

22 August 2011



Sydney  
WATER

Mr Michael Woodland  
Director, Metropolitan & Regional Projects South  
Department of Planning & Infrastructure  
GPO Box 39  
Sydney NSW 2000

Department of Planning  
Received  
26 AUG 2011  
Scanning Room

**MP10\_0165 Proposed Residential Development, 5 Whiteside Street & 14-16 David Avenue, North Ryde**

Att: Jane Flanagan

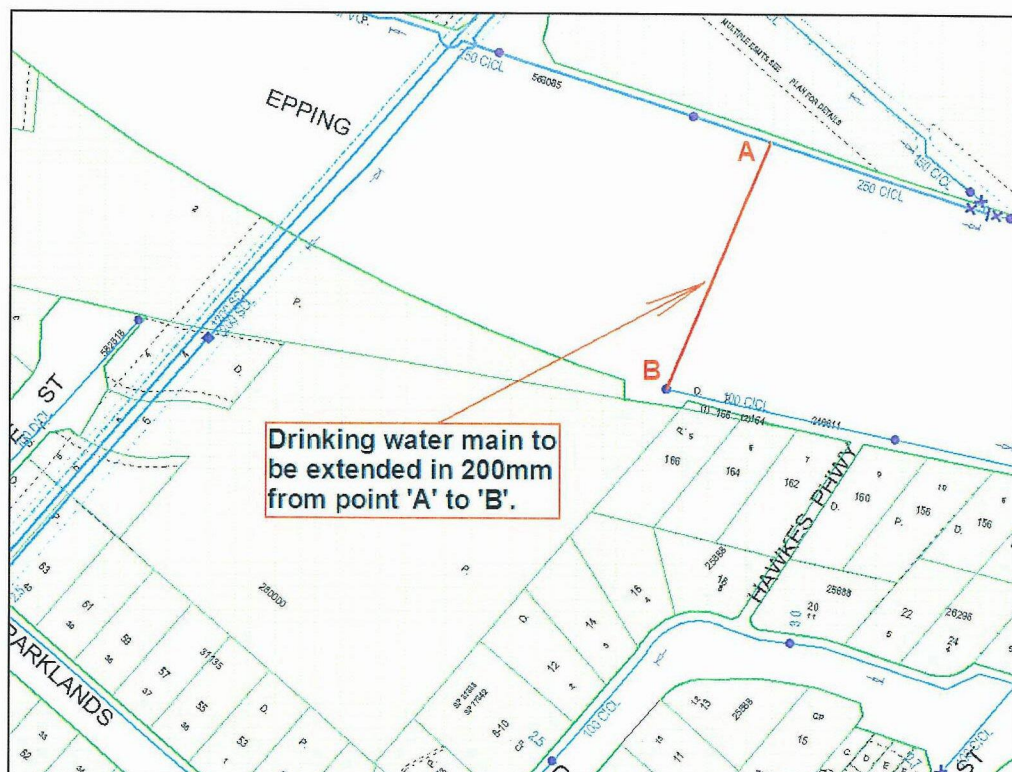
Dear Mr Woodland,

Thank you for your letter of 4 August 2011 requesting comment on the proposed residential development at the above address. Sydney Water has reviewed the proposal and provides the following comments for the Department's consideration.

Water and wastewater extensions will be required to service the proposed development.

**Water**

The 100mm drinking water main fronting the proposed development in Epping Road does not comply with the Water Supply Code of Australia (Sydney Water Edition – WSA 03-2002) requirement for minimum sized mains for the scope of development. The drinking water main needs to be extended as a 200mm main from the 250mm main on the northern side of Epping Road and cross linked into the existing 100mm main on the southern side of Epping Road, from point 'A' to point 'B' on the plan below.



Sydney Water Corporation ABN 49 776 225 038

1 Smith St Parramatta 2150 | PO Box 399 Parramatta 2124 | DX 14 Sydney | T 13 20 92 | [www.sydneywater.com.au](http://www.sydneywater.com.au)

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### **Wastewater**

A wastewater extension is required to service the proposed development. The developer is to design and construct a wastewater main to connect to the 150mm main at the north west boundary of the site, which will provide a point of connection at least one metre inside the property's boundary.

The proposed wastewater infrastructure for this development will be sized & configured according to the Sewerage Code of Australia (Sydney Water Edition WSA 02-2002).

### **Sydney Water Servicing**

Sydney Water will further assess the impact of any subsequent 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 future development and to assess if amplification and/or changes to the system are applicable. The developer must fund any adjustments needed to Sydney Water infrastructure as a result of the development.

The developer 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 and 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 Council 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](http://www.sydneywater.com.au).

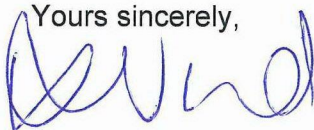
### **Sydney Water e-planning**

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](mailto: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
- consultations and referrals required under any Environmental Planning Instrument
- draft LEPs, SEPPs or other planning controls, such as DCPs
- any proposed development or rezoning that will be impacted by the operation 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 Ainsley Rotgans of the Urban Growth Branch on 02 8849 4004 or e-mail [ainsley.rotgans@sydneywater.com.au](mailto:ainsley.rotgans@sydneywater.com.au).

Yours sincerely,



Wayne Kennedy,  
Manager of Urban Growth Strategy and Planning

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