

Review of Environmental Factors Addendum

Richmond System Wastewater Upgrade – Amplification Line 4 Temporary Creek Crossing

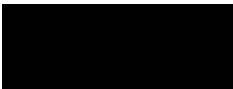
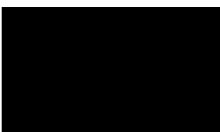
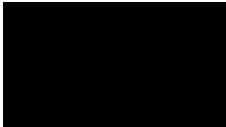
Determination

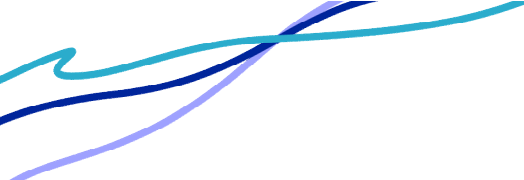
This Review of Environmental Factors Addendum (REFA) assesses potential environmental impacts of Richmond System Wastewater Upgrade (RSWU) – Amplification Line 4 Temporary Creek Crossing. The REFA was prepared under Division 5.1 of the *Environmental Planning and Assessment Act 1979* (EP&A Act), with Sydney Water both the proponent and determining authority. The Sydney Water Project Manager is accountable for ensuring the proposal change is carried out as described in this REFA, Review of Environmental Factors Richmond System Wastewater Upgrades (December, 2021) (Approved REF) and REFA Additional construction footprint (December, 2023) (REFA 1).

Additional environmental impact assessment may be required if the scope of work or work methods described in this REFA change significantly following determination.

Certification

I certify that I have reviewed and endorsed this REFA and, to the best of my knowledge, it is in accordance with the EP&A Act and the Environmental Planning and Assessment Regulation 2021 (EP&A Regulation). The proposal change has been considered against matters listed in section 171 (Appendix A), section 171A (Appendix B) and the guidelines approved under section 170 of the EP&A Regulation. The information it contains is neither false nor misleading.

Prepared by:	Reviewed and endorsed by:	Endorsed by:
		
Euan Rogers Environmental Scientist Sydney Water Date: 22/04/2026	Sarah Mitchell Senior Environmental Scientist Sydney Water Date: 23/04/2026	Greg Cable Senior Project Manager Sydney Water Date: 15/05/2026

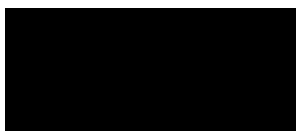


Decision Statement

The main potential additional construction environmental impacts of the proposal change include impacts to a waterway. During operation, impacts are not anticipated. The proposal change will not be carried out in a declared area of outstanding biodiversity value and is not likely to significantly affect threatened species, populations or ecological communities, or their habitats. Therefore, a Species Impact Statement (SIS) and/or Biodiversity Development Assessment Report (BDAR) is not required.

Given the nature, scale and extent of impacts and implementation of the mitigation measures outlined in this REF, the proposal change is unlikely to have a significant impact on the environment. Therefore, we do not require an Environmental Impact Statement (EIS) and the proposal change may proceed.

Determined by:

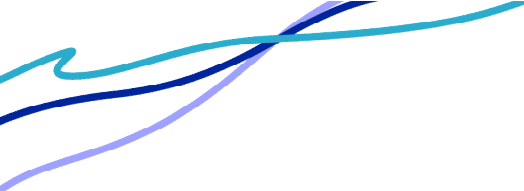


Elissa Howie
A/ Senior Manager Environment &
Heritage Services
Sydney Water
Date: 29 May 2026

