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RE: State Significant Development Application Aspect Industrial Estate Stage 4 Development (Warehouse 8) (SSD-60513208) and a Modification Report for the Aspect Industrial Estate Modification 6 (SSD-10448-Mod-6)

Thank you for notifying Sydney Water of the Aspect Industrial Estate Stage 4 Development (Warehouse 8) (SSD-60513208) and Modification 6 (SSD-10448-Mod-6) at 804-882 Mamre Rd, Kemps Creek by Mirvac Industrial Developments Pty Ltd, which proposes the construction and operation of a warehouse and distribution centre and the modifications to Warehouse layout and warehouse GFA. Sydney Water has reviewed the following submission documents and provided the following comments to assist in understanding the servicing needs of the proposed development.

- Aspect Industrial Estate Lot 8 Civil Works Package (Issue B 07-06-2023)

Sydney Water notes that the Department has advised relevant stormwater management documentation associated with this application is now superseded and is subject to updates to reflect the determination of modification application SSD 10448 MOD4. **Sydney Water are expecting a re-referral from the Department with an updated Water and Stormwater Management Plan** at which point Sydney Water will provide more specific stormwater comments if required.

Water Servicing

- The development is currently located in Cecil Park Water Supply Zone (Reduced 1 pressure zone) and is part of Prospect South Delivery System. The closest existing reticulation mains are DN150 uPVC and DN100 DICL in Mamre Rd.
- The Cecil Park Water Supply Zone is currently supplied with rural drinking water infrastructure and **do not have the capacity** to service developments within this area prior to the delivery of major system amplifications.
- Sydney Water is currently delivering trunk drinking water infrastructures in stages to service the Western Sydney Aerotropolis Growth Area including the Mamre Rd precinct. According to the latest WSAGA Scheme plan, the following trunk pipelines have been identified in the area of interest and will be crucial for interim and ultimate servicing of the development.

Interim servicing

The interim services for the proposed development will be contingent on the delivery of the following asset.

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- A recently delivered OD400 PE main, extending from the intersection of Elizabeth Drive and Clifton Avenue, along Clifton Avenue, and connecting to Mamre Rd.
- DN300 main along Mamre Rd between Abbots Rd and Bakers Ln. This is currently in the concept design phase and scheduled to be delivered by 2026/27 and this is subject to funding approval and contractor schedule.
- Rezoning of Aldington Rd main to Minchinbury EL or Cecil Park remainder zone. This will be part of Aldington Rd servicing and will be required if developments in Aldington Rd occur prior to this development.
- Internal reticulation main to be delivered by the proponent.

Ultimate servicing

- The supply to the proposed development is dependent on the delivery of DN300 and DN500 future mains along Mamre Road between Elizabeth Rd and Abbots Rd, connecting to existing mains in Elizabeth Drive. The sizing, staging and delivery of the future mains are currently under investigation.
- The amplifications required to service this development will be confirmed at the Section 73 stage. Additional information about the development's staging, along with forecasted demands, will be required to provide further advice or confirmation of mains required at each stage.

Recycled Water Servicing

- Recycled water for non-drinking water uses will be provided in the Mamre Road Precinct and will be primarily sourced from treated Stormwater and supplemented from AWRC or the Drinking Water system, as recommended by the Sub-Regional Planning Study.
- Sydney Water confirms the requirement for recycled water mains and connections as per the scheme plan for the Mamre Road Precinct. The requirements will include that each lot must have a frontage to a recycled water main that is the right size and can be used for connection of the lot to the recycled water main.
- In addition to the above, the Mamre Road recycled water reticulation network will initially be supplied by the adjacent potable water reticulation network. This arrangement will remain until the supply of treated stormwater and/or recycled wastewater from AWRC is established. Once the stormwater and recycled water supply is established, the connections between the potable water and recycled water networks will need to be decommissioned. The proponent must clearly show the locations of any cross connections between the potable water network and recycled water network on the design plans which need to be reviewed by Sydney Water. The proponent must also provide Sydney Water with the finished surface levels.

Wastewater Servicing

- There is currently no wastewater service available in this area.

Interim Servicing

- This development is part of the Mamre Road Central Interim Operating Plan (IOP). Sydney Water has entered into an agreement with the proponent for temporary tankering of effluent from this development prior to delivery of the permanent wastewater infrastructure.

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Ultimate Servicing

- This development is located within the proposed wastewater pumping station SP1221 catchment via proposed trunk wastewater carriers.
- The SP1221 will be required to transfer flows to the proposed Upper South Creek (USC) Advanced Water Recycling Centre (AWRC) via SP1222.
 - Sydney Water has completed the concept design phase for the pumping station and carriers.
 - The delivery date for SP1221 and carriers estimates c 2027 subject to funding approval and contractor schedule.
- Additional reticulation mains are required to service the development and are required to be sized to service the natural catchment as per the WSAA code.

Stormwater Servicing

As mentioned above, the stormwater related documents provided by the proponent are now superseded. Sydney Water provides the following general advice relating to stormwater based on what is currently shown in the Civil Plans. Specific stormwater comments will be provided when the updated documents are re-referred to Sydney Water for review.

Connection to the Regional Scheme

The Regional Stormwater Authority (Sydney Water) is responsible for ensuring that the waterway health (quality and flow) targets are met by all development in the Precinct once the Regional Scheme is fully operational. The proposed development must connect to the Regional Scheme once it becomes available.

The proponent must demonstrate through their documentation:

- Intention to decommission any rainwater tanks, and/or other proposed water harvesting and re-use infrastructure on site that is not part of the regional scheme.
- That provisions have been made to connect to the future recycled water network.

Next steps

- The Department is advised to re-refer the SSDA to Sydney Water once the updated Water and Stormwater Management Plan are available.

Should the Department require any further information, please contact the Growth Planning Team via urbangrowth@sydneywater.com.au.

Yours sincerely,



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