

Consultation Report Nulon Motor Oils BRBH

16 January 2018



1. Introduction

This Consultation Report (Report) has been prepared to summarise the engagement process and outcomes achieved by CIP as part of the consultation for Nulon Motor Oils Development (SSD8900) at Bringelly Road Business Park (SSD6324) at Leppington.

2. Consultation

The overall objective of consultation is to inform and involve the community and key stakeholders through the various stages of the project. In order to achieve engagement of stakeholders and in the context of the project and the planning phase, the Engagement Plan proposes a combination of correspondence (posted letters and emails) and phone calls to be most appropriate.

The SEARs identified stakeholders and community members to be consulted through the preparation of the planning application we have separate them into two categories as outlined below.

Residential neighbours: Two residential neighbours were identified in proximity to the site, both of which are located within the gazetted area of the Western Sydney Parklands. Letters were posted to the two tenants and no response was received at the time the DA was lodged.

Stakeholders: The SEARs identified a number of stakeholders and referral authorities to be consulted as part of the EIS and DA. All were contacted by various consultants or CIP with relation to their comments submitted in the SEARs and some were provided with additional information by email or phone. Subsequent correspondence followed to detail the project.

3. Consultation Register

Residential Neighbours

Steve Bautovich

12 Bringelly Rd, Horningsea Park

Email Sent 22-Dec

Patricia & David Barrett

Cnr Stuart Road & Twenty-Sixth Avenue

West Hoxton NSW 2171

Letter Sent 08-Jan

Stakeholders

NSW Department of Planning & Environment

Chloe Dunlop
Joanna Bakopanos
Nicholas Hon

Multiple emails and calls
Met with Department 03/11/17

Western Sydney Parklands Trust

Tim Colless

Multiple emails and calls.

Liverpool City Council

Ian Stanara

Multiple emails and calls. Meeting scheduled for 11/01/18

Roads and Maritime Services

Rachel Cumming

Email sent 18-Dec

Report updated to address comments made in SEARs

Transport for NSW

Ken Ho

Email sent 18-Dec

Report updated to address comments made in SEARs

Office of Environment & Heritage

Marnie Stewart

Email sent 18-Dec

EIS updated to address comments made in SEARs

Heritage Council of NSW

James Quoye

Email Sent ???

EIS updated to address comments made in SEARs

Environmental Protection Authority

Tenille Lawrence

Email Sent 14-Dec

Report updated to address comments made in SEARs

Sydney Water

Lulu Huang

Email Sent 20-Dec

Report updated to address comments made in SEARs

Water NSW

Alison Kniha

Email Sent 21-Dec

Report updated to address comments made in SEARs

Rural Fire Service

Emma Jensen

Email Sent 20-Dec

EIS updated to address comments made in SEARs

Jemena

Danny Guerrero

Email Sent 15-Dec& 20-Dec

Endeavour

Cornealis Duba

Email Sent 21-Dec

NBN Communications

New Developments

Email Sent 21-Dec

Relevant Party	Queries / Concerns	Response
NSW Department of Planning & Environment Chloe Dunlop Joanna Bakopanos Nicholas Hon	Dangerous Goods Queries raised 13/11/17 SEARs received 13/12/17	Proponent responded addressing queries on 20/11/17. No further queries received. Addressed in EIS as part of the Development Application 22/12/2017
Western Sydney Parklands Trust Tim Colless	Queries about Eastern Boundary Setback.	Landscaped setback to remain as approved SSD6324
Liverpool City Council Ian Stanara	SEARs Received 13/12/2017 relating to Dangerous Goods	Addressed in EIS as part of the Development Application 22/12/2017
Roads and Maritime Services Rachel Cumming	SEARs received 13/12/2017 relating to Traffic and Parking	TTPA responded to Rachel on 18-Dec. Report updated and as part of the Development Application 22/12/2017
Transport for NSW Ken Ho	SEARs received 18/12/2017 relating to Traffic and Parking	TTPA responded to Rachel on 18-Dec. Report updated and as part of the Development Application 22/12/2017
Office of Environment & Heritage Marnie Stewart	SEARs received 13/12/2017 relating to Biodiversity.	CIP responded to Marnie on 21-Dec. Addressed in EIS as part of the Development Application 22/12/2017
Heritage Council of NSW James Quoye	SEARs received 13/12/2017 relating to Heritage	Addressed in EIS as part of the Development Application 22/12/2017
Environmental Protection Authority Tenille Lawrence	SEARs received 13/12/2017 relating to Licensing, Air Quality, Noise and Vibration, Waste and Water and Soils	Costin Roe responded to Tenille on 14-Dec. Addressed in relevant reports and EIS as part of the Development Application 22/12/17
Sydney Water Lulu Huang	SEARs received 13/12/2017 relating to water	CIP responded to Lulu on 20-Dec. Addressed in EIS as part of the Development Application 22/12/2017
Water NSW Alison Kniha	SEARs received 13/12/2017 relating to water	CIP responded to Alison on 20-Dec. Addressed in EIS as part of the Development Application 22/12/2017
Rural Fire Service Emma Jensen	SEARs received 13/12/2017 relating to water	CIP responded to Emma on 20-Dec. Addressed in EIS as part of

