

Ref: D2016/30968

Ms Fiona Gibson
Department of Planning & Environment
GPO Box 39
Sydney NSW 2001

Dear Ms Gibson

Section 96(2) Modification Application to Warehouse and Distribution Facilities at Oakdale Central (Lots 1C, 2B & 3) (SSD 6078 MOD 5)

Thank you for your letter of 21 March 2016 inviting comment on the above s96 modification application in Oakdale Central that seeks to convert an approved single warehouse facility into four separate warehouse facilities and extend the estate road from Millner Avenue.

WaterNSW's interests in this development modification relate to the Warragamba Pipelines corridor, which forms the northern boundary of the site. The pipelines are critical water supply infrastructure, conveying water from Warragamba Dam to the Prospect water filtration plant, and are an integral component of Sydney's drinking water supply system.

The pipeline corridor is a 'controlled area' under the *Water NSW Act 2014*. Access into the pipeline corridor by the public, proponent and contractors is prohibited at all times except with the prior written consent of WaterNSW. 24-hour access for WaterNSW staff, contractors and security must be maintained.

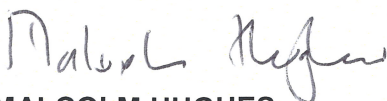
The key issues for this site are protection of the pipelines, stormwater management, security and access, which were substantially addressed in the former Sydney Catchment Authority's response to the original application in January 2014, and the Response to Submissions Report (McKenzie Group Consulting Planning; 21 February 2014).

It is noted that the proposed modification is entirely located within the existing land lot, however the northern retaining wall is proposed to be adjusted higher by an additional 800mm, and a new car parking area established between proposed warehouse 2A and the pipeline corridor boundary. WaterNSW requests that all relevant conditions, including those relating to the installation of appropriate traffic barriers and security fencing to the satisfaction of WaterNSW, as well as incident notification are carried over should the modification receive approval.

It is also noted that proposed warehouse 3B is now subject to a separate SSD application (16-7491). As this proposed warehouse is directly adjacent to the pipeline corridor, it is requested that the Department consults with WaterNSW at the appropriate time.

If you have any queries in relation to this submission please contact Alison Kniha, Environmental Policy and Planning Manager on 4724 2451.

Yours sincerely



MALCOLM HUGHES
Manager Environment and Planning

8/4/16