

18 December 2009

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

Attention: Andrew Smith

Dear Mr Woodland

Request for provision of key issues and assessment requirements – concept plan for the construction of a residential development at 14-18 Boondah Road, Warriewood (MP 09_0162)

Thank you for your letter of 10 December 2009 about the proposed residential development at 14-18 Boondah Road, Warriewood. Sydney Water has reviewed the proposal and provides the following comments for the Department's consideration.

Warriewood Sewage Treatment Plant Buffer Area

The proposed development lies within the 400 metre buffer area of the Warriewood Sewage Treatment Plant. Sydney Water has recently completed odour mitigation works at the treatment plant. Any development within the 400 metre buffer area is required to pay a contribution of \$500,000 per net developable hectare. The developer must enter into a contribution deed with Sydney Water prior to any approvals being granted.

Sydney Water Requirements for Environmental Assessment

To provide the developer with detailed servicing advice Sydney Water needs the environmental assessment to include the following:

1. *Integrated Water Management Plan* – the Integrated Water Management Plan should include any proposed alternative water supplies, proposed end uses of potable and non-potable water, water sensitive urban design, and any water conservation measures.
2. *Assessment of Infrastructure* – the developer needs to provide Sydney Water with information on water and wastewater services, and any augmentation to services that will be required for the

proposed development. This will allow Sydney Water to determine the impact of the proposed development on existing services and identify any augmentation requirements. When determining landscaping options, the developer should take into account that certain tree species can cause cracking or blockage of Sydney Water pipes (attachment one).

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 specify any works required as a result of the development and to assess whether amplification and changes are applicable. Sydney Water requests the Department continue to instruct developers to obtain a Section 73 Certificate from Sydney Water.

Developers 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. Details are available on 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 printer 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, REPs, SEPPs or other planning controls, such as DCPs
- Any proposed development or rezoning within a 400m radius of a Sydney Water Sewage Treatment Plant (STP)
- Planning Strategies
- Any proposed planning reforms or other general planning or development inquiries

If you need any further information please contact Cassie Loughlin of the Urban Growth Branch on 02 8849 5243 or e-mail cassandra.loughlin@sydneywater.com.au.

Yours sincerely



Adrian Miller
Manager, Urban Growth Strategy and Procurement