

28 March 2011

Mr Ben Eveleigh
Department of Planning
GPO Box 39
SYDNEY NSW 2001

Dear Mr Eveleigh

Response to the Exhibition of Environmental Assessment for Wet 'n' Wild

I refer to the recent public exhibition of application number MP10_0190 for the proposed Wet 'n' Wild facility in Western Sydney. Thank you for the opportunity to submit a response.

The Office of Strategic Lands (OSL) administers the Minister for Planning's land portfolio in the Sydney Metropolitan area. A large holding exists at Huntingwood directly to the north of the subject site. Attached at **TAB A** is an aerial that indicates the Minister's ownership.

This property comprises a significant portion of the 'Huntingwood' precinct within the Western Sydney Employment Hub, a growing industrial and employment zone adjacent to the M4 and M7 motorways. OSL is in the final stages of completing due diligence and precinct planning and is due to market the site for sale within the next twelve months.

OSL notes that the Wet 'n' Wild submission seeks to rely on easements through the Minister's site to provide sewer and gas utilities to their site. This is briefly touched on by the Brown Consulting Report in Appendix C and the Services Location Plan in Appendix T. These easements would use existing proposed Sydney Water easements.

In March 2010 the Office of Strategic Lands, in liaison with the Western Sydney Parklands Trust, agreed to make available such utilities through the Huntingwood East site however on the understanding that the location of these utilities would be within a large riparian corridor and not the proposed Sydney Water easement. This was to ensure any easements did not traverse the higher valued developable land. Attached at **TAB B** is a diagram that indicates the preferred location of the easement.

The March 2010 agreement also indicates a desire to consult with the Wet 'n' Wild consortium to ensure the location of services is mutually beneficial to both parties. This has yet to occur.

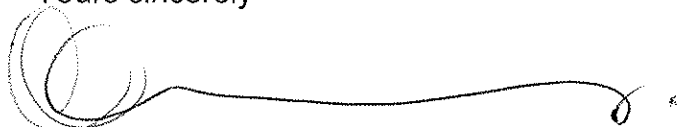
OSL has commenced early consultation with Sydney Water regarding the relocation of the proposed easement to a location that better serves utility provision, namely at the low point of the riparian corridor. OSL has retained the services of a Project Management and Engineering consultancy to assist in this proposed change.

Given the above status OSL requests the following conditions to be attached to any approval:

- (a) that consultation occur with the Office of Strategic Lands and their sub-consultants for a co-ordinated approach to the location of future easements on the Huntingwood site; and
- (b) that Wet 'n' Wild submit a revised services and utilities report following this consultation.

For any enquiries please contact Stephen Dewick, Senior Manager Divestments on 9685 4905.

Yours sincerely

A handwritten signature in black ink, consisting of several loops and a long horizontal stroke ending in a small flourish.

Carl Malmberg
Director
Office of Strategic Lands

Land and Property Management Authority Office of Strategic Lands



East Huntingwood Precinct

Legend

- Minister for EPA ACT
- RTA
- Telstra



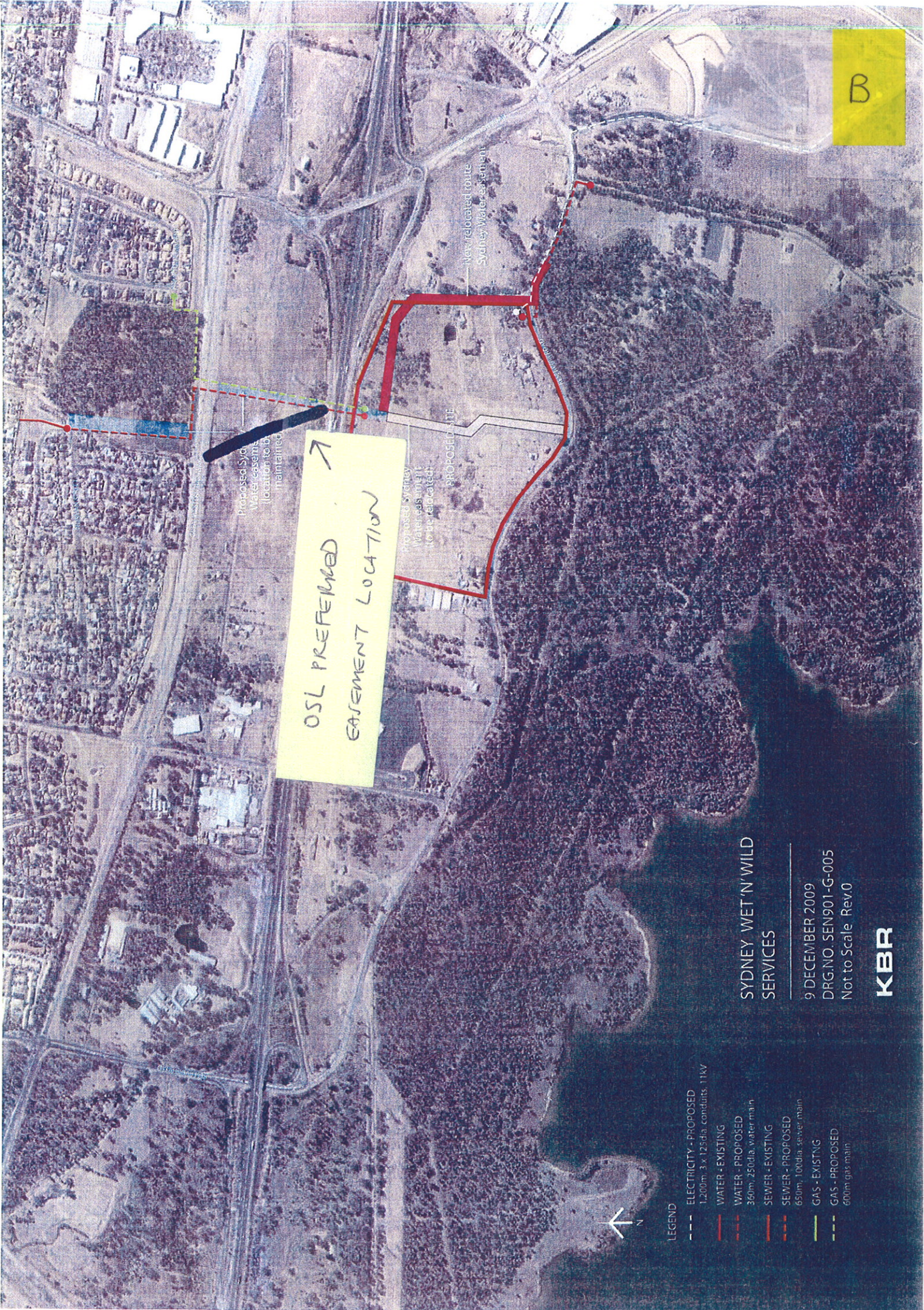
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Date: 28 March 2011

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A





OSL PREFERRED
EASEMENT LOCATION

Proposed Sydney Water easement location to be maintained

Proposed Sydney Water easement to be relocated

PROPOSED ROUTE

New relocated route Sydney Water easement

SYDNEY WET N' WILD SERVICES

9 DECEMBER 2009
DRG NO. SEN901-G-005
Not to Scale Rev.0

KBR

- LEGEND
- ELECTRICITY - PROPOSED 1,200m, 3 x 125dia conduits, 11kV
 - WATER - EXISTING
 - WATER - PROPOSED 360m, 250dia, water main
 - SEWER - EXISTING
 - SEWER - PROPOSED 650m, 100dia, sewer main
 - GAS - EXISTING
 - GAS - PROPOSED 600m gas main