



## Department of Primary Industries

OUT16/15977

Mr Lawrence Huang  
Student Planner, Industry Assessments  
NSW Department of Planning and Environment  
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Dear Mr Huang

### **Prestons Warehouse and Distribution Centre (SSD 7155) Comment on the Environmental Impact Statement**

I refer to your email dated 8 March 2016 to the Department of Primary Industries in respect to the above matter.

This matter was referred to the Water, Agriculture, Fisheries and Lands & Natural divisions DPI, and the following comments are provided by DPI Water and DPI Agriculture. Further requests for advice or review to any part of DPI can be sent by email to [landuse.enquiries@dpi.nsw.gov.au](mailto:landuse.enquiries@dpi.nsw.gov.au) for attention.

#### Comment by DPI Water

- From the review, DPI Water understands that the development of this facility will not impact on groundwater and surface water sources, and from the information provided, has no objection to the proposal.
- DPI Water notes that there is currently a first order watercourse in the south-eastern corner of Lot 20 DP1173483. In the EIS at page 26, Section 4.2 Site Layout, as well as all other plans within the EIS, it appears that this watercourse is going to be filled in/piped and covered by an at grade carpark, Warehouse 3 and Warehouse 4.

DPI Water highlights the importance of comprehensively addressing all options for the treatment of streams under the *Guidelines for Controlled Activities on Waterfront Land* (DPI, 2012). Any development must clearly assess the impacts of the proposal on the stream and provide best measures to minimise harm or mitigate the impact on the NSW State Rivers System.

For further information please contact John Galea, Water Regulation Officer, Parramatta office on (02) 8838 7520 or via email at [john.galea@dpi.nsw.gov.au](mailto:john.galea@dpi.nsw.gov.au).

#### Comment by DPI Agriculture

The EIS mentions agricultural activities to the west of the site for the warehouse (*'West - Similar to subject site. Predominantly undeveloped, grass covered sites with evidence of market gardening, p 20.'*) The EIS and a desktop inspection note greenhouse horticulture (see figures at Attachment A). The proponent will need to ascertain whether the adjoining

market garden is still operational, and if so, consider whether any overshadowing of the production area by the warehouse is a concern for the market garden operators.

For further information, please contact Andrew Docking, Resource Management Officer, Parramatta Office, on (02) 9842 8607 or via email at [andrew.docking@dpi.nsw.gov.au](mailto:andrew.docking@dpi.nsw.gov.au).

Yours sincerely



Mitchell Isaacs  
**Director, Planning Policy & Assessment Advice**  
20/04/2016

## Attachment A

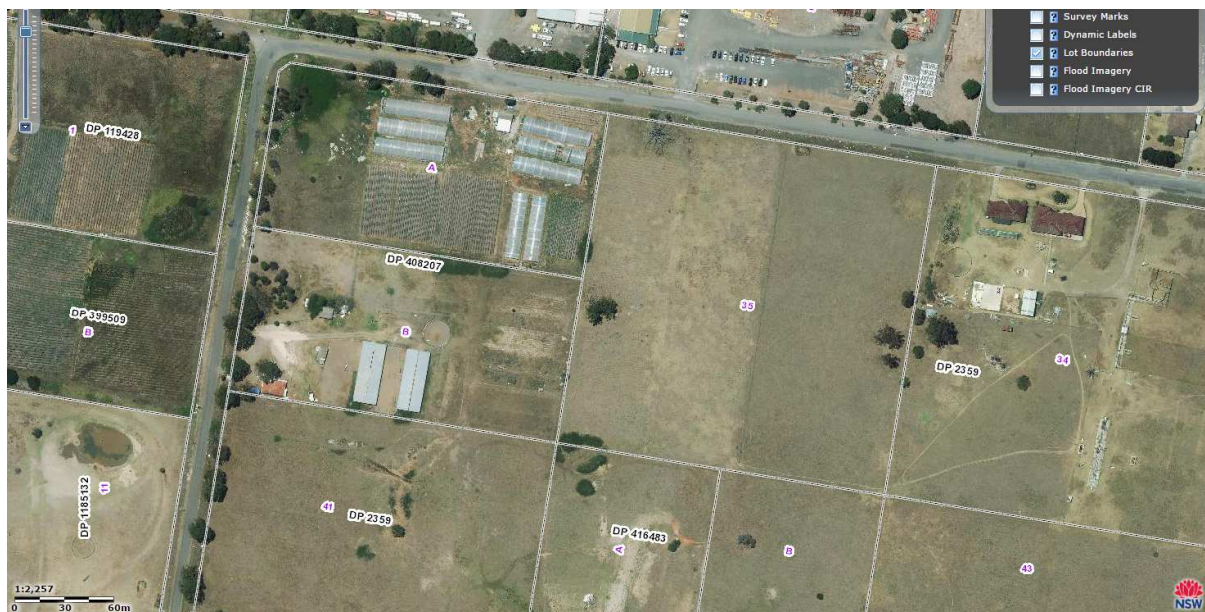
### ***Prestons Warehouse and Distribution Centre (SSD 7155)*** **Request for Input into Exhibited EIS** **Figures provided by DPI Agriculture**

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FIGURE 5 – SURROUNDING DEVELOPMENT (WEST)



Market garden to the west of Lot 35, (where warehouse is planned to be built).



End Attachment A