

19 December 2017

Contact: *Kristine Ward*  
Telephone: 9865 2449  
Our ref: D2017/144429

Mr Thomas Piovesan  
Department of Planning and Environment  
GPO Box 39  
SYDNEY NSW 2001

Dear Mr Piovesan,

**SSD 7348 – Oakdale West Industrial Estate – Concept Proposal and Stage 1 Development**

I refer to the staged proposal for development of the Oakdale West Estate (OWE) within the Western Sydney Employment Area. The proposal is noted to include development of a 154 ha site for a warehousing and distribution hub including Concept Proposal and a Stage 1 Development Application comprising estate-wide earthworks, infrastructure and services and construction and use of warehouse buildings in the proposed Precinct 1.

The site is currently accessed via Bakers Lane, Kemps Creek. The proposal includes a new regional road, known as the Western North South Link Road (WNSLR) to be constructed from the north-eastern corner of the OWE, crossing over the Warragamba to Prospect Pipelines corridor, to connect to Lenore Drive approximately one kilometre north of the OWE.

WaterNSW owns and manages the Warragamba to Prospect Pipelines corridor (Pipelines corridor) which forms the northern boundary of the OWE and which are located under the proposed WNSLR near the north east corner 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 the Sydney drinking water supply system. It is essential this water supply and the water supply infrastructure are protected from the potential impacts of development on adjoining land, and infrastructure over the corridor.

In November 2015 WaterNSW responded to the request for Secretary's Environmental Assessment Requirements (SEARs) for the Oakdale West Estate (our ref: D2015/115303). The issues raised in that response are still relevant to the current application.

The SEARs called for the proponent to consult with WaterNSW during the preparation of the Environmental Impact Statement (EIS). Consultation has occurred with WaterNSW, and pre-lodgement advice has been provided to the proponent:

- WaterNSW requirements for protection of Warragamba Prospect Pipelines DRAFT – 3 May 2016 (our ref: D2016/38778)
- WaterNSW Email advice, Oakdale West Estate – Consultation – 25 August 2016 (our ref: D2016/96664)
- WaterNSW Property Owners Consent letter for works on land owned by WaterNSW – 26 September 2016 (our ref: D2016/97882)

WaterNSW has also reviewed the EIS and associated documents and provides the following comments specific to this development:

### ***Protection of WaterNSW infrastructure***

The proposed Oakdale West development adjoins the southern boundary of the WaterNSW Pipelines corridor with the WNSLR and bridge crossing the corridor in the north eastern corner of the development site. It is essential that the WaterNSW water supply and water supply infrastructure are protected from the potential impacts of development.

There are two 34m long pipe sections in the vicinity of the development based on the proposed width of the bridge. The pipe sizes are 3m and 2.1m in diameter; which equates to approximately 115 tonnes of steel pipe (externally painted) with cement lining. The pipes' external coating, sill and rocker plate assemblies, expansion joints, ancillary valves and fittings, concrete thrust/anchor blocks, access stairs and ladders, corridor retaining walls, drainage systems and vegetation in the corridor and access roads all need to be maintained to ensure the integrity of the pipelines. WaterNSW recommends that a detailed dilapidation survey of the pipelines within the vicinity of the proposed WNSLR bridge be undertaken prior to commencement of any works.

It is vital WaterNSW is actively involved in the development and assessment of Construction Environmental Management Plans (CEMPs) for relevant parts of the development including the estate-wide earthworks, infrastructure and services; construction of Lots 1A and 1C in Precinct 1; and Lots 2A, 2C and 2D in the future Precinct 2. On-site meetings with the proponent and WaterNSW will be required and these should be scheduled at least two (2) weeks prior to ensure staff availability.

WaterNSW is currently working on a project to maintain the pipelines in this vicinity that will include stabilisation of embankments, vegetation clearing and sediment removal from the pipeline sill floor. This WaterNSW project must be considered in the WNSLR bridge crossing project.

### ***Requested conditions:***

- *The proponent shall undertake a detailed dilapidation survey of the WaterNSW Pipelines within the vicinity of the proposed WNSLR bridge prior to commencement of any works.*
- *The proponent and WaterNSW shall attend a site visit to the WaterNSW Pipelines corridor prior to completing the final Construction Environmental Management Plans (CEMPs), in order to mark the exact area proposed for the WNSLR bridge crossing.*
- *WaterNSW shall be consulted on the final Construction Environmental Management Plans (CEMPs) for*
  - estate-wide earthworks, infrastructure and services (including the WNSLR bridge);*
  - and*
  - construction of Lots 1A and 1C, Precinct 1**eight (8) weeks prior to works commencing, to allow for checking of design and related works procedures and revisions as required.*
- *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.*
- *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.*

### ***Provision of new infrastructure***

WaterNSW has reviewed the detailed design plans for the WNSLR bridge over the Pipelines corridor on exhibition on the Department's Major Projects website (Bridge elevation and typical section drawing no. 15-272-C3040 dated 25/11/16). These plans are not the same as plans provided to WaterNSW in pre-lodgement meetings between WaterNSW and AT&L (Bridge Concept Design Sections SK002 dated 17/03/17). WaterNSW understands that drawings have been modified to now include:

- a) Clearance of at least 7.5m over both the large and smaller pipeline.

