

17 November 2024

Water NSW Ref: DAR 24118-1
Your Ref: SUB24/188133

Karl Harb
Senior Planner, Planning & Assessment
Homes NSW

Dear Mr Harb

Subject: Part 6.5 of SEPP Biodiversity & Conservation (2021)
Ref: SUB24/188133; Lots 15, 16, 17 and 18 DP 782;
35 Francis Street & 16-20 Sanita Street, Goulburn

I refer to Homes NSW Notice of proposed Activity - residential housing development received on 22 October 2024 requesting Water NSW response under section 171A of the *Environmental Planning and Assessment Regulation 2021* for a proposal for the demolition of four existing dwelling and associated structures, and construction of a multi-dwelling housing development consisting of 29 two-storey general housing units (across 3 unit blocks) and associated access, carparking and landscaping, and consolidation into a single lot.

The subject property is located within the Warragamba catchment which forms part of Sydney's water supply.

Water NSW considered the following documents in its assessment of the application:

- Survey Plans prepared by Premise (dated 5 November 2022)
- Site Plans prepared by dem(aust) Pty Limited (various dates), and
- Stormwater Management Report (dated 16 September 2024) and associated MUSIC stormwater quality modelling and stormwater drainage plans (dated 23 August 2024) prepared by Entec Consultants Pty Ltd.

Based on aerial imagery and the information provided, Water NSW is satisfied that the proposed development can achieve a neutral or beneficial effect (NorBE) on water quality provided that the Identified Requirements are addressed prior to works commencing. Water NSW requests Homes NSW take into account the following in their assessment of the development and ensure Identified Requirements are addressed prior to works commencing:

General

1. The development layout and works shall be implemented in accordance with the plans and supporting documents set out in the following table.

Plan Title	Reference	Vers/ Issue	Prepared By	Dated
Contour and Detail Survey	Ref: 323186, Sheets 1 to 4	A	Premise	5/11/2022
Site analysis plan	Project No. 4616-00, Drawing No. ar-0001	a01	dem(aust) Pty Limited	23/08/2024
Site Plan	Project No. 4616-00, Drawing No. ar-0200			
Demolition plan	Project No. 4616-00, Drawing No. ar-0300			

Ground Floor plan	Project No. 4616-00, Drawing Nos. ar-1200 & ar-1201, Sheets 1 & 2	a02		19/09/2024
First Floor plan	Project No. 4616-00, Drawing Nos. ar-1202 & ar-1203, Sheets 1 & 2			
Roof plan	Project No. 4616-00, Drawing Nos. ar-1204 & ar-1205, Sheets 1 & 2	Rev a01		23/08/2024
Sections	Project No. 4616-00, Drawing Nos. ar-2210 to ar-2212, Sheets 1 to 3			
Elevations	Project No. 4616-00, Drawing Nos. ar-2610 to ar-2612, Sheets 1 to 3			
Shadow Diagrams	Project No. 4616-00, Drawing Nos. ar-5300 to ar-5302			
Sun path diagrams	Project No. 4616-00, Drawing Nos. ar-5400 to ar-5402, Sheets 1 to 3			
Stormwater Notes Sheet	Project No. 230097, Drawing No. C101	B	Entec Consultants Pty Ltd	23/08/2024
Existing Survey Plan	Project No. 230097, Drawing No. C200			
Erosion and Sediment Control Plan	Project No. 230097, Drawing No. C300			
Erosion and Sediment Control Details	Project No. 230097, Drawing No. C310			
Stormwater Management Plan	Project No. 230097, Drawing No. C400			
Catchment Plan	Project No. 230097, Drawing No. C410			
WSUD NORBE Analysis	Project No. 230097, Drawing No. C420			
WSUD Standard Details	Project No. 230097, Drawing No. C421			
OSD Drains Analysis	Project No. 230097, Drawing No. C430			
Stormwater Details Sheet	Project No. 230097, Drawing No. C440			
Cut & Fill Plan	Project No. 230097, Drawing No. C500			
Landscape plan - General Arrangement Plan	Project No. LA230724, Drawing No. LA-201 and LA-202, Sheet 1 & 2	A	Studio IZ Pty Ltd	20/08/2024
Supporting Documents				
Stormwater Management Plan Report	-	C	Entec Consultants Pty Ltd	16/09/2024

BASIX Certificate	Certificate No: 1765298M_02, dated 20/9/24)	-	LC Consulting Engineers	20/09/2024
Geotechnical Report	Project No: 32248/7584D-G, Report No: 23/1345A	-	STS Geotechnics Pty Ltd	September 2024
Waste Management Plan	-	A02	dem (Aust) Pty Limited	23/08/2024

No revisions to site layout or works that will have any impact on water quality, shall be permitted without consultation with Water NSW.

