

11 March 2025

Our reference: 222113, 215305

Penny White

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Department of Planning, Housing and Infrastructure
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RE: SSD-10448-Mod-9 (Aspect Industrial Estate Modification 9) and SSD-60513208-Mod-2 (Aspect Industrial Estate Stage 4 (Warehouse 8) Modification 2) at 788-882 Mamre Road, Kemp Creek and 1669A and 1669-1723 Elizabeth Drive, Kemp Creek

Aspect Industrial Estate – Warehouse 8 modifications

Thank you for notifying Sydney Water of SSD-10448-Mod-9 and SSD-60513208-Mod-2 at 788-882 Mamre Road, Kemp Creek and 1669A and 1669-1723 Elizabeth Drive, Kemp Creek. The modification applications seeks:

- Modifications to the Warehouse 8 building layout, resulting in an increase in total GFA from 41,350m² to 42,630m²
- Modifications to on-lot parking numbers and location
- Modifications to the Warehouse 8 loading area, docks and awning layout
- Modification to the car park and loading dock ingress/egress to Access Road 4.
- Modifications to the on-lot landscaping and tree canopy coverage.
- Modifications to location of fire-fighting infrastructure.

The Aspect Industrial Estate Concept Consent under SSD-10448 applies to Mirvac owned land at 1669A and 1669-1723 Elizabeth Drive, Kemp Creek, referred to as the Elizabeth Enterprise Precinct.

SSD-10448-Mod-9 and SSD-60513208-Mod-2 do not propose amendments or development at the Mirvac Elizabeth Enterprise Precinct site.

We have reviewed the documents supplied and provided the following comments to assist in understanding the servicing needs of the proposed development.

Water, Recycled Water and Wastewater Servicing

Water, wastewater and recycled water servicing advice was issued for the development under the Section 73 Notice of Anticipated Requirements for case number 215305 (CN215305) on 2 October 2024. The proponent and their Water Servicing Coordinator should notify their Sydney Water case manager of the proposed amendments to the development. Amendments to the Notice of Anticipated Requirements may be required.

Stormwater Servicing

Sydney Water has reviewed the proposed modifications and has no objections on matters relating to stormwater.

Infrastructure Contributions

- Proponents will be required to pay infrastructure contributions towards Sydney Water's stormwater and recycled water servicing. Sydney Water is preparing a Development Servicing Plan (DSP) for the recycled water and trunk drainage in the Aerotropolis Initial Precincts. This DSP will determine the amount of the stormwater and recycled water Infrastructure Contributions to be paid to Sydney Water for the development.
- Proponents should also be aware that infrastructure contributions for drinking water and wastewater will also be payable for all developments that require a Section 73 Compliance Certificated from 1 July 2024 onwards.
- More information on reintroduction of drinking water and wastewater contributions can be found at [Infrastructure contributions | Sydney Water Talk](#) and the Sydney Water Development Application Information Sheet (for proponent) enclosed.

Next steps


- The proponent should continue to liaise with Sydney Water via their Section 73 application CN213305. The proponent and their Water Servicing Coordinator should contact their Sydney Water case manager to ensure their Notice of Anticipated Requirements reflect the proposed amendments.
- Should the Department decide to progress with the subject development application, Sydney Water would require the following conditions be included in the development consent.
 - Section 73 Compliance Certificate
 - Building Plan Approval

Further details of the conditions can be found in **Attachment 1**.

This advice is not formal approval of our servicing requirements. Detailed requirements, including any potential extensions or amplifications, will be provided once the development is referred to Sydney Water for a Section 73 application. More information about the Section 73 application process is available on our web page in the [Land Development Manual](#).

Further advice and requirements for this proposal are in Attachments 1 and 2. If the proponent has any questions, they can contact their Sydney Water Account Manager Lubna Thalib at Lubna.Thalib@sydneywater.com.au. Should the Department require any further information, please contact the Growth Analytics Team via urbangrowth@sydneywater.com.au.

Yours sincerely,



Kristine Leitch

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Growth and Development
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Sydney Water, 1 Smith Street, Parramatta NSW 2150

Enclosed:

- [Sydney Water Development Application Information Sheet \(for proponent\)](#)

Sydney Water Corporation ABN 49 776 225 038

1 Smith Street, Parramatta, NSW 2150 | PO Box 399, Parramatta, NSW 2124

Telephone 13 20 92 Media (24/7) 8849 5151 sydneywater.com.au



Attachment 1 – Recommended Development Conditions

Prior to the issue of an Occupation/Subdivision Certificate:

Section 73 Compliance Certificate

A compliance certificate must be obtained from Sydney Water, under Section 73 of the Sydney Water Act 1994. Our assessment will determine the availability of water and wastewater services, which may require extensions, adjustments, or connections to our mains. Make an early application for the certificate, as there may be assets to be built and this can take some time. A Section 73 Compliance Certificate must be obtained before an Occupation or Subdivision Certificate will be issued.

Applications can be made either directly to Sydney Water or through a Sydney Water accredited Water Servicing Coordinator.

