



Integrated Water Management Report (Early Works)

17-24 Loftus Crescent, Homebush

Issue A

Prepared For Homebush Developments No. 1
Pty Ltd

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REVISION TABLE

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Table of Contents

1	Executive Summary	5
1.1	Addressing Relevant SEARs	5
1.2	Project Description	5
2	Introduction	6
2.1	Brief	6
2.2	Overview of Proposed Development	6
2.3	Site Description	7
2.4	The Proposal	8
2.5	Methodology	9
2.6	Limitations	10
2.7	Reference Documents	10
3	Assessment & Results	10
3.1	Addressing Strathfield Council's LEP Requirements	10
3.2	NSW Government's SEPP Requirements	11
3.3	Addressing Strathfield Council's DCP Requirements	11
3.3.1	Rainwater Tank	12
3.3.2	Water Quality	12
3.3.3	Water Quantity / On-Site Detention	12
4	Stormwater Disposal	12
5	Overland Flow Management	12
6	Soil & Water Management	12
6.1	Construction Stage	12
7	Maintenance Strategy	14
8	Design Statement	14
A1	Appendix 1	15
A2	Appendix 2	17
A3	Appendix 3	19



List of Figures

Figure 2-1	Site Aerial (highlighted in red)	8
Figure 2-3	Site Plan	9

List of Tables

Table 1-1	Relevant SEARS	5
Table 2-1	Site Description	7
Table 3-1	Responses to SEPP Requirements	11

1 Executive Summary

1.1 Addressing Relevant SEARs

Table 1-1 Relevant SEARS

Item	Description	Section Reference
11. Water Management	Detail the proposed drainage design and servicing infrastructure to be incorporated as part of the development (stormwater and wastewater).	Appendix 3 Stormwater Plans
	Demonstrate how the development complies with council's drainage requirements and identify proposed stormwater treatment and water quality management measures to minimise adverse environmental impacts.	Section 4.3

1.2 Project Description

This report has been prepared to address the Secretary's Environmental Assessment Requirements (SEARs) issued for the project (SSD-81767963).

This report concludes that the proposed in-fill affordable housing development is suitable and warrants approval subject to the implementation of the following mitigation measures.

- Provide an On-Site Detention system to limit the post developed discharge to pre-developed site conditions;
- Provide a rainwater tank to collect part of the roof runoff and to re-use on site for irrigation of landscaped areas;
- Provide a water quality treatment system capable of meeting the pollutants reduction targets as stipulated by Council; and
- Divert and upgrade the stormwater infrastructure that traverses the site around the footprint of the proposal.

Following the implementation of the above mitigation measures, the remaining impacts are considered appropriate.

2 Introduction

2.1 Brief

This report supports an Early works State Significant Development Application (SSDA) (SSD-99910476) being lodged with the Department of Planning, Housing and Infrastructure (DPHI) for the demolition of all existing buildings, excavation, ground works and remediation works at 17-24 Loftus Crescent, Homebush (the site) to enable the proposed redevelopment of the site for a mixed-use development sought separately under SSD-81767963. The proponent for the SSDA Homebush Developments No 1 Pty Ltd.

The proposal aims to:

- Facilitate the early works required for Ministerial declared HDA site under SSD-81767963, which will result in the construction of 318 dwellings, an activated retail ground plane and public domain upgrades to Loftus Lane.
- Enable the demolition and remediation of the site to ensure it is suitable for development of a residential mixed-use development.
- Ensure the expedient delivery of the HDA application at the site (SSD-81767963), as per the requirements of the HDA approval pathway.

The purpose of this report is to address item 19 of the SEARs. It outlines the results of the flood modelling undertaken in accordance with Flood Risk Management Guide LU01.

2.2 Overview of Proposed Development

On 17 March 2025, the HDA recommended the proposed development for the purpose of mixed-use development including the construction of circa 318 dwellings at 17-24 Loftus Crescent, Homebush be declared a State Significant Development (SSD) under s4.36(3) of the Environmental Planning and Assessment Act 1979 (EP&A Act). On 15 December 2025, the main works SSD (Ref. SSD-81767963) was lodged with DPHI and is currently on exhibition.

