

22 December 2021

Fraser's Property Australia
Attention: Mr Paul Solomon
PO Box 3307
RHODES NSW 2138

Dear Sir,

**Re: Ardex Facility - The Yards, Kemps Creek West Estate
SSD-25725029, DPIE EES RtS**

We provide this letter pertaining to the Response to Submission (RtS) received from DPIE EES (DOC21/1074034 dated 20 December 2021). We provide this letter in relation to the response relating to Stream Health and stormwater discharge.

The Ardex site falls within the Yards Industrial Estate which has been approved (SSD-9522) with an estate wide *Stormwater Management Strategy* which provisions for stormwater management of all development lots (including Ardex). These systems are now currently being constructed based on the approval. Reference to **Section 7.4** of the SSD9522 estate "Water Cycle Management Strategy" by Costin Roe (ref: Co13362.00-07k.rpt) & subsequent mods which discusses, assesses, and provides demonstration of acceptable stream health outcomes for discharge from the estate, consistent with best practice and the site specific DCP.

Given the estate stormwater system, which includes the Ardex facility, has been approved and is currently being constructed, the new EES targets are not considered applicable to the development.

We note that the current level of development in the estate achieves the MARV of 2.0ML/Ha/Yr. A MARV greater than the noted value (based on anticipated development take-up) would not be breached until 4-5yrs in the future. We note the gap between the requested new waterway targets proposed by EES/ DPIE and the approved estate management system can be bridged via the precinct wetland solution proposed by Sydney Water as the Waterway Manager for South Creek. The precinct system is expected to be resolved within the timeframe noted.

We trust the detail included in this letter meets your current needs. If you would like to discuss the above detail please contact us at your convenience.

Yours faithfully,
COSTIN ROE CONSULTING PTY LTD



MARK WILSON MIEAust CPEng NER
Director