

13 September 2012



Mr Alan Bright
A/Director, Metropolitan & Regional Projects South
Department of Planning & Infrastructure
GPO Box 39,
Sydney NSW 2000

MP09_0131 Preferred Project Report for mixed use development at Tallawarra Lands

Attention: Robert Byrne

Dear Alan,

Thank you for your letter of 9 July 2012 requesting comment on the preferred project report (PPR) for development at the above address. Sydney Water has reviewed the report and provides the following comments for the Department's consideration.

The preliminary servicing strategy submitted with the proponent's concept plan application is inadequate and was not endorsed by Sydney Water.

Sydney Water has been working with the proponent, Tru Energy, and their consultants. We have requested that detailed planning and servicing investigations be carried out to develop an options report, with indicative design and delivery costs, that is to be submitted to Sydney Water with a preferred servicing strategy for endorsement.

Sydney Water also has concerns regarding the proponent's 'Updated Statement of Commitments' in the PPR, under Utilities infrastructure, that state further investigations will be undertaken on a stage by stage basis with development applications.

We consider this an inadequate strategy as detailed planning, including an endorsed preferred servicing strategy, must be carried out prior to the precinct reaching development stages. As the development is likely to require pumping stations, rising mains and lead-in infrastructure, Sydney Water considers that there will be insufficient timing for the planning, design and delivery of the required infrastructure at the development application or Section 73 application stages. The detailed planning works must be complete prior to the development application stage.

Recommendations

The proponent's Statement of Commitments in the PPR indicates that the relevant consent authority is the responsible monitoring body/authority for utilities infrastructure and services. Therefore, Sydney Water recommends that the Department of Planning and Infrastructure require the proponent to complete detailed planning investigations based on Sydney Water's requirements as part of the concept approval process, and that the proponent prepare a preferred servicing strategy for Sydney Water endorsement.

Future Works

Sydney Water may deliver required trunk infrastructure in 2015-2016 in accordance with Sydney Water's Growth Servicing Plan. Delivery will be subject to the demand for services. We are currently seeking concept plan approval which will allow planning for trunk infrastructure to this precinct. Lead-in infrastructure and site reticulation will need to be delivered by the developer as development occurs in the future.

Sydney Water Corporation ABN 49 776 225 038

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Sydney Water Servicing

Sydney Water will assess on a case by case basis the impact of future development when the developer applies for a Section 73 Compliance Certificate as part of the subdivision development approval process. The application for a Section 73 Certificate should occur after the proponent has supplied an options report, and a preferred servicing strategy has been endorsed by Sydney Water. Further assessment will then enable Sydney Water to specify any works required as a result of future development and to assess if amplification and/or changes to the system are applicable. The developer must fund any adjustments needed to Sydney Water infrastructure as a result of the development.

The developer should engage a Water Servicing Coordinator to get a Section 73 Certificate and manage the servicing aspects of the development. The Water Servicing Coordinator will ensure submitted infrastructure designs are sized and configured according to the Water Supply Code of Australia (Sydney Water Edition WSA 03-2002) and the Sewerage Code of Australia (Sydney Water Edition WSA 02-2002).

Sydney Water requests the Department to continue to instruct proponents to obtain a Section 73 Compliance Certificate from Sydney Water. Details are available from any Sydney Water Customer Centre on 13 20 92 or Sydney Water's website at www.sydneywater.com.au.

Sydney Water e-planning

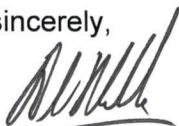
Sydney Water has created a new email address for planning authorities to use to submit statutory or strategic planning documents for review. This email address is urbangrowth@sydneywater.com.au. The use of this email will help Sydney Water provide advice on planning projects faster, in line with current planning reforms. It will also reduce the amount of printed material being produced. This email should be used for:

- Section 62 consultations under the Environmental Planning and Assessment Act 1979
- consultations where Sydney Water is an adjoining land owner to a proposed development
- consultations and referrals required under any Environmental Planning Instrument
- draft LEPs, SEPPs or other planning controls, such as DCPs
- any proposed development or rezoning that will be impacted by the operation of a Sydney Water Wastewater Treatment Plant
- any proposed planning reforms or other general planning or development inquiries

Sydney Water seeks to work with the Department of Planning and Infrastructure, the proponent and other stakeholders to reach a reasonable servicing solution for the site.

If you require any further information, please contact Ainsley Rotgans of the Urban Growth Branch on 02 8849 4004 or e-mail ainsley.rotgans@sydneywater.com.au.

Yours sincerely,



Adrian Miller,
Manager, Growth Strategy