This SSDA seeks approval for early works associated with the delivery of the ongoing mixed-use redevelopment of the site under SSD-81767963 at 17-24 Loftus Crescent, Homebush. This SSD comprises the following proposed development:

- Site establishment works including:
 - Erection of site hoarding, fencing and signage;
 - Installation of site office and amenities.
- The demolition of all existing structures at the site including:
 - Seven (7) existing dwelling houses and associated outbuildings/structures
- Removal of trees on the site;
- Site remediation associated with remediation work;

- Shoring and bulk excavation works to enable the excavation of the basement levels; and
- Extension and augmentation of services and infrastructure as required.

2.3 Site Description

The site is situated at 17-24 Loftus Crescent, Homebush, approximately 14.6km west of the Sydney CBD and within the Strathfield Local Government Area (LGA). It is strategically located within the Homebush Precinct being approximately 250m from Homebush Train Station which provides services to Parramatta, Penrith, Leppington and the Sydney CBD. It is within proximity to the local retail shopping strip along Parramatta Road Corridor, two (2) schools including Homebush Public School and Homebush Boys High School and multiple areas of public open space including Augustus Loftus Reserve, Ismay Reserve and Crane Street Park.

The site consists of the following parcels of land and is legally described in Table 2-1.

Table 2-1 Site Description

Legal Description	Address
Lots A DP 405742	17 Loftus Crescent
Lot 14 DP 9154	18 Loftus Crescent
Lot 15 DP 9154	19 Loftus Crescent
Lot 16 DP 9154	20 Loftus Crescent
Lot 17 DP 9154	21 Loftus Crescent
Lot 18 DP 9154	22 Loftus Crescent
Lot 19 DP 9154	23 Loftus Crescent
Lot 20 DP 9154	24 Loftus Crescent

The land is wholly owned by **Homebush Developments No.1 Pty Ltd.** The site is irregularly shaped with an area of approximately 3,980m², with frontages to Loftus Crescent, Subway Lane and Loftus Lane. Additionally, the site is significantly underutilised being currently occupied by seven (7) detached dwellings and one empty lot.

An aerial of the site is provided in Figure 2-1.



Figure 2-1 Site Aerial (highlighted in red)

Source: Colliers Urban Planning

2.4 The Proposal

The development is proposed on a residential site on Loftus Avenue. Homebush Developments No. 1 Pty Ltd is proposing a mixed-use development as per the architectural concept plans prepared by DKO. The site plan is illustrated in Figure 2-2 below.

DKO DISCLAIMER: THIS DRAWING IS FOR EARLY WORKS BULK EXCAVATION COORDINATION ONLY. INFORMATION SUBJECT TO FURTHER CONFIRMATION BY CIVIL AND STRUCTURAL ENGINEER.

