



Our Reference: DOC17/367409-01  
Your Reference: SSD 8606

Mr Thomas Piovesan  
Planning Officer (Industry)  
NSW Department of Planning & Environment  
GPO Box 39, SYDNEY 2001

Dear Mr Piovesan

BY EMAIL & STANDARD POST

**Request for SEARs – SSD 8606 – Proposed Industrial Warehouse Estate – Lots 23 & 24  
Hollinsworth Road, Marsden Park, Blacktown**

I refer to the NSW Department of Planning & Environment's request for Secretary's Environmental Assessment Requirements (SEARs) for a proposed industrial warehouse estate (**SSD 8606**) located at Hollinsworth Road, Marsden Park, Blacktown received by the Environment Protection Authority (EPA) on 11 July 2017.

On the basis on the information provided, the proposal does not constitute a Scheduled Activity under Schedule 1 of the *Protection of the Environment Operations Act 1997* (POEO Act). The EPA does not consider that the proposal will require an Environment Protection Licence under the POEO Act.

Accordingly, the EPA has no comments regarding the current proposal.

However, if the proposal is approved and works completed, should future tenants of the finished warehouse buildings intend to conduct activities that require a licence under Schedule 1 of the POEO Act, the occupier of the premises will be required to take all necessary steps to ensure appropriate approvals have been obtained and a licence application submitted to the EPA prior to commencement of those activities.

Yours sincerely

A handwritten signature in cursive script, reading 'Christine Mitchell', followed by the date '17/7/17'.

**Christine Mitchell**  
**A/Unit Head Sydney Industry**  
**Environment Protection Authority**

27 July 2017

Roads and Maritime Reference: SYD17/00935/01 (A18378374)  
DP&E Reference: SSD 8606

Director  
Department of Planning and Environment  
Industry Assessments  
GPO Box 39  
SYDNEY NSW 2001

Attention: **Thomas Piovesan**

Dear Sir/Madam

## **CONSTRUCTION OF WAREHOUSING ESTATE – HOLLINSWORTH ROAD, MARSDEN PARK**

Reference is made to your correspondence dated 11 July 2017 requesting Roads and Maritime Services (Roads and Maritime) to provide details of key issues and assessment requirements regarding the abovementioned development for inclusion in the Secretary's Environmental Assessment (EA) requirements.

Roads and Maritime require the following issues to be included in the transport and traffic impact assessment of the proposed development:

1. Daily and peak traffic movements likely to be generated by the proposed development including the impact on nearby intersections and the need/associated funding for upgrading or road improvement works (if required). The key intersection to be examined / modelled includes:
  - Richmond Road/Hollinsworth Road/Townson Road.
2. Details of the proposed site access and the parking provisions associated with the proposed development including compliance with the requirements of the relevant Australian Standards (ie: turn paths, sight distance requirements, aisle widths, etc).
3. Detailing vehicle circulation, proposed number of car parking spaces and compliance with the appropriate parking codes.
4. Details of light and heavy vehicle movements (including vehicle type and likely arrival and departure times).
5. To ensure that the above requirements are fully addressed, the transport and traffic study must properly ascertain the cumulative study area traffic impacts associated with the development (and any other known proposed developments in the area). This process provides an

**Roads and Maritime Services**

opportunity to identify a package of traffic and transport infrastructure measures required to support future development. Regional and local intersection and road improvements, vehicular access options for adjoining sites, public transport needs, the timing and cost of infrastructure works and the identification of funding responsibilities associated with the development should be identified.

6. Roads and Maritime will require in due course the provision of a traffic management plan for all demolition/construction activities, detailing vehicle routes, number of trucks, hours of operation, access arrangements and traffic control measures.
7. A strip of land has previously been acquired for road (proposed Castlereagh Freeway) along the southern boundary of the subject property, as shown by blue colour on the attached Aerial – "X". Access will be denied across the southern boundary of the property to the proposed Castlereagh Freeway corridor.

All buildings and structures, together with any improvements integral to the future use of the site are wholly within the freehold property (unlimited in height or depth), along the southern boundary of the subject property.

