 MGA Zone 56

N

GHD

Ausgrid

Homebush BESS Water Impact Assessment

1% AEP 2030 SSP2 Climate

Developed minus Existing

Change in Flood Level

Project No. 12651400

Revision No. -

Date 07 Jan 2024

Figure A-044

ghdnet\ghd\AU\Sydney\Projects\21112651400\GIS\Resources\Models\Scripts\AutoFloodMaps\Templates\MXD\12651400_MasonPark_ISO A3_LANDSCAPE_DES.mxd

Print date: 18 Mar 2025

Data source: SixMaps © Department of Customer Service 2020. Created by: mzhang2

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Legend

●

Design Works Levels (mAHD)

—

Project Footprint

Design Road Regrade

Design Pad

Model Boundary

Lot Boundary

Flood Afflux (mm)

> -500mm

-500 - -400

-400 - -300

-300 - -200

-200 - -100

-100 - -50

-50 - -25

-25 - -10

-10 - +10

+10 - +25

+25 - +50

+50 - +100

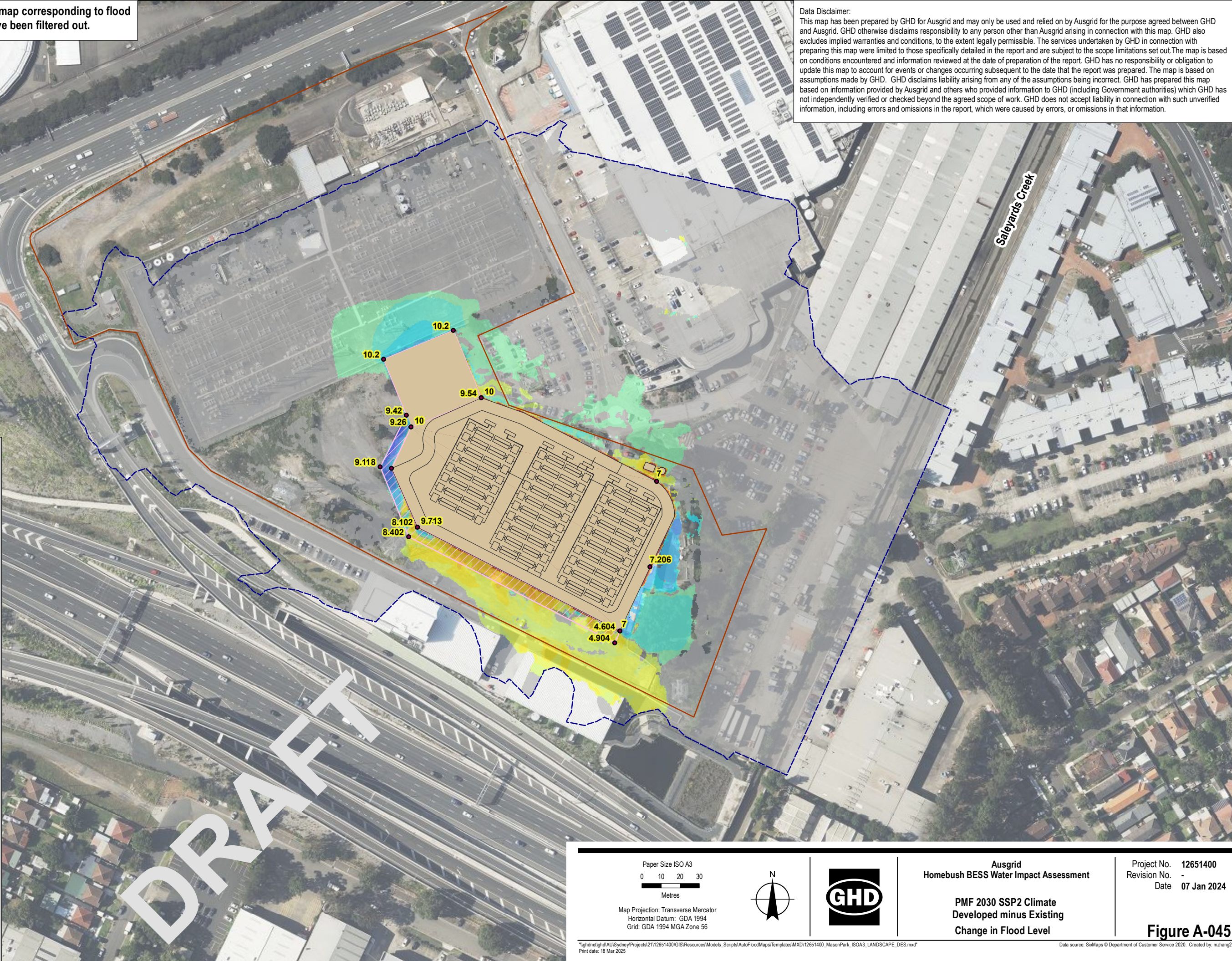
+100 - +200

+200 - +300

+300 - +400

+400 - +500

> +500



Paper Size ISO A3

0

10

20

30

Metres

Map Projection: Transverse Mercator

Horizontal Datum: GDA 1994

Grid: GDA 1994 MGA Zone 56

N

GHD

Ausgrid

Homebush BESS Water Impact Assessment

PMF 2030 SSP2 Climate

Developed minus Existing

Change in Flood Level

Project No. 12651400

Revision No. -

Date 07 Jan 2024

Figure A-045

*ghdnet\ghd\AU\Sydney\Projects\21112651400\GIS\Resources\Models\Scripts\AutoFloodMaps\Templates\MXD\12651400_MasonPark_ISO_A3_LANDSCAPE_DES.mxd

Print date: 18 Mar 2025

Data source: SixMaps © Department of Customer Service 2020. Created by: mchang2

NOTE: All results in this map corresponding to flood depths under 0.025m have been filtered out.

Data Disclaimer:
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Legend

- Design Works Levels (mAHD)
- Project Footprint
- Design Road Regrade
- Design Pad
- Model Boundary
- Lot Boundary

Flood Afflux (mm)

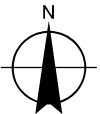
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	-500 - -400
	-400 - -300
	-300 - -200
	-200 - -100
	-100 - -50
	-50 - -25
	-25 - -10
	-10 - +10
	+10 - +25
	+25 - +50
	+50 - +100
	+100 - +200
	+200 - +300
	+300 - +400
	+400 - +500
	> +500

Paper Size ISO A3

0 10 20 30

Metres

Map Projection: Transverse Mercator
Horizontal Datum: GDA 1994
Grid: GDA 1994 MGA Zone 56



Ausgrid
Homebush BESS Water Impact Assessment

1% AEP 2050 SSP5 Climate
Developed minus Existing
Change in Flood Level

Project No. 12651400
Revision No. -
Date 07 Jan 2024

Figure A-046

NOTE: All results in this map corresponding to flood depths under 0.025m have been filtered out.

