

26 April 2021

Contact: *Justine Clarke*

Telephone: *0457 535 955*

Our ref: *D2021/50869*

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

Dear Mr Zhang

Access Logistics Park – Request for SEARs (SSD-17647189)

Thank you for your email dated 16 April 2021 requesting WaterNSW's input into the preparation of Secretary's Environmental Assessment Requirements (SEARs) for the above proposal at 884-928 Mamre Road, Kemps Creek. It is understood the proposal seeks development consent for the construction and operational use of a warehouse and logistics hub, comprising one warehouse and distribution centre, bulk earthworks and retaining walls, stormwater and drainage works, associated works, internal roads, associated carparking, signage, landscaping and subdivision into 13 lots.

WaterNSW owns and manages the Warragamba Pipelines, critical water supply infrastructure located approximately 2.2km downstream 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 upstream development.

The development will need to consider the downstream impacts on the Pipelines corridor, specifically surface water flow properties for pre- and post-development scenarios. It is a WaterNSW requirement that post-development flows that enter or are conveyed across the Pipelines corridor must be equal to or less than the pre-development flows for each storm event up to and including 1% AEP event.

WaterNSW requests the following points be included in the SEARs and addressed in the subsequent Environmental Impact Statement (EIS) for the proposal, as this will assist WaterNSW to determine any potential impact on the downstream Warragamba Pipelines Corridor.

- Consideration of the Mamre Road Precinct planning controls and objectives, including a detailed assessment against the provisions of the Draft Mamre Road Precinct DCP and how they will be achieved.
- An assessment of the impacts of the proposed development on hydrology. The EIS should include a water balance that models pre- and post-development flows that enter and leave the site, including volume, frequency and quality of discharges.
- The EIS should include a stormwater management strategy that ensures safe and appropriate management and disposal stormwater without negative impacts on downstream or neighbouring allotments.

WaterNSW would appreciate being advised when the EIS is exhibited for further review, and requests the Department continues to consult with us on any development that may impact on our assets, infrastructure or land, 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

A handwritten signature in black ink, appearing to be 'AK' followed by a long horizontal stroke.

ALISON KNIHA
Catchment Protection Planning Manager