



PCU021275

29 March 2011

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



Re: MP 10_0190 Wet 'n' Wild Sydney, Reservoir Road, Prospect.

Attention: Ben Eveleigh

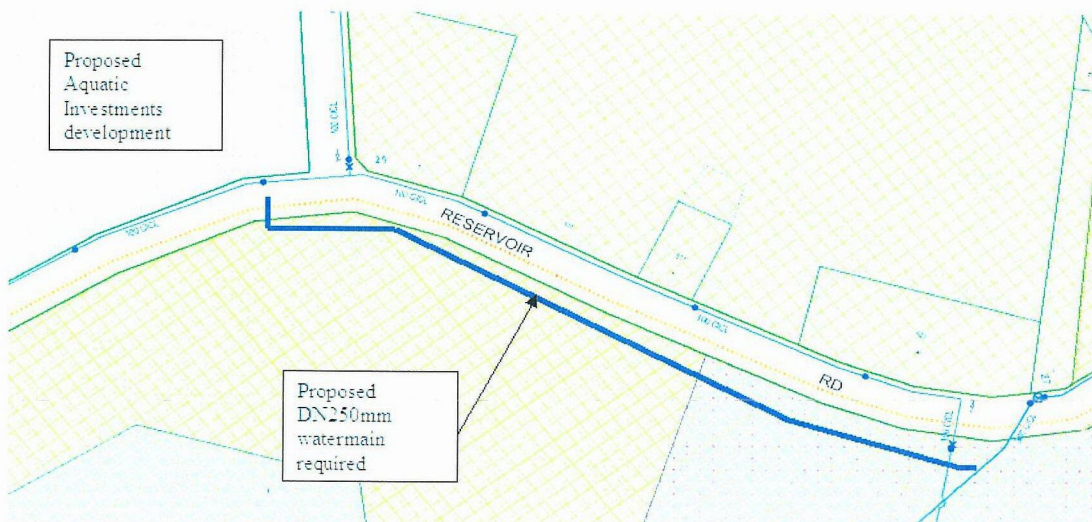
Dear Mr Cavallo,

Thank you for your letter of 17 February 2011 about the proposed Wet 'n' Wild Sydney water theme park at Reservoir Road in Prospect. Sydney Water has reviewed the environmental assessment and has met with the developer about the proposal. Sydney Water has advised the developer of the following issues.

Water

The existing drinking water network does not have capacity to service the proposed development. A new 250 mm water main will need to be laid along Reservoir Road to the site from the existing 300mm water main crossing Reservoir Road (approximately 350 metres to the east of the site). This will require a cross-connection between the proposed 250 mm main and an existing 100 mm main (refer to diagram below).

If the developer proposes to use a pump to draw water directly from a Sydney Water main, a Pump Application will need to be submitted. This enables Sydney Water to assess whether the pump's operation will generate adverse effects on the pressure of water mains for adjacent customers.



Wastewater

The site currently is not connected to Sydney Water's wastewater network. The site gravitates in a northerly direction towards a 300 mm wastewater main located 700 metres away in Norman Street. This main drains into the Northern Suburbs Ocean Outfall System (NSOOS), which is currently at full capacity and overflows during mild wet weather.

Sydney Water has limited the peak sewage discharge from the site to 15 litres per second. The developer is also required to build wet weather online storage of about 400 cubic metres to reduce the peak wet weather flows.

Easement relocation

Sydney Water has a proposed 1200 mm pressure main route and easement through the development site. The current easement takes the most direct route between Prospect and Parklea, and travels through the middle of the site (attachment one).

Sydney Water has discussed the relocation of the proposed main and easement with the developer and landowner. In March 2010 Sydney Water wrote to the landowner outlining the conditions under which Sydney Water would agree to relocate the pressure main route and easement. An alternative route along the northern boundary of the site (attachment one) will be utilised, subject to them meeting the following conditions:

- The developer, in obtaining a Part 3A Project Approval, will need to make allowance for the relocation of the water pipeline route and proposed easement to the alternative route.
- The developer obtains specialist fauna and flora, and heritage studies of the alternative route as part of the overall environmental assessment of the site.
- The developer and landowner consult with Sydney Water to finalise and agree on the actual route alignment of the water main and easement.
- The developer pays all survey and legal costs arising from the removal of the proposed easement and the creation of the new easement.

Utility Conduit

The developer has requested to use Sydney Water's 1200 mm stub main under the M4 as a utility conduit. Sydney Water is not opposed to this use, however we request the developer to provide more detail about the intended use of the stub before we finalise any leasing arrangements. This information is required so Sydney Water can determine whether the developer's intended use would cause the RTA to impose any conditions on the original approval to install the stub mains.

Impact on Prospect Reservoir

The proposed development is adjacent to Prospect Reservoir. Sydney Water requests the developer to address the following issues:

- How weeds will be managed at the site to ensure that there is no impact or increased pressure on the Cumberland Plain Woodland at the Prospect Reservoir site.
- What impact the construction and operational vibrations will have on the water and wastewater mains within and adjacent to Prospect Reservoir
- What noise and visual impact the proposed development will have on the picnic areas within Prospect Reservoir
- What impact increased traffic will have on the maintenance requirements for the reservoir and/or emergency vehicle access to the site.

The proposed Asset Protection Zone includes bushland from Prospect Reservoir. Sydney Water does not support this inclusion. The Asset Protection Zones should consist of land only within the development site, and we request the developer to amend the zones to reflect this.

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.

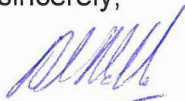
Sydney Water e-planning

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

