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14 November 2025

**Subject: Request for Secretary's Environmental Assessment Requirements (SEARs) for 225-245 Martin Road, Bradfield Bulk Earthworks (SSD-97711727) (Liverpool City)**

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Dear Carl,

Thank you for your email received on 29 October 2025, requesting input on SEARs for the above State significant development (SSD) from the Conservation Programs, Heritage and Regulation (CPHR) Group of the NSW Department of Climate Change, Energy, the Environment and Water.

CPHR has reviewed the Scoping Report (Urbis, October 2025) and recommends the proponent address the requirements below and at Attachment A.

*Biodiversity*

The site contains land subject to the [Order to confer biodiversity certification on the State Environmental Planning Policy \(Sydney Region Growth Centres\) 2006](#) (the Order). CPHR requires the EIS to clearly map areas of 'certified' and 'non-certified' lands as defined by the Order and address the relevant biodiversity measures of the Order.

Development located on 'non-certified' land requires the submission of a biodiversity development assessment report (BDAR) prepared in accordance with the *Biodiversity Conservation Act 2016* (BC Act). For development on land identified as 'certified' under the Order, biodiversity assessment under the BC Act is not required.

CPHR also notes that the Civil Plans (Arcadis, 2025) indicate that earthworks are proposed within the south-western portion of the site which contains protected existing native vegetation (ENV) land identified under the *Western Sydney Aerotropolis Precinct Plan* (Precinct Plan).

Please contact Greater Sydney Planning team at [rog.gsrplanning@environment.nsw.gov.au](mailto:rog.gsrplanning@environment.nsw.gov.au) should you have any queries regarding this advice.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Louisa Clark'.

Louisa Clark  
**Director, Greater Sydney Branch**  
**Regional Delivery**  
**Conservation Programs, Heritage and Regulation Group**

**CPHR Environmental Assessment Requirements – 225-245 Martin Road, Bradfield - Bulk Earthworks (SSD-97711727) (Liverpool City)**

**Biodiversity**

1. Biodiversity impacts related to the proposed development are to be assessed in accordance with Section 7.9 of the *Biodiversity Conservation Act 2016* (BC Act), the Biodiversity Assessment Method 2020 (BAM) and documented in a biodiversity development assessment report (BDAR). The BDAR must include information in the form detailed in the BC Act (s.6.12), *Biodiversity Conservation Regulation 2017* (s.6.8) and the BAM, including an assessment of the impacts of the proposal (including an assessment of impacts prescribed by the regulations).
2. The BDAR must document the application of the avoid, minimise and offset framework including assessing all direct, indirect and prescribed impacts in accordance with the BAM.
3. The BDAR must include details of the measures proposed to address the offset obligation as follows:
  - The total number and classes of biodiversity credits required to be retired for the development/project.
  - The number and classes of like-for-like biodiversity credits proposed to be retired.
  - Any proposal to fund a biodiversity conservation action.
  - Any proposal to make a payment to the Biodiversity Conservation Fund.
4. The BDAR must be submitted with all spatial data associated with the survey and assessment as per the BAM.
5. The BDAR must be prepared by a person accredited in accordance with the *Accreditation Scheme for the Application of the Biodiversity Assessment Method Order 2017* under s.6.10 of the BC Act.

Growth Centres Biodiversity Certification

6. The EIS must clearly map areas of 'certified' and 'non-certified' lands as defined by the [Order to confer biodiversity certification on the State Environmental Planning Policy \(Sydney Region Growth Centres\) 2006](#) (the Order) and address the relevant biodiversity measures of the Order.
7. The EIS must clearly map all protected ENV land and demonstrate that the development will not directly or indirectly impact on protected existing native vegetation (ENV).
8. The EIS must address the following clauses of *State Environmental Planning Policy (Precinct – Western Parkland City) 2021*:
  - clause 4.25 which applies to preservation of trees and vegetation in land in the ENZ or shown as ENV on the High Biodiversity Value Areas Map (both of which apply in this instance)
  - clause 4.25A which applies to the clearing of land shown as ENV on the High Biodiversity Value Areas Map.
9. The EIS must address Section 4.5.4 of the Precinct Plan, which requires the protection of ENV.
10. The EIS must demonstrate that the proposed development including infrastructure and earthworks will not directly or indirectly impact on the protected ENV land located on the southern boundary. CPHR recommends that the EIS:
  - include an assessment of direct and indirect impacts on the ENV land on the southern boundary
  - provide details as to the ownership and management arrangements of the ENV land which is shown as being within the same lot as Warehouse 14

- detailed plans are to be provided that clearly demonstrate the proposed development avoids impact to the protected ENV land:
  - detailed cut and fill plans, including the topography of the site
  - detailed cross-sections of the ENV land and surrounding development including the levels of Warehouse 14, and the adjoining road directly adjoining the site to the south within the Ingham Property Group Badgerys Creek Road Masterplan
- details of setbacks and buffers to ENV land from adjoining development.