1 Proposal description

Table 1-1 Proposal need, objectives and consideration of alternatives

Aspect	Relevance to proposal
Approved REF	- Review of Environmental Factors Richmond System Wastewater Upgrades (December, 2021) (approved REF) - REFA Additional construction footprint (December, 2023) (REFA 1).
Proposal need and objectives	The proposal assessed in the approved REF is required to address EPL compliance requirements to meet current and future nutrient limits under the EPA's Hawkesbury Nepean nutrient framework, address wet weather overflow compliance requirements in the North Richmond network, and cater for additional growth in the catchment. The proposal includes upgrades to Richmond Water Resource Recovery Facility (WRRF) to accept North Richmond wastewater. The North Richmond WRRF will eventually be decommissioned. The proposal involves: - upgrade of Richmond WRRF - construction of a new pumping station at North Richmond WRRF - a transfer pipeline (about 7 km) between the two plants - minor network upgrades to existing wastewater infrastructure within the area.
Proposal change description and methodology	The proposal change is to construct a new access road between the approved proposal area for North Richmond WRRF Emergency Relief Structure (ERS) and the Line 4 amplification works. Line 4 amplification includes the upsizing of the existing DN225 wastewater pipe into a DN300 concrete encased pipe via open cut trenching. Line 4, including the associated vegetation clearing, was assessed under the approved REF. The access road will enable heavy vehicles and excavators via a temporary crossing over Redbank Creek. The temporary creek crossing will be constructed by placing geofabric material over the creek bed and bank. Geofabric will be secured to the ground with 200 mm wet mat pegs. A layer of ballast (about 250 mm) will then be placed on top to stabilise the crossing and protect the creek banks. The crossing will be self-draining and will contain two 600 mm diameter pipes (culverts) to ensure creek flow and fish passage. An excavator (13 tonnes) will traverse the temporary crossing across Redbank Creek to operate within a cleared pad on the south-eastern embankment of the creek. This excavator will demobilise daily from the Line 4 work area adjacent to the creek. A front-end loader will be situated upon the creek crossing receiving spoil from the Line 4 excavation, making movements between the creek and the designated laydown area. A vac truck will be situated away from the creek and therefore will not be required to cross the creek. During construction, Line 4 will require the use of a temporary bypass from maintenance hole (MH) 1072954 to MH 1072994. No additional vegetation clearing is required to install the temporary bypass.



Aspect	Relevance to proposal
	Post construction, the temporary crossing will be removed, and Redbank Creek will be restored to its previous condition.
Justification for proposal change	Due to the steep terrain along the embankment of Line 4, major earthworks would be required to facilitate access for the installation of the new pipe. Due to the risk that this poses to the waterway, an alternate methodology involving a temporary creek crossing was proposed to minimise environmental hazards associated with works in the vicinity of Redbank Creek. This is because the temporary creek crossing would significantly reduce the extent of the earthworks required during construction. The proposal change ensures the broader project need of increasing network capacity.
Location and land ownership	The proposal change is located partly in: • the road corridor of Bells Line of Road • 10/-/DP1029331 (111A Bells Line of Road) • 21/-/DP852920 (109B Bells Line of Road). It is located within the suburb of North Richmond in the Hawkesbury Local Government Area (LGA). The works will be located on land owned by Transport for NSW (TfNSW), Sydney Water, Hawkesbury City Council and 109B Bells Line of Road is privately owned. Redbank Creek to the west of Bells Line of Road is crown land.
Site establishment and access tracks	The proposal change will link the existing access path along the eastern embankment of Bells Line of Road to Line 4 amplification.
Proposal timing	Construction is expected to commence in June 2026 (subject to approvals – refer to section 2) and take about 6 weeks.