		the Development Application 22/12/2017
Jemena Danny Guerrero	SEARs received 13/12/2017 relating to water	CIP responded to Danny on 20-Dec. Addressed in EIS as part of the Development Application 22/12/2017
Endeavour Cornealis Duba	SEARs received 13/12/2017 relating to water	CIP responded to Cornealis on 21-Dec. Addressed in EIS as part of the Development Application 22/12/2017
NBN Communications New Developments	SEARs received 13/12/2017 relating to water	CIP responded to Lulu on 21-Dec. Addressed in EIS as part of the Development Application 22/12/2017

4. Conclusion

The Consultation report was prepared to provide guidance for the active consultation process undertaken by CIP for Nulon Motor Oils at Bringelly Road Business Hub. Relevant stakeholders were identified and approached and provided the opportunity to raise concerns and voice opinions in relation to the proposed development.

Where practicably possible, changes were made to the application to accommodate requests and minimise potential impacts.

CIP will continue to engage stakeholders without outstanding concerns through the life of the Nulon project.

From: [Tim Colless](#)
To: [Mark Griffiths](#)
Cc: [Paul Jewiss](#)
Subject: RE: SSD 8900 - Nulon Motor Oils - Bringelly Road - SEARs
Date: Wednesday, 13 December 2017 6:14:46 PM
Attachments: [image001.png](#)
[image002.png](#)

Thanks, let's discuss tomorrow.

Cheers

Tim Colless | Project Manager

Parramatta Park & Western Sydney Parklands Trusts

Mob: 0403 234 066

From: Mark Griffiths [mailto:mgriffiths@ciproperty.com.au]
Sent: Wednesday, 13 December 2017 6:13 PM
To: Tim Colless <Tim.Colless@wspt.nsw.gov.au>
Cc: Paul Jewiss <pjewiss@ciproperty.com.au>
Subject: RE: SSD 8900 - Nulon Motor Oils - Bringelly Road - SEARs

Hi Tim,

We are aiming to get the EIS completed by next Wednesday for stakeholders review. Prior to lodgement hopefully this would work with WSPT.

I will get the Lot Development Proposal sent over asap and review the Others Lots requirement in DMA. It maybe worth a discussion tomorrow.

Kind Regards,

Mark Griffiths

Development Manager



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From: Tim Colless [<mailto:Tim.Colless@wspt.nsw.gov.au>]
Sent: Wednesday, 13 December 2017 6:06 PM
To: Mark Griffiths <mgriffiths@ciproperty.com.au>
Cc: Paul Jewiss <pjewiss@ciproperty.com.au>
Subject: RE: SSD 8900 - Nulon Motor Oils - Bringelly Road - SEARs

Hi Mark,

Typically we would review the EIS and architectural drawings prior to providing land owner's consent.

You would also normally have approval for the Development Proposal in case there are elements which are not accepted but that's not essential (ie it's the Developer's risk). We're interested to see if you gave any further thought to inclusion of the Other Lots as discussed in PCG #1.

Regards

Tim Colless | Project Manager
Parramatta Park & Western Sydney Parklands Trusts
Mob: 0403 234 066

From: Mark Griffiths [<mailto:mgriffiths@ciproperty.com.au>]
Sent: Wednesday, 13 December 2017 5:54 PM
To: Tim Colless <Tim.Colless@wspt.nsw.gov.au>
Cc: Paul Jewiss <pjewiss@ciproperty.com.au>
Subject: FW: SSD 8900 - Nulon Motor Oils - Bringelly Road - SEARs

Hi Tim,

We have received SEARs for the Nulon proposal at BRBH, we are still aiming to lodge prior to Christmas.

Please can you provide landowners consent from WSPT for the SSD application?

Kind Regards,

Mark Griffiths

Development Manager



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From: Chloe Dunlop [<mailto:Chloe.Dunlop@planning.nsw.gov.au>]

Sent: Wednesday, 13 December 2017 2:45 PM

To: Mark Griffiths <mgriffiths@ciproperty.com.au>

Cc: Joanna Bakopanos <Joanna.Bakopanos@planning.nsw.gov.au>; Chris Ritchie <Chris.Ritchie@planning.nsw.gov.au>

Subject: SSD 8900 - Nulon Motor Oils - Bringelly Road - SEARs

Good afternoon Mark,

I refer to the above project and your request for Secretary's Environmental Assessment Requirements (SEARs) for the preparation of an Environmental Impact Statement.

