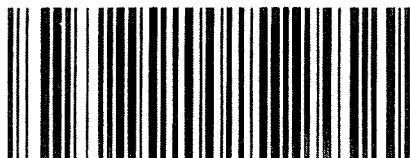


4 January 2012



PCU029473

Sydney  
**WATER**

Mr Michael Woodland  
Director  
Metropolitan & Regional Projects South  
Department of Planning & Infrastructure  
GPO Box 39  
Sydney NSW 2001

Department of Planning  
Received  
09 JAN 2012  
Scanning Room

**MP09\_0131 Exhibition of Concept Plan for Mixed Use Development, Tallawarra  
Land, Yallah**

Att: Robert Byrne

Dear Mr Woodland,

Thank you for your letter requesting comment on the exhibited concept plan for the above site. Sydney Water has reviewed the plan and provides the following comments for the Department's consideration.

**Water**

A servicing strategy for the proposed development Princess Highway, Yallah (Tallawarra site) was developed as a part of the overall West Dapto and adjacent growth areas servicing strategy. The developer will be responsible for the funding, design and construction of this extension into their development including obtaining the necessary environmental planning approvals.

**Wastewater**

A servicing strategy for the proposed development Princess Highway, Yallah (Tallawarra site) was developed as a part of the overall West Dapto and adjacent growth areas servicing strategy. The flows from the development site are proposed to be pumped to the existing Brooks Road Carrier.

A new sewer pumping station and pressure main (approx. five kilometres) will be required to service the site to pump flows to the existing carrier. The developer will be responsible for the funding, detailed planning, design and construction of this work including obtaining the necessary environmental planning approvals. This development area will be serviced by a leak tight sewer system.

**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).

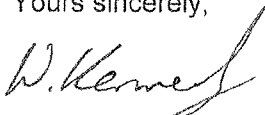
**Sydney Water e-planning**

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

4/1/12