Department of Climate Change, Energy, the Environment and Water

Your ref: SSD-46983729
Our ref: DOC24/143987

Ellen Lu
Department of Planning, Housing and Infrastructure
4 Parramatta Square, 21 Darcy Street
Parramatta NSW 2150

20 March 2024

Subject: Environmental Impact Statement – Westlink Industrial Estate Stage 2 (SSD-46983729)

Dear Ellen,

Thank you for your correspondence received 14 February 2024 seeking comments from the Biodiversity, Conservation and Science Group (BCS) regarding the Environmental Impact Statement (EIS) for Westlink Industrial Estate - Stage 2 (SSD-46983729) located 1030-1048 and 1050-1064 Mamre Road, 59-62 and 63 Abbotts Road, 290-308 Aldington Road, Kemps Creek within the Mamre Road Precinct.

BCS's review of the EIS and relevant supporting technical reports has identified biodiversity, flood risk management and stormwater management issues that need to be addressed which are detailed in Attachment A.

In summary, BCS's key issues are as follows:
- Flood risk management – additional consideration of flood emergency management.
- Waterway health and stormwater management – additional information is required regarding the MUSIC model, engineering plans, bulk earthwork plans and erosion and sediment control.

Should you have any queries regarding this matter, please contact Marnie Stewart, Senior Project Officer Planning via marnie.stewart@environment.nsw.gov.au.

Yours sincerely

S. Harrison

Susan Harrison
Senior Team Leader Planning
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Attachment A - BCS comments on the Environment Impact Statement for Westlink Industrial Estate - Stage 2 (SSD-46983729)

Biodiversity

Appendix R Bio-certification Letter for 1030-1048 and 1050-1064 Mamre Road, Kemps Creek, states "*This letter is an assessment of the biodiversity certification associated with the proposed subdivision works on the Certified-Urban Cable Land that covers 1030-1048 (Lot 3 DP250002) and 1050-1064 (Lot 4 DP250002) in Kemps Creek NSW in accordance with the EP&A Act, BC Act and the EPBC Act. The study area is situated within Certified-Urban Capable Land under the CPCP. An assessment of the likely impact on biodiversity of development on biodiversity certified land is not required for the purposes of Part 4 of the EP&A Act.*

However, the NSW Planning Portal Spatial Viewer indicates that the Mamre Road corridor and a very small portion of 1030-1048 and 1050–1064 Mamre Road are 'Excluded land'. If 'Excluded land' is within the land subject of this State Significant Development Application, section 7.9 of the *Biodiversity Conservation Act 2016* applies.

Flood Risk Management

In preparing this advice BCS has reviewed the Flood Impact Assessment Westlink Industrial Estate - Stage 2 (Stantec, October 2023).

Key Assessment Issues

Flood Risk Management	**Flood emergency management consideration** The report Section 5 discusses the requirements of the Mamre Road Precinct Development Control Plan (DCP). The report comments on requirement 8 of the DCP, stating: *8) Flood safe access and emergency egress shall be provided to all new and modified developments consistent with the local flood evacuation plan, in consultation with Council and the State Emergency Services (SES).* *This requirement is noted notwithstanding the project site is higher than the Kemps Creek South Creek PMF levels. A Flood Emergency Response Plan (FERP) can be prepared if needed to respond to flood risk in extreme floods approaching the PMF.* BCS acknowledges that Stage 2 site is not impacted by mainstream flooding from South Creek or Kemps Creek up for the full range of flooding. However, the site would be isolated in extreme storm events. Figure F26 of the above-mentioned report shows access to and from the site via Addington Road will be cut by flow depth up to 0.7m in the probable maximum event. **Recommendation** As the development is a 24/7 warehouse and distribution centre the development is to have a site-specific action plan in place for flooding. This will ensure the businesses is able to respond to flooding in extreme storm events consistent with responsibilities identified in NSW State Emergency Service's Local Flood Plan for the area.
Extent and Timing	Prior to determination of the SSDA

Waterway Health and Stormwater Management

In preparing this advice BCS has reviewed the following documents:

- Water and Stormwater Management Plan Stage 2 (AT&L, October 2023)
- AT&L Engineering Drawing set (27 September 2023).

