

11 February 2021

Contact: *Justine Clarke*
Telephone: *0457 535 955*
Our ref: *D2021/14829*

Bruce Zhang
Industry Assessments
Department of Planning, Industry & Environment
4 Parramatta Square
12 Darcy Street
PARRAMATTA NSW 2150

Dear Mr Zhang

Gazcorp Industrial Estate MOD 1 (SSD-5248) – Revised layout and earthworks

Thank you for your Major Project Portal referral dated 29 January 2021, inviting WaterNSW to provide comments on modification 1 for SSD-5248.

WaterNSW understands the modification seeks approval for:

- The delivery of earthworks and civil infrastructure works for the entire site as part of the first stage of works;
- A revised spatial distribution of warehouse/industrial uses and ancillary office floor space, which will result in a 3% increase in GFA and a reduction in development lots from 16 to 13, with a total of 14 building envelopes.

This site is of particular interest to WaterNSW as we own and manage the Warragamba Pipelines, which are critical water supply infrastructure, located along the northern boundary of the development site. As such, it is essential that appropriate mitigation measures are incorporated into the design to ensure State assets are protected.

WaterNSW has reviewed the modification plan, specifically in relation to stormwater management and impacts to the Warragamba Pipelines corridor and considers that the revised lot layout will benefit WaterNSW, due to the reduction in water quantity that will be conveyed into the Pipelines corridor.

WaterNSW does however provide supplementary mitigation measures that should be incorporated into the consent, which mitigate against the impacts of bulk earthworks along the common property boundary. Specific issues that can have the greatest impact include vibration impacts on pipeline supports, security of the corridor, and undermining of pipeline infrastructure from erosion and sediment deposits that inhibit dedicated drainage flow paths.

Requested Conditions:

- *Final levels and design of the proposal must not result in an increase in overland flow water into the Pipeline corridor of either quantity, quality or velocity. The development must be designed, operated and maintained to ensure post-development flows do not exceed pre-development flows into and through the Pipelines Corridor.*
- *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.*

- *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.*
- *Vibration criteria must be established in the Construction Environmental Management Plan (CEMP) to manage vibration on the Warragamba Pipelines. The German Standard DIN 4150-3:2016 'Structural Vibration Part 3: Effects of Vibration in Structures' should be used to assess vibration effects. The guideline vibration velocity levels to be adopted for WaterNSW structural assets are those listed in line 3 of Table 1.*
- *The proponent is to consult with WaterNSW on the vibration monitoring mitigation measure prior to its application.*
- *Erosion and sediment controls are to be designed, installed and maintained in accordance with the Blue Book, Landcom (2004) Managing Urban Stormwater: Soils and Construction.*
- *During works along the property boundary with WaterNSW, appropriate boundary fencing (such as temporary construction fencing) shall be installed prior to works commencing and shall be maintained throughout the construction period.*
- *Where the following requirements are not already installed, a fence with the following specification being 2.1m chain mesh 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 WaterNSW, unless otherwise agreed to by WaterNSW.*
- *Access to the WaterNSW Pipelines corridor is prohibited unless a written access consent has been obtained from WaterNSW.*

WaterNSW affirms the need for on-going consultation throughout the development of the Estate, specifically in relation the road and drainage works within and adjoining the Pipelines corridor.

WaterNSW requests the Department continue to consult with us on proposals that have the potential to impact on WaterNSW land, assets and infrastructure. All correspondence should be sent using the email address Environmental.Assessments@waterNSW.com.au.

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

Yours sincerely



ALISON KNIHA
Catchment Protection Planning Manager