8. This application should be referred to Transport for NSW regarding a proposed bus-only and active transport through-route on the Future Bus Link Reserve.

Any inquiries in relation to this Application can be directed to Malgy Coman on 8849 2413 or [development.sydney@rms.nsw.gov.au](mailto:development.sydney@rms.nsw.gov.au).

Yours sincerely



Rachel Cumming  
**Senior Land Use Assessment Coordinator**  
**Network Sydney – West Precinct**





Office of  
Environment  
& Heritage

DOC17/387150  
SSI 8606

Mr Thomas Piovesan  
Planning Officer  
Industry Assessments  
NSW Department of Planning and Environment  
GPO Box 39  
SYDNEY NSW 2001

Dear Mr Piovesan

**Warehousing Estate - Hollinsworth Road, Marsden Park, Blacktown (SSD 8606)**

I refer to your email of 12 July 2017 requesting input from the Office of Environment and Heritage (OEH) on the Secretary's Environmental Assessment Requirements (SEARs) for the above State Significant Development (SSD) proposal.

OEH data indicates the presence of registered Aboriginal sites on and near the proposed development site. The attached requirements in relation to Aboriginal cultural heritage are therefore recommended.

Also attached are OEH's recommended requirements for floodplain risk management, soils and water.

Regarding biodiversity, OEH notes the proposed development site is on biodiversity certified land within the Marsden Park Industrial precinct of North West Growth Centre. It is also noted the site is not within a native vegetation protection area as defined by the *State Environmental Planning Policy (Sydney Region Growth Centres) 2006*. OEH therefore provides no specific biodiversity assessment requirements.

If you have any queries regarding this matter, please contact Richard Bonner on 9995 6917.

Yours sincerely

*S. Harrison* 31/07/17

**SUSAN HARRISON**  
**Senior Team Leader Planning**  
**Greater Sydney**

**Office of Environment and Heritage recommended SEARs for proposed warehousing estate,  
Hollinsworth Road, Marsden Park, Blacktown (SSD 8606)**

**Aboriginal cultural heritage**

- The EIS must identify and describe the Aboriginal cultural heritage (ACH) values that exist across the whole area that will be affected by the development and document these in the EIS. This may include the need for surface survey and test excavation. The identification of ACH values should be guided by the *Guide to investigating, assessing and reporting on Aboriginal Cultural Heritage in NSW (DECCW, 2011)* and consultation with OEH regional officers.
- Where ACH values are identified, consultation with Aboriginal people must be undertaken and documented in accordance with the *Aboriginal cultural heritage consultation requirements for proponents 2010 (DECCW)*. The significance of cultural heritage values for Aboriginal people who have a cultural association with the land must be documented in the EIS.
- Impacts on Aboriginal cultural heritage values are to be assessed and documented in the EIS. The EIS must demonstrate attempts to avoid impact upon cultural heritage values and identify any conservation outcomes. Where impacts are unavoidable, the EIS must outline measures proposed to mitigate impacts. Any objects recorded as part of the assessment must be documented and notified to OEH.

