

4 August 2009

Margot Black
Hassell
GPO Box 5487
Sydney NSW 2001



Dear Ms Black,

Re: Penrith Nepean Hospital Redevelopment, Derby Street, Kingswood

I refer to Penrith Nepean Hospital Redevelopment, Derby Street, Kingswood. Sydney Water has reviewed the proposal and provides the following comments for the proponents consideration.

Sydney Water Requirements for Environmental Assessment

The preliminary assessment does not address water management issues. To provide the proponent with detailed servicing advice Sydney Water requires the environmental assessment to include the following:

1. *Integrated Water Management Plan* – The Integrated Water Management Plan should include any proposed alternative water supplies, proposed end uses of potable and non-potable water, water sensitive urban design and, any water conservation measures.
2. *Assessment of infrastructure* – The proponent needs to provide Sydney Water with information on water and wastewater services and, any augmentation to services that will be required for the proposed development. This will allow Sydney Water to determine the impact of the proposed development on existing services and identify any augmentation requirements. When determining landscaping options, the proponent should take into account that certain tree species can cause cracking or blockage of Sydney Water pipes.

Sydney Water Servicing

The development will result in a large increase in portable water and wastewater demand and as a result there will be a need to improve the overall reliability of the service to the development. All customers discharging trade waste into Sydney Water's wastewater system must have written permission from Sydney Water. The trade waste requirements help Sydney Water discharge or reuse wastewater while protecting the environment and meeting regulatory requirements. Applications for a trade waste permit can be made to Sydney Water at the Section 73 Certificate application stage.

Sydney Water will further assess the impact of the development when the proponent applies for a Section 73 Certificate. This assessment will enable Sydney Water to specify any works required as a result of the development and to assess if amplification and/or changes to the system are applicable.

The proponent must fund any adjustments needed to Sydney Water infrastructure as a result of any development. The proponent should engage a Water Servicing Coordinator to get a Section 73 Certificate and manage the servicing aspects of the development. Details are available from any Sydney Water Customer Centre on 13 20 92 or Sydney Water's website at 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. 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
- Major Project applications under Part 3A of the *Environmental Planning and Assessment Act 1979*
- consultations and referrals required under any Environmental Planning Instrument
- draft LEPs, SEPPs or other planning controls, such as DCPs
- any proposed development or rezoning within a 400m radius of a Sydney Water Sewage Treatment Plant
- any proposed planning reforms or other general planning or development inquiries

If you require any further information, please contact Alexandra Plumb of the Urban Growth Branch on 02 8849 6066 or e-mail alexandra.plumb@sydneywater.com.au

Yours sincerely



Adrian Miller
Manager Urban Growth Strategy and Procurement