Reason for Condition 1 - Water NSW has based its assessment under section 171A of the Environmental Planning and Assessment Regulation 2021 on this version of the development.

Sewerage Infrastructure

2. All dwellings shall be connected to Council's reticulated sewerage system and shall ensure that all new sewerage infrastructure is designed, located, and installed in accordance with required approvals.

Reason for Condition 2 - To ensure that the design and operation of the sewerage infrastructure is undertaken in a way that minimises the risk of sewage overflows to ensure a sustainable neutral or beneficial effect on water quality over the longer term.

Stormwater Management

3. All stormwater management measures shall be implemented as specified in the Stormwater Management Report and Stormwater Management Plans set out in the table of Condition 1.
4. The access driveway and car park areas shall be constructed such that stormwater runoff drains via stormwater pits fitted with inlet filters (OceanGuard or Water NSW endorsed equivalent) to the Onsite Detention Basin located at the southwest side of the site, and then directed to the proprietary biofiltration system (Filterra® biofiltration system or Water NSW endorsed equivalent) before being discharged to Council's stormwater infrastructure in Francis Street.
5. The proprietary biofiltration system (Filterra® biofiltration system or Water NSW endorsed equivalent) shall:
 - be suitably located to ensure adequate sunlight necessary to sustain plantings and aid in evapotranspiration following storm events whilst minimising the drying out of the media
 - be planted with appropriate deep-rooted, moisture-tolerant vegetation
 - direct all discharge and overflow to Council's stormwater infrastructure on Francis Street
 - be accessible from the carpark area to facilitate cleaning, monitoring, and maintenance of the system
 - be implemented after all hardstand areas have been sealed and all ground surfaces have been stabilised, and
 - be protected by sediment and erosion control measures during any construction and post-construction phase until the ground surface is revegetated or stabilised.
6. A rainwater collection and reuse system for the building roof shall be installed that:
 - includes rainwater tanks with a minimum total capacity of 12,000 litres above any volume required for mains top-up

- ensures roofs and gutters designed to maximise the capture of rainwater in the tanks
 - ensures that the tanks are plumbed for non-potable use including landscape watering, and
 - ensures that all rainwater tank overflow is directed to the Onsite Detention Basin located at the southwest side of the site.
7. No variation to stormwater treatment or management that will have any impact on water quality shall be permitted without prior agreement of Water NSW.
8. A suitably qualified stormwater consultant or engineer shall certify in writing to Water NSW prior to occupation that all stormwater management structures have been installed as per these conditions and are in a functional state.

Operational Environmental Management Plan

9. An Operational Environmental Management Plan shall be prepared by a person with knowledge and experience in the preparation of such plans prior to occupation. The Plan shall:
- be provided to the owner of the property and the site manager
 - include details on the location, description and nature of stormwater management structures such as pits, pipes, inlet filters, proprietary biofiltration system (Filterra® biofiltration system or Water NSW endorsed equivalent), rainwater tanks, and on-site detention
 - outline the responsibilities and detailed requirements for the inspection, monitoring and maintenance of all stormwater management structures, including the frequency of such activities
 - identify the individuals or positions responsible for inspection and maintenance activities including a reporting protocol and hierarchy
 - include checklists for recording inspections and maintenance activities, and
 - be implemented for the life of the development.

Reason for Conditions 3 to 9 – To ensure appropriate stormwater treatment and quality control measures are designed, implemented and maintained to achieve a sustainable neutral or beneficial impact on water quality, particularly during wet weather, over the longer term.

Water NSW would appreciate receiving a copy of Homes NSW determination of the application.

If you wish to discuss this matter further, please contact Nicole Wallwood via environmental.assessments@waterNSW.com.au.

Yours sincerely



JURI JUNG
Catchment Protection Manager