Go to the Sydney Water website or call 1300 082 746 to learn more about applying through an authorised WSC or Sydney Water.

Prior to the issue of a Construction Certificate/Complying Development Certificate:

Building Plan Approval (including Tree Planting Guidelines)

The plans must be approved by Sydney Water prior to demolition, excavation or construction works commencing. This allows Sydney Water to determine if sewer, water or stormwater mains or easements will be affected by any part of your development. Any amendments to plans will require re-approval. Please go to [Sydney Water Tap in®](#) to apply.

Sydney Water recommends developers apply for a Building Plan Approval early as to reduce unnecessary delays to further referrals or development timescales.

Tree Planting

Certain tree species placed in proximity to Sydney Water's underground assets have the potential to inflict damage through invasive root penetration and soil destabilisation. Section 46 of the Sydney Water Act specifies what might occur when there is interference or damage to our assets caused by trees.

For any trees proposed or planted that may cause destruction of, damage to or interference with our work and are in breach of the Sydney Water Act 1994, Sydney Water may issue an order to remove that tree or directly remove it and seek recovery for all loss and associated compensation for the removal.

For guidance on types of trees that can cause damage or interference with our assets see Sydney Water webpage Wastewater blockages. For guidance on how to plant trees near our assets, see Diagram 5 – Planting Trees within Sydney Water's [Technical guidelines – Building over and adjacent to pipe assets](#).

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Attachment 2 – Sydney Water Requirements for Commercial and Industrial Developments (for proponent’s information)

Trade Wastewater Requirements

If this development is going to generate trade wastewater, the property owner must submit an application requesting permission to discharge trade wastewater to Sydney Water’s sewerage system. You must obtain Sydney Water approval for this permit before any business activities can commence. It is illegal to discharge Trade Wastewater into the Sydney Water sewerage system without permission.

The permit application should be emailed to Sydney Water’s Business Customer Services at businesscustomers@sydneywater.com.au

A Boundary Trap is required for all developments that discharge trade wastewater where arrestors and special units are installed for trade wastewater pre-treatment.

If the property development is for Industrial operations, the wastewater may discharge into a sewerage area that is subject to wastewater reuse. Find out from Business Customer Services if this is applicable to your development.

Backflow Prevention Requirements

Backflow is when there is unintentional flow of water in the wrong direction from a potentially polluted source into the drinking water supply.

All properties connected to Sydney Water's supply must install a testable Backflow Prevention Containment Device appropriate to the property's hazard rating. Property with a high or medium hazard rating must have the backflow prevention containment device tested annually. Properties identified as having a low hazard rating must install a non-testable device, as a minimum.

Separate hydrant and sprinkler fire services on non-residential properties, require the installation of a testable double check detector assembly. The device is to be located at the boundary of the property.

Before you install a backflow prevention device:

1. Get your hydraulic consultant or plumber to check the available water pressure versus the property’s required pressure and flow requirements.
2. Conduct a site assessment to confirm the hazard rating of the property and its services. Contact PIAS at NSW Fair Trading on 1300 889 099.

For installation you will need to engage a licensed plumber with backflow accreditation who can be found on the Sydney Water website:

<https://www.sydneywater.com.au/plumbing-building-developing/plumbing/backflow-prevention.html>

Water Efficiency Recommendations

Water is our most precious resource and every customer can play a role in its conservation. By working together with Sydney Water, business customers are able to reduce their water consumption. This will help your business save money, improve productivity and protect the environment.

Some water efficiency measures that can be easily implemented in your business are:

- Install water efficiency fixtures to help increase your water efficiency, refer to WELS (Water Efficiency Labelling and Standards (WELS) Scheme, <http://www.waterrating.gov.au/>
- Consider installing rainwater tanks to capture rainwater runoff, and reusing it, where cost effective. Refer to <https://www.sydneywater.com.au/your-business/managing-your-water-use/water-efficiency-tips.html>
- Install water-monitoring devices on your meter to identify water usage patterns and leaks.
- Develop a water efficiency plan for your business.

It is cheaper to install water efficiency appliances while you are developing than retrofitting them later.

Contingency Plan Recommendations

Under Sydney Water's [customer contract](#) Sydney Water aims to provide Business Customers with a continuous supply of clean water at a minimum pressure of 15meters head at the main tap. This is equivalent to 146.8kpa or 21.29psi to meet reasonable business usage needs.

Sometimes Sydney Water may need to interrupt, postpone or limit the supply of water services to your property for maintenance or other reasons. These interruptions can be planned or unplanned.

Water supply is critical to some businesses and Sydney Water will treat vulnerable customers, such as hospitals, as a high priority.

Have you thought about a contingency plan for your business? Your Business Customer Representative will help you to develop a plan that is tailored to your business and minimises productivity losses in the event of a water service disruption.

For further information please visit the Sydney Water website at: <https://www.sydneywater.com.au/your-business/managing-trade-wastewater/commercial-trade-wastewater.html> or contact Business Customer Services on 1300 985 227 or businesscustomers@sydneywater.com.au.