

12 November 2021

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

Contact: *Justine Clarke*
Telephone: *0457 535 955*
Our ref: *D2021/119706*

Dear Ms Groth

Access Logistics Park - SSD 17647189 – EIS Exhibition comments

Thank you for your Major Projects Planning Portal referral dated 19 October 2021, seeking WaterNSW's comment on the above proposal. It is understood that the proposal seeks approval for the construction and operational use of a Warehouse and Logistics Hub, at 884-928 Mamre Road, Kemps Creek (Lots 52-53 DP 259135). Specifically, the proposal will entail:

- demolition of existing dwelling houses and associated outbuildings
- bulk earthworks involving dam dewatering, cut and fill works and pad construction
- a two-stage 16-lot Torrens Title subdivision of the land
- construction of internal public estate roads
- stormwater and drainage works, including construction of onsite detention and bio retention basins, and landscaping of bio retention basins and street tree planting
- infrastructure comprising civil works and utilities servicing
- construction of one warehouse and distribution centre in Proposed Lot 2 with a GFA of 37,800m², and
- construction of retaining walls, temporary acoustic barriers and signage.

The subject site lies more than two kilometres 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. 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 read 'Alison Kniha', with a long horizontal stroke extending to the right.

ALISON KNIHA
Catchment Protection Planning Manager