**Floodplain risk management, soils and water**

- 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 and wetlands.
  - Groundwater.
  - Groundwater dependent ecosystems.
  - Proposed intake and discharge locations.
- 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 <http://www.environment.nsw.gov.au/ieo/index.htm>) 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 at (c) 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.
- The EIS must assess the impacts of the development on water quality, including:
  - The nature and degree of impact on receiving waters for both surface and groundwater, demonstrating how the development protects the Water Quality Objectives where they are currently being achieved, and contributes towards achievement of the Water Quality Objectives over time where they are currently not being achieved. This should include an assessment of the mitigating effects of proposed stormwater and wastewater management during and after construction.
  - Identification of proposed monitoring of water quality.
- 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.
- The EIS must map the following features relevant to flooding as described in the Floodplain Development Manual 2005 (NSW Government 2005) including:
  - Flood prone land.
  - Flood planning area, the area below the flood planning level.
  - Hydraulic categorisation (floodways and flood storage areas).
- The EIS must describe flood assessment and modelling undertaken in determining the design flood levels for events, including a minimum of the 1 in 10 year, 1 in 100 year flood levels and the probable maximum flood, or an equivalent extreme event.
- The EIS must model the effect of the proposed development (including fill) on the flood behaviour under the following scenarios:
  - Current flood behaviour for a range of design events as identified above. This includes the 1 in 200 and 1 in 500 year flood events as proxies for assessing sensitivity to an increase in rainfall intensity of flood producing rainfall events due to climate change.
- Modelling in the EIS must consider and document:
  - The impact on existing flood behaviour for a full range of flood events including up to the probable maximum flood.
  - Impacts of the development on flood behaviour resulting in detrimental changes in potential flood affection of other developments or land. This may include redirection of flow, flow velocities, flood levels, hazards and hydraulic categories.
  - Relevant provisions of the NSW Floodplain Development Manual 2005.
- The EIS must assess the impacts on the proposed development on flood behaviour, including:
  - Whether there will be detrimental increases in the potential flood affection of other properties, assets and infrastructure.
  - Consistency with Blacktown City Council (BCC) floodplain risk management plans.
  - Compatibility with the flood hazard of the land.
  - Compatibility with the hydraulic functions of flow conveyance in floodways and storage in flood storage areas of the land.
  - Whether there will be adverse effect to beneficial inundation of the floodplain environment, on, adjacent to or downstream of the site.
  - Whether there will be direct or indirect increase in erosion, siltation, destruction of riparian vegetation or a reduction in the stability of river banks or watercourses.
  - Any impacts the development may have upon existing community emergency management arrangements for flooding. These matters are to be discussed with the SES and BCC.
  - Whether the proposal incorporates specific measures to manage risk to life from flood. These matters are to be discussed with the SES and BCC.
  - Emergency management, evacuation and access, and contingency measures for the development considering the full range of flood risk (based upon the probable maximum flood or an equivalent extreme flood event). These matters are to be discussed with and have the support of BCC and the SES.
  - Any impacts the development may have on the social and economic costs to the community as consequence of flooding.
- The EIS should ensure the use of the latest data from relevant local council flood studies. Consultation with BCC is prudent to ensure the latest flood data within the vicinity of the project is used.

[END OF SUBMISSION]

## Thomas Piovesan

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**From:** Shayne Kneen <shayne.kneen@industry.nsw.gov.au>  
**Sent:** Wednesday, 19 July 2017 11:58 AM  
**To:** Thomas Piovesan  
**Cc:** Landuse Minerals  
**Subject:** Re: Request for SEARs - SSD 8606 - Warehousing Estate - Hollinsworth Rd, Marsden Park - Blacktown LGA - GSNSW Response (OUT17/29272)

Good Morning Thomas,

Thank you for the opportunity to provide advice on the: **Request for SEARs - SSD 8606 - Warehousing Estate - Hollinsworth Rd, Marsden Park - Blacktown LGA.**

The Geological Survey of New South Wales has no resource issues to raise in regard to the proposal and has no SEARs to issue for this proposal.

Queries regarding the above information, and future requests for advice in relation to this matter, should be directed to the GSNSW Land Use team at [landuse.minerals@industry.nsw.gov.au](mailto:landuse.minerals@industry.nsw.gov.au).

Regards

**Shayne Kneen**  
Geologist | Land Use Assessment | Geological Survey of NSW  
Division of Resources and Geoscience  
516 High Street | Maitland NSW 2320  
Po Box 344 | Hunter Region Mail Centre NSW 2300  
T 02 49316731



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This message is intended for the addressee named and may contain confidential information. If you are not the intended recipient, please delete it and notify the sender. Views expressed in this message are those of the individual sender, and are not necessarily the views of their organisation.



Mr Thomas Piovesan  
Planning Officer (Industry)  
Department of Planning & Environment  
GPO Box 39  
Sydney NSW 2001

26 July 2017

Dear Mr Piovesan,

**RE: SSD 8606 Request for Input for Secretary's Environmental Assessment Requirements - Warehousing Estate - Hollinsworth Road, Marsden Park**

Thank you for your email dated 11 July 2017 in respect of the abovementioned matter, being the request for input for the Secretary's Environmental Assessment Requirements (SEARs).