Please find **attached** a copy of the SEARs. As noted in the attached SEARs, the Department will provide you Transport for NSW's response upon receipt of its requirements.

Please do not hesitate to contact me on the number below if you have any queries.

Regards,

Chloe Dunlop
Senior Planning Officer
Industry Assessments

Department of Planning & Environment
|GPO Box 39, SYDNEY NSW 2001| T 02 8289 6667

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Ross Nettle

From: Ross Nettle
Sent: Monday, December 18, 2017 3:19 PM
To: 'Development Sydney'
Subject: ATT: Rachel Cumming RE: SSD 8900 Nulon Motor Oils Facility Lot 8 Bringelly Rd Business Hub (17184)

Rachel

The SEARS for this SSD require consultation with RMS and Transport of NSW to be undertaken. The Traffic and Access issues identified in the SEARS will be comprehensively addressed in the Traffic Impact Assessment which will be submitted back to Planning NSW.

The principal issues relative to the SEARS are:

- approval to the Concept Plan includes the provision of traffic signals at the Bringelly Road and BRBH Access intersection
- the projected traffic generation of the SSD will only be some 10 – 30% of that assessed for the Concept Plan for the BRBH
- there will be convenient access to bus services running along Bringelly Road connecting to Leppington and Liverpool railway stations as well as formal bicycle and pedestrian network connections.

CIP (developer) and TTPA (traffic consultant) would welcome any opportunity to discuss the proposal during the DA process.

Regards

Ross Nettle | Director

TRANSPORT AND TRAFFIC PLANNING ASSOCIATES

Established 1994

Suite 502, Level 5, 282 Victoria Avenue, Chatswood NSW 2067

P (02) 9411 5660 F (02) 9904 6622 W ttpa.com.au

ttpa

Ross Nettle

From: Ross Nettle
Sent: Monday, December 18, 2017 3:42 PM
To: ken.ho@transport.nsw.gov.au
Subject: ATT: Ken Ho RE: SSD 8900 Nulon Motor Oils Facility Lot 8 Bringelly Rd Business Hub (17184)

Ken,

The SEARS for this SSD require consultation with RMS and Transport of NSW to be undertaken. The Traffic and Access issues identified in the SEARS will be comprehensively addressed in the Traffic Impact Assessment which will be submitted back to Planning NSW.

The principal issues relative to the SEARS are:

- approval to the Concept Plan includes the provision of traffic signals at the Bringelly Road and BRBH Access intersection
- the projected traffic generation of the SSD will only be some 10 – 30% of that assessed for the Concept Plan for the BRBH
- there will be convenient access to bus services running along Bringelly Road connecting to Leppington and Liverpool railway stations as well as formal bicycle and pedestrian network connections.

CIP (developer) and TTPA (traffic consultant) would welcome any opportunity to discuss the proposal during the DA process.

Regards

Ross Nettle | Director

TRANSPORT AND TRAFFIC PLANNING ASSOCIATES

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Suite 502, Level 5, 282 Victoria Avenue, Chatswood NSW 2067

P (02) 9411 5660 F (02) 9904 6622 W ttpa.com.au

ttpa

From: [Jack Talbert](#)
To: [Mark Griffiths](#)
Cc: [Paul Jewiss](#)
Subject: RE: BRBH - Ecological Assessment Fee Proposal _ Sears and Bushfire Nulon
Date: Monday, 18 December 2017 11:17:52 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[BRBH_BPA_Addendum.pdf](#)

Hi Mark, Paul,

In response to your point below regarding Biodiversity and the request that the new BC Act is applied to the development – It is our understanding that all approvals were granted prior to the BC Act and were in accordance with the relevant acts at the time of approval. Specifically, offsets are proposed in accordance with the TSC Act and have been approved as per the Offset Strategy prepared by Eco Logical in 2015, which outlines a requirement of 35 ecosystem credits. There is no need to redo the approval under the new biodiversity act.

Regarding the bushfire issue, as far as I can see, it is in accordance with the SSD6324 with the exception of mentioning stored flammable goods. See attached letter addendum to cover this. If you require anything further, it will need to be done in the new year as our staff are at capacity.

Cheers,
Jack

Jack Talbert

Environmental Consultant

Eco Logical Australia – A Tetra Tech Company

T +61 2 4201 2204 // M 0423 296 045

From: Mark Griffiths [<mailto:mgriffiths@ciproperty.com.au>]
Sent: Wednesday, 13 December 2017 5:43 PM
To: Jack Talbert <JackT@ecoaus.com.au>
Cc: Paul Jewiss <pjewiss@ciproperty.com.au>
Subject: RE: BRBH - Ecological Assessment Fee Proposal _ Sears and Bushfire Nulon

Hi jack,

As discussed, we have received SEARs for the Nulon project at Bringelly Road Business Hub which requests we address bushfire and RFS response.