Figure1-1 Location of proposal change and key environmental constraints

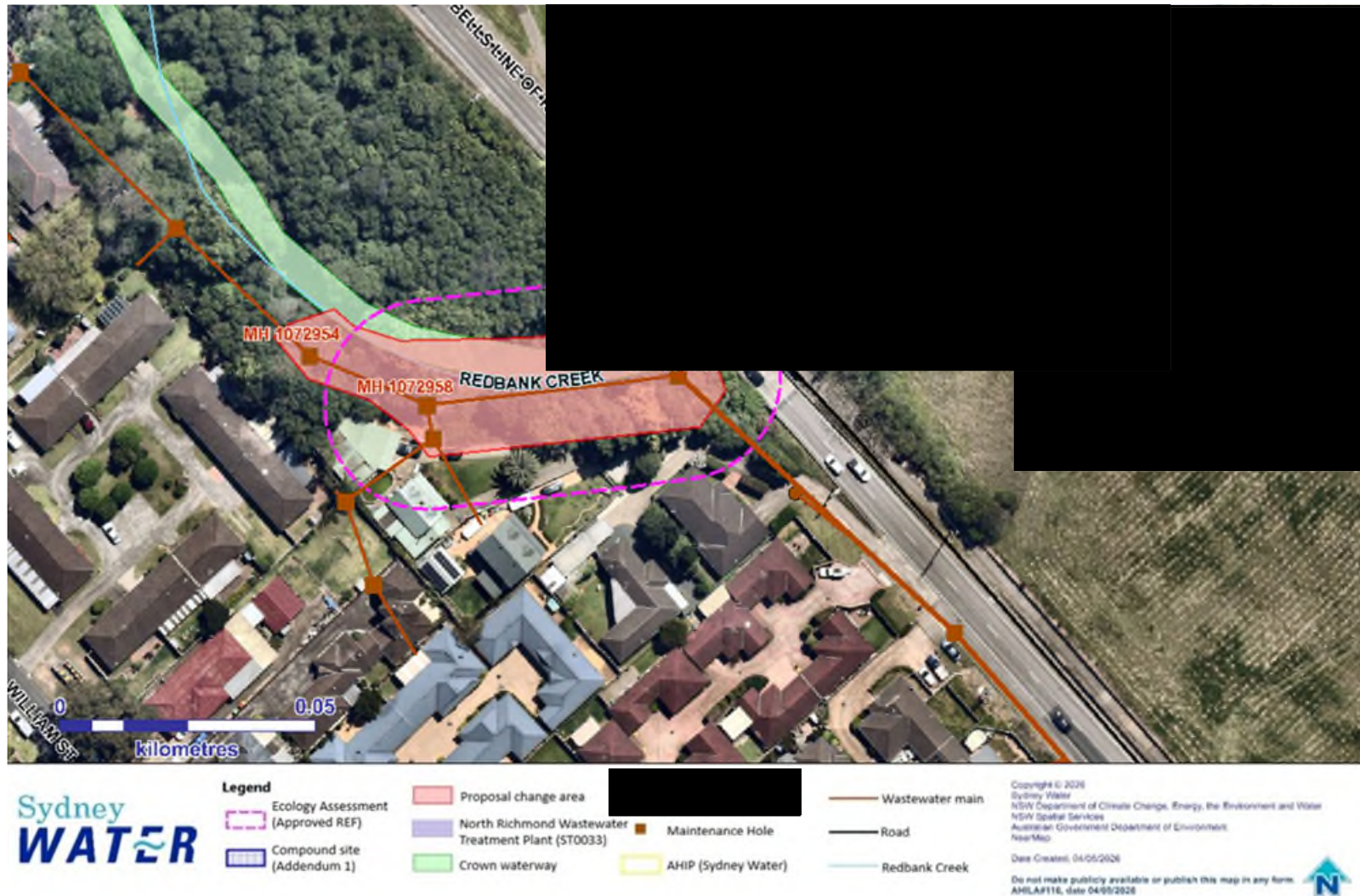
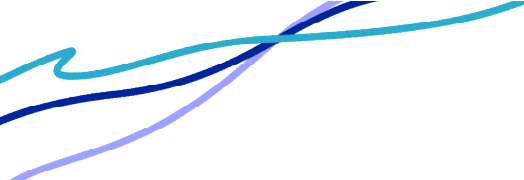


Figure1-2 Vegetation Communities Mapping (Approved REF) (Biosis, 2021)





2 Consultation

Additional consultation matters above those already assessed in the approved REF are detailed below.

No formal consultation was required under the TISEPP. Further detail is provided in Appendix C.

NSW Department of Primary Industries – Fisheries

Due to Redbank Creek being categorised as Class 1 fish habitat, notification to the Department of Primary Industries and Regional Development (DPIRD) Fisheries under section 199 of the *Fisheries Management Act 1994* was required for this scope of works to proceed.

On 23 December 2025, correspondence was received from DPIRD Fisheries confirming that it has no objection to the installation of a temporary creek crossing to complete the works for Line 4, subject to the implementation of its recommended safeguards. Refer to Table 4-2 for recommended safeguards received from DPIRD Fisheries.

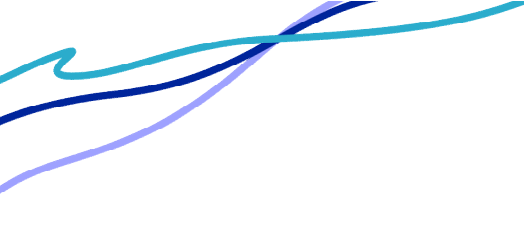
Transport for NSW

As per Section 138 of the *NSW Roads Act 1993* (Roads Act), TfNSW will need to be consulted prior to construction as the proposal change requires consent from TfNSW for access underneath the State Road bridge. TfNSW will advise Sydney Water on the requirements for ensuring the bridge is protected from damage as a result of the proposal change.

Crown Lands NSW

As the proposed works are located within Redbank Creek, which is mapped as Crown land, consultation with Crown Lands NSW will be required prior to construction. Approval has been sought under the *Crown Land Management Act 2016* for any works that disturb or occupy the bed or banks of the waterway.

A notification letter was sent to Crown Lands on 30 April 2026 and a response was received on 26 May 2026, addressing land tenure, access arrangements, construction impacts, rehabilitation requirements, and any licence or consent required to undertake works on Crown land. Crown Lands recommendations have been incorporated into the mitigation measures detailed in Section 4.



3 Legislative requirements

There are no additional legislative requirements above those already assessed in the approved REF. The requirements of section 171A of the Environmental Planning & Assessment Regulation 2021 (EP&A Regulation) has been considered as the proposal is in the Hawkesbury-Nepean catchment (refer to Appendix B).