The following TransGrid easement and transmission line are located to the west of the subject site:

- Sydney West – Sydney North No. 1 330KV transmission line

The preliminary Masterplan provided shows the Hollinsworth Road extension crossing under TransGrid's lines. In accordance with *State Environmental Planning Policy (Infrastructure) 2007*, TransGrid must undertake a technical assessment of potential safety risks of the road undercrossing to ensure the safety of the public. TransGrid also needs to assess the impacts of the proposal on TransGrid's assets.

TransGrid requests that the following matters be included in the SEARs:

- Details of TransGrid's assets and easement in the section 'surrounding development';
- Impacts of the proposal on TransGrid's assets;
- TransGrid should be identified in the consultation plan as a key stakeholder; and
- *State Environmental Planning Policy (Infrastructure) 2007* should be included in the section 'statutory planning framework'.

The developer has not undertaken preliminary consultation with TransGrid. It is necessary for Logos to engage with TransGrid to seek feedback on the design and address any issues as early as possible in the design process.

Please find attached the TransGrid *Easement Guidelines for Third Party Development* and the WorkCover NSW 'Work Near Overhead Powerlines' Code of Practice 2006. The distance between the proposed road and the transmission lines must comply with the AS7000 minimum vertical clearance requirement.

Thank you for consulting with TransGrid in respect of the request for SEARs for SSD 8606. TransGrid must be given additional opportunities to review the proposal, including the final development concept plans. Pursuant to regulation 45 of *SEPP (Infrastructure) 2007*, TransGrid will require additional information before making a determining submission to the Department of Planning & Environment in respect of this matter.

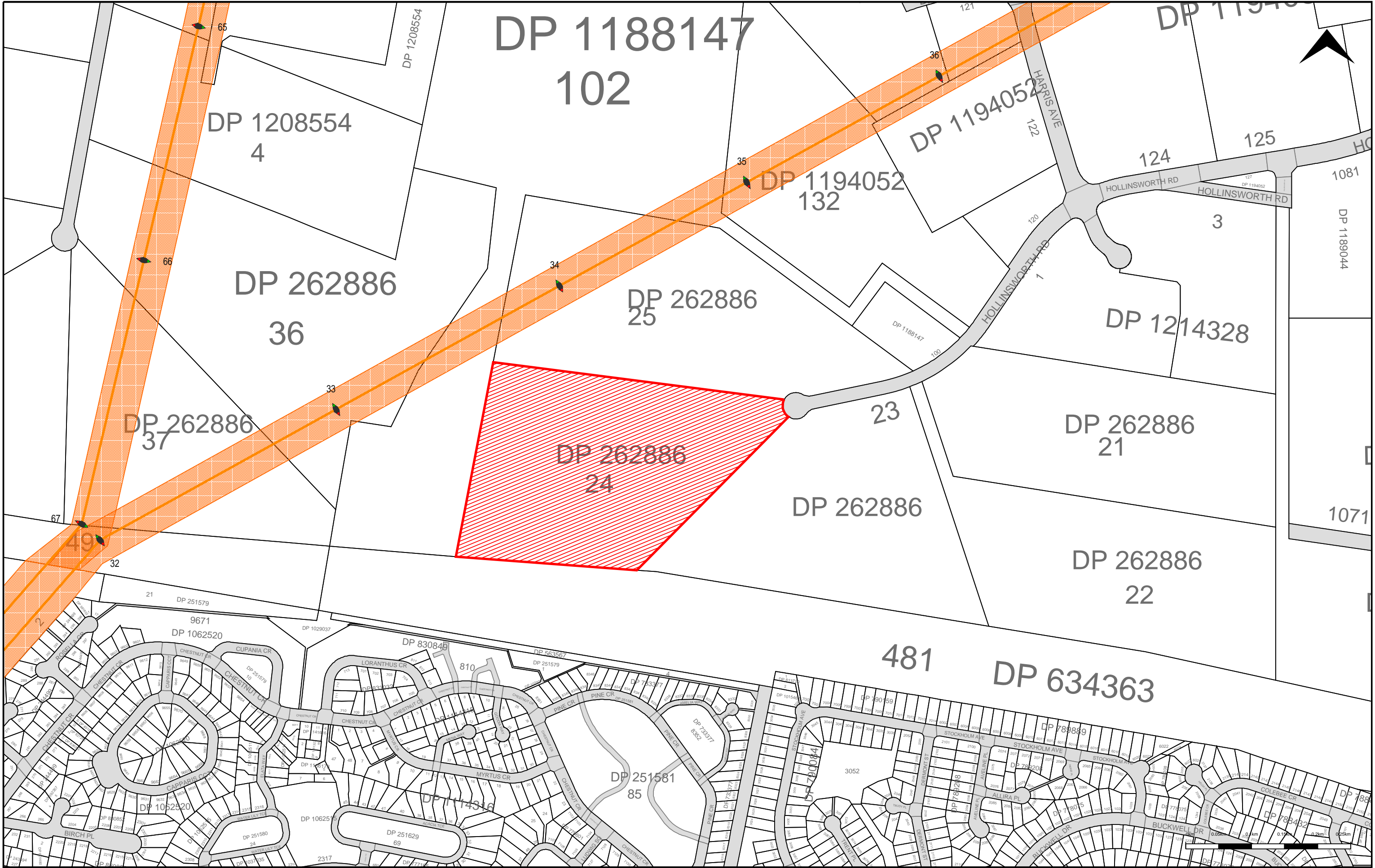
Should you have any queries, please contact Lauren Vine, Enquiry Services Coordinator on (02) 9620 0297.