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Legend

●

Design Works Levels (mAHD)

—

Project Footprint

Design Road Regrade

Design Pad

Model Boundary

Lot Boundary

Flood Afflux (mm)

> -500mm

-500 - -400

-400 - -300

-300 - -200

-200 - -100

-100 - -50

-50 - -25

-25 - -10

-10 - +10

+10 - +25

+25 - +50

+50 - +100

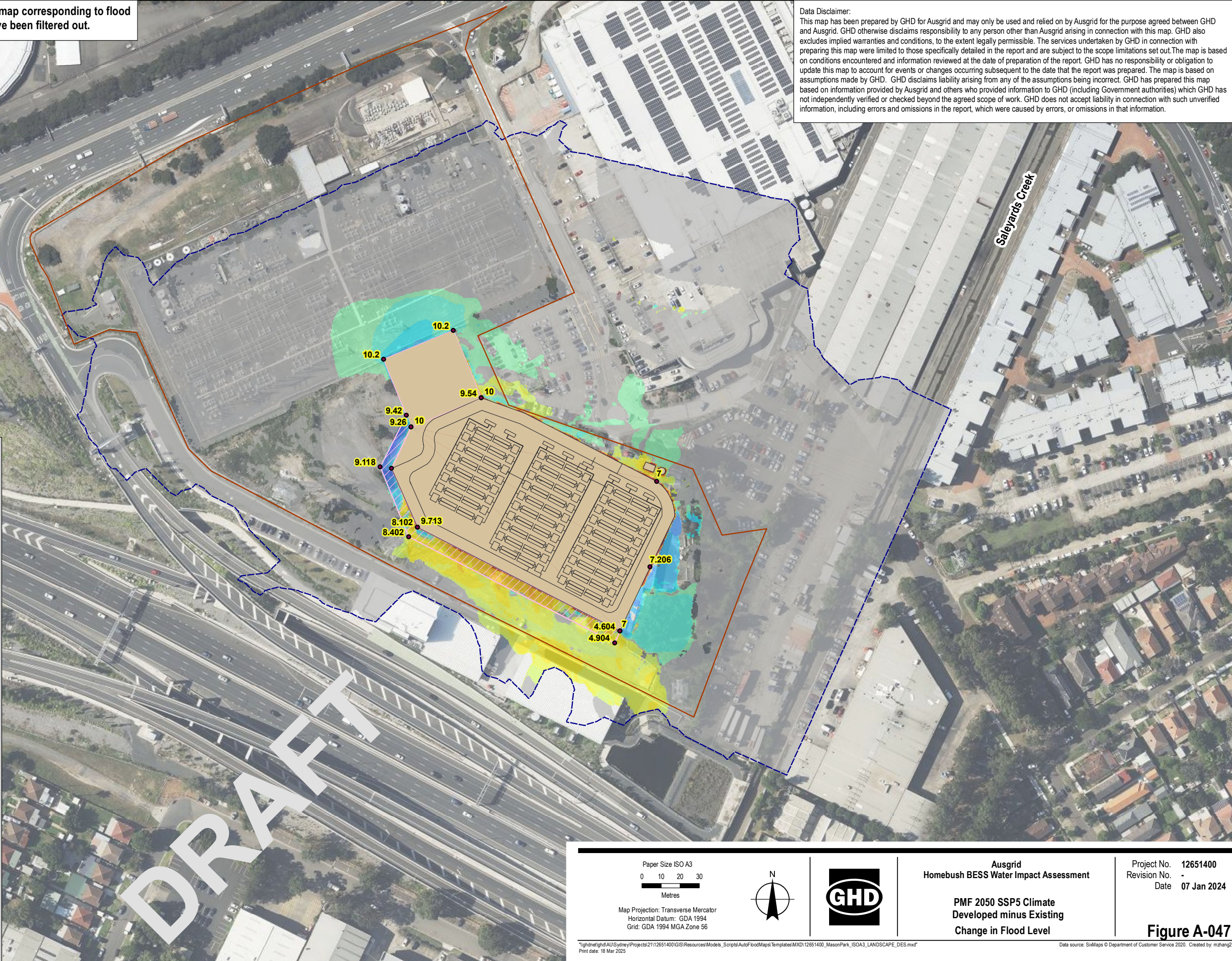
+100 - +200

+200 - +300

+300 - +400

+400 - +500

> +500



Paper Size ISO A3

0

10

20

30

Metres

Map Projection: Transverse Mercator

Horizontal Datum: GDA 1994

Grid: GDA 1994 MGA Zone 56

N

GHD

Ausgrid

Homebush BESS Water Impact Assessment

PMF 2050 SSP5 Climate

Developed minus Existing

Change in Flood Level

Project No. 12651400

Revision No. -

Date 07 Jan 2024

Figure A-047

*ghdnet\ghd\AU\Sydney\Projects\21112651400\GIS\Resources\Models\Scripts\AutoFloodMaps\Templates\MXD\12651400_MasonPark_ISO_A3_LANDSCAPE_DES.mxd

Print date: 18 Mar 2025

Data source: SixMaps © Department of Customer Service 2020. Created by: mchang2

NOTE: All results in this map corresponding to flood depths under 0.025m have been filtered out.