4 Environmental assessment

The environmental impacts checklist (SWEMS0019.01) was considered for the proposal change. Table 4-1 includes only the potentially changed aspects and Table 4-2 lists additional mitigation measures. All other environmental impacts in the approved REF remain the same and will be incorporated into the contractor's CEMP.

Table 4-1 Review of environmental aspects

Aspect	Potential additional impacts
Water, drainage and aquatic ecology	Water and drainage The site is located within the Hawkesbury-Nepean catchment, directly along Redbank Creek, a perennial waterway. The area is prone to flooding, with excessive debris collecting along the banks of the river during flood events. The installation of a temporary crossing in an existing creek bed comes with a number of risks to the waterway, including sedimentation impacts and contamination from spills, chemicals, fuels or lubricants. The design of the temporary creek crossing, incorporating rock ballast and two culverts, ensures that creek flows will not be impeded. As the works will involve placing fill material in areas prone to flooding, there is a minor risk of exacerbating flooding in the surrounding area. Appropriate safeguards will be implemented to mitigate this risk (refer to Table 4-2 and the Approved REF). Groundwater is not expected to be encountered as no significant excavation will be required to construct the temporary creek crossing. Works in this area would have the potential for water and drainage impacts, which will be minimised by the implementation of appropriate controls and mitigation measures. During construction a temporary bypass will be required. The bypass will be installed between MH 1072954 to MH 1072994 and will cross Redbank Creek. The proposal change has the potential to impact water quality from wastewater bypass system leaks. Aquatic ecology The aquatic ecology and geomorphology assessment by GHD, referenced in the approved REF, found the aquatic habitat along Redbank Creek to be highly variable. The assessment found that although sufficient habitat is present, manmade weirs and culverts have led to poor connectivity throughout the catchment. Additionally, the proposed change is located within the mapped study area of the Biodiversity Study completed as part of the approved REF. The Biodiversity Study stated that the aquatic habitats within the study area, including Redbank Creek, are considered to be in a poor state. Habitat for native aquatic species was not observed at any watercourse and significant channel modification and erosion was seen at all sites. Since the time of the approved REF publication, there have been several significant flooding events within Redbank Creek which have eroded most remnant vegetation, resulting in a lack of riparian vegetation. The area under the

Aspect

Potential additional impacts

bridge, where the temporary creek crossing is to be located, is restricted to eroded sands and silts.

Connectivity of aquatic habitat will be addressed by the placement of two culverts within the temporary crossing. These culverts are sufficient diameter to allow variable creek flow and fish movement through Redbank Creek for the duration of the works.

DPIRD Fisheries requires implementation of specific mitigation measures relating to aquatic fauna and flora habitat. All mitigation measures will be adhered to during works within the waterway of Redbank Creek (refer to Table 4-2).

No additional threatened fauna was identified in REFA 1, which included an assessment of the additional footprint area between the North Richmond WRRF and Redbank Creek.

Flora and fauna

Flora

About 5.8 hectares (ha) of vegetation (of which 0.55 is TEC) was approved to be removed as part of the Approved REF and REFA 1:

- 0.34 ha of Cumberland Red Gum Riverflat Forest (PCT 4024)
- 0.21 ha of Cumberland Shale-Sandstone Ironbark Forest (PCT 3321)
- 6.25 ha of urban native/ exotic.

Total removal amounts will be consistent with the approved REF and additional vegetation clearing will occur outside of Biosis' study area (Figure 1-2).

Fauna

The ecology assessment (appended to REFA 1) did not identify any threatened fauna within and adjacent to the proposal change area. The proposed change will not fragment or remove any habitat.

Aboriginal Heritage

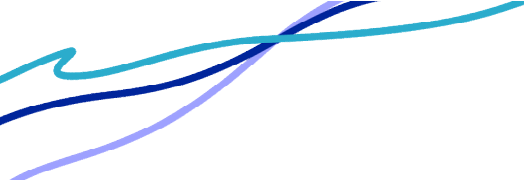
An Aboriginal Heritage Due Diligence (AHDD) for the proposal change was prepared by Artefact on 2 April 2026. The full report can be seen in Appendix D. The AHDD included a review of desktop information, and a visual inspection of the proposal change area.

A search of the Aboriginal Heritage Information Management System (AHIMS) database was completed on 19 March 2026. The AHIMS search did not identify any registered Aboriginal sites within the study area. The closest AHIMS site is

[REDACTED], a large artefact scatter that is located [REDACTED] at its closest extent (Figure 4 of Appendix D).

A site inspection was carried out on 19 March 2026 by Artefact which did not identify any Aboriginal objects or areas with potential for Aboriginal cultural heritage values within the proposal change area.