Yours sincerely



Kylie O'Brien-Pratt  
**Development Assessment Officer**







**Transport  
for NSW**

Mr Thomas Piovesan  
Planning Officer (Industry)  
Industry Assessments  
Department of Planning and Environment  
GPO Box 39  
SYDNEY NSW 2001

Dear Mr Piovesan

**Request for SEARs Input for the Warehousing and Distribution Estate (SSD 8606)  
Hollinsworth Road, Marsden Park, Blacktown LGA**

Thank you for your letter dated 11 July 2017 requesting Transport for NSW (TfNSW) provide input into the draft Secretary's Environmental Assessment Requirements (SEARs) for the above.

The suggested additions and changes to the SEARs are provided in track changes in the attached draft SEARs for the above development application.

If you require further clarification regarding this matter, please don't hesitate to contact Mark Ozinga, Principal Manager Land Use Planning and Development on 02 8202 2198. I hope this has been of assistance.

Yours sincerely

26/7/17

Mark Ozinga  
**Principal Manager Land Use Planning and Development  
Freight, Strategy and Planning**

CD17/08018



## Department of Primary Industries

OUT17/28477

Mr Thomas Piovesan  
Industry Assessments  
NSW Department of Planning and Environment  
GPO Box 39  
SYDNEY NSW 2001

thomas.piovesan@planning.nsw.gov.au

Dear Mr Piovesan

**Warehousing Estate - Hollinsworth Road, Marsden Park (SSD 8606)  
Request for Secretary's Environmental Assessment Requirements**

I refer to your email of 11 July 2017 to the Department of Primary Industries (DPI) in respect to the above matter. Comment has been sought from relevant branches of DPI. Views were also sought from NSW Department of Industry - Lands that are now a division of the broader Department and no longer within NSW DPI.

Any further referrals to DPI can be sent by email to [landuse.enquiries@dpi.nsw.gov.au](mailto:landuse.enquiries@dpi.nsw.gov.au).

DPI recommends the Environmental Impact Statement address the following:

- Assessment of any volumetric water licensing requirements (including those for ongoing water take following completion of construction).
- 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, and groundwater dependent ecosystems, and measures proposed to reduce and mitigate these impacts.
- Consideration of relevant legislation, policies and guidelines, including the NSW Aquifer Interference Policy, the DPI Water Guidelines for Controlled Activities on Waterfront Land and the Water Sharing Plans for the Greater Metropolitan Region Groundwater Sources and Unregulated River Water Sources (available at <http://www.water.nsw.gov.au/>).

