

18 October 2021

Contact: *Justine Clarke*

Telephone: *0457 535 955*

Our ref: *D2021/112044*

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

Dear Ms Thornton

Yiribana Logistics Estate - SSD 10272349 – EIS Exhibition comments

Thank you for your Major Projects Planning Portal referral dated 23 September 2021, seeking WaterNSW's comment on the above proposal. It is understood that the proposal seeks approval for the staged development of a concept masterplan for manufacturing industries and/or warehouse and logistics estate comprising five warehouses and ancillary office, hardstand area and car parking across four lots, internal road network, 25m E2 Environmental Conservation zone within a 35m corridor, indicative lot layout, site levels, concept stormwater drainage, and landscaping concept, and site servicing infrastructure.

The subject site lies more than one kilometre from WaterNSW's Warragamba Pipelines Controlled Area Corridor, which contains critical water supply infrastructure transporting raw water from Warragamba Dam to the Prospect water filtration plant. WaterNSW's main concern is that development in the Mamre Precinct does not increase stormwater volumes or velocity entering South Creek, as this will have a detrimental impact on the Pipelines Corridor.

WaterNSW has assessed the proposal as having a low potential risk to our land, assets and infrastructure if volumes and velocities of stormwater entering South Creek are not increased to levels greater than pre-development flows and that local drainage systems are not overloaded. It is essential that urban stormwater systems for this development do not impact on downstream properties.

It is noted that the EIS has demonstrated that the stormwater management strategies will manage flows and velocities in all flood events up to 100-year ARI, without adversely impacting downstream properties, including the Warragamba to Prospect Pipelines.

WaterNSW requests the Department continues to consult with us on any development that may impact on our assets using the email address Environmental.Assessments@waternsw.com.au. If you have any questions regarding this letter, please contact our Catchment and Asset Protection Adviser, Ms Justine Clarke, at justine.clarke@waternsw.com.au.

Yours sincerely

A handwritten signature in black ink, appearing to be "Alison Kniha", written over a light blue horizontal line.

ALISON KNIHA
Catchment Protection Planning Manager