The depth of the Pipelines corridor cutting and accordingly the clearance under the bridge is important in order to maintain access and turn around points for large machinery. The proposed WNSLR bridge is located over the top of WaterNSW pipeline expansion joints, rocker plate sills and anchor blocks which need to be maintained using large machinery (90T road cranes, elevated work platforms to access the pipe, scaffolding for pipe removal, heavy machinery for earthworks, etc.).

- b) A 15m span between bridge support pillars where they straddle the WaterNSW central access road.

The bridge support pillars will be on both north and south sides of the central access track within the corridor. The span between pillars must be sufficient in order to maintain access and turn around points for large machinery.

- c) High performance barrier guard rails on both sides of the bridge and concrete barriers on the approaches.

Concrete barriers and barrier guard rails installed along both sides of the bridge must be high performance rated, sufficient to re-strain B-Double size vehicles.

- d) Cranked throw screens.

Cranked throw screens installed along both sides of the bridge are required to reduce potential for trespass, malicious damage and rubbish dumping.

- e) Encased service pipelines with isolation valves on either side of the bridge.

Encasing pipes should protect all pipelines conveying high voltage cables, pressure pipelines and pipelines carrying combustible liquids and flammable fluids. Isolating valves should be installed on the stormwater pipes at either side of the WaterNSW boundary to facilitate the isolation of these pipes in the event that WaterNSW has to undertake significant work within the corridor.

- f) No impact to the earthen embankments within the Pipelines corridor.

The pipelines in the vicinity of the bridge are well protected by earthen embankments which must not be impacted by the bulk earthworks required for bridge construction. There is no requirement from WaterNSW for northern and southern access tracks under the bridge.

- g) No access into the Pipelines corridor.

Access into the Pipelines corridor is provided in the west at Mamre Rd and in the east at Old Wallgrove Rd. These access points provide safe, wide and deep laybacks and allow for large vehicles such as cranes and trucks to safely stop at the gate and access the Pipelines corridor. No access into the Pipelines corridor will be provided at the WNSLR bridge crossing.

Requested conditions:

- *WaterNSW shall be consulted on the final WNSLR bridge design details eight (8) weeks prior to works commencing, to allow for checking of design and related works procedures and revisions as required.*

*The WNSLR bridge design will include but is not limited to: Clearance of at least 7.5m over both the large and smaller pipeline; a 15m span between bridge support pillars where they straddle the WaterNSW central access road; high performance concrete barrier/guard rails on both sides of bridge and its approaches; and cranked throw screens.*

- *Work-as-executed plans shall be submitted to WaterNSW on the commissioning of the bridge:*

- *This is to include all variations to the approved plans. All variations must be clearly marked, particularly with respect to any physical design changes, changes in location, services or any other changes associated with the bridge or adjacent to the WaterNSW pipeline corridor.*

### **Stormwater Management**

WaterNSW notes that the final discharge of treated stormwater will follow through the existing stormwater cycle into Ropes Creek or other local swales and waterways around the Site (Urban Design Report p53). The Stormwater Drainage Catchment Plan shows discharge point A into Ropes Creek and discharge point B into a local swale, both flowing across the Pipelines corridor. However, there is also a further discharge point coming from the large dam on the northern boundary of the development site into the Pipelines corridor near the valve house (the brick structure at the low point of the pipeline) which continues into a tributary of South Creek on the northern boundary of the corridor.

Development drawings currently show that bio-retention basin 1 (which replaces the large dam) will drain towards bio-retention basin 2 and together they will discharge at point B, across the Pipelines corridor, avoiding the valve house discharge point. The combined flow at this point, must not exceed the culvert's capacity.

Changes in drainage and stormwater may increase flooding, subsidence and erosion. WaterNSW requests that stormwater drainage be designed to comply with the requirement that post development peak stormwater flows are no greater than pre-development peak stormwater flows. The development, including all earthworks, dewatering of the existing dam and changes in levels and impervious areas due to the development, must not cause the stormwater flows into the Pipelines corridor to increase above their current levels.

#### **Requested condition:**

- *No peak stormwater flows exceeding the existing levels shall enter WaterNSW drainage lines or the Pipelines corridor from the development site.*

### **Erosion and sediment control**

It is critically important that the bulk earthworks are designed and undertaken in a manner that does not impact on the Pipelines corridor. Effective erosion and sediment control must be installed prior to any earthworks. The controls should be regularly maintained and retained until works have been completed and the ground surface stabilised or ground cover re-established.

