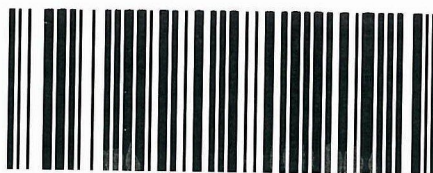


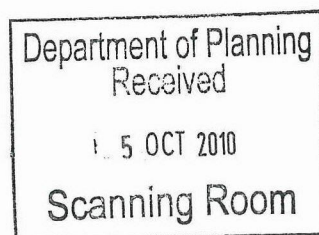
29 September 2010



PCU015172



Michael Woodland
Director, Metropolitan Projects
Department of Planning
GPO Box 39
Sydney NSW 2001



Dear Mr Woodland,

**Re: Environmental Assessment – Major Project Applications MP05_0086 and MP10_0107
Residential Development at 61 Mobbs Lane, Epping**

Thank you for your letters of 31 August and 27 September inviting submissions on the Environmental Assessments for the proposed residential development at 61 Mobbs Lane, Epping. Sydney Water has reviewed the proposal and provides the following comments for the Department of Planning's consideration.

Water

The drinking water system has sufficient capacity for the proposed development. The drinking water main available for connection is the 375 mm main in Mobbs Lane.

Wastewater

A new access chamber is proposed over the sewer main located in the public reserve on the corner of Raimonde Road and Valley Road.

The proposed development will rely on the prior construction of the access chamber to construct a 300mm sewer main extension to serve Lot 1 and another extension to serve Lot 2.

The 300mm extensions required along Valley Road must connect to a point one metre inside the boundary of the proposed Lot 1 and Lot 2.

Sydney Water Servicing

Sydney Water will further assess the impact of individual developments when the proponent applies for a Section 73 Certificate. This assessment will enable Sydney Water to specify any works required as a result of the development and to assess if amplification and/or changes to the system are applicable. Sydney Water requests the Department of Planning to continue to instruct proponents to obtain a Section 73 Certificate from Sydney Water.

The proponent must fund any adjustments needed to Sydney Water infrastructure as a result of any development. The proponent should engage a Water Servicing Coordinator to get a Section 73 Certificate and manage the servicing aspects of the development. 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
- Major Project applications under Part 3A of the *Environmental Planning and Assessment Act 1979*
- consultations and referrals required under any Environmental Planning Instrument
- draft LEPs, SEPPs or other planning controls, such as DCPs
- any proposed development or rezoning within a 400m radius of a Sydney Water Sewage Treatment Plant
- any proposed planning reforms or other general planning or development inquiries

If you require any further information, please contact David Demer of the Urban Growth Branch on 02 8849 5241 or e-mail david.demer@sydneywater.com.au

Yours sincerely



Adrian Miller
Manager, Urban Growth Strategy and Planning