

10 December 2015

**Attention: Brendon Roberts**

Ms Amy Watson  
Team Leader  
Metropolitan Projects  
Department of Planning and Environment  
GPO Box 39  
Sydney NSW 2001

**RE: Staged Commercial Precinct, West Hoxton (SSD 6407)**

Dear Ms Watson,

Thank you for notifying Sydney Water of the development listed above. We have reviewed the application and provide the following comments for your consideration.

**Water**

- While water facilities are available in the area via the existing rural supply network and the drinking water main in Fifteenth Avenue, this system is only able to support a limited amount of growth, after which upgrades of the system will be required.
- Augmentation of the water supply system servicing this area is proposed to be undertaken in 2018 to cater for future growth. These works will facilitate the servicing of the proposed commercial development.
- Currently there is no capacity to support the proposed ultimate development. Should the development proceed prior to 2018, further assessment of the water supply system will be required to determine the preferred servicing option.
- The proponent is advised to liaise with Sydney Water about servicing options for the site prior to 2018.
- Detailed requirements will be provided at the Section 73 application phase.

**Wastewater**

- The existing 280mm main located in Fifteenth Avenue has sufficient capacity to service the proposed development.
- Detailed wastewater requirements will be provided at the Section 73 application phase.

**Sydney Water E-Planning**

Sydney Water has an email address for planning authorities to submit statutory or strategic planning documents for review. This email address is [urbangrowth@sydneywater.com.au](mailto:urbangrowth@sydneywater.com.au).

Further advice and requirements for this proposal are at attachment 1 (overleaf). If you require any further information, please contact Beau Reid of Urban Growth Strategy on 02 8849 4357 or e-mail [beau.reid@sydneywater.com.au](mailto:beau.reid@sydneywater.com.au).

Yours sincerely,

A handwritten signature in blue ink, consisting of a large loop followed by a horizontal line extending to the right.

Greg Joblin  
**A/Manager, Growth Strategy**

## Attachment 1

### **Sydney Water Servicing**

A Section 73 Compliance Certificate under the Sydney Water Act 1994 must be obtained from Sydney Water.

Make an early application for the certificate, as there may be water and wastewater pipes to be built that can take some time. This can also impact on other services and buildings, driveways or landscape designs.

Applications must be made through an authorised Water Servicing Coordinator. For help either visit [www.sydneywater.com.au](http://www.sydneywater.com.au) > Plumbing, building and developing > Developing > Land development or telephone 13 20 92.

### **Building Plan Approval**

You must have your building plans stamped and approved before any construction is commenced. Approval is needed because construction/building works may affect Sydney Water's assets (e.g. Water, sewer and stormwater mains).

For further assistance please telephone 13 20 92 or refer to the Building over or next to assets page on the Sydney Water website (see Plumbing, building and developing then Building over or next to assets).

