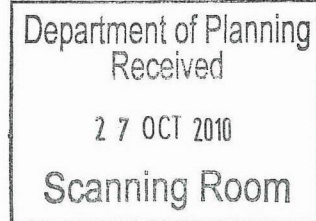




25 October 2010



Ms Anna Johnston
A/Team Leader, Strategic
Department of Planning
GPO Box 39
SYDNEY NSW 2001

Dear Ms Johnston,

Re: Environmental Assessments and State significant site study for Edmondson Park (MP10_0118 and MP10_0119).

Thank you for your letter of 20 September 2010 about the proposed Concept Plan, State significant site study, Stage 1 development, and wastewater infrastructure works at Edmondson Park. Sydney Water has reviewed the proposal and detailed comments are provided in attachment one.

Sydney Water's comments relate to:

- provision of water, wastewater and recycled water services to the proposed development
- support from the Department of Environment, Climate Change and Water (DECCW) for the proposed gravity wastewater main through the future Regional Park
- impacts of the State Significant Site listing on future works by Sydney Water.

Sydney Water e-planning

Any statutory or strategic planning documents for review by Sydney Water should be forwarded to Sydney Water's Urban Growth Strategy team at urbangrowth@sydneywater.com.au. The use of this email will help Sydney Water provide advice on planning projects in line with current planning reforms.

If you need further information please contact Cassie Loughlin on 8849 5243 or email cassandra.loughlin@sydneywater.com.au.

Yours sincerely

A handwritten signature in blue ink, appearing to read "Adrian Miller".

Adrian Miller
Manager, Urban Growth Strategy and Planning

Attachment One

1. Water related services

Sydney Water has an approved strategy in place for the provision of drinking water, wastewater and recycled water services to the Edmondson Park precinct. Sydney Water is currently finalising the Review of Environmental Factors (REF) for the delivery of trunk infrastructure to the Edmondson Park precinct. The REF is expected to be determined in early November 2010.

1.1. Drinking water and recycled water scheme plans

In mid 2010 Sydney Water completed a dual reticulation scheme plan for the Edmondson Park precinct. This plan was based on road layouts provided at the time. Sydney Water and its consultants are currently revising the scheme plan based on the most recent road layouts lodged under the Stage 1 proposal. These works are expected to be complete by late November 2010. Following the completion of the scheme plans, the size and location of future drinking and recycled water mains will be available for the developer to proceed with detail designs for the construction of mains to service Edmondson Park South.

Ultimately the proposed Edmondson Park South development area will be serviced by a future 3.4 km lead-in 300mm drinking water main, and pressure reducing valve from the existing Raby reservoir. The proposed Stage 1 subdivision is not currently serviced by a Sydney Water drinking water main. The nearest drinking water main available for connection is located in Campbelltown Road. The developer will be required to extend the drinking water main from Campbelltown Road to the proposed subdivision.

Sydney Water is currently reviewing the proposed interim servicing arrangement (from the existing main in Campbelltown Road) based on the road layout lodged under the Stage 1 proposal, and current system conditions. The assessment of the interim servicing arrangement is being done in conjunction with the revised dual reticulation scheme plan, and is scheduled for completion in late November 2010. Subject to the final dual reticulation scheme layout the drinking water main extension will be located in the most optimal location based on the proposed ultimate road layout.

1.2. Hoxton Park Recycled Water Scheme

The Edmondson Park development is located within the servicing area of Sydney Water's Hoxton Park Recycled Water Supply Scheme. As such the precinct will be serviced by a dual reticulation system, with recycled water being available for non-potable uses including watering of residential gardens, toilet flushing, car washing and washing machine use.

The primary source of water for fire fighting within the precinct is the drinking water network. All fire service connections will be made to the non drinking water mains. However, street hydrants on the recycled water mains will be made accessible to the fire brigade for fire fighting purposes if required in an emergency.

The Hoxton Park Recycled Water Scheme will be delivered in two stages. Stage 1 is programmed for completion in late 2013, and delivery of Stage 2 is anticipated in 2017. Stage one of the scheme will provide recycled water to Edmondson Park. Construction of the major delivery trunk mains for both stages has commenced and is programmed for completion in mid 2011. Prior to the availability of drinking water, the recycled water system will be supplied via a cross link to the drinking water system. The location of a new cross link is yet to be determined.

1.3. Water for irrigation of open space/ parklands

Drinking water is to be used for the irrigation of open public space within the Edmondson Park South development area.

1.4. Wastewater

Sydney Water's wastewater servicing strategy requires wastewater to be transferred off site through a pumping station in the south east of the Edmondson Park precinct. This approved strategy does not include the construction of any infrastructure through the Regional Park.

Sydney Water has progressed the planning of the trunk wastewater infrastructure including options report, need specification for the whole precinct, and concept plan for the northeast catchment of the precinct.

Landcom's proposed wastewater servicing strategy differs from Sydney Water's preferred option in that it requires the extension of a gravity trunk main from the Ash Road Carrier through the Regional Park. Sydney Water have advised Landcom that they need to prepare an options report and complete hydraulic modelling of the proposed wastewater strategy. Upon completion and assessment of this work by Sydney Water, Landcom may submit the detail design for the proposed gravity wastewater system for review. The design will need to meet Sydney Water's requirements prior to approval.

2. Approval for crossing of future Regional Park

As Sydney Water is the long term owner of water, recycled water and wastewater infrastructure servicing the proposed development, Sydney Water will require access to all our assets for operational and maintenance purposes, including those traversing the future Regional Park. As such Sydney Water requires an agreement from the DECCW to an easement above the proposed wastewater main route across the Regional Park, for operational and maintenance purposes once ownership has been transferred from Landcom.

3. State significant site listing

Sydney Water will need to provide additional water, wastewater and recycled water services to the Edmondson Park Precinct in the future. Listing of the proposed development area as a State Significant Site under Schedule 3 of the *State Environmental Planning Policy (Major Development) 2005* by the Minister may impact on Sydney Water's ability to provide such services. Accordingly Sydney Water requests, that should the development area be included as a State Significant Site, provision be made for public utility undertakings to be carried out on any land within the site without consent, consistent with the provisions of the *State Environmental Planning Policy (Infrastructure) 2007*.

4. Funding of Infrastructure

Landcom have commenced discussions with Sydney Water to enter into a commercial agreement to fund and construct the infrastructure required to service the proposed development. Under the commercial agreement Sydney Water will refund Landcom the full cost of the delivered infrastructure. Payment timing depends on how closely the works are aligned with Sydney Water's Growth Servicing Plan and the Metropolitan Development Program. The exact terms of the commercial agreement are yet to be determined.