

31 July 2024

Our reference: 210631, 211159

Shaun Williams

Senior Environmental Assessment Officer
Department of Planning, Housing and Infrastructure
Shaun.Williams@planning.nsw.gov.au

RE: Updated Sydney Water advice regarding Response to Submissions for SSD-36138263 Augusta Street Warehouse and Distribution Centre

Dear Shaun

Sydney Water is writing to you to provide an updated response to the *Response to Submissions* for SSD-36138263 Augusta Street Warehouse and Distribution Centre.

The Augusta Street Warehouse and Distribution Centre proposes construction and operation of a warehouse and distribution centre comprising four warehouse buildings, including one multi-level building.

Sydney Water issued a letter dated 22 May 2024 stating that Sydney Water was finalising the preferred options study for Water Pumping Station 200 (WP200) and the associated trunk watermain alignments. This letter noted a response to SSD-36138263 would not be able to be provided until October 2024 when the preferred option for WP200 had been identified.

The advice in this letter supersedes the previous advice dated 22 May 2024.

Sydney Water has undertaken further investigations and confirms that removal of some of the previously mentioned proposed easements were undertaken in 2016. However, Sydney Water still has registered easements traversing the property in a north-westerly direction (DP1216918, registered 29 February 2016). These registered easements **may still** be utilised for the delivery and construction of trunk water mains associated with project WP200. In the interests of clarity please see the attached figure in **Appendix 1** that differentiates the easements required from the proposed easements that have been removed.

The following points relate to the existing remaining easement Sydney Water currently holds:

- An OSD basin is intended by the proponent to be located within Sydney Water's easement for construction 9 wide.
 - **Sydney Water objects to the OSD basin to be located within the easement.**
No structure or basins can be created in our Easements. This is preserved where future Sydney Water infrastructure may need to be created.
 - Pedestrian bridges over the easement are not permitted.
 - The proponent cannot rely on the easements, lay assets, alter levels or undertake any activity within our easements. They will need to manage their OSD outside of this area with no impact on our assets or easements.
- Further clarification is also required regarding:

- The Architectural Plans supplied do not accurately indicate Sydney Water's easements in relation to the proposed works – plans are to be updated to identify the easements and to ensure no encroachment (including but not limited to, vertical overhang of roof lines, etc.) or physical works are within the easement.
- The proponent should identify how permanent access to these easements will not be impeded by their proposal.
- The proponent should clarify whether the retaining wall indicated on Architectural Plan 220207-DA-500 is on, within, or outside Sydney Water's easements. The exact location of the retaining wall and its foundations should be identified relative to the easements.
- There is a Threatened Ecological Community (TEC) on the southern end of the property which is where the Architectural Plans indicates access for Sydney Water and Endeavor Energy vehicles. Access through this TEC not possible and the heritage area as shown on 220207-DA-001 does not extend to extent of Sydney Water's heritage mapping. This may hinder Sydney Water access to easements.
- Sydney Water understands that Conservation Area C (Blacktown Creek) was identified under the Huntingwood Precinct Development Control Plan 2011. The proponent should provide further information on whether further actions such as the creation of easements over the conservation area are intended. If so, how will these actions impact Sydney Water access to easements and the delivery of any future pipeline/s laid?

General comments:

- Sydney Water's existing wastewater mains should not be impacted by the proposed development. Where there is an impact, the proponent will need to meet all requirements to our standards before works are permitted to commence.
- Any structures adjacent to our easements will need to design their foundations and piers adjacent to a future pipe DN1350 and DN1200. Specific requirements will be determined when an application for this work is made to us.
- The proponent is to demonstrate that design and construction of the proposed development works do not impact on any maintenance or repairs works on the existing sewer main and any future pipeline/s laid within the easement i.e., deep trenched works to access the pipeline may require building foundations to be founded below the invert of the pipeline. **The proponent is to demonstrate how this is achieved through a Specialist Engineering Assessment via an Out-of-Scope Building Plan Approval to be lodged with Sydney Water.**

Next steps:

- The proponent should amend their development plans to relocate the OSD basin and any other structures outside Sydney Water's easements and provide clarification on the above points.
- The points under *General comments* can be addressed under an Out-of-Scope Building Plan Approval which should be raised directly with Sydney Water as soon as possible.
- Following this, the Department should **re-refer SSD-36138263** to Sydney Water for comment.

Sydney Water Corporation ABN 49 776 225 038

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If the proponent has any questions, they should contact their Sydney Water case manager under CN 211159. Should the Department require further information, please contact the Growth Planning Team at urbangrowth@sydneywater.com.au.

