

PCU025340

Sydney  
WATER

22 August 2011

Ms Heather Warton  
Director, Metropolitan & Regional Projects North  
Department of Planning & Infrastructure  
GPO Box 39  
Sydney NSW 2001

**MP 11\_0048 Stage 2 Residential Development at 61 Mobbs Lane, Epping**

Att: Enguang Lee

Dear Ms Warton,

Thank you for your letter of 8 August 2011 requesting comment on the proposed residential development at the above address. Sydney Water has reviewed the proposal and provides the following comments for the Department's consideration.

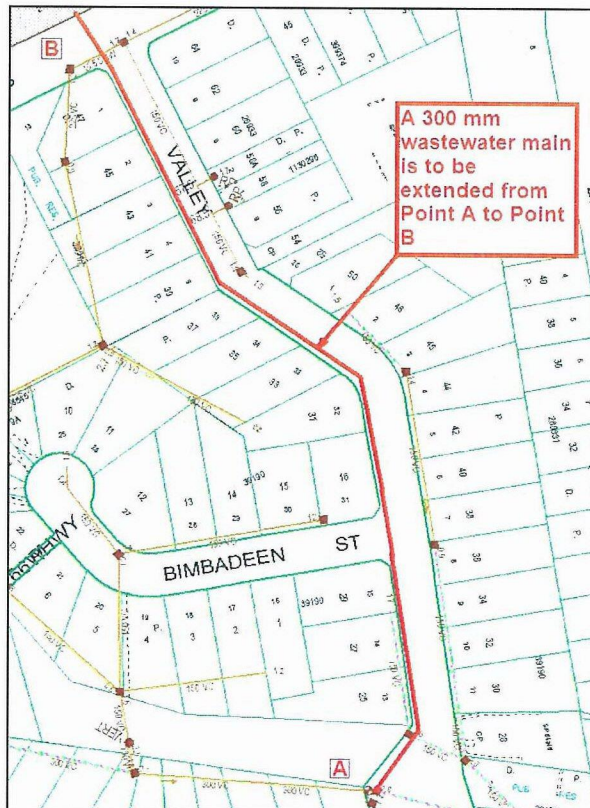
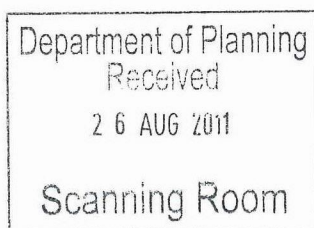
**Water**

The proposed development site can be served by the existing 375mm CICL drinking water main in Mobbs Lane.

**Wastewater**

A new access chamber will need to be constructed over the existing wastewater main located in the Public Reserve on the corner of Raimonde Road and Valley Road. A 300mm wastewater main will then need to be constructed from this new access chamber from Point A along Valley Road to Point B in the diagram below, which is one metre inside the property's boundary.

The proposed lots within this development must be serviced by extensions off the proposed 300mm wastewater main.



### **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).

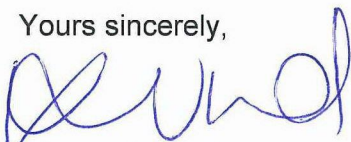
### **Sydney Water e-planning**

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

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