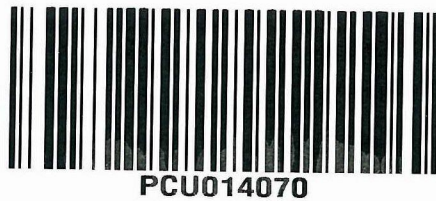
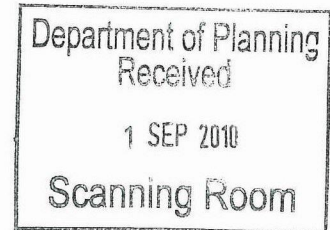


30 August 2010



Chris Ritchie
Manager – Industry
Mining and Industry Projects
Department of Planning
GPO Box 39
Sydney NSW 2001

Sydney
WATER



Dear Mr Ritchie

**Re: Environmental Assessment – Major Project Application MP10_0082
K Mart Warehouse and Distribution Centre**

Thank you for your letter of 26 July inviting submissions for the Environmental Assessment of the proposed K Mart warehouse and distribution centre at the SEPP 59 Eastern Creek precinct. Sydney Water has reviewed the proposal and provides the following comments for the Department of Planning's consideration.

Water

The land subject to this Environmental Assessment lies within Australand's Stage 3 development area. Sydney Water's servicing of Stage 3 industrial land is primarily for light industrial, warehouse and transport depot type development. Servicing of the precinct required construction of a surface reservoir, an elevated reservoir and pumping station at the Minchinbury Reservoir site.

These works have been delivered and are in operation. For Australand's Stage 3 development to proceed, under the servicing strategy and commercial agreement with Sydney Water, it is required to deliver a number of trunk water mains linking the bulk water supply to the new industrial lots, west and south west of the reservoir site including the proposed K Mart development site. Australand is currently progressing with its planning and infrastructure delivery in accordance with Sydney Water's Procurement Process.

The commercial agreement is primarily aimed at managing the procurement of funding, design, construction and delivery of the required trunk water mains to meet Sydney Water requirements and the development timeframe. Australand is also required to provide site reticulation.

Additional augmentation of water infrastructure may be required by future developers to service the rest of the Stage 3 release area.

Wastewater

Trunk sewer, the Eastern Creek sewer submain, is available for connection with local site reticulation currently being delivered by Australand. The carrier drains to the Quakers Hill Sewerage Treatment Plant. Additional augmentation of wastewater infrastructure will be required by future developers to service the rest of the Stage 3 release area.

Trade Waste

All customers discharging trade waste into Sydney Water's wastewater systems 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.

Sydney Water will either issue the customer a trade waste permit or enter into a trade waste agreement. A trade waste permit must be obtained before any discharge can be made to the sewer system. The permit is also needed for site remediation purposes. Applications for a trade waste permit can be made to Sydney Water at the Section 73 Certificate application stage. For further information refer to the Sydney Water website.

Sydney Water Servicing

Sydney Water will further assess the impact of individual developments 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. Sydney Water requests the Department of Planning to continue to instruct proponents to obtain a Section 73 Certificate from Sydney Water.

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 David Demer of the Urban Growth Branch on 02 8849 5241 or e-mail david.demer@sydneywater.com.au

Yours sincerely



Norbert Schaeper
Manager Urban Growth Strategy and Support