Cut and fill activities along the northern boundary of the development site will need to be closely monitored. Up to 7m is proposed to be cut and up to 8m proposed to be filled along the WaterNSW boundary fence. Works will be contained by up to 5m high retaining walls for a significant part of the boundary in precinct 2.

#### **Requested condition:**

- *All erosion and sediment control safeguards shall be consistent with the Landcom Blue Book, Managing Urban Stormwater Soils and Construction (Vol 1; 4<sup>th</sup> ed; 2004).*

### **Heritage**

The Warragamba to Prospect Pipelines have been assessed as having state heritage significance, but are not currently listed on the State Heritage Register. WaterNSW requests the impact of the project, on the heritage significance of the pipelines, be considered by the Department.

### **Security and fencing**

In the experience of WaterNSW, development adjacent to the Pipelines corridor has a direct correlation with an increased occurrence of security incidents. These can include trespass, malicious damage, rubbish dumping, arson, assault and threatening behaviour.



WaterNSW requests that temporary security fencing be installed along the WaterNSW boundaries, including the approaches to the bridge over the Western North South Link Road and the northern side of bio-retention basins 1 and 1A during the construction period. Permanent fencing of 2.1m chain mesh plus 3 strand barbed wire on top, for a total height of 2.4m, unless otherwise agreed to by WaterNSW, is to be installed post construction.

Where retaining walls are to be installed they should be set back from the boundary to allow for full safe access at all times for maintenance purposes. All footings for retaining walls should be built entirely within the development site. Barrier guard rails should be installed where there is potential for large vehicles to unintentionally drive over the retaining wall and into the Pipelines corridor.

**Requested conditions:**

- *Appropriate boundary identification (such as temporary construction fencing) shall be installed prior to works commencing and shall be maintained throughout the construction period.*
- *A fence 2.1m chain mesh plus 3 strand barbed wire on top, for a total height of 2.4m, is to be installed along the entire length of the boundary with WaterNSW including the approaches to the bridge over the Western North South Link Road, northern sides of Bio-retention basins 1 and 1A and above retaining walls, unless otherwise agreed to by WaterNSW.*
- *Barrier guard rails shall be installed where there is potential for large vehicles to unintentionally drive over the retaining wall and into the WaterNSW Pipelines corridor.*
- *Any existing rural fencing shall be removed and disposed of at an appropriate waste facility licensed to accept the waste.*

**WaterNSW access**

Any structure and any related works must be designed, constructed and operated in such a way that does not restrict WaterNSW from operating and maintaining the pipelines. This includes not restricting vehicle or machinery access to or along the existing management roadway within the Pipelines corridor. WaterNSW requires safe 24 hour access. Operational vehicles travel the corridor in both directions, on a daily basis. Heavy articulated trucks and large capacity cranes are used for major works and in emergency situations.

**Requested condition:**

- *24 hour all weather access to the WaterNSW Pipelines corridor shall be retained or provided for WaterNSW staff and contractors.*

**Access permits**

For security and safety reasons, there is no public access into the WaterNSW Pipelines corridor at any time.

The proponent of any works within the Pipelines corridor, or any of its contractors, may only enter WaterNSW land in accordance with an access consent issued under clause 9 of the WaterNSW Regulation 2013. Information on access permits is available on the WaterNSW website.

**Requested condition:**

- *Access to the WaterNSW Pipelines corridor is prohibited unless a written access permit has been obtained from WaterNSW.*

**Land Acquisition**

An access, works and services lease, may be required for works during the construction stage.

WaterNSW's preference is for any acquisition of land to occur post-construction to allow accurate survey of the new boundaries.

**Notification of incidents**

WaterNSW requires notification of any incident such as a vehicle accident, discovery of any heritage items, spill or fire that affects or could affect the WaterNSW Pipelines 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.

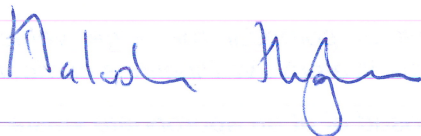
**Requested condition:**

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

WaterNSW requests that it continue to be consulted on the Oakdale West Industrial Estate project and is advised of the determination of this application and provided a copy of the notice. All correspondence should be emailed to [Environmental.Assessments@waternsw.com.au](mailto:Environmental.Assessments@waternsw.com.au).

If you have any queries on this matter, please contact Kristine Ward, Catchment Protection Adviser on 02 9865 2449 or at [kristine.ward@waternsw.com.au](mailto:kristine.ward@waternsw.com.au).

Yours sincerely,



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