

# Review of Environmental Factors Addendum

Wilton Growth Area – relocation of SP1234

## 1 Determination

This Review of Environmental Factors Addendum (REFA) assesses potential environmental impacts of relocating wastewater pumping station SP1234 and 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 is carried out as described in this REFA and the Wilton Growth Area - Wastewater Infrastructure Review of Environmental Factors (May 2024) (approved REF). Additional environmental impact assessment may be required if the scope of work or work methods described in this REFA change significantly following determination.

### Decision Statement

The main potential construction environmental impacts of the proposal include vegetation clearing and noise. The proposal 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) 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 REFA and the approved REF, the proposed work is unlikely to have a significant impact on the environment. Therefore, we do not require an Environmental Impact Statement (EIS), and the proposal may proceed.



### 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 Regulations (EP&A Regulation). The proposal has been considered against matters listed in section 171 (Appendix A) and the guidelines approved under section 170 of the EP&A Regulation and the information it contains is neither false nor misleading.

Prepared by:	Reviewed by:	Endorsed by:	Approved by:
Gabi Head-Gray REFA Author Sydney Water Date: 11/07/2025	Jonathan Dowling Environment Representative Sydney Water Date: 23/07/2025	Soheil Saemian Project Manager Sydney Water Date: 23/07/2025	Murray Johnson Senior Manager Environment & Heritage Sydney Water Date: 23/07/2025

## 2 Proposal Summary

Aspect	Detailed description
<b>Proposal location</b>	<p>The proposal is located in the town of Wilton within the Wollondilly Shire local government area (LGA). The proposal is located on Sydney Water land, rail corridor and in road reserves:</p> <ul style="list-style-type: none"><li>• 150 Condell Park Road (Sydney Water land). This is the site of the Wilton Water Resource Recovery Facility (Wilton WRRF)</li><li>• Part of the Maldon Dombarton rail corridor. There is no rail infrastructure at this location. Work in the corridor will be temporary construction work only</li><li>• Condell Park Road reserve</li><li>• Hume Motorway reserve.</li></ul> <p>Figure 1 shows the location of the proposal.</p>
<b>Approved REF</b>	<p>Wilton Growth Area - Wastewater Infrastructure Review of Environmental Factors (May 2024).</p>
<b>Proposal scope</b>	<p>The approved REF assesses construction and operation of new wastewater infrastructure servicing the initial stages of residential development in South East Wilton and North Wilton, and existing residents in Bingara Gorge. The main components of the proposal are:</p> <ul style="list-style-type: none"><li>• two wastewater pumping stations (SP1233 and SP1234)</li><li>• gravity pipeline connected to each new pumping station</li><li>• pressure pipeline from each pumping station to Wilton WRRF.</li></ul> <p>SP1234 will be located on Condell Park Road, near the Wilton WRRF. The gravity pipeline to SP1234 will be constructed using micro-tunnelling and the pressure pipeline from SP1234 constructed using open trenching.</p> <p>Infrastructure at SP1234 will be mostly underground. Above ground infrastructure includes a single-story building, kiosk and chemical dosing unit. An emergency relief structure (ERS) will be constructed from both pumping stations. The ERS from SP1234 will discharge to Byrnes Creek at a culvert under the Hume Motorway.</p> <p>Sydney Water proposes to change the location of SP1234 and alignment of associated gravity and pressure pipelines. SP1234 will be relocated about 130 m east of the approved location, from 160 Condell Park Road to 150 Condell Park Road.</p> <p>Figure 1 shows the realigned pressure pipeline. The proposed pressure pipeline will be constructed using open trenching. The change in alignment of the gravity pipeline involves redirecting a micro-tunnel from the approved location to the proposed location of SP1234. No additional ground disturbance will be required as the receival pit will be within the proposed construction footprint of SP1234.</p> <p>The ERS will be aligned along the southern side of Condell Park Road to avoid high voltage cables on the northern side of the road, at the electricity</p>



substation. The ERS will discharge to a culvert under the Hume Motorway and is consistent with the ERS discharge location in the approved REF.