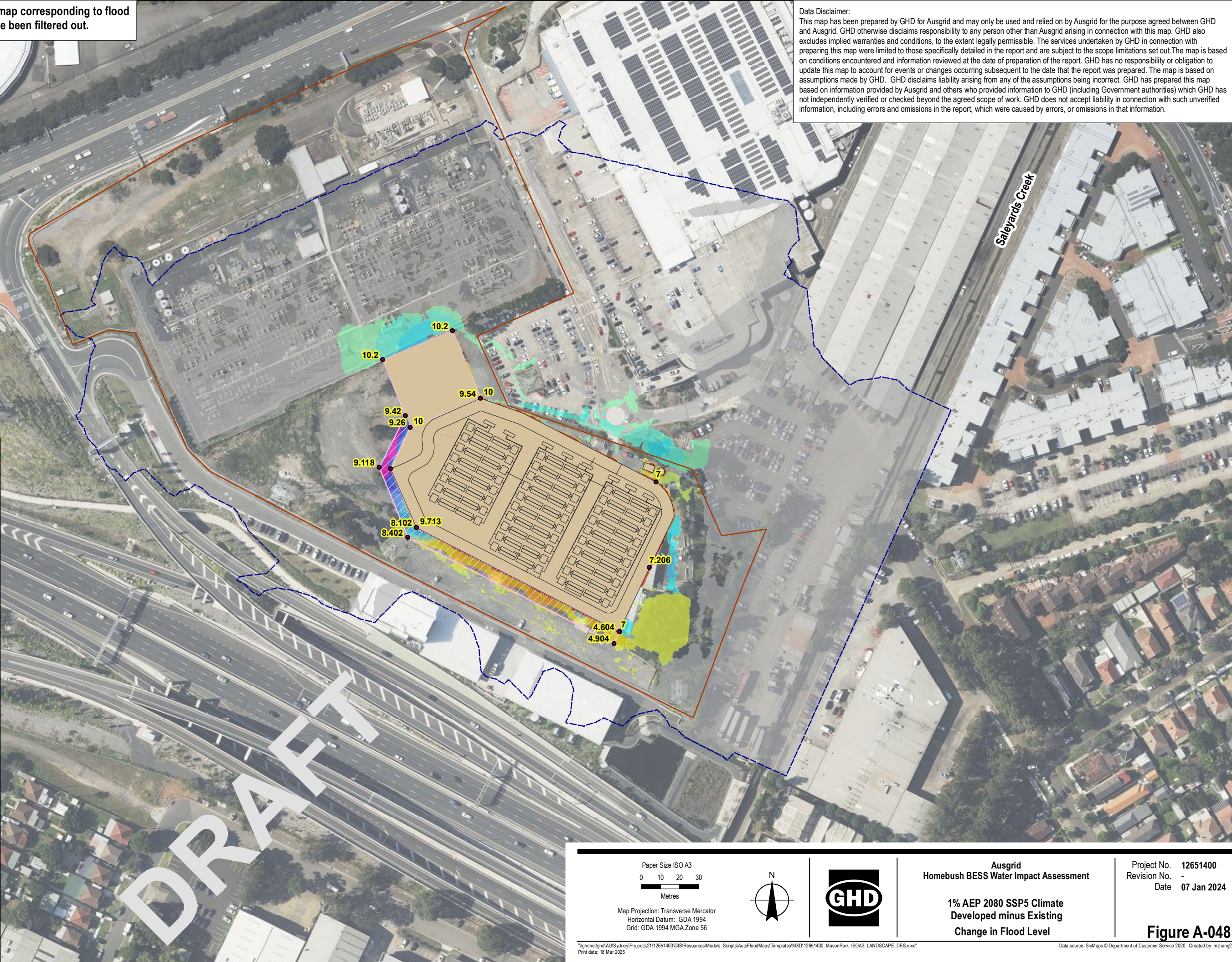
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Legend

- Design Works Levels (mAHD)
- Project Footprint
- Design Road Regrade
- Design Pad
- Model Boundary
- Lot Boundary

Flood Afflux (mm)

> -500mm
-500 - -400
-400 - -300
-300 - -200
-200 - -100
-100 - -50
-50 - -25
-25 - -10
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+100 - +200
+200 - +300
+300 - +400
+400 - +500
> +500



Paper Size ISO A3

0 10 20 30

Metres

Map Projection: Transverse Mercator
Horizontal Datum: GDA 1994
Grid: GDA 1994 MGA Zone 56

Ausgrid
Homebush BESS Water Impact Assessment

1% AEP 2080 SSP5 Climate
Developed minus Existing
Change in Flood Level

Project No. 12651400
Revision No. -
Date 07 Jan 2024

Figure A-048

*ghdnet\ghd\AU\Sydney\Projects\21112651400\GIS\Resources\Models\Scripts\AutoFloodMaps\Templates\MXD\12651400_MasonPark_ISO A3_LANDSCAPE_DES.mxd
Print date: 18 Mar 2025

Data source: SixMaps © Department of Customer Service 2020. Created by: mchang2

NOTE: All results in this map corresponding to flood depths under 0.025m have been filtered out.

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Legend

●

Design Works Levels (mAHD)

—

Project Footprint

Design Road Regrade

Design Pad

Model Boundary

Lot Boundary

Flood Afflux (mm)

> -500mm

-500 - -400

-400 - -300

-300 - -200

-200 - -100

-100 - -50

-50 - -25

-25 - -10

-10 - +10

+10 - +25

+25 - +50

+50 - +100

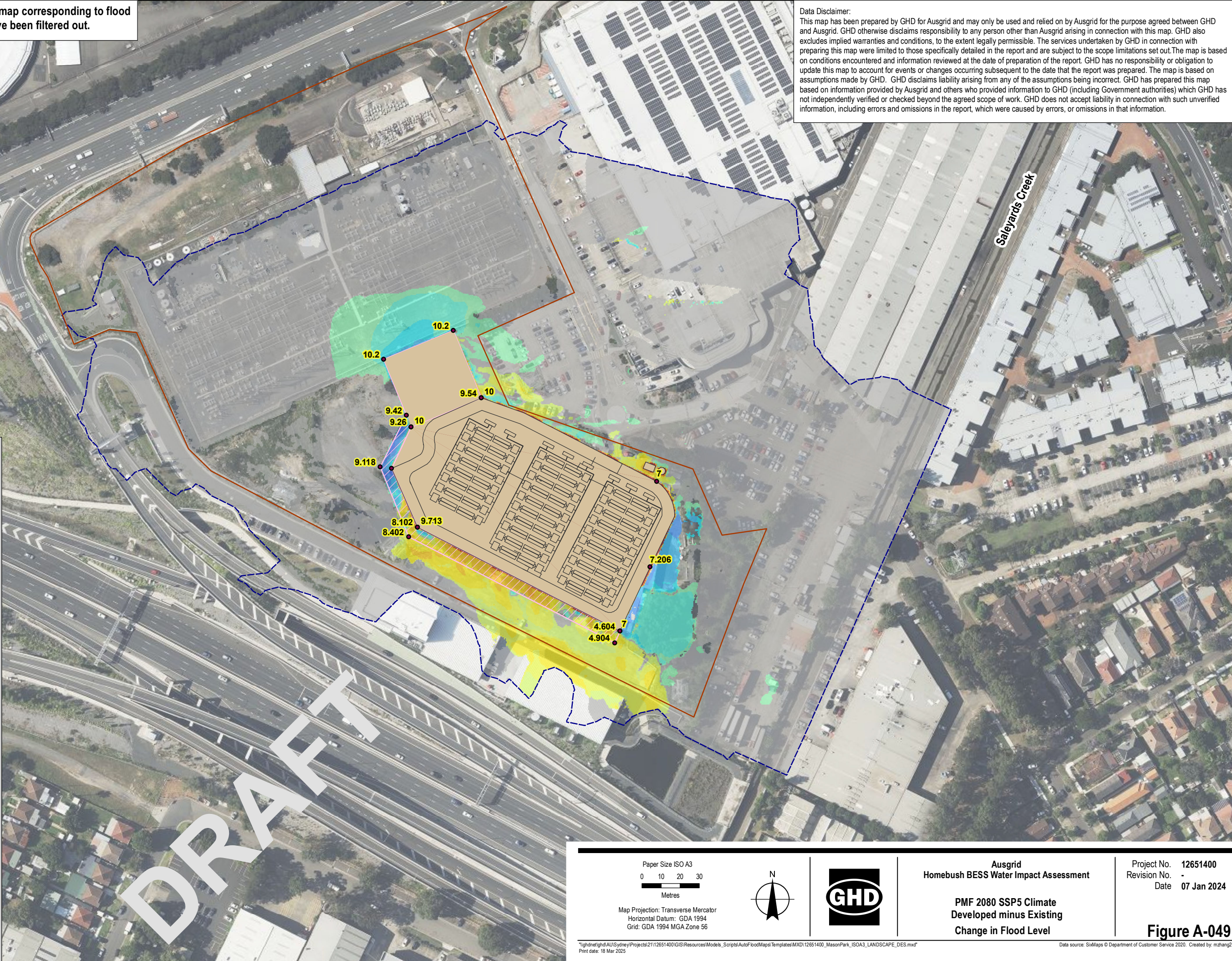
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+400 - +500

