



Office of Water

Felicity Greenway
NSW Planning and Infrastructure
GPO Box 39
SYDNEY NSW 2000

3 November 2011

Contact: Tim Baker
Phone: (02) 6841 7403
Fax: (02) 6884 0096
Email: Tim.Baker@water.nsw.gov.au

Our ref: ER21640
Your ref:

Attention: David Mooney

Dear Mr Mooney

Subject: OBERON TIMBER COMPLEX (DA27/95) – SECTION 75W MODIFICATION (MOD 5) – PUBLIC EXHIBITION OF ENVIRONMENTAL ASSESSMENT

I refer to your letter dated 28 September 2011 requesting a submission on the publicly exhibited environmental assessment for the proposed modification to the Oberon Timber Complex. The NSW Office of Water has reviewed the documentation and provides this information for consideration in determining the project. Detailed comments are provided in Attachment 1 and recommended conditions of consent in Attachment 2. The key issues include the following:

- The proposed swale system requires clarification in terms of its design due to perceived risks of using vegetation to stabilise a 1:1 batter and conflicting proposals within the documentation.
- The presence of a high groundwater table indicates the potential for groundwater interception and/or extraction. Such an activity would require a licence under the *Water Act 1912* or *Water Management Act 2000*.
- The proposed stormwater management system has identified a range of activities which will require a Controlled Activity Approval under the *Water Management Act 2000*. This includes activities such as the construction and installation of swales and dams, pipes and weirs and building construction within 40m of a watercourse.
- The Office of Water requests consultation in developing management plans for this project and recommends plans to manage sediment and erosion control and vegetation establishment in addition to water management at the site. The exhibited Stormwater Management Plan is an important overarching document to the proposed activities.

Should further information be required please do not hesitate to contact Tim Baker on (02) 6841 7403.

Yours sincerely

Mark Mignanelli
Manager Major Projects and Assessment



NSW OFFICE OF WATER

ATTACHMENT 1

DETAILED COMMENTS

- The project includes a new swale on the western side of the proposed warehouse. The actual configuration of this swale is not clear with one section in the documentation proposing vegetated batters of 1:1 and another requiring a retaining wall on the building side. The Office of Water has significant concerns with the ability of vegetation to maintain stability of a 1:1 batter slope and the associated risk to channel stability and the proposed area of factory expansion. The proponent is therefore recommended to provide further justification on the use of vegetated batters for all proposed swales or consider alternative options to ensure stability. Confirmation is requested on the proposed design of Swale 1 and whether buffers are proposed. The Office of Water advocates the use of appropriately sized rock and vegetation to stabilise erodible or high velocity watercourse environments, and the use of box culverts over pipe culverts. The proponent is referred to the Office of Water's Controlled Activity Guidelines for further information at the following link: <http://www.water.nsw.gov.au/Water-Licensing/Approvals/Controlled-activities/default.aspx>
- NOW acknowledges that the stormwater management system incorporates a number of settlement dams, constructed as part of the water treatment process. These dams are excluded from the requirement for a licence under the *Water Act 1912* as defined by Clause 3 of Schedule 1 of the *Water Management (General) Regulation 2011*.
- A Controlled Activity Approval (CAA) under the *Water Management Act 2000* will be required for activities in or within 40m of a watercourse. These activities have been identified to include a range of decommissioning and reconstruction of surface water management structures in addition to the installation of pipes, weirs and other infrastructure. The close proximity of the proposed factory extension will also need to be considered for a CAA in relation to any excavation required for foundations or ancillary infrastructure.
- The Office of Water will require detailed design for all infrastructure and works to be considered by a CAA in addition to supporting hydraulic and hydrologic studies. Details of scour protection at the outlets of culverts will be required, noting that concrete and rock gabions are not supported.
- The Stormwater Management Plan indicates the site is characterised by a high groundwater table which is a significant constraint to excavation works. The Office of Water advises that any excavation works which intercept or extract groundwater will require a licence under the *Water Act 1912*/*Water Management Act 2000* whichever is relevant.
- The NSW Office of Water requests consultation during the development of management plans relevant to water management for both construction and operation periods. An Erosion and Sediment Control Plan, Vegetation Management Plan and the Stormwater Management Plan are key plans recommended for this project.



NSW OFFICE OF WATER

ATTACHMENT 2

RECOMMENDED CONDITIONS OF APPROVAL

The NSW Office of Water requests the following conditions be included in any determination issued for the Oberon Timber Complex Section 75W modification:

1. The proponent shall prepare a Water Management Plan in consultation with and to the satisfaction of the NSW Office of Water. This plan must include the following:
 - a. An Erosion and Sediment Control Plan
 - b. Vegetation Management Plan
 - c. A Stormwater Management Plan
2. The proponent must obtain a Controlled Activity Approval under the *Water Management Act 2000* for any works in or within 40m of a watercourse.
3. The proponent must obtain relevant licensing under the *Water Act 1912* or *Water Management Act 2000* from the NSW Office of Water before commencing any works which intercept or extract groundwater.