Bushfire was assessed and approved under the attached SSD6324, approved application report attached by Ecological. As discussed, we envisage we would require a letter from your bushfire consultant advising the proposed Nulon development is in accordance with the original approved SSD6324 report.

Also as discussed the SEARS requests we address Biodiversity and OEH response, however this

already approved under condition B2 of SSD6324. Please can you confirm you are of the same opinion?

As discussed we wish to lodge the DA before next Wednesday, so wish to have reports back by next Wednesday 20 December 2017.

Kind Regards,

Mark Griffiths
Development Manager



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From: Jack Talbert [<mailto:JackT@ecoaus.com.au>]
Sent: Wednesday, 11 October 2017 10:39 AM
To: Mark Griffiths <mgriffiths@ciproperty.com.au>
Subject: RE: BRBH - Ecological Assessment Fee Proposal

Hi Mark,

Following up on a few proposals this morning to lock in staff movements up to Christmas.

How did you go reviewing the eco works proposal for the Bringelly Road Business Hub?

Cheers,
Jack

Jack Talbert
Environmental Consultant

Eco Logical Australia – A Tetra Tech Company
T +61 2 4201 2204 // M 0423 296 045

From: Mark Griffiths [<mailto:mgriffiths@ciproperty.com.au>]
Sent: Tuesday, 3 October 2017 11:07 AM

To: Jack Talbert <JackT@ecoaus.com.au>
Cc: Brendan Dowd <brendand@ecoaus.com.au>
Subject: RE: BRBH - Ecological Assessment Fee Proposal

Thanks Jack, I will review.

From: Jack Talbert [<mailto:JackT@ecoaus.com.au>]
Sent: Friday, 29 September 2017 4:05 PM
To: Mark Griffiths <mgriffiths@ciproperty.com.au>
Cc: Brendan Dowd <brendand@ecoaus.com.au>
Subject: RE: BRBH - Ecological Assessment Fee Proposal

Hi Mark,

Please see attached fee proposal for the eco works required for the ongoing development of Bringelly Road Business Hub.

Feel free to call me if you wish to discuss any aspect of this fee proposal. Looking forward to hearing back from you.

Enjoy the long weekend.

Cheers,
Jack

Jack Talbert
Environmental Consultant

Eco Logical Australia – A Tetra Tech Company
T +61 2 4201 2204 // M 0423 296 045

From: Mark Griffiths [<mailto:mgriffiths@ciproperty.com.au>]
Sent: Monday, 25 September 2017 10:40 AM
To: Jack Talbert <JackT@ecoaus.com.au>
Cc: Brendan Dowd <brendand@ecoaus.com.au>
Subject: RE: BRBH - Ecological Assessment Fee Proposal

Hi Jack,

That sounds good, then we can review.. Please see link to the document requested below:

https://majorprojects.accelo.com/public/05cac7b4740791674c02fe412bac4e14/2015-07-16%20B_%20EcoLogical%20Reponse%20to%20Submissions.pdf

Kind Regards,

Mark Griffiths
Development Manager



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From: Jack Talbert [<mailto:JackT@ecoaus.com.au>]
Sent: Monday, 25 September 2017 10:21 AM
To: Mark Griffiths <mgriffiths@ciproperty.com.au>
Cc: Brendan Dowd <brendand@ecoaus.com.au>
Subject: RE: BRBH - Ecological Assessment Fee Proposal

Hi Mark,

I can provide a proposal as requested.

The relevant items for ELA in the DA are:

- Part C B2. Implementing the Biodiversity Offset Strategy
- AN6. Commonwealth EPBC Act requirements. We have provided advice in our previous FFA that this Act is not of relevance and no referral to the commonwealth is needed. No further work needed here

The DA references a Biodiversity Offset Strategy report (dated 1 June 2015). I've searched our system but have only found the FFA and the DD report. Are you able to send it through from your records so I can refer to it for our proposal.

Cheers,
Jack

Jack Talbert
Environmental Consultant

Eco Logical Australia – A Tetra Tech Company
T +61 2 4201 2204 // M 0423 296 045

From: Mark Griffiths [<mailto:mgriffiths@ciproperty.com.au>]

Sent: Friday, 22 September 2017 5:52 PM

To: Brendan Dowd <brendand@ecoaus.com.au>; Jack Talbert <JackT@ecoaus.com.au>

Subject: BRBH - Ecological Assessment Fee Proposal

Hi Jack,

I see Eco logical Australia (ELA) did the DD assessment at BRBH for CIP. David Ruston has now moved on from CIP and I have picked up the project.

Please could you provide a fee proposal continue the process of the attached DA through the detail design and construction phases?

