

3 February 2011

Mr Daniel Cavallo
A/Director
Government Land and Social Projects
Department of Planning
22-33 Bridge Street,
Sydney NSW 2000

Re: MP 09_0197 & MP 09_0220 Concept Plan and Stage 1 Project Application for a Mixed-Use Development at Kingswood.

Attention: Ben Eveleigh

Dear Mr Cavallo,

Thank you for your letter of 19 January 2011 about the proposed mixed use development at the corner of Parker Street and the Great Western Highway, Kingswood. Sydney Water has reviewed the proposal and provides the following comments for the Department's consideration.

Water

The existing water system has capacity to service the proposed development. The proponent will need to design and construct an extension to the available 225 mm water main on the northern side of Barber Street.

The extension 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.

Wastewater

The existing wastewater network does not have sufficient capacity to service the proposed development. A full system study to define the amplifications needed to service the proposed development will need to be undertaken at the developer's expense. Major amplifications to the existing network will be required from the 300 mm wastewater main in Colless Street, and will need to be funded by the developer.

All extensions 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.

The proposed development conflicts with the location of a 150 mm wastewater main that traverses the property. Any adjustment or deviation required must be in accordance with the 'Guidelines for Building Over or Adjacent to Sydney Water's Wastewater Mains'.

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 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. 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. 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 proponents 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.

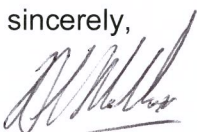
Sydney Water e-planning

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 Sonia Jacenko of the Urban Growth Branch on 02 8849 4004 or e-mail sonia.jacenko@sydneywater.com.au

Yours sincerely,



Adrian Miller
Manager of Urban Growth Strategy and Planning