Yours sincerely

Graeme White  
**A/Director, Planning Policy & Assessment Advice**  
3 August 2017

*DPI appreciates your help to improve our advice to you. Please complete this three minute survey about the advice we have provided to you, here: <https://goo.gl/o8TXWz>*



Your ref: SSD 8606  
File no: MC-17-00001

4 August 2017

Industry Assessments  
Department of Planning & Environment  
GPO Box 39  
SYDNEY NSW 2001

**Attention:** Thomas Piovesan

Dear Thomas,

**Project: SSD 8606 Warehousing Estate – Hollinsworth Road, Marsden Park**  
**Construction and operation of a warehousing and distribution**  
**estate at Lots 23 and 24 DP 262886**

**Re: Input into Secretary's Environmental Assessment Requirements**

I refer to your correspondence dated 1 August 2017, requesting that Council provide input with regard to the draft Secretary's Environmental Assessment Requirements (SEARs) for the above proposal. Blacktown City Council appreciates the opportunity to provide comments on the key issues and assessment requirements for the proposal.

We have undertaken a preliminary review of the proposal and several items are requested to be included in the draft SEARs as listed in **Attachment A** to this letter.

If you would like to discuss this matter further, please contact me on 9839 6228.

Yours faithfully,



Judith Portelli

Manager Development Assessment



## ATTACHMENT A

Further to the draft SEARs provided by the Department of Planning and Environment for consultation, we request that the following items are included:

### Planning Matters

The applicant is in the process of preparing a new development application to relocate the full width of Hollinsworth Road into their property. This will result in approved subdivision lot layout and dimensions be modified as a result of the road relocation. Consideration shall also be given to design of roundabout as this could result in further changes to the road pattern as the caravan park located on the north of the development site has built private assets over the road pattern. Final plans submitted shall ensure that the lot layout will be consistent with the revised subdivision boundaries and dimensions.

Under State Environmental Planning Policy (Sydney Region Growth Centres) 2006, Hollinsworth Road is zoned as SP2 Local Road. The applicant proposal to realign Hollinsworth Road will warrant a planning proposal. It is recommended that this proposal shall not be determined prior to gazettal of the planning proposal.

Future bus link reserve shown on the plans shall be constructed by the developer as this section of road reserve is not subject to a Section 94 road.

Consider the development site is within close proximity to Oakhurst residential area and to the caravan park estate across the road, proposed Building 3's 30m high-bay area raises issues of visual impact and architectural merit that the NewCold raised. It is required that a Clause 4.6 variation be submitted and considered. The Clause 4.6 variation shall justify why it is in the public interest to allow the high bay and what is the better planning outcome of allowing the high bay to exceed the height limit.

Applicant to provide landscaping strategy to screen the development from residential uses across the road and into Oakhurst.

Proposed access roads in the form of cul-de-sac is to remain as private road. Council will not accept dedication of these roads.

The proposal is deemed premature and could change given the new development application to relocate the full width of Hollinsworth Road and final design of the roundabout is yet to be determined.

### Drainage and Engineering

The following requirement shall be met:

- Compliance with Blacktown City Council Priority Growth Area Precincts Development Control Plan particularly Schedule 3 for the Marsden Park Industrial Precinct.
- Compliance with any applicable requirements by Blacktown City Council's Engineering Guide for Development and Construction Specification.
- Owners consent shall be required for any works on adjoining properties.

- Permanent water quality treatment on lots shall be provided.

A stormwater management plan shall be prepared consistent with that prepared for the approved subdivision application (DA-15-00275) and must include:

- Include permanent on-lot stormwater treatment and management complying with DCP, precinct planning stormwater management strategy and adopted Section 94 Contribution Plan requirements.
- Safely convey upstream catchment flows through the site up to and including the 100 year ARI design flows.
- Provide temporary detention storage to limit post development flows to predevelopment flows for all flows up to and including the 100 year ARI design flows at each existing site discharge point and consistent with precinct planning stormwater management strategy and adopted Section 94 Contribution Plan.