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

Kind Regards,

Mark Griffiths

Development Manager

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Appendix D

CORRESPONDENCE WITH EPA

From: Mark Wilson
Sent: Thursday, 14 December 2017 1:02 PM
To: tenille.lawrence@epa.nsw.gov.au
Cc: Paul Jewiss <pjewiss@ciproperty.com.au>; Mark Griffiths <mgriffiths@ciproperty.com.au>
Subject: SSD 8900 Nulon Motors - SEARS/ EPA Items

Tenille,

Thanks for your time on the phone earlier today. As discussed, we are providing civil engineering design for the developers of the site, Commercial and Industrial Property (CIP), for a development application for the Nulon Motors Facility at Bringelly. Refer to the SSD8900 SEARS for the site attached.

We provide the following initial information pertaining to your agency response to the Department of Planning and Environment (Ref: DOC17/567051 dated 28/11/2017) regarding stormwater management during the operational phase of the development, and erosion and sediment controls on the site during construction. Paul Jewiss from CIP will follow up with additional information relating to waste, hazardous material etc in the following days. The measures and items below will be described in more detail in our Engineering Report currently being prepared and will be included in the application submission.

Erosion and Sediment Controls During Construction

Erosion and sediment controls will be provided during construction. All soil and water management works are undertaken as instructed in this specification and constructed following the guidelines stated in Landcom document *Managing Urban Stormwater, Soils and Construction (1998) – The Blue Book* and Liverpool City Council specifications.

The ESC concept is shown on attached drawings DA20 and DA25 as attached. The proposed control measures include:

1. Silt fences to divert clean water
2. Diversion swales
3. Construction entry/ truck shaker
4. Stockpile management
5. Sediment basin
6. Dust controls

The proposed measures will be made to reduce impact and risk of sediment laden runoff from the site into surrounding properties or environmental zones.

Stormwater Management During Operation of the Facility

Stormwater management measures, including water quality treatment and site detention systems are to be implemented in accordance with the Liverpool Council Policy and the strategy and measures approved under SSD_6324 outlined in the *Bringelly Road Business Hub Engineering Report* by Northrop Engineers (Ref:140089).

The increase in stormwater runoff due to the increase in impervious areas is proposed to be managed by an inground tank with a storage volume of 504m³. This system will attenuate post development stormwater discharge to pre-development. Refer to drawing Co11994.01-DA41 attached.

Liverpool City Council have nominated, in *Section 6.4* of their *DCP 2008*, the requirements for stormwater quality to be performed on a catchment wide basis. These are presented in terms of annual percentage pollutant reductions on a developed catchment and are as follows:

Gross Pollutants	90%
Total Suspended Solids	80%
Total Phosphorus	65%
Total Nitrogen	45%
Total Hydrocarbons	90%

Stormwater treatment and treatment measures for the development shall be based on a treatment train approach to ensure that the treatment objectives above are met.

Components of the treatment train for the development are as follows:

- Primary treatment to parking, hardstand & roof areas is to be performed via an appropriately sized Gross Pollutant Trap located on site. The proposed GPT will be a vortech style GPT such as a Rocla CDS system. This will target litter, sediment, oil and grease and some nutrients;
- Tertiary treatment is to be made off-lot, via the Bedwell Park Wetland located to the north of the estate. The Bedwell Park Wetland will provide treatment of nutrients and sediments as set out in the Northrop Report and approved SSD_6324 quoted above. Stormwater discharge to the Bedwell Park Wetland is via an existing flow path to the north of the site.

Spill/ Fire Water Containment

The requirements for spill and fire water containment are still under assessment.

The current strategy, subject to review and confirmation, is for a stormwater isolation valve to be provided at the drainage discharge point (Pit A13). Containment volume of 504m³ plus additional storage within pits and pipes of approximately 50m³ will be available for containment of firewater and/or spill. Note the isolation valve has not yet been shown on the attached plan but will be introduced to the drawing set for the application documents.

Paul Jewiss will provide further details as to the required containment volumes for firewater.

If you have any questions on the provided information please call me on 0421847808 or Paul on 0428288762.

Best Regards,

Mark Wilson
Director

From: Mark Griffiths <mgriffiths@ciproperty.com.au>
Sent: Wednesday, 20 December 2017 10:19 AM
To: lulu.huang@sydneywater.com.au
Cc: Paul Jewiss; Paul Jacobsen; Davina Clark
Subject: SSD 8900 - Nulon Motor Oils - Bringelly Road - SEARs
Attachments: 171219 Integrated Water Management Plan Rev 0.pdf; SSD 8900 Bringelly Road Nulon Oils - SEARs signed.pdf

Hi Lulu,

Further receiving SEARs SSD8900 (attached) from Department of Planning & Environment including Sydney Water input to SEARs for Nulon Motor Oils dated 27 November 2017.

The Department of Planning & Environment require the proponent to consult with the relevant authorities and services providers in accordance during the preparation of the EIS.

Please see attached Integrated Water Management Strategy addressing the above.

