

From: MORSHEDI, HELAL
To: [Michelle Niles](#)
Subject: RE: Notice of Modification Request - Tallawarra Lands, Yallah (MP 09_0131 MOD 1)
Date: Tuesday, 11 June 2019 4:46:38 PM
Attachments: [image001.jpg](#)
[image002.png](#)
[image003.png](#)
[image005.jpg](#)

Ok I will check page 24 and 25.

My email below provides the latest Sydney Water servicing status for Tallawarra. It is up to you to decide if you would like to include it as a formal Sydney Water response. We do not intend to make further comments/submission on this matter.

From our end, there is no issue in including our latest email comments, and we prefer you and the proponent to be aware of existing water-related servicing opportunities and constraints.

Thank you.

Helal

From: Michelle Niles <Michelle.Niles@planning.nsw.gov.au>
Sent: Tuesday, 11 June 2019 4:26 PM
To: MORSHEDI, HELAL <HELAL.MORSHEDI@sydneywater.com.au>
Cc: THIRUNAVUKARASU, SUHANTI <SUHANTI.THIRUNAVUKARASU@sydneywater.com.au>
Subject: RE: Notice of Modification Request - Tallawarra Lands, Yallah (MP 09_0131 MOD 1)

Hi Helal,

Apologies for not uploading a copy of Sydney Water's submission on the website. It was however sent to the Proponent and their response is provided on pages 24 and 25 of the RtS document.

Can I confirm whether you want the response below to be considered as Sydney Water's formal response to the RtS?

Kind regards,

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

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From: MORSHEDI, HELAL <HELAL.MORSHEDI@sydneywater.com.au>
Sent: Tuesday, 11 June 2019 4:09 PM
To: Michelle Niles <Michelle.Niles@planning.nsw.gov.au>
Cc: THIRUNAVUKARASU, SUHANTI <SUHANTI.THIRUNAVUKARASU@sydneywater.com.au>
Subject: RE: Notice of Modification Request - Tallawarra Lands, Yallah (MP 09_0131 MOD 1)

Hi Michelle

Sorry, I thought it was the notification of our submission that we made mid last year, and no further

comments required by you.

I now checked the major projects link that you sent below. It seems Sydney Water submission, as attached, is not listed (in Govt Agency submissions list) or addressed by the relevant developer/proponent. So cannot make further comment on that.

During our detailed infrastructure planning for Tallawarra in 2014-15 - which produced the Planning and Scheme Report – Detailed Planning and Concept Design – the proponent provided 300 lots growth figures for the northern Tallawarra Precinct (DPE/IUDP projected total Tallawarra 1000 dwellings).

Based on our planning, we indicated that 300 lots/dwellings in the northern precinct may be serviced from the existing wastewater spare system capacity with local pipe extension by the developer at development stage. We usually deliver trunk infrastructure works (SPS, major pipelines 300 mm dia and above sized), and the developer to design and deliver local lead in and site reticulation works.

As land is rezoned, we planned for services, concept designed required trunk works, but the delivery of our planned infrastructure (Dec 2017) for middle and southern precincts postponed as there was no demand for our services, nor developer sought services directly from us.

Last year, the consultant for the developer Bridgehill contacted us indicating - instead of 300 lots in the northern precinct as reported earlier, now there may be an increased yield of up to 540 lots. Sydney Water has carried out further hydraulic analysis and advised that up to 475 dwellings may be connected to our existing wastewater networks for initial developments in the northern part of Tallawarra without any trunk infrastructure delivery, and without the upgrading of storage capacity at SP0308 (sewage pumping station).

Further development beyond 475 lots cannot occur until Sydney Water carries out future planning and storage upgrade (capacity) at SP0308, and deliver other required trunk works to service middle and south precincts in the future. That project is on hold pending future demand for water related services. WE deliver works based on demonstrated service demand.

At least they can now proceed to service up to 475 lots through s73 process with local lead in and reticulation pipe extension at development stage. We will however need to see the proponent's design and accompanying flow schedule with extensions sized to serve a fully developed upstream catchment (ie. The full 540 plus any other development in the Precinct), and able to drain the full area – though we can support servicing of development up to 475 dwellings based on our current hydraulic analysis.

Hope this is of assistance .

Kind regards

Helal

Helal Morshedi | Senior Growth Planner
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From: Michelle Niles <Michelle.Niles@planning.nsw.gov.au>

Sent: Monday, 20 May 2019 5:57 PM

To: MORSHEDI, HELAL <HELAL.MORSHEDI@sydneywater.com.au>

Cc: UrbanGrowth <UrbanGrowth@sydneywater.com.au>

Subject: RE: Notice of Modification Request - Tallawarra Lands, Yallah (MP 09_0131 MOD 1)

Hi Helal,

Please find link to the Response to Submission from the Proponent for the issues raised during exhibition - http://www.majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=8059

The Department would like to provide Sydney Water with an opportunity to review the Proponent's response. Any further comments on the modification should be received no later than **Tuesday 4 June 2019**.

If you have any questions, please feel free to contact me.

Kind regards,

Michelle Niles

Senior Planner

Regional Assessments

320 Pitt Street | GPO Box 39, SYDNEY NSW 2001

T 02 9274 6272 | E michelle.niles@planning.nsw.gov.au

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From: Michelle Niles

Sent: Tuesday, 26 June 2018 1:19 PM

To: urbangrowth@sydneywater.com.au

Cc: Anthony Witherdin <Anthony.Witherdin@planning.nsw.gov.au>

Subject: Notice of Modification Request - Tallawarra Lands, Yallah (MP 09_0131 MOD 1)

cid:image002.jpg@01D52069.9CCC5770



Sydney Water

urbangrowth@sydneywater.com.au

To whom it may concern,

Please be advised that Cardno Pty Ltd on behalf of Bridge Hill (Tallawarra) Pty Ltd (the Proponent) has submitted a request to modify the Concept Plan Approval for the Tallawarra Lands, Yallah, mixed-use development. The site is located within the Wollongong local government area.

Sydney Water is invited to comment on the modification request and provide any recommended conditions.

The proposal seeks approval to:

- increase the residential and industrial development footprints and reduce the open space, environmental, commercial and retail footprints in the Central and North Shore Precincts;
- amend the layout of land uses in the Central Precinct including relocation of the sports fields and community facilities;
- increase the maximum number of residential lots from 1010 to 1480 lots; and
- amend conditions relating to contamination, intersection upgrades and State public infrastructure.

A copy of the proposed modification is available on the Department's website at the link below:

http://www.majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=8059

Should the Sydney Water wish to make a submission, it should be made to the Department no later than **Tuesday 24 July 2018**.

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

Kind Regards,

Michelle Niles

Senior Planner

Regional Assessments

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