

23 February 2011

Mr Chris Wilson  
Executive Director, Major Project Assessment  
Department of Planning  
23-33 Bridge Street  
**SYDNEY NSW 2000**

Dear Mr Wilson

**Water-related services for LOGOS Kemps Creek Logistics Project at WSELIA (Concept Plan 10\_0061 and Project Application 10\_0062)**

I refer to the Department of Planning's correspondence seeking Sydney Water comments on the Statement of Commitments submitted by the proponent Logos Property, in particular clauses 1.2.12 and 1.2.13 relating to the provision of water and wastewater services to the project.

Sydney Water provides services in line with the NSW Government's Metropolitan Development Program and Employment Lands Development Program. The Western Sydney Employment Lands Investigation Area is not included in these plans. Sydney Water also prepares a five-yearly Growth Servicing Plan (GSP) and reviews it annually. The current GSP (2010-15) does not include servicing of the Western Sydney Employment Lands Investigation Area (WSELIA).

Sydney Water met the Department of Planning and Logos Property to discuss potential servicing options and constraints. Under the State Environmental Planning Policy (SEPP, 2009) for the Western Sydney Employment Area (WSEA), Logos will be required to demonstrate that servicing of the project will be at no cost to Government and meet environmental approval requirements for the delivery of infrastructure, similar to the existing precinct acceleration protocol (PAP) employed in the Growth Centres of western Sydney.

Sydney Water recommends that the proponent demonstrate it meets the no cost to Government criteria of the WSEA SEPP in the Statement of Commitments by the inclusion of the following:

- Logos is responsible for the provision of water-related services to its site at no cost to government
- Logos, being the landowner and the developer, will be required to enter into a planning agreement to commit to fund precinct planning and services planning for the site prior to its release for planning. The services planning and precinct planning must be carried out concurrently, with indicative costs of delivering the servicing strategy determined to meet development timing

- Prior to the exhibition of the planning documents, and decision by the Minister as to whether to rezone the development area, Logos will be required to enter into a second planning agreement. This planning agreement will commit the proponent to deliver the services and infrastructure required to support urban development at no cost to Government.

Logos must demonstrate that satisfactory arrangements to deliver water and wastewater services have been made with a service provider under a Water Industry Competition Act licence, or with Sydney Water.

If Logos wishes to connect to Sydney Water's network the following will need to occur:

- Logos will be responsible for developing an integrated water and wastewater servicing strategy for the site in accordance with Sydney Water's planning and servicing requirements. The strategy must be consistent with the ultimate servicing needs of the relevant Sydney Water system catchment and be endorsed by Sydney Water.
- Logos will be required to sign a Commercial Agreement with Sydney Water for the funding, environmental assessment and project approval, and design and delivery of the required infrastructure to service the site in accordance with Sydney Water's standards.
- Upon transfer of this infrastructure to Sydney Water, Logos will be reimbursed the free cash flow generated by these assets for Sydney Water, that is, the present value of revenue less costs as development occurs over time.

Sydney Water has provided the Department of Planning and Logos the detailed planning requirements and proposed draft commercial arrangements for the funding of planning, design and delivery of appropriately sized infrastructure for the area, including the Logos site. Sydney Water foreshadowed that the planning investigations and commercial arrangements could take approximately 18 months to complete.

Please contact me on 8849 6721 if you would like to further discuss servicing of the Logos site.

Yours sincerely



Sharon Davies  
Manager, Urban Growth

23/2/11.