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

Kind Regards,

Mark Griffiths
Development Manager

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WE WILL BE TAKING A BREAK BETWEEN THE 25TH OF DECEMBER 2017 TO THE 8TH OF JANUARY 2018.

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sender, except where the sender specifically states them to be the views of CIP. CIP computers have virus scanning programs and aims to ensure virus free communications. However, the user assumes all responsibility for any loss or damage resulting directly from the use of attached files.

From: Mark Griffiths <mgriffiths@ciproperty.com.au>
Sent: Thursday, 21 December 2017 11:38 AM
To: alison.kniha@waternsw.com.au
Cc: Paul Jewiss; Paul Jacobsen; Davina Clark
Subject: RE: SSD 8900 - Nulon Motor Oils - Bringelly Road - SEARs - Water NSW
Attachments: SSD 8900 Bringelly Road Nulon Oils - SEARs signed.pdf

Hi,

Further receiving SEARs SSD8900 (attached) from Department of Planning & Environment, the proponent is to consult with the relevant authorities and services providers in accordance during the preparation of the EIS.

Please could you advise who the appropriate person is to contact regarding the attached application.

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

Kind Regards,

Mark Griffiths
Development Manager

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+61 439 346 849



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From: Mark Griffiths

Sent: Wednesday, 20 December 2017 10:24 AM

To: 'Customer.Helpdesk@waternsw.com.au' <Customer.Helpdesk@waternsw.com.au>

Cc: Paul Jewiss (<pjewiss@ciproperty.com.au> <pjewiss@ciproperty.com.au>; Paul Jacobsen <paul.jacobsen@umowlai.com.au>; Davina Clark <davina.clark@umowlai.com.au>

Subject: SSD 8900 - Nulon Motor Oils - Bringelly Road - SEARs - Water NSW

Hi,

Further receiving SEARs SSD8900 (attached) from Department of Planning & Environment, the proponent is to consult with the relevant authorities and services providers in accordance during the preparation of the EIS.

Please could you advise who the appropriate person is to contact regarding the attached application.

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

Kind Regards,

Mark Griffiths

Development Manager

+61 2 9506 1464

+61 439 346 849



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From: Paul Jewiss
To: ["pes@rfs.nsw.gov.au"](mailto:pes@rfs.nsw.gov.au)
Subject: Att: Emma Jensen - SSD 8900 / D17/4216 - Nulon Motor Oils - BRBH
Date: Wednesday, 20 December 2017 10:01:00 AM
Attachments: [2015-01-20 Appendix O - Bushfire Assessment - Bringelly Road Business Hub.pdf](#)
[BRBH_BPA Addendum.pdf](#)
[image002.png](#)
[image004.png](#)
[image006.png](#)
[image008.png](#)

Attention: Emma Jensen

Morning Emma,

The SEARS for SSD 8900 required consultation with RFS to be undertaken with relation to RFS comments made in the SEARS.

As SSD 8900 is part of the Bringelly Road Business Hub SSD 6324, we envisage the Bush fire requirement being met largely by the Bush Assessment report issued as Appendix O of the SSD 6324. (Attached for reference)

We have had the consultant address your comments and provide an addendum to the report for SSD 8900. Please see attached.

CIP (Developer) and EcoLogical would welcome any opportunity to discuss the proposal during the DA process.

Kind Regards,

Paul Jewiss

[+61 2 9506 1467](tel:+61295061467)

[+61 428 288 762](tel:+61428288762)



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From: [Mark Griffiths](#)
To: Danny.Guerrera@jemena.com.au
Cc: [Paul Jewiss](#)
Subject: FW: Bringelly Road Business Hub - Gas main Coordination
Date: Wednesday, 20 December 2017 8:09:35 AM
Attachments: [image001.png](#)
[277062- MP19 003 \(A\).pdf](#)
[GAS-960-GL-PL-001 Construction Guidelines.pdf](#)
[SSD 8900 Brindellv Road Nulon Oils - SEARs signed.pdf](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image009.png](#)

Hi Danny,

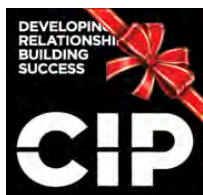
I was just touching base to see if you or your team had an opportunity to look into the email below.

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

Kind Regards,

Mark Griffiths
Development Manager

+61 2 9506 1464
+61 439 346 849



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From: Mark Griffiths
Sent: Friday, 15 December 2017 3:20 PM
To: 'Danny.Guerrera@jemena.com.au' <Danny.Guerrera@jemena.com.au>
Cc: Paul Jewiss (pjewiss@ciproperty.com.au) <pjewiss@ciproperty.com.au>
Subject: FW: Bringelly Road Business Hub - Gas main Coordination

Hi Darren,

As discussed, I am just following up on the email below, I appreciate your team is looking into this for you.

