

ATTACHMENT 1

In order to finalise the Department's assessment, additional information is required including but not limited to the following:

1. Subdivision Layout and Access

- The EIS and BDAR note that alternative access points to the site were considered to avoid and minimise impacts on native vegetation. Further information is requested regarding these alternatives including a more detailed evidence based justification for why these alternatives are not feasible.

2. Biodiversity

- The Department notes that the proposed development would result in the clearing of approximately 10 ha of native vegetation. As per the comments from the Environment, Energy and Science Group (EES), it is requested that further details and justification regarding how the development has avoided native vegetation and minimised impacts is provided.

3. Traffic

- The traffic impact assessment (Appendix N) notes that an assessment of the construction traffic impacts has not been undertaken (pg. 5). It is requested that this assessment is undertaken in relation to the Stage 1 works.

4. Flooding, Stormwater and Earthworks

- The EIS identifies that approximately 905,000m³ of fill is to be imported (pg. 49). The civil engineering plans show filling of up to 6 m across parts of the site. Further explanation and justification is required for the extent of filling proposed given the difference between the building pad levels and the 1 % AEP flood levels.
- The site survey (Appendix D) provides contours demonstrating the fall across the site. It is requested that the plan is updated with spot levels for ease of comparison with the pad levels shown on the civil engineering plans.

5. Visual Impact

- The visual impact analysis (Appendix S) considers views to the site from the north and west from both motorways. Due to the extent of earthworks and retaining structures proposed, it is requested that a visual impact analysis is undertaken from the east and south of the site.

6. Project Description

- Clarification is required regarding the proposed land uses. The EIS has varying descriptions of the development including an 'industrial business hub' (Executive Summary pg. iii), 'industrial and light industrial...including advanced manufacturing, freight and logistics and warehouse and distribution facilities' (Executive Summary pg. iv) whilst the project description (Chapter 2 pg. 13) does not include this level of detail. A consolidated project description is required with land uses nominated as per the standard instrument definitions.
- The project description (Chapter 2, pg. 13) should include all works proposed, including those outside of the site boundary such as any intersection upgrades.

7. Statutory Context

- An assessment of the proposed development against all applicable clauses within SEPP (WSP) 2009 should be provided. This includes Clause 13 which requires that the proposed development has a neutral or beneficial impact on the quality of water in nearby bulk water supply infrastructure

8. Aboriginal Cultural Heritage Assessment Report (ACHAR)

- Please note that EES have advised that they are intending to provide a submission regarding the ACHAR (Appendix T). This submission will be forwarded to you once it has been received.

9. Consultation

- The Department notes that Council has objected to the proposed development and several agencies have raised issues. It is requested that the Applicant meet with Council and the relevant agencies to resolve the outstanding issues prior to lodging a Response to Submissions.