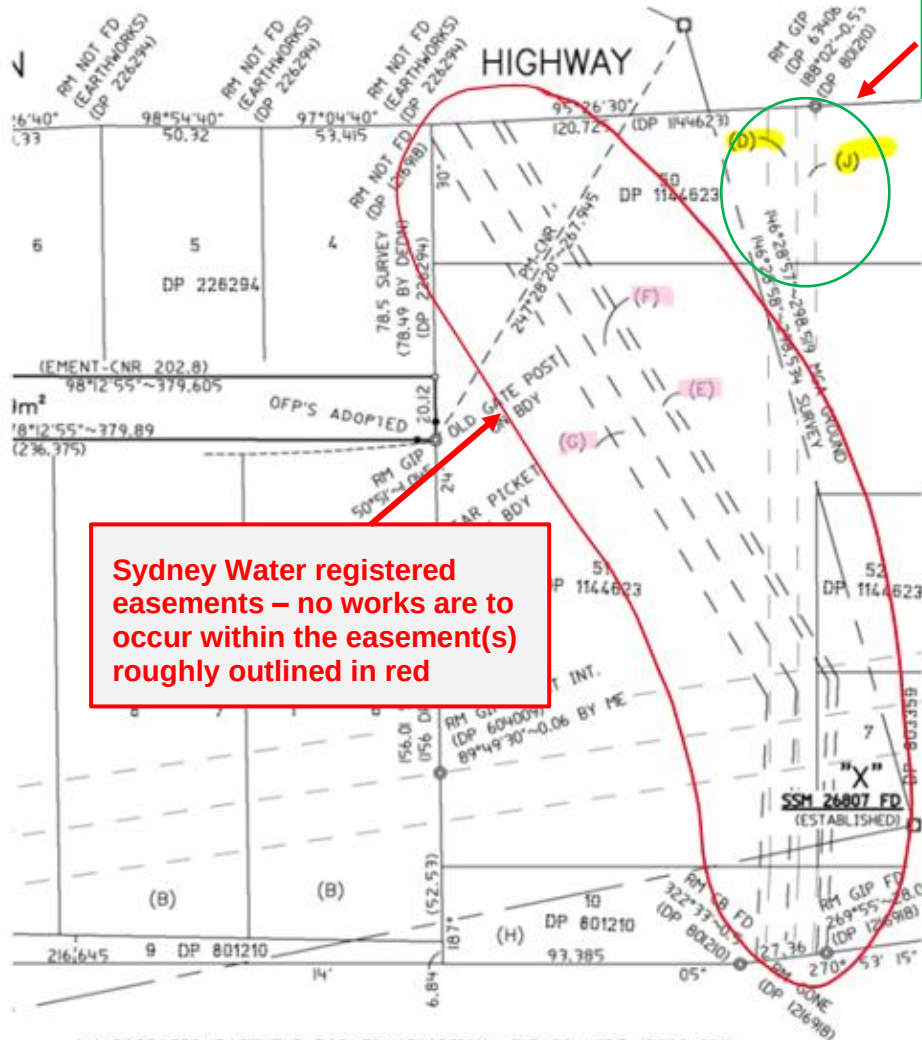
Yours sincerely,



Kristine Leitch

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Sydney Water, 1 Smith Street, Parramatta NSW 2150

Appendix 1: Registered easements and removed proposed easements



Proposed easements – removed in 2016 (green), no longer considered in the response.

Sydney Water registered easements – no works are to occur within the easement(s) roughly outlined in red

- (A) PROPOSED EASEMENT FOR TRANSMISSION LINE 30 WIDE (DP604009)
- (B) EASEMENT FOR TRANSMISSION LINE VARIABLE WIDTH (J946973)
- (C) PROPOSED DRAINAGE EASEMENT 2.44 WIDE (DP8716)(A392054)
- (D) PROPOSED EASEMENT FOR CONSTRUCTION PURPOSES 9 WIDE (DP634063)
- (E) EASEMENT FOR CONSTRUCTION 3 WIDE (DP1216918)
- (F) EASEMENT FOR WATER SUPPLY PURPOSES 10 WIDE (DP1216918)
- (G) EASEMENT FOR CONSTRUCTION 9 WIDE (DP1216918)
- (H) EASEMENT FOR TRANSMISSION LINE (K116733)
- (J) PROPOSED EASEMENT FOR WATER MAIN 6 WIDE (DP634063)