> +500



Paper Size ISO A3

0

10

20

30

Metres

Map Projection: Transverse Mercator

Horizontal Datum: GDA 1994

Grid: GDA 1994 MGA Zone 56

N

GHD

Ausgrid

Homebush BESS Water Impact Assessment

PMF 2080 SSP5 Climate

Developed minus Existing

Change in Flood Level

Project No. 12651400

Revision No. -

Date 07 Jan 2024

Figure A-049

ghdnet\ghd\AU\Sydney\Projects\21112651400\GIS\Resources\Models\Scripts\AutoFloodMaps\Templates\MXD\12651400_MasonPark_ISO_A3_LANDSCAPE_DES.mxd

Print date: 18 Mar 2025

Data source: SixMaps © Department of Customer Service 2020. Created by: mzhang2

Appendix B

Agency advice

Agency	Requirements	
DCCEEW Water Group	A detailed and consolidated site water balance.	Section 5.4.3
	Description of all works/activities that may intercept, extract, use, divert or receive surface water and/or groundwater. This includes the description of any development, activities or structures that will intercept, interfere with or remove groundwater, both temporary and permanent.	Section 5.1
	Details of all water take for the life of the Project and post closure where applicable. This is to include water taken directly and indirectly, and the relevant water source where water entitlements are required to account for the water take. If the water is to be taken from an alternative source confirmation should be provided by the supplier that the appropriate volumes can be obtained.	Section 5.4
	Details of Water Access Licences (WALs) held to account for any take of water where required, or demonstration that WALs can be obtained prior to take of water occurring. This should include an assessment of the current market depth where water entitlement is required to be purchased. Any exemptions or exclusions to requiring approvals or licenses under the Water Management Act 2000 should be detailed by the proponent.	None proposed.
	A description of groundwater conditions that provides an understanding	Section 4.7
	Assessment of impacts on surface and ground water sources (both quality and quantity), related infrastructure, adjacent licensed water users, basic landholder rights, watercourses, riparian land, groundwater dependent ecosystems, and ground water levels; including measures proposed to reduce and mitigate these impacts.	Section 5
	Proposed surface and groundwater monitoring activities and methodologies.	None proposed. Inspections of water quality controls (refer to Section 4.8)
	Identification and impact assessment of all works/activities located on waterfront land including an assessment against Guidelines for Controlled Activities on Waterfront Land (NRAR 2018).	None proposed. Refer to Section 3.2.6
	Assessment of Project against relevant policies and guidelines	Section 2
Strathfield Council	The proposal will likely increase the prevalence of hardstand on the subject site. Council requests that the EIS is accompanied by a Stormwater Management Plan which demonstrates that the existing stormwater network has the capacity for increased stormwater runoff from the proposal and includes details of any required stormwater infrastructure upgrades where necessary.	Section 5.1
	The works are on land identified as Class 2 Acid Sulphate Soils. Works below the natural ground level are envisioned and soil disturbance greater than 1 tonne of soil will likely result during the demolition and construction phase of the development. The provisions of the Strathfield Local Environment Plan 2012 require an Acid Sulphate Soils Management Plan which has been prepared in accordance with the Acid Sulfate Soils Manual.	Section 5.2.1
DCCEEW Biodiversity, Conservation and Science Group (BCS)	The EIS must include a flood impact and risk assessment (FIRA). As a minimum the FIRA must: - Consider the relevant provisions of the NSW Flood Risk Management Manual (2023) and toolkit, and existing council and government studies, information and requirements. - Identify and describe existing flood behaviour and flood constraints on the site and its surrounding areas for the full range of events, including 5% Annual Exceedance Probability (AEP), 1% AEP, 0.5% AEP or 0.2% AEP and 1 in 2,000 AEP flood and PMF events and provide an assessment of the compatibility of the development and its users with flood behaviour. This may require flood modelling where existing flood information is not available. - Determine and describe changes during construction and in post development flood behaviour, impacts of flooding in the surrounding areas on existing	Section 5.1. Please note, the guidance for ARR (2019) has been updated regarding climate change (the 0.2% AEP). The flood risk and susceptibility of the site is

	community, and on the development and its future community for full range of events, 5% AEP, 1% AEP, 0.5% AEP or 0.2% AEP flood and PMF events. This will typically require flood modelling. - Consider impacts of climate change due to any increase in rainfall intensities in accordance with Australian Rainfall and Runoff guidelines. The 0.5% AEP or 0.2% AEP events can be used to provide an understanding of the scale of change of flood behaviour relative to the 1% AEP event. - Propose and assess the effectiveness of management measures including development controls required to minimise the impacts and risks of flooding to the development and its users and existing community. This includes consideration of an Emergency Management Plan (if required) addressing access to and from the site, and evacuation issues during significant flood events including the PMF. Note: Flood modelling is to be undertaken by a suitably qualified engineer consistent with Council's requirements and Australian Rainfall and Runoff. Flood behaviour includes flood volume, extent, depth, level, velocity, duration, rate of rise, flood function and hazard. Impacts of flooding include changes to flood behaviour and risks to the community including emergency management response for the community.	modelled up to the Probable Maximum Flood (PMF).
	The EIS must map the following features relevant to water and soils including: - Acid sulfate soils (Class 1, 2, 3 or 4 on the Acid Sulfate Soil Planning Map). - Rivers, streams, wetlands, estuaries (as described in s.4.2 of the BAM). - Wetlands as described in s.4.2 of the BAM. - Groundwater. - Groundwater dependent ecosystems. - Proposed intake and discharge locations.	Refer to figures included in Section 4
	The EIS must describe background conditions for any water resource likely to be affected by the development, including: - Existing surface and groundwater. - Hydrology, including volume, frequency and quality of discharges at proposed intake and discharge locations. - Water Quality Objectives (as endorsed by the NSW Government) including groundwater as appropriate that represent the community's uses and values for the receiving waters. - Indicators and trigger values/criteria for the environmental values identified above in accordance with the ANZECC (2000) Guidelines for Fresh and Marine Water Quality and/or local objectives, criteria or targets endorsed by the NSW Government. - Risk-based Framework for Considering Waterway Health Outcomes in Strategic Land-use Planning Decisions	Section 4
	The EIS must assess the impact of the development on hydrology, including: - Water balance including quantity, quality and source. - Effects to downstream rivers, wetlands, estuaries, marine waters and floodplain areas. - Effects to downstream water-dependent fauna and flora including groundwater dependent ecosystems. - Impacts to natural processes and functions within rivers, wetlands, estuaries and floodplains that affect river system and landscape health such as nutrient flow, aquatic connectivity and access to habitat for spawning and refuge (e.g. river benches). - Changes to environmental water availability, both regulated/licensed and unregulated/rules-based sources of such water. - Mitigating effects of proposed stormwater and wastewater management during and after construction on hydrological attributes such as volumes, flow rates, management methods and re-use options. - Identification of proposed monitoring of hydrological attributes	Section 5 Section 6

