

26 September 2025

Contact: Justine Clarke
Telephone: 0457 535 955
Our ref: D025/113081

Rebecka Williams
Industry Assessments
NSW Department of Planning, Housing & Infrastructure
Locked Bag 5022
PARRAMATTA NSW 2124

Oakdale East Industrial Estate, Precinct 2 (SSD-77020757) - EIS

Dear Ms Williams,

Thank you for your Major Projects Planning Portal referral dated 23 September 2025, seeking WaterNSW's comment on the Environmental Impact Statement (EIS) for the above proposal. We understand that the application seeks approval for the construction, operation, use and fit-out approval of three warehouses spanning circa 90,158 m² within precinct 2 of the Oakdale East Estate (OEE).

WaterNSW owns and manages the Warragamba Pipelines, critical water supply infrastructure located directly north of the Estate. 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 adjoining development.

The eastern boundary of the site borders the Reedy Creek riparian corridor. Adequate setbacks and protection measures must be incorporated into the development to minimise any disturbance on this corridor. Further, downstream impacts on the Pipelines corridor, specifically increased surface water flows must be mitigated. It is acknowledged that proposed onsite detention measures and connection into the approved stormwater system for the broader OEE are already approved under SSD 37486043.

Therefore, due to the location and nature of the development, WaterNSW considers the impact to our lands, asset or infrastructure as being low. WaterNSW acknowledge that the potential environmental impacts and majority of physical site constraints and impact management measures have been previously addressed in the EIS for the approved SSD- 37486043 (as modified) and DA347.1/2021 (as modified). As such we have no specific comment to make.

WaterNSW affirms the need for ongoing consultation throughout the development of the Oakdale East Estate, specifically in relation to development on proposed directly adjoining the Pipelines corridor. We request that 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 read "Alison Kniha", with a stylized flourish at the end.

ALISON KNIHA
Mining & Environmental Approvals Manager