

22 September 2017

Contact: *Alison Kniha*  
Telephone: *02 9865 2505*  
Our ref: *D2017/115629*

Kelly McNicol  
Team Leader, Industry Assessments  
Department of Planning and Environment  
GPO Box 39  
Sydney NSW 2001

Dear Ms McNicol,

**SSD 8209 – Proposed Costco Warehouse and Distribution Facility – Oakdale South Industrial Estate**

Thank you for your letter dated 25 August 2017 requesting WaterNSW's comments on the above proposal.

WaterNSW owns and manages the critical water supply infrastructure – the Warragamba to Prospect Pipelines that form the northern boundary of the greater Oakdale Estate.

WaterNSW notes that the location of the proposed warehouse and distribution facility (Lot 4A) is in the southern portion of the Oakdale South Estate (OSE), and therefore not directly adjacent to the Warragamba Pipelines corridor.

However, the works have the potential to impact on downstream properties through the alteration of flood behaviour of Ropes Creek, including any realignment or works carried out on Ropes Creek and associated tributaries. WaterNSW requires upstream development to not result in an increase in current stormwater levels that currently enter the Warragamba Pipeline corridor.

It is noted stormwater is to be collected and directed to the underground stormwater system, where it is conveyed to the north-western corner of the site before being treated by a GPT and discharged to bio-detention basin "E". It is understood from WaterNSW's response to SSD 6917 MOD1 for the overall Oakdale South Estate, this will result in post-development flows remaining the same, or less than existing pre-development flows, and peak stormwater flows downstream of the site will not be increased as a result of the proposal. This is supported by WaterNSW with no further comment on the application.

WaterNSW requests that the Department continues to consult with us regarding any future developments for the greater Oakdale Estate.

If you have any queries regarding the above please contact Alison Kniha, Catchment Protection Planning Manager at [alison.kniha@watarnsw.com.au](mailto:alison.kniha@watarnsw.com.au).

Yours sincerely,



**MALCOLM HUGHES**  
**Manager Catchment Protection**