Appendix C

Planning Certificate – Strathfield Council

Certificate Number: 1554
Ref: Homebush Flood
Certificates

Radha Rockwood
24-28 Campbell Street
Haymarket NSW 2000

Issue Date : 28/11/2024
Receipt No. : 345931
Fee Paid : \$173.00

Address : Mason Park Switchyard 10 Homebush Bay Drive HOMEBUSH NSW 2140
Description : Lot: 1 DP: 1218218
Owner : Alpha Distribution Ministerial Holding Corporation

PLANNING CERTIFICATE

Issued under Section 10.7 (2) and (5) Environmental Planning & Assessment Act 1979

This planning certificate should be read in conjunction with the relevant Local Environmental Plan listed under Names of Relevant Planning Instruments and DCPs. This is available on the NSW legislation website at www.legislation.nsw.gov.au

The land to which this certificate relates, being the lot or one of the lots described in the corresponding application, is shown in Council's records as being situated at the street address described on page 1 of this certificate.

It is the applicant's responsibility to confirm that the legal description of the lot to which the application relates is accurate and current. Council does not check the accuracy or currency of the information; nor does Council have the copyright to this information.

The legal description of land is obtained from NSW Land and Property Information. Applicants must verify all property and lot information with NSW Land and Property Information.

The information contained in this certificate relates only to the lot described on page 1 of this certificate.

Where the street address comprises more than one lot in one or more deposited plans or strata plans, separate planning certificates can be obtained upon application for the other lots. Those certificates may contain different information than is contained in this certificate.

At the date of this certificate, the subject land may be affected by the following matters.

Item 1: Names of relevant environmental planning instruments and development control plans.

- (1) The name of each environmental planning instrument and development control plan that applies to the carrying out of development on the land.

Local Environmental Plans

Strathfield Local Environmental Plan 2012 gazetted 29 March 2013

State Environmental Planning Policies

The following State Environmental Planning Policies apply:

State Environmental Planning Policy (Biodiversity and Conservation) 2021
State Environmental Planning Policy (Exempt and Complying Development Codes) 2008
State Environmental Planning Policy (Housing) 2021
State Environmental Planning Policy (Industry and Employment) 2021
State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development
State Environmental Planning Policy (Planning Systems) 2021
State Environmental Planning Policy (Precincts-Eastern Harbour City) 2021
State Environmental Planning Policy (Resilience and Hazards) 2021
State Environmental Planning Policy (Resources and Energy) 2021
State Environmental Planning Policy (Sustainable Buildings) 2022
State Environmental Planning Policy (Transport and Infrastructure) 2021

Development Control Plan

Homebush Transport Orientated Development Precinct Design Guide

- (2) The name of each proposed environmental planning instrument and draft development control plan, which is or has been subject to community consultation or public exhibition under the Act, that will apply to the carrying out of development on the land.

Explanation of Intended Effect (EIE) for the Cultural State Environmental Planning Policy (SEPP)

The EIE for the Cultural SEPP was placed on exhibition on 15 November 2024. This Explanation of Intended Effect (EIE) proposes changes to the planning system to support more creative, hospitality and cultural uses contributing to the 24-hour economy. It builds on changes from the government's recent Vibrancy Reforms. For more information visit: [Explanation of Intended Effect: Cultural State Environmental Planning Policy \(SEPP\) | Planning Portal - Department of Planning and Environment](#)

There are no draft development control plans applicable to this land.

"Further information is available on the NSW Department of Planning & Environment's LEP Online System: [Planning Proposals | Planning Portal - Department of Planning and Environment \(nsw.gov.au\)](#)"

- (3) Subsection (2) does not apply in relation to a proposed environmental planning instrument or draft development control plan if—
- (a) it has been more than 3 years since the end of the public exhibition period for the proposed instrument or draft plan, or

(b) for a proposed environmental planning instrument—the Planning Secretary has notified the council that the making of the proposed instrument has been deferred indefinitely or has not been approved.

(4) In this section—

proposed environmental planning instrument means a draft environmental planning instrument and includes a planning proposal for a local environmental plan.

Item 2: Zoning and land use under relevant Local Environmental Plans.

The following matters for each environmental planning instrument or draft environmental planning instrument that includes the land in a zone, however described -

(a) The identity of the zone, whether by reference to a name or by reference to a number.

SP2-Infrastructure

(b) The purposes for which development in the zone –

i. may be carried out within the zone without the need for development consent.

Nil.

ii. may not be carried out except with development consent,

Aquaculture; Roads; The purpose shown on the Land Zoning Map, including any development that is ordinarily incidental or ancillary to development for that purpose.

iii. is prohibited,

Any development not specified in item 2(b)(i) or 2(b)(ii).

(c) whether additional permitted uses apply to the land,

There are no additional permitted uses applying to this land.

(d) Whether any development standards applying to the land fix minimum land dimensions for the erection of a dwelling-house on the land and, if so, the minimum land dimensions so fixed.

There are no development standards applying to the land that fix minimum land dimensions for the erection of a dwelling house under the Strathfield Local Environmental Plan 2012.

(e) whether the land is in an area of outstanding biodiversity value under the Biodiversity Conservation Act 2016,

The land is not within an area of outstanding biodiversity value.

(f) Whether the land is in a conservation area.

The land is not located within a conservation area under the provisions of the Strathfield Local Environmental Plan 2012.

- (g) Whether an item of environmental heritage is situated on the land.

The land does not contain a heritage item under the provisions of the Strathfield Local Environmental Plan 2012.

Item 3: Contributions plans

- (1) The name of each contributions plan applying to the land.

Strathfield Indirect Development Contributions Plan 2010 (Amended 3 September 2010).

Strathfield Direct Development Contributions Plan 2010 (Amended 21 May 2019).

Exhibition of Draft Section 7.12 Infrastructure Contributions Plan

Council is exhibiting a draft section 7.12 infrastructure contributions plan.

The draft Plan proposes a 3% levy on development, including new dwellings and alterations and additions to existing dwellings with a cost of works over \$250,000.

