

22nd March 2019

Mirvac Projects Pty Ltd

Level 20,
200 George Street,
Sydney NSW 2000

Attention: Ms. Uma Springford, Mr. Zac Langsford

Email: *zac.langsford@mirvac.com*
CC: *uma.springford@mirvac.com*
chris.callaghan@mirvac.com

RE: AUSTRALIAN TECHNOLOGY PARK – LOCOMOTIVE REDEVELOPMENT
NorBE STORMWATER DISCHARGE QUALITY ASSESSMENT
ENDORSEMENT

Dear Zac,

This letter has been prepared by Harris Page & Associates (HPA) on behalf of Mirvac Projects Pty Ltd to provide an overview of the proposed approach to assess and achieve stormwater pollutant load reductions from the Locomotive Workshop site, being part of the Australian Technology Park (ATP) precinct, Eveleigh.

In general, pollutant load reduction targets pertain only to post development site discharges, and do not account for existing pre-development site conditions. Such an approach is burdensome when applied in instances such as the Locomotive Workshop.

As a heritage building, the Locomotive Workshop will remain unchanged externally to adhere with state significance and heritage guidelines, as such essentially remaining unchanged from pre to post-development.

Where the above conditions apply, a suitable approach is to assess both the pre and post development stormwater discharge pollution rates to ensure post-development pollutant loads do not increase from those present pre-development.

A suitable method to carry out such an assessment is the Neutral or Beneficial Effect (NorBE) which is referenced within the State Environmental Planning Policy SEPP (Sydney Drinking Water Catchment) 2011.

**HARRIS PAGE
& Associates
Pty. Limited**

ABN 79 008 548 098

HYDRAULIC &
FIRE SERVICES
CONSULTANTS

LEVEL 2
32 CARRINGTON STREET
SYDNEY
NSW AUSTRALIA 2000

Ph (02) 9262 1600

Fax (02) 9262 6385

Email info@harrispage.com.au



NorBE is assessed by comparing the quality of the run-off from the pre-development site with that from the post-development site including proposed stormwater treatment measures (such as water sensitive design elements) that may be needed to mitigate pollutant loads and concentrations resulting from the proposed land use change; this further demonstrates the applicability of the assessment in that the proposed Locomotive redevelopment does not include land use change.

Harris Page & Associates being suitably qualified, endorse the application of a NorBE assessment as being suitable for the Locomotive Workshop redevelopment.

Yours faithfully,

HARRIS PAGE & ASSOCIATES PTY LIMITED

A handwritten signature in black ink, appearing to be 'KJ' followed by a stylized flourish.

KYLE JOHNSON
HYDRAULIC SERVICES CONSULTANT