The proposed location of SP1234 was a farm dam in the past and is now filled. This location collects stormwater from the surrounding area. Discharging uncontrolled stormwater flows from SP1234 would have potential to scour the roadside swale drains. A stormwater detention basin will be constructed at SP1234 and a stormwater discharge pipe will generally follow the ERS alignment and also discharge to the culvert at the Hume Motorway.

**Justification for proposal change**

Sydney Water consulted the property owner of the approved location of SP1234 (160 Condell Park Road) and Transport for NSW (TfNSW) during detailed design of the approved project.

The original location of the pumping station would impact the viability of development at 160 Condell Park Road. TfNSW plan to upgrade the intersection of Picton Road and the Hume Motorway. The original location of SP1234 would be close to the intersection and impact the upgrade work. Sydney Water proposes to relocate SP1234 to Sydney Water land (150 Condell Park Road). This would be a positive outcome for the property owner of 160 Condell Park Road and would minimise the potential for Sydney Water work to impact the TfNSW intersection upgrade. In addition, Sydney Water would not need to acquire land to construct SP1234.

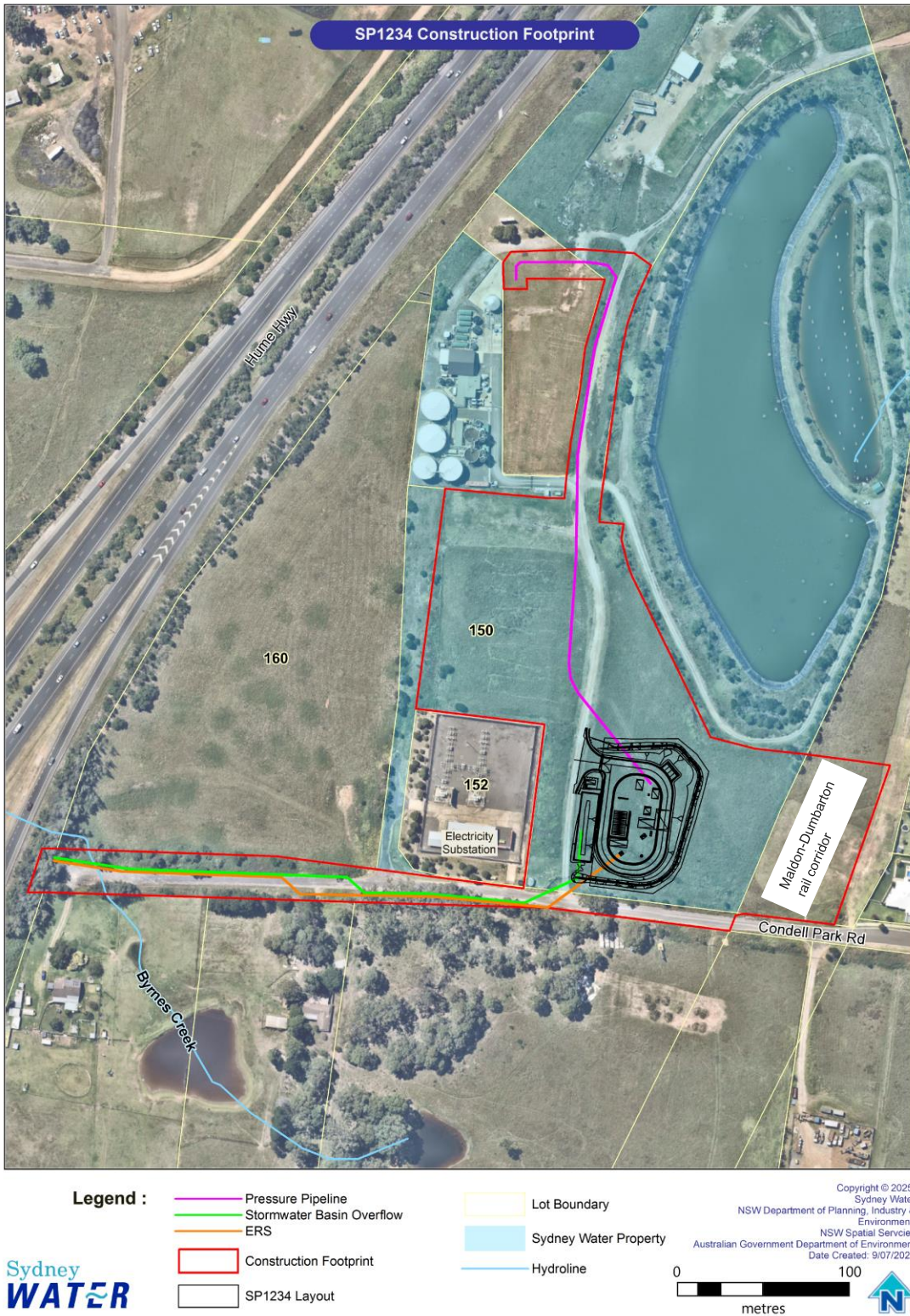


Figure 1 Proposed location of SP1234



### 3 Consultation

Sydney Water must consult with councils and other authorities for work in sensitive locations or where the work may impact other agencies infrastructure or land (specified in the State Environmental Planning Policy (Transport and Infrastructure) 2021 (TISEPP)).

Consultation was undertaken as part of the approval REF with Subsidence Advisory NSW and Wollondilly Shire Council (Council). No formal consultation was required under the TISEPP with Council or other public agencies. However, ongoing consultation with Council would occur during the proposed works if required.

### 4 Legislative consideration

There are no additional legislative requirements above those already assessed in the approved REF. Section 2.126 of the State Environmental Planning Policy (Transport and Infrastructure) 2021 (TISEPP) permits development by or on behalf of a public authority for sewerage without consent on any land. The proposed change involves the development of a sewerage system in land zoned:

- RU2 – Rural Landscape.
- E4 - General Industrial.