For more information on the exhibition of the draft section 7.12 contributions plan please visit: [Home | Have Your Say Strathfield \(nsw.gov.au\)](https://www.nsw.gov.au/home) Please do not hesitate to contact Council's Executive Strategic Planner, Rita Vella at rita.vella@strathfield.nsw.gov.au if you have any questions.

- (2) If the land is in a special contributions area under the Act, Division 7.1, the name of the area

The subject land is within Greater Sydney to which the Environmental Planning and Assessment (Housing and Productivity Contributions) Order (as amended) applies.

Item 4: Complying development

Whether or not the land is land on which complying development may be carried out under each of the codes for complying development because of the provisions of clauses 1.17A(1)(c) to (e), (2), (3) and (4), 1.18(1)(c3) and 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

Housing Code

Complying development under the Housing Code may not be carried out on the land as the land is identified on an Acid Sulphate Soils Map as being part wholly or partially with Class 1 or Class 2. Please consult the Acid Sulphate Soils Map of the Strathfield Local Environmental Plan 2012 to confirm the extent to which complying development may or may not be carried out on the land.

Rural Housing Code

Complying Development under the Rural Housing code does not apply to the Strathfield Council Local Government Area as no land is zoned RU1, RU2, RU3, RU4, RU5 or RU6.

Low Rise Housing Diversity Code

Complying development under the Low Rise Housing Diversity Code may not be carried out on the land as the land is identified on an Acid Sulphate Soils Map as being part wholly or partially with Class 1 or Class 2. Please consult the Acid Sulphate Soils Map of the Strathfield Local Environmental Plan 2012 to confirm the extent to which complying development may or may not be carried out on the land.

Greenfield Housing Code

Complying development under the Greenfield Housing Code does not apply to Strathfield Council Local Government Area.

Infield Housing Code

Complying development under the Inland Code does not apply to the Strathfield Local Government Area.

Housing Alterations Code

Complying development under the Housing Alterations Code may be carried out on the land.

General Development Code

Complying development under the General Development Code may be carried out on the land.

Industrial and Business Alterations Code

Complying development under the Industrial and Business Alterations Code may be carried out on the land.

Industrial and Business Buildings Code

Complying development under the Industrial and Business Buildings Code may not be carried out on the land as the land is identified on an Acid Sulphate Soils Map as being part wholly or partially with Class 1 or Class 2. Please consult the Acid Sulphate Soils Map of the Strathfield Local Environmental Plan 2012 to confirm the extent to which complying development may or may not be carried out on the land.

Container Recycling Facilities Code

Complying development under the Container Recycling Facilities Code may be carried out on the land.

Subdivision Code

Complying development under the Subdivisions Code may be carried out on the land.

Demolition Code

Complying development under the Demolition Code may be carried out on the land.

Fire Safety Code

Complying development under the Fire Safety Code may be carried out on the land.

Agritourism and Farm Stay Accommodation Code

Complying development under the Agritourism and Farm Stay Accommodation Code does not apply to the Strathfield Local Government Area.

Disclaimer: The information above addresses matters raised in Clause 1.17A (1) (b) to (e), (2), (3), and (4), 1.18(1)(c3) and 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008. It is your responsibility to ensure that you comply with any other general requirements of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008. Failure to comply with these provisions may mean that a Complying Development Certificate issued under the provisions of the State Environment Planning Policy (Exempt and Complying Development Codes) 2008 is invalid.

NOTE: Council does not have sufficient information to ascertain the extent of a land based exclusion on a property. Despite any statement preventing the carrying out of complying development in the Codes listed above, complying development may still be carried out providing the development is not on the land affected by the exclusion and meets the requirements and standards of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

Item 5: Exempt Development

Whether or not the land is land on which exempt development may be carried out under each of the exempt development codes because of the provisions of clauses 1.16(1)(b1)-(d) or 1.16A Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

Exempt development may be carried out on this land.

Disclaimer: The information above addresses matters raised in Clause 1.16(1)(b1) to (d) and 1.16A of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008. It is your responsibility to ensure that you comply with any other general requirements of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008. Failure to comply with these provisions may mean that any exempt works carried out under the provisions of the State Environment Planning Policy (Exempt and Complying Development Codes) 2008 is invalid and will require retrospective approval.

NOTE: Council does not have sufficient information to ascertain the extent of a land based exclusion on a property. Despite any statement preventing the carrying out of exempt development listed above, exempt development may still be carried out providing the development is not on the land affected by the exclusion and meets the requirements and standards of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

Item 6: Affected building notices and building product rectification orders

(1) Whether the Council is aware that -

(a) an affected building notice is in force in respect of the land, or

Council has not been made aware of any affected building notice in force in respect of the land.

(b) a building product rectification order is in force in respect of the land and has not been fully complied with, or

Council has not been made aware of any building product rectification order that is in force in respect of the land and has not been fully complied with.

- (c) a notice of intention to make a building product rectification order given in relation to the land and is outstanding.

Council has not been made aware of any notice of intention to make a building product rectification order that has been given in respect of the land and is outstanding.

- (2) In this section -

affected building notice has the same meaning as in the [Building Products \(Safety\) Act 2017](#), Part 4.

building product rectification order has the same meaning as in the [Building Products \(Safety\) Act 2017](#).

Item 7: Land reserved for acquisition

Whether or not any environmental planning instrument or proposed environmental planning instrument referred to in clause 1 makes provision in relation to the acquisition of the land by a public authority, as referred to in section 3.15 of the Act.

No environmental planning instrument or proposed environmental planning instrument referred to in clause 1, makes provision in relation to the acquisition of the land by a public authority, as referred to in Section 3.5 of the Act.

Item 8: Road widening and road realignment

Whether or not the land is affected by any road widening or road realignment under:

- (a) Division 2 of Part 3 of the Roads Act 1993; or

The land is not affected by road widening or road realignment under Division 2 of Part 3 of the Roads Act 1993.

The accuracy of this statement may be reliant in part upon information supplied by a third party public authority. The accuracy of this information has not been verified by Council and if the information is vital for the proposed end use of the land, it should be verified by the applicant

- (b) Any environmental planning instrument; or

The land is not affected by road widening or road realignment under the provisions of any Environmental Planning Instrument.

- (c) Any resolution of the Council

The land is not affected by road widening or road realignment under the resolution of Council.

Item 9: Flood related development controls information

- (1) If the land or part of the land is within the flood planning area and subject to flood related development controls.

The land has been identified as potentially within a flood planning area. It should be noted that any development of the land or part of the land will be assessed on merit and as such site specific flood development controls may apply. Further details and a copy of the Flood Study are provided on the Strathfield Council website www.strathfield.nsw.gov.au. For more information contact Council's Drainage Section on 9748 9999.

- (2) If the land or part of the land is between the flood planning area and the probable maximum flood and subject to flood related development controls:

Unknown.

- (3) In this section

flood planning area has the same meaning as in the Floodplain Development Manual.