The AHDD concluded that works within the proposal change area will not impact Aboriginal heritage as this area has been previously disturbed and the construction of the temporary river crossing will involve non-destructive works. Therefore, it is highly unlikely that the works will cause impacts to any Aboriginal objects.



Aspect	Potential additional impacts
Non-Aboriginal Heritage	A heritage assessment was undertaken by Artefact to assess the heritage value of objects below Bells Line of Road bridge. These objects included sandstone embankments and timber piles. Although not formally heritage-listed, the remains of the original Redbank Creek Bridge have potential local significance as physical evidence of the early development of Bells Line of Road and its role in opening the Hawkesbury–Kurrajong–Blue Mountains route. The assessment concluded that any remains related to the bridge or Bells Line of Road are unlikely to be significant. Even if intact, such remains would be unlikely to meet the threshold for local significance.
Traffic and access	The proposal change is located within a classified road corridor, under Bells Line of Road (classified as a State road). A temporary access road off Bells Line of Road will be used to access the proposal change area under the bridge. Plant and equipment will be transported across this across road. To ensure the proposed works do not result in an adverse impact to the bridge, consultation with TfNSW will be undertaken (refer to section 2 for further details on consultation requirements).
Cumulative and future trends	The North Richmond Bridge Stage 2 project will be commencing construction in the same vicinity as this proposal change. The REF for this project was publicly displayed between 16 December 2024 and 21 February 2025. Based on a review of the REF, construction of this project is expected to commence this year (2026) and last for a period of about three years (TfNSW, 2024). The contractor will coordinate with the Project Manager for the North Richmond Bridge Stage 2 project to ensure cumulative impacts do not arise.

Table 4-2: Mitigation measures

Mitigation measures
The contractor will undertake consultation with TfNSW to confirm that the temporary access road will not impact the bridge prior to construction.
The contractor will coordinate with the Project Manager for the North Richmond Bridge Stage 2 project to ensure cumulative impacts do not arise.
There is to be no complete blockage of fish passage during the works. Environmental protection measures are to be erected in a semi -circular arrangement so that fish passage is maintained in the waterway. These measures are to be removed from the site once the site has been stabilised and the risk of sediment movement is minimal.
On completion of the works the site is to be rehabilitated and stabilised including but not limited to: • surplus construction materials and temporary structures (other than silt fences and other erosion and sediment control devices) installed during the course of the works are to be removed

Mitigation measures

- appropriate maintenance of erosion and sediment control devices is to be undertaken until the proposal area has been successfully established to pre-existing condition and the creek bed and bank has stabilised.

Only clean rock (ranging from 90-250mm in diameter) (no fines) is to be used during these works.

Prior to use at the site and/or entry into the waterway, machinery is to be appropriately cleaned, degreased and serviced. Spill kits are to be available on site at all times during the works.

Any snags removed from the creek bed to carry out works be returned to a similar location upon completion of works. 'Snags' include in-stream woody habitat and large rocks and are essential habitat for many native fish species. Removal of snags from waterways can impact upon aquatic biodiversity, waterway structure, ecosystem function and fish populations both directly and indirectly.

During construction of the temporary access road, flows for fish passage in Redbank Creek should be maintained.

Consider the Department of Planning and Environment (DPE) [Controlled activities – Guidelines for watercourse crossings on waterfront land](#) guideline during the design and construction of works to protect waterfront land from increased flood impacts and erosion.

Prepare a site-specific flood management procedure, including:

- identifying the need for weather monitoring
- identifying the amount of forecast rain that would trigger the need for additional controls
- identifying additional controls that would be required, such as extra erosion and sediment controls, additional pre- and post-rain inspections, site evacuation plans and covering excavations
- ensuring adequate contingency measures are in place to prevent sedimentation of waterways in the event of a large flood
- ensure adequate controls are in place to protect the wastewater bypass in a flooding event.

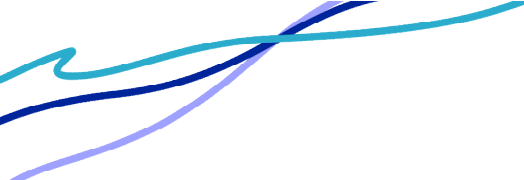
Temporary diversions must not be constructed from material sourced from the waterway.

Temporary in-stream structures should be inserted during low-flow periods.

DPIRD Fisheries (1800 043 536) and the Environment Protection Authority (EPA) (131 555) are to be notified immediately if any fish kills occur in the vicinity of the works. In this situation, all works other than emergency response procedures are to cease until the issue is rectified and approval is given by DPIRD Fisheries and/or the EPA for the works to proceed.

If a wastewater bypass is required:

- pressure test hoses before, and monitor during bypass
- monitor wastewater flows to ensure critical flows are not reached
- stop bypass if leaks occur



Mitigation measures

- bund access chambers
- contain wastewater spills and pump back to wastewater system or disposal tanker.

