

## Tim Henderson

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**From:** JEYADEVAN, JEYA <JEYA.JEYADEVAN@sydneywater.com.au>  
**Sent:** Wednesday, 7 August 2019 2:12 PM  
**To:** Tim Henderson  
**Cc:** Phillip Lambley  
**Subject:** RE: Qantas flight training centre - OSD

Tim,

Sydney Water would not ask to provide On Site Detention for the Qantas Flight Training Centre as per the meeting Minutes which was held on 13 February 2019, if the stormwater from the development site is directly connected to the Sydney Water's stormwater system.

Best Regards



**Jeya Jeyadevan | Senior Capability Assessor**  
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**From:** Tim Henderson <tim.henderson@enstruct.com.au>  
**Sent:** Tuesday, 6 August 2019 5:13 PM  
**To:** JEYADEVAN, JEYA <JEYA.JEYADEVAN@sydneywater.com.au>  
**Cc:** Phillip Lambley <phillip.lambley@enstruct.com.au>  
**Subject:** Qantas flight training centre - OSD

Hi Jeya,

I am sending you this email just to clarify Sydney Water's position on OSD at the proposed Qantas flight training centre at 297 King Street, MASCOT (Lot 133 DP 659434, Lot B DP 164829, Lot 1, 2, 3 4 & 5 DP 234489).

In a submission on the SSDA application, Sydney Water stated OSD would be required, contrary to previous advice in the attached minutes. As per the attached email, I have confirmed that OSD is not required.

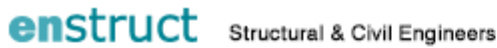
Our client is concerned that this item has not been fully closed out. Can you please confirm by return email that Sydney Water does not require OSD for the proposed works.

If you need any further information, please do not hesitate to contact me.

Regards,  
Tim

Tim Henderson  
Senior Engineer

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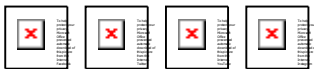


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# Minutes and actions

**Venue:** HO 7-02 Woodford Bay

**Date and time:** 13 February 2019 11:00am-12pm

<b>Meeting title:</b>	<b>Qantas Group Flight Training Centre</b>	<b>Subject:</b>	<b>Proposed Flight Training Centre Building and associated works</b>
<b>Chair:</b>	Fernando Ortega		
<b>Attendees:</b>	Charlie Westgarth Emma Fitzgerald Michael Terrett Stephanie Morgia Darren Giffen Phil Lambley Enrique Sarthou Jeya Jeyadevan Ray Parsell Sue De Silva Matthew Stark	Qantas Urbis APP Noxon Giffen Noxon Giffen Enstruct Sydney Water Sydney Water Sydney Water Sydney Water Sydney Water	
<b>Apologies:</b>	Fernando Ortega	Sydney Water	
<b>Distribution date:</b>	15 February 2019		
<b>Distribution list:</b>	Same as attendees above		
<b>Next meeting date:</b>	n/a		

## Agenda items:

1. Licences
  - a. Services; proposed tri-gen connection (pipework and HV cable)
  - b. Vehicles, Bikes and Pedestrians; possible widening (existing ~6.5m + ~1.5m footpath)
2. Architectural
  - a. Building setbacks from boundary
  - b. Kerblines from boundary
3. Landscaping
  - a. Landscaped setback from boundary

- b. Landscaping within channel; CPTED
  - c. Fence line
  - d. Maintenance and access
  - e. Ecology
  - f. Civil
  - g. Bayside Council flooding advice
  - h. Discharge point
  - i. On site detention
  - j. Water quality
4. Other business

### Actions from previous meetings:

No.	Action item(s)	Responsibility	Due date
1.	As per previous meeting, a new walkway/bridge would no longer be proposed for the new Qantas Group Flight Training Centre.	Qantas	n/a

### New actions arising:

No.	Action item(s)	Responsibility	Due date
1.	Detailed proposal of box culvert works.	Qantas	none
2.	Condition report and flood compatibility of existing bridges.	Qantas	none
3.	To provide details on stormwater action points.	SWC -Jeya	27/02/19
4.	Preparation of new lease contract for SW assets.	SWC - Sue	As lease expires
5.	Access Tap-in™ to obtain Works – As – Constructed drawings on project site.	Qantas	none
6.	CPTED Design (issues on vegetation removal).	Qantas	none
7.	To provide exact details to Sue DeSilva on possible “railway ownership” on parcel of land within the site.	Qantas	none
8.	To provide feedback on possible sewer connection points for approximately 600EP.	SWC -Matt	27/02/19
9.	Applicant to engage a Water Service Coordinator (WSC)	Qantas	none
10.	To provide details on approximate water demand and wastewater discharge.	Qantas	none

## Other Business (Stormwater):

1. On Site Detention is not required if the subject development proposes direct stormwater connection to Sydney Water's stormwater system.
2. Proponent has confirmed in the meeting that there are no building or permanent structures proposed over the stormwater channel or within 1m from the stormwater channel or within Sydney Water land.
3. Proponent is required to submit a Flood Impact Assessment (FIA) report based on a current flood model for the proposed development and identify flood hazards. The FIA must:
  - a. Demonstrate that there are no potential adverse flood impacts offsite due to the development; and
  - b. Evaluate the impacts of flooding on the proposed development.
4. Appropriate flood mitigation actions are to be implemented should there be any impact on existing flooding due to the proposed development.
5. Sydney Water has no objection to use of existing two bridges, provided these bridges are structurally adequate for the intended use. However, replacement of the existing bridges at the end of its lifespan is subject to Sydney Water's review based on its merit.
6. Sydney Water has no objection to the extension of the existing culvert on the upstream end, if any pipe works are proposed to cross over the Sydney Water's stormwater channel at the upstream boundary. However, the extension of the culvert is to be limited to the existing upstream bridge.
7. Finally, Sydney Water has no objection to extending the existing culvert on the downstream end to widen the existing road, provided the extension is limited to the required maximum width for vehicular crossing.

## Other Business (Sewer):

1. Our servicing investigation show that the existing 200mm sewer pipe along King Street may accommodate 600EP depending on its physical condition. In addition, SWC recommends that once a Water Service Coordinator is engaged by Qantas, the sewer type, size, depth and condition is to be verified in the field inspection.

## Other Business (Property):

1. The License agreement between Sydney Water and Qantas expired in April 2015. Therefore, the tenancy is currently on holdover. SWC intends to renew the agreement for another 10 years.
2. Qantas to provide SWC (c/o Sue DeSilva) the exact details on parcel of land with possible “railway ownership” for clarification.