

5 December 2022

Contact: *Justine Clarke*

Telephone: *0457 535 955*

Our ref: *D2022/166290*

Rebecka Groth
Department of Planning & Environment
Industry Assessments
Locked Bag 5022
PARRAMATTA NSW 2124

Dear Ms Groth

Russell Road Warehouse and Distribution Centre (SSD-41807966) – EIS

Thank you for your Major Projects Planning Portal referral dated 11 November 2022, inviting WaterNSW to comment on the Environmental Impact Statement (EIS) for a warehouse and distribution centre within the M7 Business Park at 9 Russell Road, Eastern Creek.

WaterNSW owns and manages the Warragamba Pipelines, critical water supply infrastructure located directly south of the development site. The Pipelines convey water from Warragamba Dam to the Prospect Water Filtration Plant and are an integral component of the Sydney drinking water supply system. It is essential this water supply infrastructure is protected from the potential impacts of adjoining development.

Based on the information provided, WaterNSW has no objection to the proposed development, as long as it is completed in accordance with environmental assessment mitigation measures and determination consent conditions. WaterNSW acknowledges the proponent's detailed consideration of the statutory pre-condition requirements, under the Transport and Infrastructure SEPP 2021 (section 2.163), as they interact with our assets.

It is noted that the proposed boundary fence adjoining the Warragamba Pipelines Corridor does not currently meet WaterNSW specifications, as per our Guideline. Therefore, it is requested that the proponent upgrade the boundary fence to meet these requirements (see Attachment 1 for further detail).

WaterNSW offers the following comments and requirements for your consideration (Attachment 1). WaterNSW requests we are consulted as a key stakeholder throughout the project and have the opportunity to review and comment on drafted conditions of consent.

If you have any questions regarding this letter, please contact Justine Clarke at justine.clarke@waternsw.com.au.

Yours sincerely

A handwritten signature in black ink, appearing to read "Alison KNIHA", with a stylized flourish at the end.

ALISON KNIHA
Catchment Protection Planning Manager

ATTACHMENT 1 – WaterNSW comments and suggested consent conditions (SSD-41807966)

Stormwater Management

Requested conditions:

- *Final levels, design and operation of the proposal must ensure post-development flows do not exceed pre-development flows into and through the Pipelines Corridor.*
- *All stormwater currently flowing across the Pipelines Corridor into the development site is to be accommodated in the stormwater management systems wholly within the development site, and not impeded causing pooling or ponding on WaterNSW land.*
- *WaterNSW shall be consulted should there be any impact on existing drainage structures during the works within or adjacent to the Pipelines corridor. Any impacted drainage structures shall be reinstated and/or restored on completion of works at the proponent's expense, to the satisfaction of WaterNSW.*

Protection of WaterNSW infrastructure

Requested conditions:

- *Development is to be consistent with 'Guideline for development adjacent to the Upper Canal and Warragamba Pipelines (WaterNSW, 2021).*
- *The proponent shall implement all practical measures to prevent damage to WaterNSW water supply infrastructure that may result from construction or operation of the project.*
- *The proponent shall repair, or pay all reasonable costs associated with repairing any damaged WaterNSW water supply infrastructure in a timely manner and to the satisfaction of WaterNSW.*

Erosion and sediment control

Requested condition:

- *Erosion and sediment controls are to be designed, installed and maintained in accordance with the Blue Book, Managing Urban Stormwater: Soils and Construction (Landcom, 2004).*

Fencing

In the experience of WaterNSW, development adjacent to the Pipelines corridor has a direct correlation with an increased occurrence of security incidents. These can include trespass, malicious damage, rubbish dumping, arson, assault and threatening behaviour. Both temporary and permanent fencing (depending on the stage of development) is required for any interface with WaterNSW land.

Requested conditions:

- *Appropriate boundary fencing (such as temporary construction fencing) shall be installed prior to works commencing and shall be maintained throughout the construction period.*
- *Prior to occupation certificate, a 2.1m chain mesh fence, plus 3 strand barbed wire on top, for a total height of 2.4m, is to be installed along the entire length of the boundary with Lot 3 DP229769, unless otherwise agreed to by WaterNSW.*

- *WaterNSW will not accept any gates from the development site into the Warragamba Pipelines Corridor.*
- *WaterNSW consent must be obtained prior to installation of mutual boundary fencing.*
- *Any existing rural fencing shall be removed and disposed of at an appropriate waste facility licensed to accept the waste.*

Retaining Walls

Where retaining walls are to be installed adjacent to the Pipelines corridor, they should be set back from the boundary, with all footings for retaining walls built entirely within the development site.

WaterNSW accepts the project design where the retaining wall is setback from the property boundary (Civil Plan 303).

Due to the proximity of the retaining wall construction and the water supply pipelines, WaterNSW requests that specific consideration and mitigation measures are incorporated into any Construction Noise and Vibration Management Plan (CNVMP) to protect the pipelines. A vibration and settlement monitoring plan (based on further geotechnical assessment) for works near the Warragamba Pipelines must be compliant with the German Standard DIN 4150-3:2016, 'Structural Vibration Part 3: Effects of vibration on structures'.

Security

Requested condition:

- *Access to the WaterNSW Pipelines corridor is prohibited unless a written access permit has been obtained from WaterNSW.*

Notification of incidents

WaterNSW requires notification of any incident such as a vehicle accident, discovery of any heritage items, spill or fire that affects or could affect the WaterNSW Pipelines corridor. Any such incident should be reported to WaterNSW on the incident Notification Number 1800 061 069 (24 hour service) as a matter of urgency.

Requested condition:

- *All incidents that affect or could affect the WaterNSW Pipelines corridor shall be reported to WaterNSW on the 24 hour Incident Notification Number 1800 061 069 as a matter of urgency.*