Also as discussed we have received SEARS SSD 8890 from the Department of Planning and Environment (DPE) for the development of Site 8 (Nulon). The DPE has requested our planning report (EIS) must report on the consultation with Jemena to ensure that the gas pipeline remains compliance with relevant Australian Standards. The existing Jemena 550dia gas main does not reticulate through the proposed development site 8, so there will be no impact on the gas main. This is shown in attached drawing MP19.

The EIS must also report on the consultation with Jemena (pipeline operator) to ensure that high pressure gas pipelines remain compliant with the relevant Australian Standards throughout the life of the development, and include a Safety Management Study if necessary.

Please can you confirm our queries, or please do not hesitate to contact us on the undersigned.

Kind Regards,

Mark Griffiths
Development Manager



+61 439 346 849

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From: Mark Griffiths
Sent: Wednesday, 13 December 2017 8:35 AM
To: 'Danny.Guerrera@jemena.com.au' <Danny.Guerrera@jemena.com.au>
Subject: FW: Bringelly Road Business Hub - Gas main Coordination

Hi Danny,

I have taken over the Bringelly Road Business Hub project from David Ruston who has moved on . I see you have has conversation regarding the 550dia Jemena gas main reticulating through the site previously.

We have been working with the guidelines attached for coordination the gas main and new road design (Skyline Crescent).

Based on the excerpt from the Jemena Guidelines attached and below. We are trying determine if an easement will be required through the development site 1 shown on the attached drawing. If so can you advise what the easement requirements are or provide the 88b document noted below?

Term	Definition
Easement	A corridor for Jemena Pipelines that are laid in land other than road reserve (Private property) require an easement. The easement terms and conditions are listed in the current Jemena 88B document, to obtain the 88B document refer to Jemena Land Services.

Kind Regards,

Mark Griffiths
Development Manager



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From: David Ruston
Sent: Monday, 22 May 2017 11:34 AM
To: 'Danny Guerrero' <Danny.Guerrera@jemena.com.au>
Subject: RE: BRBH Gas main

Hi Danny,

Thanks for sending this through.

Are you able to advise if Jemena requires any indemnities with regard to the works, or send through any proforma agreement that we may need to execute prior to undertaking works, both for Standard and Non-Standard Encroachments?

Kind Regards,

David Ruston
Development Manager



+61 402 756 593

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From: Danny Guerrero [<mailto:Danny.Guerrera@jemena.com.au>]
Sent: Friday, 19 May 2017 7:58 PM
To: David Ruston <druston@ciproperty.com.au>
Subject: RE: BRBH Gas main

David

The Jemena construction guidelines.

Regards

Danny Guerrero
Lands Coordinator Networks
Property Team
Jemena
Level 12, 99 Walker Street, North Sydney 2060
P.O. Box 1220, North Sydney 2060
(02) 9867 7149
danny.guerrera@jemena.com.au | www.jemena.com.au



From: David Ruston [<mailto:druston@ciproperty.com.au>]
Sent: Friday, 19 May 2017 3:31 PM

To: Danny Guerrero <Danny.Guerrera@jemena.com.au>
Subject: RE: BRBH Gas main
Importance: High

Hi Danny,

Has there been any progress on the items below? Apologies for pushing, but I need to close this out on Monday.

Additionally, can you please advise what (if any) indemnities need to be provided for these works?

Kind Regards,

David Ruston
Development Manager



[+61 402 756 593](tel:+61402756593)

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From: David Ruston
Sent: Tuesday, 16 May 2017 8:16 AM
To: 'Danny.Guerrera@jemena.com.au' <Danny.Guerrera@jemena.com.au>
Subject: RE: BRBH Gas main

Hi Danny,

Thanks for your time yesterday.

While you and your team are reviewing, do you mind sending me through the guidelines you mentioned yesterday for building over and adjacent to the gas mains? I'm keen to start putting some bookends to the risk and seeing what we can do to more accurately design around the gas main.

Thanks again and look forward to your feedback.

Kind Regards,

David Ruston
Development Manager



[+61 402 756 593](tel:+61402756593)

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From: David Ruston
Sent: Friday, 12 May 2017 10:44 AM
To: Danny.Guerrera@jemena.com.au
Subject: RE: BRBH Gas main

Hi Danny,

Further to Tim's email CIP is in due diligence on the Bringelly Road Business Hub owned by WSPT. I've included the DA approved engineering plans (attached) for your information.

CIP has raised concerns with the approved new road alignment and possible impacts on the 550mm gas main in this location. Tim from WSPT has been helping us with resolving this and we have now organised to have the depth of the main located. I believe this is occurring on the 22/5 which was Jemena's first availability to supervise works – not sure if you can assist us in getting this done any earlier.

What I was hoping to get from you was direction on Jemena's guidelines/requirement for working around these mains and constructing a road over the main. Is this something that you can provide? If not I'd appreciate if you could direct me to someone that can assist.

