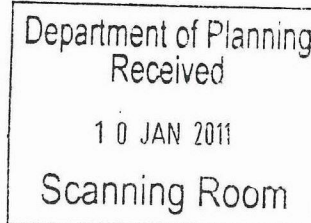


23 December 2010

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



Attention: Luke Murtas

Dear Ms Woodland,

**Re: Environmental Assessment – Major Project Application MP10_0037
1-9 Allengrove Crescent, 116a-122b Epping Road and 259-263 Lane Cove Road, North Ryde**

Thank you for your letter of 30 November inviting submissions on the Environmental Assessment for the proposed residential development in North Ryde. 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 250mm main located on the northwest side of Lane Cove Road.

Wastewater

The wastewater system has sufficient capacity for the proposed development. The wastewater main available for connection is the 225mm main located on the south side of Epping Road which traverses the development.

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 Wastewater 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