### 5 Additional environmental impacts and mitigation measures

The table below lists the additional environmental impacts that could result from the proposed change compared to the approved REF and the additional mitigation measures. All other environmental impacts and mitigation measures identified in the approved REF remain the same and will be incorporated into the contractor's CEMP.

Environmental impacts table		
Aspect	Additional impacts	Additional mitigation measures
<b>Topography, geology and soils</b>	The proposed change in location of SP1234 would not substantially change the impact to topography, soil and geology. By adopting the mitigation measures in the approved REF, residual impacts around erosion, sedimentation and stockpile management are expected to be minor.	No additional mitigation measures.
<b>Water and drainage</b>	Byrnes Creek flows north from the southern side of Condell Park Road to the Nepean River via a culvert under the Hume Motorway. The creek consists of a series of farm dams and ephemeral channels near the proposal.  Both the ERS and stormwater pipe from SP1234 discharge at the culvert under the Hume Motorway. The ERS discharge location was assessed under the approved REF.  The proposed stormwater basin at SP1234 will detain stormwater during rain events and control the release of stormwater, reducing the risk of erosion of the drainage swale along Condell Park Road.	No additional mitigation measures.

## Flora and fauna

Arcadis prepared a Biodiversity Assessment Addendum memo (Arcadis, March 2025) to assess potential vegetation impact along Condell Park Road. The memo is provided in Appendix C.

Arcadis carried out a site survey of the study area on 25 February 2025. Two plant community types (PCTs) were found along Condell Park Road:

- PCT 3320 – Cumberland Shale Plains Woodland
- PCT 4023 – Coastal Valleys Riparian Forest.

PCT 3320 in the study area met the criteria for the BC Act listed Threatened Ecological Community (TEC) Cumberland Plain Woodland in the Sydney Basin Bioregion. Some areas of PCT 3320 met the criteria for the EPBC Act listed TEC Cumberland Plain Shale Woodlands and Shale-Gravel Transition Forest.

PCT 4023 in the study area met the criteria for the BC Act listed TEC Swamp Oak Floodplain Forest of the New South Wales North Coast, Sydney Basin and South East Corner Bioregions. However, no vegetation mapped as this PCT met the EPBC Act criteria for listed TEC Coastal Swamp Oak (*Casuarina glauca*) Forest of New South Wales and South East Queensland ecological community.