### Environmental Health

The following comment is provided by Council's environmental health officer:

A site contamination assessment shall be completed and a validation report shall be prepared to ensure that the site is suitable for its intended use. The validation report shall be prepared by an EPA recognised geoscientist in accordance with the strict criteria set out in the National Environment Protection (Assessment of Site Contamination) Measure (NEPM) 1999 as amended 2013.

An acoustic report shall accompany the application given its close proximity to residential uses. The report needs to address noise attenuation for 24 hour truck operations on the sleep disturbance criteria of the residents between 10pm and 7am.

## Thomas Piovesan

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**Subject:** FW: SSD 8606 - Request for Input for Secretary's Environmental Assessment Requirements - Warehousing Estate - Hollinsworth Road, Marsden Park, Blacktown

**Attachments:** Appendix B\_ Master Plan Layout.pdf

Hi Thomas

My apologies. I have been away and missed the previous response by Council officers but would like to add the following.

### Water Quality:

*Required percentage reductions in post development average annual load of pollutants assessed using MUSIC*

Pollutant	% post development pollutant reduction targets
Gross Pollutants	90
Total Suspended Solids	85
Total Phosphorous	65
Total Nitrogen	45
Total Hydrocarbons	90

### Water Conservation:

For industrial/commercial development a minimum of 80% of the non-potable water uses on site is to be met through rainwater. This is to be assessed using the node water balance in MUSIC. Allow for a 20% loss in rainwater tank size volume in MUSIC to that shown on the design plans below the overflow invert to allow for anaerobic zones, mains water top up levels and overflow levels.

### Stream Erosion Index

Provide two separate and additional MUSIC models (pre and post) to demonstrate that the Stream Erosion Index (SEI) is less than 3.5 based on the technique in Council's MUSIC Modelling Guide in part 4 of the Developer Handbook for Water Sensitive Urban Design available on Council's website. The pre development is to consider a vacant pervious block. Provide all calculations.

### Temporary On-Site Detention

Design the on-site temporary detention basin to mitigate all post developed flows (including a 5 mm initial pervious loss) from the site to not exceed pre developed rural catchment flows (including a 15 mm initial pervious loss) for all storm events from 2 year ARI to 100 year ARI. This design is to be supported by electronic modelling and account for any bypass of the detention basin, or upstream catchment diverted into the basin. Where this is assessed using DRAINS, separate pre and post developed models are required. Absolute minimum storage is 455 m<sup>3</sup>/Ha. Alternatively comply, as a minimum, with the requirements of Council's Water Sensitive Urban Design (WSUD) Standard Drawings Plan No. A(BS)175M and associated OSD Deemed to Comply Tool – Developer's Edition spreadsheet.

### Drainage Easement

Building 4 requires a private drainage easement and pipeline to drain the site to the east towards Council's future detention basin.

### Tail Out Works

Permission is required from the neighbour to the north to enable tail out drainage works within that site for the future culvert discharge.

*Regards*

*Tony Merrilees  
Senior Engineer (Drainage) Developments  
Blacktown City Council  
PO Box 63, Blacktown NSW 2148*





29 August 2017  
Thomas Piovesan  
Planning Officer  
Industry Assessment  
Department of Planning & Environment  
GPO Box 39, Sydney NSW 2001

**Request for SEARs for Lot 23 & 24 Hollinsworth Road Marsden Park (SSD 8606)  
Warehouse and Distribution Masterplan**

Dear Thomas,

Thank you for your letter requesting Sydney Water's input on the Secretary's Environmental Assessment Requirements for the above development. We have reviewed the proposal and provide the following comments for your consideration. Sydney Water requests Secretary Environment Assessment Requirements include the following:

**Infrastructure Requirements**

1. The proponent should demonstrate demands and satisfactory servicing arrangements for drinking water, wastewater and recycled water (if required).
2. The proponent must gain approval from Sydney Water to ensure that the proposed development does not adversely impact on any existing water, wastewater or stormwater main, or Sydney Water asset, easement or property. When determining landscaping options, the proponent should take into account that certain tree species can cause cracking or blockage of Sydney Water pipes and therefore should be avoided.
3. Strict requirements for Sydney Water's stormwater assets for certain types of development may apply. The proponent should ensure satisfactory stormwater assets protection, building over and/or adjacent to stormwater assets, building bridges over stormwater assets, potential flood, water quality, heritage impacts and creation of easements.