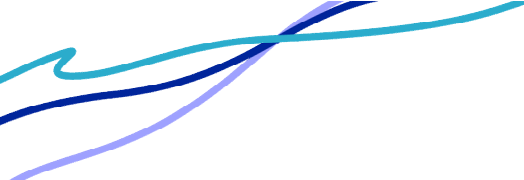
Photos to be taken at pre-construction and post-construction of the proposal change area, including under the bridge, both banks, upstream and downstream of Redbank Creek.

If Aboriginal objects are discovered during the proposed works, works must stop immediately as per the project's Unexpected Finds policies and an assessment must be undertaken in accordance with Part 6 of the *National Parks and Wildlife Act 1974*. If the activity cannot avoid harm to Aboriginal objects, works cannot proceed until an Aboriginal Heritage Impact Permit has been issued.

Install physical protective barriers or exclusion zones to protect the sandstone abutments (of the bridge) from accidental impact or damage.

In the unlikely event that humans remains are discovered during the course of works, the following actions must be undertaken:

1. not further disturb or move these remains
2. immediately cease all work at the particular location
3. notify NSW Police
4. notify Heritage NSW on 131 555 as soon as practicable and provide available details of the remains and their location
5. not recommence any work at the particular location unless authorised in writing by Heritage NSW.

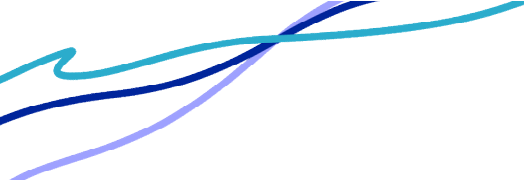


5 Conclusion

Sydney Water has prepared this REFA to assess the potential environmental impacts of the Richmond System Wastewater Upgrade – Amplification Line 4 Temporary Creek Crossing project. The broader proposal is required to improve reliability of the wastewater supply and more broadly, meet growth forecasts. The proposal change is required to enable access to an existing wastewater pipe that requires upgrades.

The main potential additional construction environmental impacts of the proposal change include impacts to a waterway. There are no anticipated impacts during operation. Given the nature, scale and extent of impacts and implementation of the mitigation measures outlined in this REFA and the approved REF, the proposal change is unlikely to have a significant impact on the environment. Therefore, an environmental impact statement is not required under Division 5.1 of the EP&A Act.

The REF considers how the proposal change aligns with the principles of Ecologically Sustainable Development (ESD) (Appendix E). The proposal change will result in positive long-term environmental improvements. The proposal change will not result in the degradation of the quality of the environment and will not pose a risk to the safety of the environment.



Appendix A – Section 171 Checklist

There are no Section 171 requirements in addition to those covered in the approved REF.

Appendix B – Section 171A checklist

Section 171A of the EP&A Regulation imposes additional requirements on a determining authority to take into account certain matters under Part 6.2 of State Environmental Planning Policy (Biodiversity and Conservation) 2021 (BCSEPP) for a proposal in a ‘regulated catchment’.

As the proposal change is within the Hawkesbury-Nepean catchment, the requirements of section 171(A) are considered in the table below.

Section 171A checklist (Development in regulated catchments)	REF finding
BCSEPP – Section 6.6(1) - Water quality and quantity	
In deciding whether to grant development consent to development on land in a regulated catchment, the consent authority must consider the following:	
(a) whether the development will have a neutral or beneficial effect on the quality of water entering a waterway	The proposal change will have a neutral effect (no change) on the quality of the water entering Redbank Creek. Erosion and sediment controls will be implemented to mitigate any potential adverse impact on water quality.
(b) whether the development will have an adverse impact on water flow in a natural waterbody	The proposal change will alter water flows temporarily by diverting flows through culverts in Redbank Creek. Appropriate safeguards will be implemented prior to construction to mitigate any potential adverse impact on water flow.
(c) whether the development will increase the amount of stormwater run-off from a site	The proposal change will not increase the amount of stormwater run-off from the proposal area.
(d) whether the development will incorporate on-site stormwater retention, infiltration or reuse	The proposal change will not incorporate on-site stormwater retention, infiltration or reuse.
(e) the impact of the development on the level and quality of the water table	The proposal change will not impact the water level and water quality of the water table.
(f) the cumulative environmental impact of the development on the regulated catchment	The proposal change will have a minor contribution to cumulative impacts on the Hawkesbury-Nepean catchment.
(g) whether the development makes adequate provision to protect the quality and quantity of ground water.	The proposal change will not adversely impact the quality and quantity of ground water. Refer to section 4.
BCSEPP – Section 6.6(2) - Water quality and quantity	

Section 171A checklist

REF finding

(Development in regulated catchments)

Development consent must not be granted to development on land in a regulated catchment unless the consent authority is satisfied the development ensures:

- (a) the effect on the quality of water entering a natural waterbody will be as close as possible to neutral or beneficial

The proposal change will have a neutral effect (no change) on the quality of the water entering Redbank Creek. Appropriate safeguards will be implemented prior to construction to mitigate any potential adverse impact on water quality.

