

17 April 2020

Contact: *Justine Clarke*

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Our ref: *D2020/34263*

Mr David Koppers
Industry Assessments
Department of Planning, Industry & Environment
320 Pitt Street
SYDNEY NSW 2001

Dear Mr Koppers

Horsley Drive Business Park Stage 2 – MOD 1 (SSD 7664)

Thank you for your email dated 1 April 2020 inviting WaterNSW to comment on the modification report for the Horsley Drive Business Park Stage 2 – Modification 1.

WaterNSW understands the modification seeks approval for revisions to the approved concept plan (SSD 7664) to facilitate:

- a revised location and configuration for vehicular access to the site
- revised lot configurations to support the consolidation of Warehouses 1 and 2 into one Customer Fulfilment Centre of approximately 30,000m²
- minor reductions in size and development footprint of Warehouses 3 and 4, and
- associated changes to the finished development levels of the site, including alterations to landscaping to align with the revised lot and built form configuration.

WaterNSW owns and manages the Upper Canal corridor, which is critical water supply infrastructure 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 (managed as part of the Western Sydney Parklands). The corridor is categorised as a 'Controlled Area' under the *Water NSW Act 2014* and its associated Regulation.

WaterNSW acknowledges that the proposed development is generally consistent with the Indicative Masterplan in terms of proposed land use and scale of the development. However, the changes to the finished development levels, and potential air quality and vibration impacts on the Upper Canal are of greatest concern to WaterNSW.

WaterNSW has reviewed the modification report and provides the following comments:

Bulk Earthworks - changed levels

It is noted that along the western boundary of the site, significant cut and fill would occur adjacent to the Upper Canal corridor, and the finished development levels would be lowered to enable adequate drainage and a flat building pad. Insufficient detail is provided on retaining wall 2, including materials to be used and drainage, to give confidence that the retaining wall is adequate to retain the load.

Requested conditions:

- *Prior to the commencement of construction on lot 1, the Applicant is to provide WaterNSW with detailed design plans for the batter and retaining wall 2, certifying the wall and batter design.*
- *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, dust or polluted water entering the corridor. The controls must be regularly maintained and retained until the building works have been completed and the ground surface stabilised or groundcover re-established.*

Vibration Impacts

The Upper Canal is more than 130 years old, and many parts are fragile and at risk of cracking or collapse. Vibration from excavation and construction works occurring close to the Canal can increase the potential for damage to occur.

The Construction Noise and Vibration Management Plan (SLR, January 2020) does not list the WaterNSW Upper Canal as a sensitive receiver, considering its age and proximity to the site. However, Figure 4 indicates that controls are required for vibration intensive equipment working near the Upper Canal structure.

Requested conditions:

- *Prior to commencement the proponent is to confirm with and advise WaterNSW of the potential vibration impacts on WaterNSW's Upper Canal structure.*
- *Vibration mitigation measures are to be implemented as per the Construction Noise and Vibration Management Plan.*
- *The proponent is to consult with WaterNSW on the vibration monitoring mitigation measure prior to its application.*

Dust generation

Bulk earthworks, including cut and fill activities, have the potential to generate dust and impact on water quality within the open waters of the Upper Canal. WaterNSW requests mitigation measures as outlined in the CEMP are implemented to suppress any dust raised during the construction phase, to minimise the potential for dust settling in and polluting the open waters of the Upper Canal.

Consent to enter

The applicant should be advised that if they propose any works to be carried out on WaterNSW land (including monitoring) they must first obtain written landowner's consent from WaterNSW. However, if access is required to the public cycle path located directly adjacent to the development site access is not required.

WaterNSW requests the Department continue to consult with us on proposals that have the potential to impact on WaterNSW land, assets and infrastructure. Including future applications related to the Horsley Drive Business Park. All correspondence should be sent using the email address

Environmental.Assessments@watersnw.com.au.

If you have any questions regarding this letter, please contact Justine Clarke at justine.clarke@watersnw.com.au.

Yours sincerely



CLAY PRESRAW
Manager Catchment Protection