Key Assessment Issues

1.	MUSIC Model	External catchment Ex.D1 has been excluded from the MUSIC model, however this catchment will flow into the Pond, GPT and HumeFilter and therefore needs to be included in the model. **Recommendation** Provide an updated MUSIC model and flow spreadsheet which accounts for the influence of any external catchments which will flow through the treatment devices.
	Extent and Timing	Prior to determination of the SSDA This issue needs to be addressed prior to determination to ensure adequate space is provided for WSUD elements in the proposed layout.

2.	Engineering Plans	Drawing 20-748-C6144 (Lot 2 OSD Tank) – why has the OSD tank and HumeFilter been set so far below pavement level? This creates several issues, including backwater from the trunk channel of the OSD and treatment system and risk of blockage of the final outlet pipe as it is only 30mm above the channel invert. The 1%AEP level in the trunk channel is also different (lower) than that shown on the JWP plans. Conservative design flood levels for the trunk channel should be adopted, given uncertainty over the final design of the Mamre Road culverts. Additional details are required in relation to wildlife hazard. **Recommendation** • Revise levels of on-lot system (OSD, HumeFilter) to ensure system is not affected by backwater from trunk drainage channel and final outlet pipe will not be at elevated risk of blockage. • Ensure consistent flood levels with JWP plans and that conservative flood levels have been adopted, reflective of the uncertainty of the final Mamre Road culvert design. • Provide an overall drainage plan for the estate which shows finished contours and all drainage infrastructure. • As the site is within proximity of the airport (within the 8km wildlife buffer), provide a Wildlife Hazard Assessment and Wildlife Management Plan and make any required changes to the design of the sediment basins and retention ponds to mitigate the hazard. • Extend the landscape drawing set to also encompass the on-lot Pond and incorporate recommendations from the Wildlife Hazard Assessment and Wildlife Management Plan.

		• Why does the LandPartners plan of subdivision use different Lot numbering to the civil engineering plans? This should be resolved.
	Extent and Timing	Prior to determination of the SSDA This issue needs to be address prior to determination to ensure adequate space is provided for WSUD elements in the proposed layout and that the stormwater infrastructure on which the masterplan relies can be delivered.

3.	Bulk Earthworks Plans	The bulk earthworks plans rely on large pads draining into field inlet pits, though no drains or batter chutes are documented to achieve this. The external catchments to the west are similarly not provided with any detail on how they will be conveyed down the batters of Lot 5 onto the Lot 5 pads and then to the field inlet pits. As these lots may remain undeveloped for some time (until the Sydney Water Scheme), it is important that proper interim drainage arrangements are put in place to avoid the erosion of these lots. This issue is not resolved on the Erosion and Sediment Control (ESC) Plans either. **Recommendation** Provide updated bulk earthworks drawings which include interim drainage measures which will manage runoff both generated within the lots and for external catchments, such that flows are directed to the underground drainage system in a controlled manner and without causing erosion.
	Extent and Timing	Prior to determination of the SSDA

4.	Erosion and Sediment Control	The Water and Stormwater Management Plan does not address the construction-phase targets at all. The ESC plans in the civil drawing set (sheet C5201) are only applicable once final earthworks levels are reached and includes no sizing of any controls. Two of the plans cited in the 'CPESC Endorsement' letter have not been submitted. **Recommendation** Provide a revised ESC Plan which addresses the requirements of the Mamre Road Precinct DCP Section 4.4.2 and *Technical guidance for achieving Wianamatta–South Creek stormwater management targets* (DPE, 2022), which demonstrates achievement of the targets listed in Table 5 of the DCP. The revised ESC Plan is to specifically address the following: • Provide plans for each major phase of works, including clearing and grubbing, bulk earthworks (existing and final levels), civil works, and stabilisation/practical completion.

		• Identify the type of sediment basin and provide sizing and details for all functional components (e.g., forebay, level spreader, spillway, dosing system, flocculant type). • Provide sediment basin calculations demonstrating compliance with the DCP Table 5 targets. • Provide catchments plans identifying the sub catchments for all major drainage and sediment controls for each phase of works. • Provide calculation tables and sizing/dimensions for all major controls during all phases of works. • Provide a construction sequence identifying the order and timing for both the implementation and decommissioning of all controls, relative to specific site activities/hold points. • Provide details on the timing, methods and performance requirements for stabilisation of each area of site disturbance. • Provide specific advice in relation to dispersive soil management – particularly in relation to excavated drainage controls. • Provide details on how discharges from each basin will be managed so as not to reduce the hydrologic effectiveness of other basins.
	Extent and Timing	Prior to determination of the SSDA

End of Submission