The proposal requires clearing of up to 0.11 ha of PCT 3320:

- 0.01 ha is on certified-urban capable land
- 0.1 ha on excluded land.

The proposal will clear up to 0.12 hectares of PCT 4203, all on excluded land.

The proposal will also clear 0.19 ha of exotic vegetation.

The approved project will clear 0.82 of PCT (3320 and 3321) on certified-urban capable land. The proposal will add 0.01 ha of PCT (3320) clearing on certified-urban capable land giving a total of 0.83 ha for the project. The proposal will add 0.22 ha of PCT (3320 and 4203) clearing giving a total of 0.22 ha clearing on excluded land for the project.

Two hollow-bearing trees on Condell Park Road would be impacted. However, the hollows are less than 5 cm in diameter and not suitable for owls, large arboreal marsupials or large parrots and cockatoos. Two possum dreys were found in the construction footprint. There is potential that both may be impacted by the proposal.

Tests of significance (ToS) under the BC Act and significant impact criteria (SIC) assessments under the EPBC Act were prepared for the approved REF. The ToSs and SICs were updated to assess the proposed impact to TECs. The ToSs and

- The hollow-bearing trees and possum dreys can only be removed under the supervision of an ecologist.

SIC found that the proposal would not have a significant impact on TECs.

ToSs and SICs were prepared for arboreal mammals and hollow roosting bats and birds. The removal of two small hollows would not have a significant impact on any threatened fauna species.

The proposed clearing is a worst-case scenario and assumes that all vegetation in the study area would be cleared. The potential to underbore sections of the ERS and stormwater pipe will be assessed during detailed design.

Vegetation clearing on excluded land will be offset in accordance with Sydney Water's Biodiversity Offset Guide:

Impact	Offset
0.22 ha	0.66 ha
2 hollows	4 nestboxes or salvaged hollows
Tree removal (non-locally native, exotic tree or street tree)	To be calculated by project arborist

## Heritage

### Aboriginal Heritage

An Aboriginal Heritage Due Diligence (AHDD) was prepared by Kelleher Nightingale Consulting (KNC, 2023) for the approved REF. The study area of the AHDD includes the proposed location of SP1234.

There is one recorded Aboriginal site [REDACTED]. The site was assessed by the AHDD. The Aboriginal site ([REDACTED]) is valid on the AHIMS database. However, the site has been destroyed by development. Therefore, the proposal would not impact Aboriginal heritage.

A basic AHIMS search was conducted July 2025 and found no additional Aboriginal Heritage items within 200 m of the proposal.

### Non-Aboriginal heritage

There are no non-Aboriginal heritage items located within 200 m of the proposed work and proposed construction compounds. No impacts to non-Aboriginal heritage items are anticipated by the proposed work.

No additional mitigation measures.

## Noise and vibration

A specialist noise and vibration assessment was carried out for the approved project. The assessment was updated to assess the proposed relocation of SP1234 (Arup, 2025).

No additional mitigation measures.

An acoustic model was developed to predict noise levels from construction of SP1234 at nearby sensitive receivers for the approved REF. Four work scenarios were used to assess the potential noise impact:

- Scenario 1 – micro-tunnelling and associated access roads
- Scenario 2 – construction of SP1234
- Scenario 3 – pipeline trenching
- Scenario 4 – site compound operation.

The model was updated to predict the noise for each scenario based on the proposed location of SP1234. The results for each scenario are:

- Scenario 1 – no change to the impact predicted in the approved REF
- Scenario 2 – 218 receivers predicted to experience noise levels above the noise management level (NML). This is 96 more receivers than the number of receivers predicted to be impacted in the approved REF
- Scenario 3 – 628 receivers predicted to experience noise levels above the NML. This is 131 more receivers than the number of receivers predicted to be impacted in the approved REF. However, three less receivers would be highly noise affected (>75 dB(A))
- Scenario 4 – no change to the impact predicted in the approved REF.

The proposed location of SP1234 is about 130 m closer to residences in Bingara Gorge compared to the location in the approved REF, resulting in the increased number of impacted residents.

Noise impacts to sensitive receivers would be managed using the mitigation measures in the approved REF.

