

4 November 2019

Contact: *Justine Clarke*
Telephone: *02 9865 2402*
Our ref: *D2019/121186*

Shaun Williams
Planning Officer, Industry Assessments
Department of Planning, Industry and Environment
GPO Box 39
Sydney NSW 2001

Dear Mr Williams

SSD 9601 Horsley Park Brickworks Plant 2 Upgrade

Thank you for your email dated 2 October and the opportunity for WaterNSW to provide input on State Significant Development (SSD 9601) for 780 Wallgrove Road, Horsley Park (Lot 7 DP 1059698). WaterNSW understands the development is an extension to the existing brick manufacturing facility known as Plant 2, including installation of new industrial plant and machinery, associated works and the provision of onsite detention basin with discharge into Eastern Creek.

The subject site adjoins the WaterNSW owned and managed Warragamba to Prospect Pipelines corridor (Pipelines corridor) which forms the northern boundary of the site, and is approximately 320m to the west of Prospect Reservoir. The site also lies within the Western Sydney Parklands and is therefore subject to the provisions of *State Environmental Planning Policy (Western Sydney Parklands) 2009*, specifically clauses 12 & 13.

The Pipelines are critical water supply infrastructure, conveying 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 development on adjoining land.

WaterNSW has reviewed the Environmental Impact Statement (EIS) and associated documents submitted by WillowTree Planning on behalf of The Austral Brick Co Pty Ltd (the Applicant) and finds the EIS documentation does not adequately address the following:

- stormwater flow properties (both velocity and water level) for predeveloped and post developed scenarios
- Clause 13 of *State Environmental Planning Policy (Western Sydney Parklands) 2009*, including whether the proposed development will have a neutral or beneficial effect (NorBE) on water quality, and
- WaterNSW's Guidelines for development adjacent to the Warragamba Pipelines Corridor.

Please see below commentary regarding the above and options for addressing our areas of concern.

Stormwater Management

Stormwater discharge quantities into Eastern Creek pre- and post-development are not identified in the Civil Design Report (at&I, May 2019). It is understood that a new on-site detention basin will be constructed to the northwest of the site as part of this proposal, with flows conveyed from the development site across WaterNSW lands along Eastern Creek. At this location, WaterNSW lands

are specifically prone to prolonged inundation of stormwater flows after rain events impeding access to bulk water supply infrastructure for maintenance and operation.

The proposed detention basin is expected to reduce the peak rate of stormwater flows into Eastern Creek by temporarily storing water and releasing it at a controlled rate over a longer period of time. Given the Pipeline access constraints and risk to infrastructure, WaterNSW is concerned that the detention basin may still release water long after the storm event is over.

As per WaterNSW's Guidelines for development adjacent to the Warragamba Pipelines Corridor, WaterNSW requires 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 that:

- additional modelling be provided to show the stormwater flow properties (both velocity and water level) for the predeveloped and post developed scenarios. At a minimum, this must be completed at the location of the intersection of the Pipelines corridor and Eastern Creek
- during detailed design stage, measures must be developed ensure flooding and associated water quality and quantity risks within the Pipelines corridor are mitigated
- additional information is provided regarding the pipes associated with the detention basin to demonstrate mitigation measures proposed if the pipes are blocked and the blockage factor
- the development will have a neutral or beneficial effect (NorBE) on water quality.

Requested conditions:

- *The proposal must not result in an increase in overland flow water into the Pipelines 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.*
- *Stormwater directed to or across the Pipelines corridor is not acceptable, except at approved point of discharge for the development.*
- *The proposal must have a neutral or beneficial effect on water quality.*

Impacts on Bulk Water Supply infrastructure

Further justification is required to demonstrate how the development meets Clause 13 of *State Environmental Planning Policy (Western Sydney Parklands) 2009*. There is potential for the proposed development to impact outside the development footprint, specifically on the bulk water supply infrastructure. Development consent should not be granted to any development on land in Western Sydney Parklands unless the consent authority is satisfied that this clause has been addressed.

Erosion and sediment control

It is critically important that the bulk earthworks are designed and undertaken in a manner that does not impact on the Pipelines corridor. Effective erosion and sediment control must be installed prior to any earthworks. The controls should be regularly maintained and retained until works have been completed and the ground surface stabilised or ground cover re-established.

Requested condition:

- *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.*

WaterNSW access

Any structure and related works must be designed, constructed and operated in such a way that does not restrict WaterNSW from operating and maintaining the Pipelines.

Requested condition:

- *24 hour all weather access to the WaterNSW Pipelines corridor shall be retained or provided for WaterNSW staff and contractors.*

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.*

WaterNSW requests the Department continues to consult with us regarding proposals on land adjacent to and impacting on WaterNSW infrastructure, land or assets due to the potential for impact on water quality and water supply.

WaterNSW expects our concerns to be addressed in the Return of Submissions report and that the department notify us when this is received. All correspondence should be emailed to 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



CLAY PRESRAW
Manager Catchment Protection