

23 December 2010

Chris Ritchie  
Manager- Industry  
Mining & Industry Projects  
Department of Planning  
22-33 Bridge Street,  
Sydney NSW 2000

**Re: MP10\_0127 & MP10\_0128 Jacfin Ropes Creek Project**

Attention: Haley Rich

Dear Mr Ritchie,

Thank you for your letter of 12 November 2010 about the proposed industrial and employment park at Ropes Creek. Sydney Water has reviewed the proposal and provides the following comments for the Department's consideration.

**Water**

Part of Sydney Water's ultimate servicing strategy for the Western Sydney Employment Area requires a 300 mm water main to be laid along a portion of the proposed Erskine Park Link Road. A lead-in extension off this 300 mm water main will then supply drinking water to the proposed development site.

However, as the commencement and completion of the Erskine Park Link Road (and its associated water infrastructure) is uncertain, the developer has proposed an interim servicing arrangement.

To service the site, the developer proposes to design and construct a temporary 150 mm water main along a proposed 30 metre wide Right of Carriageway and a proposed subdivisional road. This will provide a frontage and connection point to the proposed Stage 1 development.

Sydney Water has no objection to this interim servicing strategy. Infrastructure will need to be sized and configured according to the Water Supply Code of Australia (Sydney Water Edition WSA 03-2002). Evidence of Code compliance should be attached with the extension design when the developer applies for a Section 73 Certificate.

**Wastewater**

Part of Sydney Water's ultimate servicing strategy for the Western Sydney Employment Area requires a new 750/600 mm wastewater carrier to be constructed along the eastern side of Ropes Creek. This would drain the western catchment of the Eastern Creek Precinct, the Ropes Creek Precinct, and parts of the Area 8 (South of the Warragamba Pipelines) Precinct.

However to provide the proposed development with wastewater services in the interim, the developer will need to design and construct a lead-in main to the 525 mm East St Clair wastewater carrier available at the western side of Ropes Creek (opposite the north-western corner of the site). The lead-in will need to be laid across the creek, and must be sized to drain the developer's site and the remainder of the natural gravity catchment. The developer will then need to design and construct extensions from this main to service the proposed stage 1 development.

All infrastructure will need to be sized and configured according to the Sewerage Code of Australia (Sydney Water Edition WSA 02-2002). Evidence of Code compliance should be attached with the extension design when the developer applies for a Section 73 Certificate.

### **Trade Waste**

All customers discharging trade waste into Sydney Water's wastewater system must have written permission from Sydney Water. The trade waste requirements help Sydney Water discharge or reuse wastewater while protecting the environment and meeting regulatory requirements.

Sydney Water will either issue the customer a trade waste permit or enter into a trade waste agreement. A trade waste permit must be obtained before any discharge can be made to the sewer system. The permit is also needed for site remediation purposes. Applications for a trade waste permit can be made to Sydney Water at the Section 73 Certificate application stage. For further information refer to the Sydney Water website.

### **Sydney Water Servicing**

Sydney Water will further assess the impact of the development when the developer applies for a Section 73 Certificate. This assessment will enable Sydney Water to further detail the specific works required to service the development, and assess what amplifications and/or changes to the system are applicable. The developer must fund any adjustments needed to Sydney Water infrastructure as a result of any development.

The developer should engage a Water Servicing Coordinator to get a Section 73 Certificate and manage the servicing aspects of the development. The Water Servicing Coordinator will ensure submitted infrastructure designs are sized & configured according to the Water Supply Code of Australia (Sydney Water Edition WSA 03-2002) and the Sewerage Code of Australia (Sydney Water Edition WSA 02-2002).

Sydney Water requests the Department to continue to instruct the developer to obtain a Section 73 Certificate from Sydney Water. Details are available from any Sydney Water Customer Centre on 13 20 92 or Sydney Water's website at [www.sydneywater.com.au](http://www.sydneywater.com.au).

### **Sydney Water e-planning**

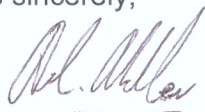
Sydney Water has created a new email address for planning authorities to use to submit statutory or strategic planning documents for review. This email address is [urbangrowth@sydneywater.com.au](mailto:urbangrowth@sydneywater.com.au). The use of this email will help Sydney Water provide advice on planning 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 Wastewater Treatment Plant
- any proposed planning reforms or other general planning or development inquiries

If you require any further information, please contact Sonia Jacenko of the Urban Growth Branch on 02 8849 4004 or e-mail [sonia.jacenko@sydneywater.com.au](mailto:sonia.jacenko@sydneywater.com.au)

Yours sincerely,

A handwritten signature in dark ink, appearing to read 'Adrian Miller', with a horizontal line underneath.

Adrian Miller  
Manager of Urban Growth Strategy and Planning