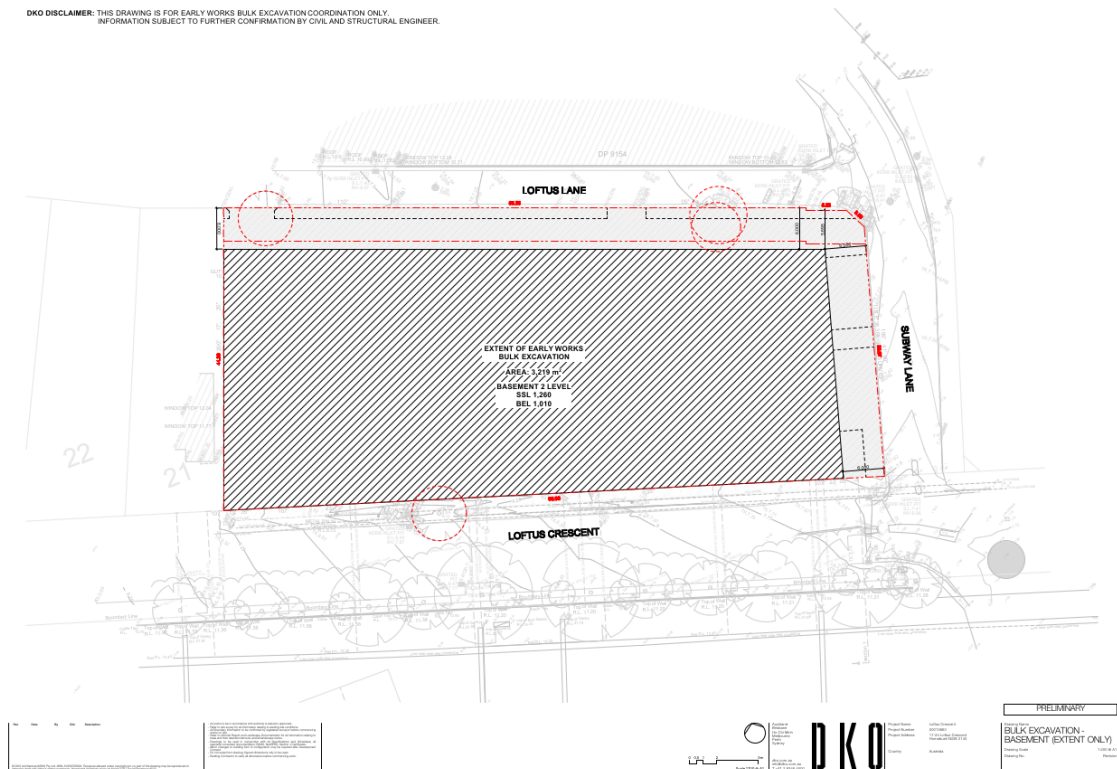


Figure 2-2 Site Plan

2.5 Methodology

This report describes the stormwater quality and quantity measures proposed to address the local Council's requirements for stormwater drainage and reports on the results of modelling carried out in support of the development for main SSDA. Since, early works SSDA involve Erosion and Sediment Control only, detailed stormwater design for the main SSDA has been added into this report to address relevant SEARs conditions.

The concept stormwater drainage plans have been prepared by S&G Consultants (SGC) to comply with the following:

- Strathfield Council Development Control Plan 2023 Part 5 :Environmental Management”;
- Section 6.7(1)(c) and (f) of the Biodiversity and Conservation SEPP (State Environmental Planning Policy); and
- Section 6.10 of the Biodiversity and Conservation SEPP (State Environmental Planning Policy).

2.6 Limitations

This report is intended solely for Homebush Developments No. 1 Pty Ltd as the Client of SGC and no liability will be accepted for use of the information contained in this report by other parties than this client.

This report is limited to visual observations and to the information including the referenced documents made available at the time when this report was written.

2.7 Reference Documents

The following documents have been referenced in this report:-

1. Site survey prepared by Master Surveying ref. 68620 dated 13/10/2025;
2. Architectural plans prepared by DKO;
3. Engineers Australia, *Australian Rainfall & Runoff* (AR&R 1999);
4. Strathfield Stormwater Management Code;
5. Strathfield Municipal Council LEP 2012;
6. Strathfield Council DCP 2023 Part 5; and

3 Assessment & Results

3.1 Addressing Strathfield Council's LEP Requirements

The stormwater requirements are set out in PART H of Strathfield Consolidated Development Control Plan 2005 Waste Minimisation and Management Plan Section 1.6 Aims and Objectives as per below.

1.6 Aims and Objectives

This Plan aims to encourage waste minimisation and facilitate appropriate and sustainable waste storage and collection arrangements in all stages of development. It is designed to be consistent with the Federal and State Government legislative and policy context whilst meeting the vision and priorities set by the Strathfield community in the Strathfield Community Strategic Plan 2025. The specific objectives of the Plan are:

- a) To maximise reuse and recycling of building and construction materials, household generation waste, industrial and commercial waste.
- b) To assist in achieving Federal and State Government waste minimisation targets.

- c) To minimise the overall environmental impacts of waste and to provide advice to the community on how to prepare Waste Management Plans, detailing actions to minimise waste generation and disposal.
- d) To provide advice to the community on matters to be considered when assessing the waste implications of applications made under the Environmental Planning and Assessment Act 1979 and the Local Government Act 1993.
- e) To require source separation and other design and location standards which complement waste collection and management services offered by Council and private operators.
- f) To provide advice to the community on how to reduce and handle waste during the demolition and construction phase.
- g) To encourage building designs and construction techniques that will minimise future waste generation.
- h) To provide details for the design and construction of waste handling storage facilities in buildings.
- i) To prevent large quantities of bins from being placed on street frontages and detracting from the visual amenity of the area by requiring onsite collection.
- j) To facilitate safe and practical collection options in new development for Council collection staff and contractors.
- k) To ensure that medium and high density development in the Parramatta Road Corridor are adaptable for future connection to an automated waste collection system.