Floodplain Development Manual means the *Floodplain Development Manual (ISBN 0 7347 5476 0)* published by the NSW Government in April 2005.

probable maximum flood has the same meaning as in the Floodplain Development Manual.

Item 10: Council and other public authority policies on hazard risk restrictions

Whether or not the land is affected by a policy:

- (a) adopted by the council that restricts the development of the land because of the likelihood of landslip, bushfire, tidal inundation, subsidence, acid sulphate soils or any other risk (other than flooding).

Council has adopted by resolution a policy for the management of development on contaminated land. This policy will restrict development of land:

- Which is affected by contamination;
- Which has been used for certain purposes;
- In respect of which there is not sufficient information about contamination;
- Which is proposed to be used for certain purposes;
- In other circumstances contained in the policy.

Refer to Part K – Development on Contaminated Land of the Strathfield Consolidated Development Control Plan 2005 for more information.

- (b) adopted by any other public authority and notified to the council for the express purpose of its adoption by that authority being referred to in planning certificates issued by the council, that restricts the development of the land because of the likelihood of landslip, bushfire, tidal inundation, subsidence, acid sulphate or any other risk (other than flooding).

Council records at the date of this certificate do not indicate that Council has been notified that the land is affected by a policy adopted by any other public authority that restricts development of the land.

Item 11: Bush fire prone land

If any of the land is bush fire prone land (as defined in the Act), a statement that all or, as the case may be, some of the land is bush fire prone land. If none of the land is bush fire prone land, a statement to that effect.

The land is not shown to be within bush fire prone land as defined in the Act.

Item 12: Loose-fill asbestos insulation

Does the land include any residential premises listed on the Loose-Fill Asbestos Insulation Register maintained under Division 1A of Part 8 of the [Home Building Act 1989](#) ?

The land to which this certificate relates has not been identified in the Loose-Fill Asbestos Insulation Register as containing loose-fill asbestos ceiling insulation. Contact NSW Fair Trading for more information.

Disclaimer: This statement is based on information supplied by a third-party public authority. The accuracy of this information has not been verified by Strathfield Municipal Council and if the information is vital for the proposed end use, then it should be verified by the applicant.

Item 13: Mine subsidence

Whether or not the land is proclaimed to be a mine subsidence district within the meaning of section 15 of the meaning of the [Coal Mine Subsidence Compensation Act 2017](#).

The land is not in an area proclaimed to be a mine subsidence district within the meaning of section 15 of the Mine Subsidence Compensation Act 1961.

Item 14: Paper subdivision information

- (1) The name of any development plan adopted by a relevant authority that applies to the land or that is proposed to be subject to a consent ballot.

There is no development plan adopted by a relevant authority that applies to the land or that is proposed to be subject to a consent ballot.

- (2) The date of any subdivision order that applies to the land.

There is no subdivision order applying to the land.

- (3) Words and expressions used in this section have the same meaning as in this Regulation, Part 10 and the Act, Schedule 7.

Item 15: Property vegetation plans

If the land is land to which a property vegetation plan under the [Native Vegetation Act 2003](#), Part 4 applies, a statement to that effect (but only if the Council has been notified of the existence of the plan by the person or body that approved the plan under that Act).

The provisions of the Native Vegetation Act 2003, do not apply to Strathfield Council Local Government Area.

Item 16: Bio-banking stewardship sites

Whether or not the land is a biodiversity stewardship site under a biodiversity stewardship agreement under Part 5 of the [Biodiversity Conservation Act 2016](#), a statement to that effect (but only if the council has been notified of the existence of the agreement by the Chief Executive of the Office of Environment and Heritage).

Council has not been notified by the Chief Executive of the Office of Environment and Heritage, that the land is a biodiversity stewardship site under a biodiversity stewardship agreement under Part 5 of the Biodiversity Conservation Act 2016. The accuracy of this statement may be reliant in part upon information supplied by a third party public authority.

The accuracy of this information has not been verified by Council and if the information is vital for the proposed end use of the land, it should be verified by the applicant.

Note—

Biodiversity stewardship agreements include biobanking agreements under the [Threatened Species Conservation Act 1995](#), Part 7A that are taken to be biodiversity stewardship agreements under the [Biodiversity Conservation Act 2016](#), Part 5.

Item 17: Biodiversity certified land

Whether or not the subject land is biodiversity certified land.

Council has not been notified by the Chief Executive of the Office of Environment and Heritage, that the subject land is biodiversity certified land under Part 8 of the Biodiversity Conservation Act 2016. The accuracy of this statement may be reliant in part upon information supplied by a third party public authority. The accuracy of this information has not been verified by Council and if the information is vital for the proposed end use of the land, it should be verified by the applicant.

Note: Biodiversity certified land includes land certified under Part 7AA of the [Threatened Species Conservation Act 1995](#), that is taken to be certified under Part 8 of the [Biodiversity Conservation Act 2016](#).

Item 18: Orders under Trees (Disputes between neighbours) Act 2006

Whether an order has been made under the [Trees \(Disputes Between Neighbours\) Act 2006](#) to carry out work in relation to a tree on the land (but only if the Council has been notified of the order).

The Council has not been notified of an order under the Act in respect of tree(s) on the land. The accuracy of this statement may be reliant in part upon information supplied by a third party public authority.

Item 19: Annual charges under Local Government Act 1993 for coastal protection services that relate to existing coastal protection works.

In relation to a coastal council - whether the owner (or any previous owner) of the land has consented in writing to the land being subject to annual charges under Section 496B of the [Local Government Act 1993](#), for coastal protection works.

Note: "Existing coastal protection works" has the same meaning as in the [Local Government Act 1993](#), Section 553B and are works to reduce the impact of coastal hazards on land (such as seawalls, revetments, groynes and beach nourishment) that existed before 1 January 2011.

Council records as at the date of this certificate do not indicate that the owner (or any previous owner) of the subject land has consented in writing to the land being subject to annual charges under Section 496B of the Local Government Act 1993 for coastal protection services that relate to existing coastal protection works (within the meaning of Section 553B of that Act).

Item 20: Western Sydney Aerotropolis

Whether under *State Environmental Planning Policy (Precincts—Western Parkland City) 2021*, Chapter 4 the land is—

- (a) in an ANEF or ANEC contour of 20 or greater, as referred to in that Chapter, section 4.17, or
- (b) shown on the *Lighting Intensity and Wind Shear Map*, or
- (c) shown on the *Obstacle Limitation Surface Map*, or
- (d) in the “public safety area” on the *Public Safety Area Map*, or
- (e) in the “3 kilometre wildlife buffer zone” or the “13 kilometre wildlife buffer zone” on the *Wildlife Buffer Zone Map*.

Strathfield LGA does not fall within SEPP(Precincts - Western Parkland City)2021 and the provisions of chapter 4 are not applicable.