#### **Air and energy**

As per the approved REF, SP1234 would have a vent stack, and a space for a passive OCU to be installed if needed. The potential impact due to the new location is consistent with the impact assessed in the approved REF.

No additional mitigation measures.

#### **Waste and hazardous materials**

SP1234 will be located on a dam that has been previously filled. There is a higher risk of encountering contaminated material compared to the approved location of SP1234. However, Sydney Water carried out contamination testing and found no signs of contamination.

No additional mitigation measures.



With the implementation of the mitigation measures in the approved REF, impacts from waste and hazardous materials can be adequately managed.

**Traffic and access**

Traffic and access impacts are anticipated to be generally consistent with the approved REF.

Part of the construction footprint will be located in the Maldon-Dombarton rail corridor. The Maldon-Dombarton railway is partially constructed railway. There is no rail infrastructure in the corridor in the vicinity of the proposal. The rail corridor would be used during construction for activities such as material laydown or equipment storage. Work in the corridor will not impact the railway.

With the implementation of the mitigation measures in the approved REF, impacts to traffic and access can be adequately managed.

- The delivery contractor will obtain permission to work in rail corridor from the operator of the Maldon-Dombarton rail corridor (UGL).
- All equipment and materials will be removed from the rail corridor on completion of construction.

**Social and visual**

Social and visual impacts are anticipated to be generally consistent with the approved REF. While the detention basin was not in the scope of the approved REF, it is not expected to result in a visual impact.

With the implementation of the mitigation measures in the approved REF, impacts to traffic and access can be adequately managed.

No additional mitigation measures.

**Cumulative and future trends**

Cumulative impacts from the proposal have been assessed in the approved REF. Future trends such as climate change indicate that flood events are expected to occur more frequently and in higher intensity. The study area is largely outside of flood prone land and is not expected to cause any changes to existing flood patterns. Therefore, the impact of climate change induced flooding risk during construction is negligible.

No additional mitigation measures.

## 6 Conclusion

This REFA outlines potential environmental impacts associated with relocation of the SP1234 wastewater pumping station and associated pipelines as part of the Wilton Growth Area wastewater infrastructure project. Any additional environmental impacts are considered minor and potential impacts can be mitigated through implementation of the measures outlined in this REFA the approved REF. The proposal is not likely to significantly impact the environment.

## Appendix A – Section 171 checklist

Requirements in addition to the approved REF are considered in the table below.

Section 171 checklist	REF finding
Any environmental impact on a community	There will be short-term impacts on the community from noise. There will be environmental improvements by providing a reliable wastewater service to the local community.
Any transformation of a locality	The proposal will not result in the transformation of a locality. Most of the infrastructure will be underground. The above ground parts of SP1234 will be located next to a substation and close to the Wilton WRRF. The proposal is consistent with surrounding land uses and would not transform the locality.
Any environmental impact on the ecosystems of the locality	The proposed relocation of SP1234 will require clearing native vegetation. Impacted vegetation on excluded land will be offset in accordance with Sydney Water's Biodiversity Offset Guide.
Any reduction of the aesthetic, recreational, scientific or other environmental quality or value of the locality	The above ground elements of SP1234 will be located on Sydney Water land and will not result in a reduction of the aesthetic, recreational, scientific or other environmental quality or value of the locality.
Any effect upon a locality, place or building having aesthetic, anthropological, archaeological, architectural, cultural, historical, scientific or social significance or any other special value for present or future generations	The proposal will not have any effect upon a locality, place or building having aesthetic, anthropological, archaeological, architectural, cultural, historical, scientific or social significance or any other special value for present or future generations. The proposal will not impact Aboriginal heritage.
Any impact on the habitat of any protected animals (within the meaning of the <i>Biodiversity Conservation Act 2016</i> )	The proposal may impact two hollow-bearing trees and two possum dreys. The hollows are small and are not suitable for owls, large arboreal marsupials or large parrots and cockatoos. If the hollows are impacted they will be offset in accordance with Sydney Water's Biodiversity Offset Guide. The dreys will only be removed under supervision of an ecologist.
Any endangering of any species of animal or plant or other form of life, whether living on land, in water or in the air	The proposal will not endanger any species of animal, plant or other form of life, whether living on land, in water or in the air. ToSs and SICs were updated for the proposal and they concluded that no significant impact to any threatened species is expected.
Any long-term effects on the environment	The proposal will not have any long-term impacts on the environment but would have a long-term benefit by providing a reliable and modern wastewater service for the area to support growth.
Any degradation of the quality of the environment	The proposal will not cause the degradation of the quality of the environment.