3.2 NSW Government's SEPP Requirements

The table below provides a response to the requirements of the SEPP.

SEPP	Section 6.7(1)(c) and (f) - In deciding whether to grant development consent to development on land in a regulated catchment, the consent authority must consider the following—(c) whether the development will minimise or avoid—(i) the erosion of land abutting a natural waterbody, or (ii) the sedimentation of a natural waterbody and (f) if the development site adjoins a natural waterbody—whether additional measures are required to ensure a neutral or beneficial effect on the water quality of the waterbody.	An erosion & sediment control plan has been prepared as a part of the stormwater concept plan.
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Table 3-1 Responses to SEPP Requirements

3.3 Addressing Strathfield Council's DCP Requirements

The Council's requirements are provided in Stormwater Management Code and specifically in Strathfield Consolidated Development Control Plan 2005. Part N of the Strathfield Development Control Plan. Part of Early Works, only Erosion and Sediment Control plans have been prepared and associated requirements from Council have been met. Different Council requirements are listed below:

3.3.1 Rainwater Tank

Refer to main SSDA.

3.3.2 Water Quality

Refer to main SSDA.

3.3.3 Water Quantity / On-Site Detention

Refer to main SSDA.

4 Stormwater Disposal

It is proposed that stormwater from the development will be discharged to a grated kerb inlet pit located within Loftus Lane. The discharge point forms part of the local stormwater drainage network, which is designed to convey flows from both the subject site and the upstream catchment. Modifications to the existing drainage connection may be required within the proposal's frontage to facilitate the new discharge arrangement. The design of the proposed connection complies with Council's requirements for stormwater infrastructure.

Please refer to the Stormwater plans prepared by S&G Consultants P/L in the appendix.

5 Overland Flow Management

A flood review report is prepared by S&G Consultants P/L to address the requirement of the Department of Planning's SEARs item 19. Reference to report for details.

6 Soil & Water Management

6.1 Construction Stage

A Soil and Water Management Plan (SWMP) has been prepared for the DA submission. The implementation of the SWMP shall be in accordance with the guidelines of the NSW Department of Housing publication "Managing Urban Stormwater: Soils & Construction" (The Blue Book) and relative sections of the DCP.

The SWMP outlines the erosion and sediment control processes for the duration of the project. Emphasis should be placed firstly on minimising erosion then on preventing movement of sediment.

The clearing of the site leaves the land surface susceptible to increased erosion. The eroded particles can be transported off site and into natural waterways causing siltation, loss of hydraulic capacity and environmental stress. The SWMP aims to minimise the extent of erosion of the site, restrict movement of soil particles and mitigate the impacts of the works on the natural environment.



The SWMP provides for the:-

- Protection of disturbed ground through devices such as temporary vegetation, diversion banks and sediment fences;
- Early installation and progressive implementation of erosion controls;
- Early construction of permanent drainage structures, culverts, sediment basins traps and catch drains;
- Progressive revegetation of disturbed areas;
- Use of geotextile to stabilise disturbed surfaces during construction of culverts;
- Control of runoff from embankments through shaping of fill and construction of temporary windrows and batter drains;
- Implementation of erosion control measures at associated sites, including access tracks, roads, office/compound site and extraction sites;
- Progressive and continual implementation of temporary sediment controls;
- Diversion of runoff from disturbed areas to sediment control structures;
- Management of turbid water in basins after rain through flocculation or extraction and use for construction or dust suppression;
- Construction of temporary sediment traps at strategic locations;
- Routine maintenance of sediment control devices to ensure that they remain fully functional at all times;
- Removal of sediment from basins and other structures and placement in secure locations where further movement will not occur;
- Minimisation of transportation of mud and soil by vehicles onto Gordon Avenue and Hammond Lane, through the use of shakers and wash-bays;
- Provision for regular inspections of the control measures by a trained personnel to review and update control measures. Inspections should be conducted weekly and immediately after every significant storm event;
- Dust control through progressive revegetation and application of water;
- A procedure to ensure that water is not released from basins until achieving the appropriate quality standard; and
- Meeting EPA requirements & the guidelines of the Department of Housing publication "Managing Urban Stormwater: Soils & Construction" (Blue Book).



7 Maintenance Strategy

Refer to main SSDA.