- (b) the impact on water flow in a natural waterbody will be minimised

The proposal change will alter water flows temporarily by diverting flows through culverts in Redbank Creek. Appropriate safeguards will be implemented prior to construction to mitigate any potential adverse impact on water flow.

BCSEPP – Section 6.7(1) - Aquatic Ecology

In deciding whether to grant development consent to development on land in a regulated catchment, the consent authority must consider the following:

- (a) whether the development will have a direct, indirect or cumulative adverse impact on terrestrial, aquatic or migratory animals or vegetation

The proposal change will not have an adverse impact on terrestrial, aquatic or migratory animals or vegetation (refer to Table 4-1)

- (b) whether the development involves the clearing of riparian vegetation and, if so, whether the development will require:
- a controlled activity approval under the *Water Management Act 2000*, or
 - a permit under the *Fisheries Management Act 1994*

The proposal change will not involve any additional clearing.

- (c) whether the development will minimise or avoid:
- the erosion of land abutting a natural waterbody, or
 - the sedimentation of a natural waterbody

The proposal change has been designed to minimise:

- the erosion of land abutting a natural waterbody (Redbank Creek)
- the sedimentation of a natural waterbody (Redbank Creek).

- (d) whether the development will have an adverse impact on wetlands that are not in the coastal wetlands and littoral rainforests area

There are no wetlands within 500 metres of the proposal change. Therefore, the proposal change is not anticipated to have an adverse impact on wetlands.

Section 171A checklist**REF finding****(Development in regulated catchments)**

- | | |
|--|---|
| (e) whether the development includes adequate safeguards and rehabilitation measures to protect aquatic ecology | The proposal change will have a negligible impact on aquatic ecology. |
| (f) if the development site adjoins a natural waterbody, whether additional measures are required to ensure a neutral or beneficial effect on the water quality of the waterbody | No additional measures are required to ensure a neutral or beneficial effect on the water quality of the waterbody. |

BCSEPP – Section 6.7(2) - Aquatic Ecology

Development consent must not be granted to development on land in a regulated catchment unless the consent authority is satisfied of the following:

- | | |
|---|--|
| (a) the direct, indirect or cumulative adverse impact on terrestrial, aquatic or migratory animals or vegetation will be kept to the minimum necessary for the carrying out of the development | The proposal change will not adversely impact terrestrial, aquatic or migratory animals or vegetation. |
| (b) the development will not have a direct, indirect or cumulative adverse impact on aquatic reserves | The proposal change will not have a direct, indirect or cumulative adverse impact on aquatic reserves. |
| (c) if a controlled activity approval under the <i>Water Management Act 2000</i> or a permit under the <i>Fisheries Management Act 1994</i> is required in relation to the clearing of riparian vegetation—the approval or permit has been obtained | The proposal change does not involve the clearing of riparian vegetation. Therefore, an approval or permit is not required. |
| (d) the erosion of land abutting a natural waterbody or the sedimentation of a natural waterbody will be minimised | With the implementation of the mitigation measures set out in Table 4-2, impacts can be adequately managed, and residual impacts are expected to be minor. |
| (e) the adverse impact on wetlands that are not in the coastal wetlands and littoral rainforests area will be minimised | There are no wetlands within 500 metres of the proposal area. Therefore, the proposal change is not anticipated to have an adverse impact on wetlands. |

BCSEPP – Section 6.8(1) – Flooding

Section 171A checklist

REF finding

(Development in regulated catchments)

In deciding whether to grant development consent to development on land in a regulated catchment, the consent authority must consider the likely impact of the development on periodic flooding that benefits wetlands and other riverine ecosystems

The proposal is not likely to adversely affect flood behaviour given the works will not permanently change surface topography and drainage patterns. The risk of adverse impacts from future flood events that benefits riverine ecosystems during operation of the proposal is negligible.

BCSEPP – Section 6.8(2) – Flooding

Development consent must not be granted to development on flood liable land in a regulated catchment unless the consent authority is satisfied the development will not:

- (f) if there is a flood, result in a release of pollutants that may have an adverse impact on the water quality of a natural waterbody, or

Mitigation measures to minimise the potential for construction erosion and sedimentation impacts to areas adjacent to and within Redbank Creek will be implemented. No pollutants would be released during proposal operation.