**Integrated Water Cycle Management**

4. The proponent should outline any sustainability initiatives that will reduce the demand for drinking water including any proposed alternative water supply, proposed end uses of drinking and non-drinking water, demonstration of water sensitive urban design and any proposed water conservation measures. This will allow Sydney Water to determine the impact of the proposed development on our existing services and capacity to service the development.

If you require any further information, please contact Lulu Huang of Growth Planning and Development on 02 8849 4269 or e-mail [lulu.huang@sydneywater.com.au](mailto:lulu.huang@sydneywater.com.au)

Yours sincerely,

  
Paul Mulley  
Manager, Growth Planning and Development



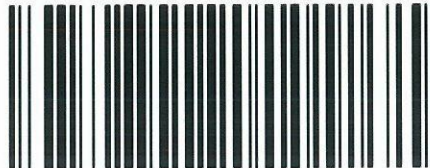
# NSW RURAL FIRE SERVICE



Director General  
Planning and Environment  
GPO Box 39  
Sydney NSW 2001

Your reference: SSD 8606  
Our reference: D17/2274  
DA17071408243 GB

Attention: Thomas Piovesan



PCU072198

27 July 2017

Dear Sir/Madam,

## **SSD 8606 - Request for Input for Secretary's Environmental Assessment Requirements - Warehousing Estate - Hollinsworth Road, Marsden Park, Blacktown**

Reference is made to your correspondence dated 11 July 2017 requesting input for the Secretary's Environmental Assessment Requirements (SEARs) for a State significant development application (SSD 8606).

The New South Wales Rural Fire Service (NSW RFS) has reviewed the proposal with regards to the aims and objectives of *Planning for Bushfire Protection 2006*. The objectives are to:

- (i) afford occupants of any building adequate protection from exposure to a bush fire;
- (ii) provide for a defendable space to be located around buildings;
- (iii) provide appropriate separation between a hazard and buildings which, in combination with other measures, prevent direct flame contact and material ignition;
- (iv) ensure that safe operational access and egress for emergency service personnel and residents is available;
- (v) provide for ongoing management and maintenance of bush fire protection measures, including fuel loads in the asset protection zone (APZ); and
- (vi) ensure that utility services are adequate to meet the needs of firefighters (and others assisting in bush fire fighting).

With regard to these objectives, the following comments are made in relation to the submitted Masterplan Option 4, dated 23 June 2017, LG MAR MP03(F):

- The site is currently mapped as Bush Fire Prone Land on the Blacktown City Council's Bush Fire Prone Land Map due to the unmanaged vegetation on adjoining properties.
- The proposed setbacks for the warehouse buildings to the eastern and southern site boundaries will result in those buildings potentially be within flame contact.

### **Postal address**

NSW Rural Fire Service  
Records Management  
Locked Bag 17  
GRANVILLE NSW 2141

### **Street address**

NSW Rural Fire Service  
Planning and Environment Services (East)  
42 Lamb Street  
GLENDENNING NSW 2761

T 1300 NSW RFS  
F (02) 8741 5433  
E [csc@rfs.nsw.gov.au](mailto:csc@rfs.nsw.gov.au)  
[www.rfs.nsw.gov.au](http://www.rfs.nsw.gov.au)



- The vegetation on adjoining land should be managed until such time as those lands are re-developed.

Based upon an assessment of the information provided, the NSW RFS advises that the aims and objectives of *Planning for Bushfire Protection 2006* should be considered in the preparation of an Environmental Impact Statement.

If you have any queries regarding this advice, please contact Garth Bladwell, Development Assessment and Planning Officer, on 1300 NSW RFS.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'M Apps', is positioned above the printed name.

Matthew Apps  
A / Team Leader, Development Assessment and Planning  
Planning and Environment Services (East)