8 Design Statement

I, Sam Haddad of S&G Consultants P/L, confirm that this report addresses the requirement of SEAR No. 11 "Water Management" (Stormwater component only) and relevant State and local legislation, policies and guidelines including DCP of Strathfield Municipal Council. I further confirm that none of the information contained in the SSDA is false or misleading.



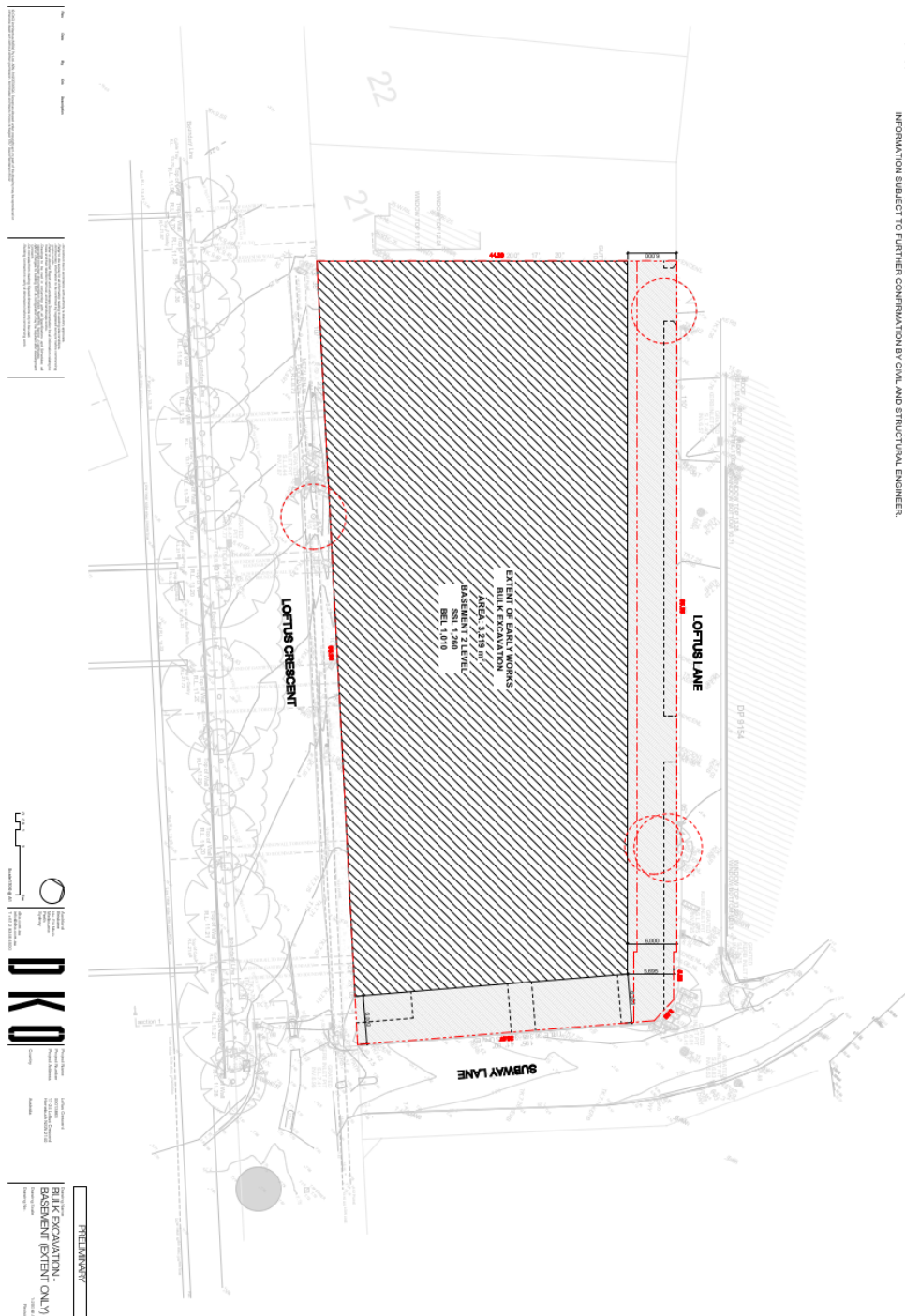
A1 Appendix 1

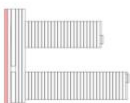
Survey Plan



A2 Appendix 2

Architectural Plans







A3 Appendix 3

Stormwater Plans

