

28 April 2021

Contact: *Justine Clarke*

Telephone: *0457 535 955*

Our ref: *D2021/51504*

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

CC: Christopher Fraser

Dear Ms Bakopanos

**Modification to 50 Peter Brock Drive, Eastern Creek - Event Parking Area -  
(DA S29/3/97-Mod-1)**

Thank you for your email dated 16 April 2021, inviting WaterNSW to comment on the Response to Submissions (RTS) for the above development modification (MOD) and undertake an assessment of the proposal's neutral or beneficial effect (NorBE) on water quality in the Sydney Drinking Water Catchment. WaterNSW understands the proposal is to retrospectively approve earthworks undertaken in the south eastern corner of the site and to provide improvements to stormwater drainage infrastructure.

The development site does not fall within the declared Sydney Drinking Water Catchment, and as such does not require consideration by WaterNSW for NorBE.

***Impacts on Bulk Water Supply infrastructure and declared Special Areas***

The development site is directly adjacent to the Prospect Special Area to the South, as prescribed under Schedule 1 of the *Water NSW Regulation 2013* and land within the Western Parklands. Under clause 13 of the *State Environmental Planning Policy (Western Sydney Parklands) 2009* (Parklands SEPP), Consent authorities must not grant consent for development on these lands unless the development will have a neutral or beneficial impact (NorBI) on the quality of the water in the bulk water supply infrastructure shown on the Bulk Water Supply Infrastructure Map. As indicated, the development site is not on land within the Western Parklands.

The Prospect Special Area is managed by WaterNSW and National Parks and Wildlife, with the prime objective of protecting water quality and maintaining ecological integrity. While WaterNSW did not receive the modification application to review, we provide the following advice based on the development directly adjoining our lands.

WaterNSW has reviewed the proposal and RTS documents and based on this information has no objection to the MOD. WaterNSW propose the following conditions for inclusion, should the application be recommended for approval.

**Requested Conditions:**

- *The development must be completed in accordance with an environmental assessment, updated civil works plans and determination consent conditions.*

- *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.*
- *The swale drain (as indicated on the General Arrangements Plan C201 – SGC 16/11/20) must be installed on the southern boundary of the development area, to collect any surface water runoff from upstream catchments and direct it away from the Prospect Special Area.*
- *Surface water originating from upstream catchments must not be impeded, and shall be accommodated in downstream water management systems within the development site.*
- *Any damage to the Special Area and/ or associated infrastructure (including boundary fencing) caused at any stage shall be repaired by the consent holder, or they shall pay all reasonable costs associated with repairing the damaged water supply infrastructure, in a timely manner and to the satisfaction of WaterNSW.*
- *Access to the Special Area is prohibited unless written access consent has been obtained from WaterNSW.*
- *All new drainage infrastructure (including footings, swales, inlet and culvert works inspection pits and piles) must be retained wholly within the development site and not change conditions on neighbouring properties.*
- *All incidents that affect or could affect the Prospect Special Area 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. All correspondence should be emailed to [Environmental.Assessments@waterNSW.com.au](mailto:Environmental.Assessments@waterNSW.com.au).

If you have any questions regarding this letter, please contact Justine Clarke at [justine.clarke@waterNSW.com.au](mailto:justine.clarke@waterNSW.com.au).

Yours sincerely

A handwritten signature in black ink, appearing to be 'AK', with a long horizontal flourish extending to the right.

**ALISON KNIHA**  
**Catchment Protection Planning Manager**