- (g) have an adverse impact on the natural recession of floodwaters into wetlands and other riverine ecosystems

The proposal will not alter the existing contours of the land within a floodplain and will therefore not affect floodwater overland flow path(s).

BCSEPP – Section 6.9(1) - Recreation and public access

In deciding whether to grant development consent to development on land in a regulated catchment, the consent authority must consider:

- (h) the likely impact of the development on recreational land uses in the regulated catchment

Not applicable

- (i) whether the development will maintain or improve public access to and around foreshores without adverse impact on natural waterbodies, watercourses, wetlands or riparian vegetation

Not applicable

BCSEPP – Section 6.9(2) - Recreation and public access

Development consent must not be granted to development on land in a regulated catchment unless the consent authority is satisfied of the following:

- (j) the development will maintain or improve public access to and from natural waterbodies for recreational purposes, including fishing, swimming

Not applicable

Section 171A checklist**REF finding****(Development in regulated catchments)**

and boating, without adverse impact on natural waterbodies, watercourses, wetlands or riparian vegetation

- (k) new or existing points of public access between natural waterbodies and the site of the development will be stable and safe

Not applicable

- (l) if land forming part of the foreshore of a natural waterbody will be made available for public access as a result of the development but is not in public ownership—public access to and use of the land will be safeguarded

Not applicable

Appendix C – Consideration of TISEPP consultation

TISEPP section	Yes	No
Section 2.10, council related infrastructure or services – consultation with council		
Will the work:		
Potentially have a substantial impact on stormwater management services provided by council?		X
Be likely to generate traffic that will strain the capacity of the road system in the LGA?		X
Connect to, and have a substantial impact on, the capacity of a council owned sewerage system?		X
Connect to, and use a substantial volume of water from a council owned water supply system?		X
Require temporary structures on, or enclose, a public space under council's control that will disrupt pedestrian or vehicular traffic that is not minor or inconsequential?		X
Excavate a road, or a footpath adjacent to a road, for which the council is the roads authority, that is not minor or inconsequential?		X
Section 2.11, local heritage – consultation with council		
Is the work likely to affect the heritage significance of a local heritage item, or of a heritage conservation area (not also a State heritage item) more than a minor or inconsequential amount?		X
Section 2.12, flood liable land – consultation with council		
Will the work be on flood liable land (land that is susceptible to flooding by the probable maximum flood event) and will works alter flood patterns other than to a minor extent?		X
Section 2.13, flood liable land – consultation with State Emergency Services		
Will the work be on flood liable land (land that is susceptible to flooding by the probable maximum flood event) and undertaken under a relevant provision*, but not the carrying out of minor alterations or additions to, or the demolition of, a building, emergency works or routine maintenance?		X
* (e) Div.14 (Public admin buildings), (g) Div.16 (Research/ monitoring stations), (i) Div.20 (Stormwater systems)?		
Section 2.14, development with impacts on certain land within the coastal zone – council consultation		

Is the work on land mapped as coastal vulnerability area and inconsistent with a certified coastal management program? X

Section 2.15, consultation with public authorities other than councils

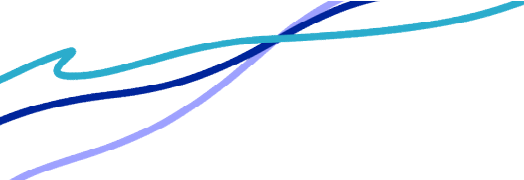
Will the proposal be on land adjacent to land reserved under the *National Parks and Wildlife Act 1974* or land acquired under Part 11 of that Act? *If so, consult with DPE (NPWS).* X

Will the proposal be on land in Zone C1 National Parks and Nature Reserves or on a land use zone that is equivalent to that zone? *If so, consult with DPE (NPWS).* X

Will the proposal include a fixed or floating structure in or over navigable waters? *If so, consult TfNSW.* X

Will the proposal be on land in a mine subsidence district within the meaning of the *Coal Mine Subsidence Compensation Act 2017*? *If so, consult with Subsidence Advisory NSW.* X

Will the proposal be on land in a Western City operational area specified in the *Western Parkland City Authority Act 2018*, Schedule 2 and have a capital investment value of \$30 million or more? *If so, consult the Western Parkland City Authority.* X



Appendix D – Aboriginal Heritage Due Diligence Report (Artefact, 2026)

Aboriginal heritage information must not be made publicly available or be published in any form or by any means by Sydney Water or our contractors / joint ventures, unless written approval has been provided to Sydney Water from [DPE's AHIMS Registrar](#) .

For publicly displayed REFs, all Aboriginal heritage information that identifies individual sites must be removed.