

D2016/144650

Ms Joanna Bakopanos
Team Leader
Industry Assessments
Department of Planning and Environment
GPO Box 39
Sydney NSW 2001

Attn: Necola Chisholm

Dear Ms Bakopanos,

SSD 7664 – Stage 2 Horsley Drive Business Park

Thank you for your letter dated 12 December 2016 requesting WaterNSW's comments on the above proposal. It is understood the proposal includes:

- a Concept Proposal to establish general and light industrial land uses, including development levels and associated works, and
- a Stage 1 DA for subdivision, bulk earthworks and associated site works.

WaterNSW owns and manages the critical water supply infrastructure – the Upper Canal that forms the western boundary of Horsley Drive Business Park. The Upper Canal corridor includes the open Canal as well as the land containing the public cycle path. Note that all references to the Upper Canal should read 'WaterNSW Upper Canal', not 'Sydney Water Upper Canal'. The subject site is adjacent to and downslope of the Upper Canal corridor.

WaterNSW has reviewed the SSD and conducted a site inspection from the public cycle path, and provides the following comments:

Stormwater management

WaterNSW notes the Engineering Report (Costin Roe Consulting, Rev A, 2 December 2016) accounts for the catchment of the Upper Canal corridor, including the cycle path, as well as the catchment to the West of the corridor that drains to the East and on to the subject site.

Requested condition:

- *The stormwater system for the site must be designed so as not to either impede upstream flows from the Upper Canal corridor or stormwater structures, nor result in increased flows onto WaterNSW land from the site.*

Bulk earthworks, and erosion and sediment controls

It is noted that extensive earthworks adjacent to the Upper Canal corridor, including significant cut and fill, are proposed as part of the application.

Requested conditions:

- *The development should not result in post-development site levels that cause an increase in stormwater flows onto the Upper Canal corridor, nor impede the pre-development levels of stormwater flowing off the corridor onto the subject site.*

- *WaterNSW should be provided with the details of the proposed earthworks, retaining walls or other construction along the boundary of the Upper Canal corridor before such works commence, and be advised in advance of any proposed construction activities close to the boundary.*
- *All site preparation and construction work carried out adjacent to the Upper Canal corridor must not impact on water quality, or damage the Canal infrastructure or land. Should any damage occur as a result of the works being carried out on the subject site, it will be the responsibility of the developer to rectify that damage to the satisfaction of WaterNSW and/or compensate WaterNSW for any associated costs.*
- *Effective erosion and sediment controls must be installed prior to any activity adjacent to the Upper Canal corridor to prevent sediment or polluted water entering the corridor. The controls must be regularly maintained and retained until the works have been completed and the ground surface stabilised or groundcover re-established.*
- *No stockpiles are to be located within or close to the Upper Canal corridor.*

Fencing

WaterNSW notes the fencing along the boundary of the subject site and the Upper Canal corridor is currently old rural style fencing. To the North of the site there is new galvanised barbed wire fencing in place along the boundary. While WaterNSW requires only a similar fence to be installed, the proponent may wish to install security fencing instead. WaterNSW's standards are a 2.1 metre chain mesh fencing with three strands of barbed wire on top as a minimum.

Requested conditions:

- *Boundary fencing to the same or better standard as fencing already in place to the North of the site is to be installed along the boundary of the subject site and the Upper Canal corridor.*
- *Any existing rural fencing shall be removed and disposed of at an appropriate waste facility licensed to accept the waste.*

Heritage

The Upper Canal is State Heritage listed. WaterNSW notes the mitigation measures outlined in the EIS (s5.11.6), which are supported.

Requested condition:

- *The State Heritage status of the Upper Canal should be taken into account when designing development adjacent to the Upper Canal corridor.*

Permits

The Upper Canal corridor is categorised as a 'Controlled Area' under the *Water NSW Act 2014*, which normally means access is prohibited unless WaterNSW has provided its written consent. However, East of the Upper Canal security fence is a public cycle path located on land owned by WaterNSW and managed by Fairfield Council under a licence with WaterNSW.

As the cycle way is considered public land, consent to access this part of the Upper Canal corridor is not required. However, should the developer propose any works to be carried out on WaterNSW land they must first obtain written landowner's consent from WaterNSW. It is noted that no works are currently proposed in the corridor.

Notification of incidents affecting the Upper Canal

WaterNSW requires notification of any incident that affects the Upper Canal corridor. Any such incident should be reported to WaterNSW on the Incident Notification Number 1800 061 069 (24 hour service) as a matter of urgency.

Requested condition:

- *All incidents that affect or could affect the Upper Canal shall be reported to WaterNSW on the 24 Hour Incident Notification Number 1800 061 069 as a matter of urgency.*

WaterNSW requests that the Department continues to consult with us regarding any future developments for the Horsley Drive Business Park.

If you have any queries regarding the above please contact Alison Kniha, Catchment Protection Planning Manager on 4724 2451 or at alison.kniha@waterNSW.com.au.

Yours sincerely,



MALCOLM HUGHES
Manager Catchment Protection

22/12/16