## Flood Risk Management

11. The EIS must include a flood impact and risk assessment (FIRA) prepared in accordance with the [Flood Risk Management Guideline LU01 Flood impact and risk assessment](#). The FIRA is to be prepared by suitably qualified engineers with experience in flood risk management in NSW. As a minimum the FIRA must:

- Address the relevant provisions of the [NSW Flood Risk Management Manual](#) (2023) and [toolkit](#), and include existing flood mapping, existing council and government studies, information and requirements including the *Wianamatta South Creek Flood Study - Existing Conditions* (Advisian, 2022); the provisions of the *Western Sydney Aerotropolis Development Control Plan 2022* and the *State Environmental Planning Policy (Precincts – Western Parkland City) 2021*.
- Identify and describe existing (base case scenario) flood behaviour, constraints and risk on the site and its surrounding areas for the full range of events, including 10% Annual Exceedance Probability (AEP), 5% AEP, 1% AEP, 0.5% AEP or 0.2% AEP and probable maximum flood (PMF). The hydrological and hydraulic models developed by the consultant must be compatible with the *Wianamatta South Creek Catchment Flood Study - Existing Conditions* (Advisian, 2022). The consultant should verify their models against this study for the full range of flooding, and consider the following:
  - the study area should be extended to the confluence of South Creek with Badgerys Creek downstream of Elizabeth Drive.
  - to account for the impacts of the development exclusively, the existing condition model should include approved development within the Badgerys Creek Precinct of the Western Sydney Aerotropolis.
- Identify and describe post development scenario(s) for flood behaviour, constraints and risk on the site and its surrounding areas. Details of the development components as described in Section 1.2 of the *Scoping report No.03 –State Significant Development Application- Rehabilitation, Quarrying and Bulk Earthworks* (Urbis, 2025) onto the verified models, and identify post-development flood characteristics for the full range of abovementioned events.
- Identify and describe the flood constraints on the land (floodways, flood storage, flood hazard and emergency response issues) for the full range of abovementioned events, for both regional flooding and local flooding.
- Assess the appropriateness of the development or development types for the location based on the flood constraints on the land.
- Identify the impacts of the development on flood behaviour and risk for the full range of abovementioned flood events.
- Identify and assess the adequacy of management measures and controls to:

- effectively address flood constraints to ensure the flood risks to the proposed development and its users are acceptable
- manage flood and associated emergency management impacts due to the development on existing communities and individual property owners and occupiers.
- Address potential cumulative impacts in the catchment.
- consider climate change impacts in accordance with the [Australian Rainfall and Runoff version 4.2](#).

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. Flood risk is a function of flood behaviour, exposure and vulnerability for each element at risk. Impacts of flooding include changes to flood behaviour and risks to the community including emergency management response for the community.

## Waterway Health

12. The EIS must address sections 2.3 Stormwater, Water Sensitive Urban Design and Integrated Water Management and 2.5.5 Erosion and Sediment Control of the *Western Sydney Aerotropolis Development Control Plan*.
13. The EIS, in accordance with the [Technical guidance for achieving Wianamatta-South Creek stormwater management targets](#) (DPE, 2022) (Tech guide), must include a proposed Erosion and Sediment Control plan for construction phase (Chapter 2 in Tech guide) and a Water and Stormwater Management plan for operational phase (Table 7 of Tech guide) demonstrating the approach and timing for meeting stormwater quality and quantity targets.
14. To demonstrate the construction phase stormwater quality targets are met, a detailed ESCP should:
  - be developed and certified by a Certified Professional in Erosion and Sediment Control (CPESC) or a qualified and experienced civil engineer with at least 5 years' experience in the development of site-specific soil and water management plans
  - illustrate appropriate controls, that when implemented will achieve the construction phase stormwater quality targets in Table 2 of the Tech Guide
  - be prepared in accordance with the Blue Book (NSW Government 2004)
  - be prepared in accordance with the WSUD design considerations set out in Chapter 3 of the Tech Guide (especially WSUD measures)
  - provide conceptual designs that include the site, catchment and key features of the ESCP on scaled drawings.
15. As the site area is larger than 2,500m<sup>2</sup>, the Tech Guide provides best practice initiatives strengthening the elements in the Blue Book. This involves designing and implementing sediment controls that treat at least 80% of the average annual runoff volume (i.e. 80% hydrological effectiveness) to 50 mg/L TSS or less, and pH in the range 6.5–8.5. To achieve these construction phase targets, the design of the basins generally needs to:
  - be sized and operated in accordance with either a Type-A or Type-B sediment basin as documented in International Erosion Control Association (IECA,2008)
  - be provided with an automated system of flocculant dosing and a suitable supply of flocculant/coagulant, with the type of flocculant/coagulant determined based on the IECA chemical coagulants and flocculants fact sheet (IECA 2018)
  - have markers within each basin to show the maximum sediment storage level and any additional water storage capacity for water reuse

- limit discharge from the primary outlet system to 50 mg/L TSS, with a pH within the range of 6.5–8.5
- be operational before any disturbance occurs in the catchment upslope of the basin.

**Water and soils**

16. 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.
17. The EIS must describe background conditions for any water resource likely to be affected by the development, including existing surface and groundwater.
18. The EIS must assess the impact of the development on hydrology, including:
  - Effects to downstream rivers, wetlands, estuaries, marine waters and floodplain areas.
  - Effects to downstream water-dependent fauna and flora including groundwater dependent ecosystems.

**End of Submission**