Thank you for taking the time to review. If it's easier to discuss over the phone, please call me on the number below.

Kind Regards,

David Ruston
Development Manager



[+61 402 756 593](tel:+61402756593)

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From: Tim Colless [<mailto:Tim.Colless@wspt.nsw.gov.au>]
Sent: Thursday, 11 May 2017 5:33 PM
To: Danny.Guerrera@jemena.com.au
Cc: David Ruston <druston@ciproperty.com.au>
Subject: BRBH Gas main

Hi Danny,

Hope all is well on your end.

You might recall we had a fair few discussions regarding the gas main at Bringelly Road. We are currently (and confidentially) doing some work with CIP on the site and I have provided your contact details to David Ruston.

Could you please help him with some advice regarding the process for assessing the gas main (depth etc) or point him in the right direction to someone who can help? I note Rami has changed roles since we caught up a few years ago.

Cheers

Tim Colless | Project Manager

Parramatta Park & Western Sydney Parklands Trusts

M: 0403 234 066

A: Level 7, 10 Valentine Avenue, Parramatta, NSW 2150

M: PO Box 3064 Parramatta NSW 2124

W: www.parrapark.com.au | www.westernsydneyparklands.com.au

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From: [Mark Griffiths](#)
To: Cornelis.Duba@endeavourenergy.com.au
Cc: [Paul Jewiss](#)
Subject: SSD 8900 - Nulon Motor Oils - Bringelly Road - SEARs - Endeavour Energy
Date: Thursday, 21 December 2017 1:10:24 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[SSD 8900 Bringelly Road Nulon Oils - SEARs signed.pdf](#)
[UIS0782 DESIGN BRIEF v1.0.pdf](#)

Hi Cornealis,

Further receiving SEARs SSD8900 (attached) from Department of Planning & Environment.

The Department of Planning & Environment require the proponent to consult with the relevant authorities and services providers in accordance with the preparation of the EIS.

State Significant Development approval (SSD 6324) has been issued for the Bringelly Road Business Hub comprising:

1. A concept proposal for a business park comprising large format retail premises, light industry, service station, takeaway food and drink premises and restaurant / café uses; and
2. Stage 1 subdivision into 8 lots and early works.

See the following for the Development Consent.

http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=6324

We have received the attached Endeavour Energy Design Brief UIS0782 – 2016/06080/001 dated 24/11/17 in accordance with the Stage 1 SSD6324 and are progressing the design with a level 3 designer.

The design will provide power to the proposed Lot 8 and development summarised in the attached SEARs SSD8900.

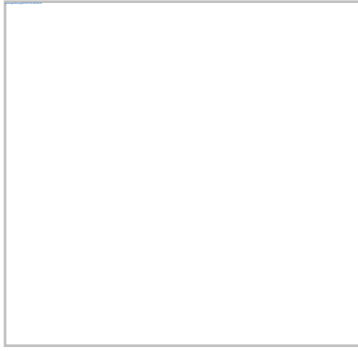
If you have any queries, please do not hesitate to contact me.

Kind Regards,

Mark Griffiths
Development Manager

+61 2 9506 1464
+61 439 346 849

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From: [Mark Griffiths](#)
To: newdevelopments@nbn.com.au
Cc: [Paul Jewiss](#)
Subject: RE: SSD 8900 - Nulon Motor Oils - Bringelly Road - SEARs - NBN Communications
Date: Thursday, 21 December 2017 1:57:34 PM
Attachments: [SSD 8900 Bringelly Road Nulon Oils - SEARs signed.pdf](#)
[image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)

Hi C,

Further receiving SEARs SSD8900 (attached) from Department of Planning & Environment.

The Department of Planning & Environment require the proponent to consult with the relevant authorities and services providers in accordance with the preparation of the EIS.

State Significant Development approval (SSD 6324) has been issued for the Bringelly Road Business Hub comprising:

1. A concept proposal for a business park comprising large format retail premises, light industry, service station, takeaway food and drink premises and restaurant / café uses; and
2. Stage 1 subdivision into 8 lots and early works.

See the following for the Development Consent.

http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=6324

We have appoint Connect Infrastructure to design the communications infrastructure to proposed Lot 8 and development summarised in the attached SEARs SSD8900.

The design will provide power to the proposed Lot 8 and development summarised in the attached SEARs SSD8900.

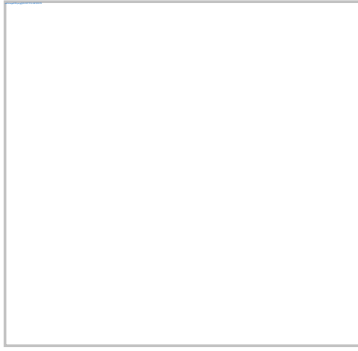
If you have any queries, please do not hesitate to contact me.

Kind Regards,

Mark Griffiths
Development Manager

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