## Section 171 checklist

## REF finding

Any risk to the safety of the environment	The proposal will not increase risk to the safety of the environment. It is not expected to be impacted by, or impact, future trends such as flooding and bushfire.
Any reduction in the range of beneficial uses of the environment	The proposal will not result in any reduction in the range of beneficial uses of the environment. SP1234 will be located on Sydney Water land.
Any pollution of the environment	The relocation of the pumping station is predicted to result in noise impacts at nearby residential receivers. Mitigation measures will be implemented to minimise impacts.
Any environmental problems associated with the disposal of waste	Waste disposal will be in accordance with the environmental mitigation measures of the approved REF, and no environmental problems associated with the disposal of waste are expected.
Any increased demands on resources (natural or otherwise) that are, or are likely to become, in short supply	The proposal will not increase demand on resources, that are, or are likely to become, in short supply.
Any cumulative environmental effect with other existing or likely future activities	Cumulative impacts were assessed in the approved REF. The proposal is not expected to result in additional cumulative impacts. Any potential impacts will be managed in accordance with mitigation measures in the approved REF.
Any impact on coastal processes and coastal hazards, including those under projected climate change conditions	The proposal will not have any impact on coastal processes or hazards.
Any applicable local strategic planning statements, regional strategic plans or district strategic plans made under the EP&A Act, Division 3.1	The proposal will service growth and the applicable strategic planning statements and plans were considered in the approved REF.
Any other relevant environmental factors.	The proposal has been assessed against the factors listed above, and there are no other relevant environmental factors to consider.

## Appendix B – Consideration of TISEPP consultation

TISEPP section	Yes	No
<b>Section 2.10, council related infrastructure or services – consultation with council</b>		
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 of 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
<b>Section 2.11, local heritage – consultation with council</b>		
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
<b>Section 2.12, flood liable land – consultation with council</b>		
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
<b>Section 2.13, flood liable land – consultation with State Emergency Services</b>		
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? * (e) Div.14 (Public admin buildings), (g) Div. 16 (Research/ monitoring stations), (i) Div. 20 (Stormwater systems)?		X
<b>Section 2.14, development with impacts on certain land within the coastal zone– council consultation</b>		
Is the work on land mapped as coastal vulnerability area and inconsistent with a certified coastal management program?		X
<b>Section 2.15, consultation with public authorities other than councils</b>		
Will the proposal be on land adjacent to land reserved under the <i>National Parks and Wildlife Act 1974</i> or to land acquired under Part 11 of that Act? <i>If so, consult with DPIE (NPWS).</i>		X
Will the proposal be on land in Zone E1 National Parks and Nature Reserves or on a land use zone that is equivalent to that zone? <i>If so, consult with DPIE (NPWS)</i>		X
Will the proposal include a fixed or floating structure in or over navigable waters? <i>If so, consult TfNSW</i>		X
Will the proposal be on land in a mine subsidence district within the meaning of the <i>Coal Mine Subsidence Compensation Act 2017</i> ? <i>If so, consult with Subsidence Advisory NSW.</i>		X
Will the proposal be on land in a Western City operational area specified in <i>the Western Parkland City Authority Act 2018</i> , Schedule 2 and have a capital investment value of \$30 million or more? <i>If so, consult the Western Parkland City Authority.</i>		X
Will the proposal clear native vegetation on land that is not subject land (ie non-certified land)? <i>If so, notify DPIE at least 21 days prior to work commencing. (Requirement under s3.24 Chapter 3 Sydney Region Growth Centres - of the SEPP (Precincts – Central River City) 2021).</i>		X



## Appendix C – Flora and Fauna Assessment Addendum Memorandum





## Appendix D – Noise Assessment