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Industry Assessments

Department of Planning, Industry and Environment

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**RE: Sydney Water input to SEARs for SSD-17647189 Access Logistics Park at 884-928
Mamre Road, Kemps Creek**

Thank you for seeking Sydney Water's input on the Secretary's Environmental Assessment Requirements for the abovementioned SSD which proposes demolition and bulk earthworks, 13-lot Torrens Title subdivision, construction of internal roads, infrastructure and utilities, construction and operation of Warehouse 1 with associated offices comprising 41,120 sqm of GFA, car parks, hardstands, and landscaping. Whilst the modification only impacts part of the site, Sydney Water is working with the proponent to service the whole site and must look at the development holistically. We have reviewed the proposal and provide the following comments for your consideration.

Sydney Water have reviewed the proposal and provide the following comments for your consideration:

- Sydney Water currently has limited potable water services and no existing wastewater services within the vicinity of this development, however, the site is located within Sydney Water's *Growth Servicing Plan (2020-2025)* and therefore Sydney Water will likely provide trunk services to the property in the future.
- Sydney Water requests that detailed domestic and industrial water and wastewater demands be specified within the Environmental Impact Statement.
- Indicative stormwater, trade wastewater and water re-use quantities should also be included within the EIS report.
- It is recommended that the proponent engages a Water Servicing Coordinator and meetings are held between the proponent and Sydney Water to ensure that Sydney Water's requirements inform the design process.

Sydney Water also requests that the Department of Planning, Industry and Environment include the following Secretary's Environmental Assessment Requirements relating to the provision of water-related services for the subject site:

Water-related Infrastructure Requirements

1. The proponent of the development should determine service demands following servicing investigations and demonstrate that satisfactory arrangements for drinking water, wastewater, and, recycled water services have been made.

2. The proponent must obtain endorsement and/or approval from Sydney Water to ensure that the proposed development does not adversely impact on any existing water, wastewater or stormwater main, or any other Sydney Water asset, including any easement or property. When determining landscaping options, the proponent should take into account that certain tree species can cause cracking or blockage of Sydney Water pipes and therefore should be avoided.
3. Strict requirements for Sydney Water's stormwater assets (for certain types of development) may apply to this site. The proponent should ensure that satisfactory steps/measures been taken to protect existing stormwater assets, such as avoiding building over and/or adjacent to stormwater assets and building bridges over stormwater assets. The proponent should consider taking measures to minimise or eliminate potential flooding, degradation of water quality, and avoid adverse impacts on any heritage items, and create pipeline easements where required.
4. As this development creates trade wastewater, Sydney Water has trade wastewater requirements which need to be met. By law, the property owner must submit an application requesting permission to discharge trade wastewater to Sydney Water's sewerage system. The proponent must obtain Sydney Water approval for this permit before any business activities can commence. Given this development comprises industrial operations, wastewater may discharge into a sewerage area that is subject to wastewater reuse. Please contact Sydney Water's [Business Customer Services](#) to send your permit application or to find out more information. They can be contacted at the following email address: businesscustomers@sydneywater.com.au.

Integrated Water Cycle Management

5. The proponent should outline any sustainability initiatives that will minimise/reduce the demand for drinking water, including any alternative water supply and end uses of drinking and non-drinking water that may be proposed, and demonstrate water sensitive urban design (principles are used), and any water conservation measures that are likely to be proposed. This will allow Sydney Water to determine the impact of the proposed development on our existing services and required system capacity to service the development.

If you require any further information, please contact the Growth Planning Team at urbangrowth@sydneywater.com.au.

Yours sincerely,



Kristine Leitch

Growth Intelligence Manager

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