

6 June 2022

Contact: *Justine Clarke*

Telephone: *0457 535 955*

Our ref: *D2022/54017*

Bruce Zhang  
Industry Assessments  
Department of Planning & Environment  
4 Parramatta Square  
12 Darcy Street  
PARRAMATTA NSW 2150

Dear Mr Zhang

### **DHL Warehouse and Distribution Centre (SSD-36156297) – Exhibition comments**

Thank you for your Major Project Portal referral dated 10 May 2022, inviting WaterNSW to provide comments on SSD-36156297. WaterNSW understands the SSDA seeks approval for the construction and operation of an industrial warehouse and distribution centre, comprising:

- An industrial warehouse with approximately 29,710 m<sup>2</sup> of industrial warehouse floorspace
- Ancillary offices with approximately 1,415 m<sup>2</sup> of floor space split over two levels, plus two smaller dock office spaces around the warehouse
- Construction of an internal access ring road, with access to loading docks on the eastern and western sides of the warehouse, and
- Construction of a light vehicle car parking area for 196 cars.

This site is of particular interest to WaterNSW as we own and manage the Warragamba Pipelines, which are critical water supply infrastructure, located along the northern boundary of the Gazcorp development site. As such, it is essential that appropriate mitigation measures are incorporated into the design to ensure State assets are protected.

WaterNSW has reviewed the EIS and associated documents and provides the following comments for your consideration.

#### **Urban & Landscape Design**

We note the building setback from the northern property boundary and the further 10 m landscaped setback to the future proposed Southern Link Road. WaterNSW is supportive of these setbacks. Although a buffer exists, there is still potential for impact on the Pipelines corridor if the following advice is not implemented during the construction and operational phases.

#### **Stormwater**

As the designed stormwater management system is consistent with the concept approval, provided under SSD-5248, WaterNSW has no specific comment to make, except to remind the proponent that stormwater systems serving the development should not increase overland flows into or across the Warragamba Pipelines corridor greater than pre-development volumes and velocities.

## Hazards and Risks

WaterNSW note that the proposed DHL warehouse and distribution centre would store Dangerous Goods in excess of the screening thresholds established under the Department of Planning and Environment's SEPP 33 Guideline. WaterNSW cannot accept any increased risk of fire or explosion at our Pipelines corridor. As such, WaterNSW requests that the mitigation measures proposed in the Preliminary Hazard Analysis be incorporated into any Consent issued.

## Consent Conditions

To mitigate against the impacts of development, WaterNSW provides the following consent conditions that should be incorporated into the determination made by the Department.

### Requested Conditions:

- *Final levels and design of the proposal must not result in an increase in overland flow of water into the Pipelines corridor of either quantity, quality or velocity. The development must be designed, operated and maintained to ensure post-development flows do not exceed pre-development flows into and through the Pipelines corridor.*
- *WaterNSW shall be consulted should there be any impact on existing drainage structures during the works within or adjacent to the Pipelines corridor. Any impacted drainage structures shall be reinstated and/or restored on completion of works at the proponent's expense, to the satisfaction of WaterNSW.*
- *The proponent shall implement all practical measures to prevent damage to WaterNSW water supply infrastructure that may result from construction or operation of the project.*
- *Vibration criteria must be established in the Construction Environmental Management Plan (CEMP) to manage vibration on the Warragamba Pipelines. The German Standard DIN 4150-3:2016 'Structural Vibration Part 3: Effects of Vibration in Structures' should be used to assess vibration effects. The guideline vibration velocity levels to be adopted for WaterNSW structural assets are those listed in line 3 of Table 1.*
- *Erosion and sediment controls are to be designed, installed and maintained in accordance with the Blue Book, Landcom (2004) Managing Urban Stormwater: Soils and Construction.*
- *Prior to works commencing, WaterNSW shall be consulted on the final Construction Environmental Management Plan (CEMP) for earthworks, infrastructure and utilities.*
- *During works along the property boundary with WaterNSW, appropriate boundary fencing (such as temporary construction fencing) shall be installed prior to works commencing and shall be maintained throughout the construction period.*
- *Access to the WaterNSW Pipelines corridor is prohibited unless a written access consent has been obtained from WaterNSW.*
- *The proponent shall repair, or pay all reasonable costs associated with repairing any damaged WaterNSW water supply infrastructure in a timely manner and to the satisfaction of WaterNSW.*
- *All incidents that affect or could affect the WaterNSW Pipelines corridor shall be reported to WaterNSW.*

WaterNSW affirms the need for on-going consultation throughout the development of the Estate, specifically in relation the road and drainage works within and adjoining the Pipelines corridor.

WaterNSW requests the Department continue to consult with us on proposals that have the potential to impact on WaterNSW land, assets and infrastructure. All correspondence should be sent using the email address [Environmental.Assessments@waterNSW.com.au](mailto:Environmental.Assessments@waterNSW.com.au).

If you have any questions regarding this letter, please contact Justine Clarke at [justine.clarke@waterNSW.com.au](mailto:justine.clarke@waterNSW.com.au).

Yours sincerely

A handwritten signature in black ink, appearing to be 'Alison Kniha', with a stylized, flowing script.

**ALISON KNIHA**  
**Catchment Protection Planning Manager**