

Michelle Niles

From: UrbanGrowth <UrbanGrowth@sydneywater.com.au>
Sent: Wednesday, 28 March 2018 1:27 PM
To: Michelle Niles
Cc: MORSHEDI, HELAL; THIRUNAVUKARASU, SUHANTI
Subject: RE: Notification of Response to Submissions - Shell Cove Boat Harbour (MP 07_0027 MOD 1)

Follow Up Flag: Follow up
Flag Status: Completed

Dear Michelle,

Thank you for referring the Proponent's Response to Submissions listed above to Sydney Water.

We have reviewed the relevant documents and provide following comments for your information.

- The proponent (Frasers) started with the residential dwelling yield of 1058 in their original proposal in 2012. The number was increased to 1220 dwellings in 2014, when Sydney Water completed its detailed service planning, then again increased to 1420 dwellings in 2015. In the subject modification of the Concept Plan, the proponent further increased the ultimate lot number to 1566 with some medium density residential development as well and associated commercial development.
- Sydney Water has advised the proponent that our planning and infrastructure can accommodate up to a maximum of 1422 dwellings, although we considered 1220 in our planning.
- Sydney Water met with Frasers Property in regard to the proposed increased development yield at the Shell Cove Boat Harbour site on Monday, 26 March 2018.
- To assess serviceability of the proposed 1566 dwellings and associated commercial areas, Frasers needs to carry out further servicing investigations in consultation with Sydney Water. This investigative study, to commence soon, will determine whether there is adequate/sufficient capacity in the local wastewater system to accommodate the additional growth.

Please let me know if you have further questions.

 Kind regards,

Lulu Huang
Student Town Planner
Growth Planning and Development | Liveable City Solutions
Sydney Water, Level 7, 1 Smith Street, Parramatta NSW 2150

Ph 8849 4269
lulu.huang@sydneywater.com.au

From: Michelle Niles [mailto:Michelle.Niles@planning.nsw.gov.au]
Sent: Tuesday, 13 March 2018 9:56 AM
To: HUANG, LULU <LULU.HUANG@sydneywater.com.au>
Subject: Notification of Response to Submissions - Shell Cove Boat Harbour (MP 07_0027 MOD 1)



Attention: Lulu Huang
Growth Planning and Development
Sydney Water
lulu.huang@sydneywater.com.au

**Notification of Response to Submissions
Shell Cove Boat Harbour (MP 07_0027 MOD 1)**

Dear Ms Huang,

Please be advised that Ethos Urban on behalf of Frasers Property Australia (the Proponent) has submitted a Response to Submissions (RtS) to issues raised in the exhibition of the Modification Request to modify the Concept Approval MP 07_0027 for the Shell Cove Boat Harbour Precinct, Boolwarroo Parade, Shell Cove, in the Shellharbour Local Government Area.

The Department would like to provide Sydney Water with an opportunity to review the Proponent's RtS.

The RtS is available on the Department's website at the below link:

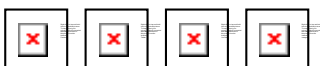
http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=8679

Any further comments on the Modification Request, should be made to the Department no later than **Tuesday 27 March 2018**.

It would be appreciated if you could submit your submission electronically via the Department's website at the above link.

Should you wish to discuss any of the above, please contact Michelle Niles on (02) 9274 6272.

Michelle Niles
Senior Planner
Modification Assessments
320 Pitt Street | GPO Box 39, SYDNEY NSW 2001
T 02 9274 6272 | E michelle.niles@planning.nsw.gov.au



NOTICE: This email is confidential. If you are not the nominated recipient, please immediately delete this email, destroy all copies and inform the sender. Sydney Water Corporation (Sydney Water) prohibits the unauthorised copying or distribution of this email. This email does not necessarily express the views of Sydney Water. Sydney Water does not warrant nor guarantee that this email communication is free from errors, virus, interception or interference.