Item 21: Conditions for seniors housing

If *State Environmental Planning Policy (Housing) 2021*, 1, Chapter 3, Part 5 applies to the land, a statement setting out terms of a kind in reference to in the Policy, clause 88(2) that have been imposed as a condition of development consent granted after 11 October 2007 in relation to the land.

No terms of a kind referred to in Clause 88(2) of the State Environment Planning Policy (Housing) 2021, have been imposed as a condition of consent to a Development Application granted after 11 October 2007 in respect of the land.

Item 22: Site compatibility certificates and conditions for affordable rental housing

- (1) A Statement of whether there is a current site compatibility certificate or a former site compatibility (affordable rental housing), of which the council is aware, in respect of proposed development on the land and, if there is a certificate, the statement is to include:

- (a) The period for which the certificate is current, and
- (b) That a copy may be obtained from the head office of the Department of Planning.

Council is not aware of the issue of any current Site Compatibility Certificate (Affordable Rental Housing) in respect of proposed development on the land.

- (2) If *State Environmental Planning Policy (Housing) 2021*, , Chapter 2, Part 2, Division 1 or 5 applies to the land, a statement setting out terms of a kind referred to in the Policy, clause 21(1) or 40(1) that have been imposed as a condition of consent in relation of the land.

No terms of a kind referred to in Clause 21(1) or 40(1) of State Environmental Planning Policy (Housing) 2021, have been imposed as a condition of consent to a Development Application in respect of the land.

- (3) Any conditions of a development consent in relation to land that are of a kind referred to in *State Environmental Planning Policy (Affordable Rental Housing) 2009*, , clause 17(1) or 38(1).

No terms of a kind referred to in Clause 17(1) or 38(1) of State Environmental Planning Policy (Affordable Rental Housing) 2009, have been imposed as a condition of consent to a Development Application in respect of the land.

In this section—

former site compatibility certificate means a site compatibility certificate issued under [State Environmental Planning Policy \(Affordable Rental Housing\) 2009](#).

The accuracy of this statement may be reliant in part upon information supplied by a third-party public authority. The accuracy of this information has not been verified by Council and if the information is vital for the proposed end use of the land, it should be verified by the applicant.

Item 23: Water or sewerage services

If water or sewerage services are, or are to be, provided to the land under the [Water Industry Competition Act 2006 No 104 - NSW Legislation](#), a statement to that affect.

Note—

A public water utility may not be the provider of some or all of the services to the land. If a water or sewerage service is provided to the land by a licensee under the [Water Industry Competition Act 2006](#), a contract for the service will be deemed to have been entered into between the licensee and the owner of the land. A register relating to approvals and licences necessary for the provision of water or sewerage services under the [Water Industry Competition Act 2006](#) is maintained by the Independent Pricing and Regulatory Tribunal and provides information about the areas serviced, or to be serviced, under that Act. Purchasers should check the register to understand who will service the property. Outstanding charges for water or sewerage services provided under the [Water Industry Competition Act 2006](#) become the responsibility of the purchaser.

Council has not been advised that water or sewerage services are to be provided to the land under the Water Industry Competition Act 2006

Additional Matters: Matters arising under the Contaminated Land Management Act 1997

Section 59(2) of the Contaminated Land Management Act 1997 prescribes the following additional matters to be specified in planning certificates:

- (a) At the date of this certificate, is the land to which this certificate relates significantly contaminated land?

The land has not been identified as significantly contaminated land within the meaning of the Act. (Enquiries should be directed to the NSW Environmental Protection Authority).

- (b) At the date of this certificate, is the land to which this certificate relates subject to a management order?

The land is not subject to a management order within the meaning of the Act. (Enquiries should be directed to the NSW Environmental Protection Authority).

- (c) At the date of this certificate, is the land to which this certificate relates the subject of an approved voluntary management proposal?

The land is not the subject of an approved voluntary management proposal within the meaning of the Act. (Enquiries should be directed to the NSW Environmental Protection Authority).

- (d) At the date of this certificate, is the land to which this certificate relates subject to an ongoing maintenance order?

The land is not the subject of an ongoing maintenance order within the meaning of the Act. (Enquiries should be directed to the NSW Environmental Protection Authority).

- (e) At the date of this certificate, is the land to which this certificate relates the subject of a site audit statement and a copy of such a statement has been provided to the Council?

The land is not the subject of a site audit statement, within the meaning of the Act.



George Andonoski
Planning & Operations Coordinator

Additional matters pursuant to Section 10.7(5) of the Environmental Planning and Assessment Act 1979

As requested by you, the following additional information is provided pursuant to Section 10.7(5) of the Environmental Planning and Assessment Act 1979.

Additional Information Pursuant to Section 10.7(5)

As requested by you, the following additional information is provided pursuant to Section 10.7(5) of the Act:

1. Adjacent to a heritage item

Not adjacent to a Heritage listed items.

2. Adjacent to heritage conservation area

Not adjacent to a Heritage-conservation area.

3. State Heritage Item

Subject land is not listed on the State Heritage Register.

4. Storm water Drain

The subject land is not affected by council stormwater drainage system.

5. Planning agreements

The land is not affected by a Planning Agreement.

6. High Pressure Pipelines

The land is not affected by High Pressure pipeline or within the buffer zone.

7. Strathfield Council Studies, Policies and Plans

The following studies, policies or plans or draft studies, policies or plans (which have been placed on public exhibition) affect the land:

Information on the studies, policies or plans or draft studies, policies or plans is provided on the Strathfield Council website www.strathfield.nsw.gov.au

- Strathfield Development Control Plan – Parramatta Road Precinct (Draft May 2018)
- Parramatta Road Urban Corridor Transformation – Planning & Design Guidelines (November 2016)

- Parramatta Road Corridor Urban Design Study (February 2011)
- Strathfield Economic Land Use Study (June 2010)
- Strathfield Residential Land Use Study (November 2011)
- Parramatta Road Transport & Mobility Study (December 2014)

Note: Please note that Council provides this information in good faith. Council does not accept any liability in respect of such advice. The absence of any reference to any matter affecting the land shall not imply that the land is not affected by any matter not referred to in this planning certificate.

8. This certificate does not contain information relating to the following types of notice: -

- (a) Notice in accordance with Schedule 5: Development Control Orders, Part 7 Section 15 (including a Notice to Issue an Order under Part 7 Section 8) or Contravention Notice relating to any matters under the Environmental Planning and Assessment Act 1979;
- (b) Any Order (including intention to issue an Order) under section 124 of the Local Government Act 1993.

Details of the above may be obtained by written application to the Council.

9. For properties located within a Heritage Conservation Area for the Greater Sydney Region, the provisions of State Environmental Planning Policy (Housing) 2021 – Part 5 Housing for Seniors and people with a disability do not apply in accordance with the moratorium on seniors housing in Heritage Conservation Areas. These provisions will cease to have effect on 31 December 2023.

The above information has been taken from a search of Council's records but Council cannot accept responsibility for any omission or inaccuracy.



George Andonoski
Planning & Operations Coordinator



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