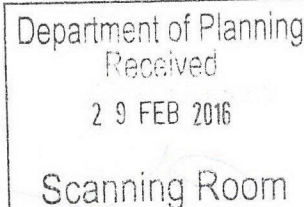




23 February 2016

Attention: Matthew Rosel

Mr Ben Lusher
Director
Key Site Assessments
Department of Planning and Environment
GPO Box 39
Sydney NSW 2001



RE: Exhibition of a Section 75W Modification Application – Shepherd's Bay, Meadowbank and Ryde (MP 09_0216 MOD 2)

Dear Mr Lusher,

Thank you for notifying Sydney Water of the modifications to the development listed above. We have reviewed the application and provide the following comments for your consideration.

Sydney Water has no objection to the increased yield of 43 dwellings as proposed in this Section 75W modification. The increased yield has been noted by Sydney Water for use in our detailed planning for works to increase capacity of Sewage Pumping Station (SPS) 105, which has been impacted by the development at Shepherd's Bay.

Water and Wastewater Servicing

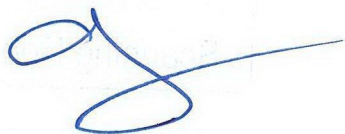
- The existing water and wastewater system will require amplification to service the ultimate development of all stages of the Shepherd's Bay Urban Renewal Area.
- Sydney Water has previously advised the developer of the need to amplify the 100mm main in Narcarrow Avenue to a 200mm main to comply with the Water Supply Code of Australia, due to the size and scale of the development.
- The proposed development impacts on a 400mm trunk main and Sewage Pumping Station 105. Detailed investigation has commenced into identifying the preferred servicing option to service the proposed development in the catchment into the future.

Sydney Water E-Planning

Sydney Water has an email address for planning authorities to submit statutory or strategic planning documents for review. This email address is urbangrowth@sydneywater.com.au.

Further advice and requirements for this proposal are at attachment 1 (overleaf). If you require any further information, please contact Beau Reid of Urban Growth Strategy on 02 8849 4357 or e-mail beau.reid@sydneywater.com.au.

Yours sincerely,



Greg Joblin
Manager, Growth Strategy

Attachment 1

Sydney Water Servicing

A Section 73 Compliance Certificate under the Sydney Water Act 1994 must be obtained from Sydney Water.

Make an early application for the certificate, as there may be water and wastewater pipes to be built that can take some time. This can also impact on other services and buildings, driveways or landscape designs.

Applications must be made through an authorised Water Servicing Coordinator. For help either visit www.sydneywater.com.au > Plumbing, building and developing > Developing > Land development or telephone 13 20 92.

Building Plan Approval

You must have your building plans stamped and approved before any construction is commenced. Approval is needed because construction/building works may affect Sydney Water's assets (e.g. Water, sewer and stormwater mains).

For further assistance please telephone 13 20 92 or refer to the Building over or next to assets page on the Sydney Water website (see Plumbing, building and developing then Building over or next to assets).

The proposed increases to the yields of development has been considered and will be used in the formulation of the optimal solution to service the SPS105 catchment.