

17 May 2024

Our reference: 213843

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RE: State Significant Development Application SSD-30628110 ‘Summit at Kemps Creek’ at 706-752 Mamre Road, Kemps Creek

Thank you for notifying Sydney Water of SSD-30628110 ‘Summit at Kemps Creek’ at 706-762 Mamre Road, Kemps Creek, which proposes a concept masterplan for an industrial estate. The concept masterplan proposes 8 industrial warehouse buildings, ancillary office space and a cafe, with an indicative total GFA of 244,413m².

The proposed concept masterplan will be delivered in stages, with this SSDA proposing the “Stage 1 Development works” only. Stage 1 Development seeks approval for the following:

- Constructing 3 of the 8 proposed warehouses, comprising a total GFA of 79,263m².
- Subdivision of the site into 3 lots, which includes 1 super lot for the proposed 3 warehouses, 1 residue super lot for the future 5 warehouses and 1 lot dedicated for the proposed road network.
- Construction of hardstand areas
- Site preparation works like removal of existing structures and vegetation, and earthworks.
- Site servicing and infrastructure works including the construction of internal road networks and stormwater and servicing infrastructure.

We have reviewed the stormwater related documents that were provided as supplementary information (See Appendix 2 for the list) and provide the following comments to assist in understanding the servicing needs of the proposed development.

Sydney Water requires more information before it can provide further advice or endorsement of this application for consent. The DPHI is advised to re-refer this SSDA for Sydney Water’s review once all stormwater issues have been addressed.

Stormwater Servicing

Sydney Water cannot endorse this application until the request for further information has been met. Attachment 1 provides full details on what actions are required to meet these requirements.

Water Servicing

The development is currently located in Cecil Park Water Supply Zone (Reduced 1 pressure zone) and is part of Prospect South Delivery System. **The Cecil Park Water Supply Zone is currently supplied with rural drinking water infrastructure and does not have capacity to service developments within this area prior to delivery of major system amplifications.**

Sydney Water is currently delivering trunk drinking water infrastructures in stages to increase supply to the Western Sydney Aerotropolis Growth Area including Mamre Rd precinct.

The servicing for this development will require connections to:

- A recently delivered OD400 PE main, extending from the intersection of Elizabeth Dr and Clifton Ave, along Clifton Avenue, and connecting to Mamre Rd near the intersection of Abbots Rd and Mamre Rd. **This main is already in operation.**
- DN300 main along Mamre Rd between Abbots Rd and Bakers Ln. This is **currently in concept design and schedule to be delivered by 2026/27** subject to delivery funding approval and delivery contractor schedule.
- Once the above mains are available, the development can connect to existing DN200 uPVC or future DN300 Mamre Rd main.

Ultimate Water servicing

At ultimate the development will be serviced from the future Badgerys Creek Reservoir and will be part of Badgerys Creek gravity WSZ. Additional assets from the reservoir to Mamre Rd are proposed to service Badgerys Creek gravity WSZ.

The final requirements to service this development will be confirmed at Section 73 stage. Additional information about the development's staging, along with forecasted demands, will be required to provide further advice or confirmation of mains required at each stage.

Precinct trunk drinking water mains and reticulation mains are required to be sized as per the WSAA codes.

Wastewater Servicing

There are currently no wastewater services available in this area.

Sydney Water identifies that the proposed development is within two wastewater catchments. The western part of this proposed development is within the proposed wastewater pumping station SP1221 catchment via proposed trunk wastewater carriers. The eastern part of the development is located within the existing St Marys system. Please refer to Figure 1 regarding the wastewater catchments of the site.

Regarding connections to the western catchment, the proposed development SP1221 will be required to transfer flows to the proposed Upper South Creek (USC) Advanced Water Recycling Centre (AWRC) via SP1222.

- Sydney Water have completed concept design phase for the pumping station and carriers.

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- The delivery date for SP1221 and carriers is **currently 2027 and this is subject to delivery funding approval and delivery contractor schedule.**

An extension of sewer main is required from existing network to service the eastern part of the development.

Sewer mains are required to be sized to service the natural catchment as per the WSAA code - refer to indicative location of carriers and reticulation mains in scheme plan in Figure 2 below.



Figure 1. Wastewater catchments

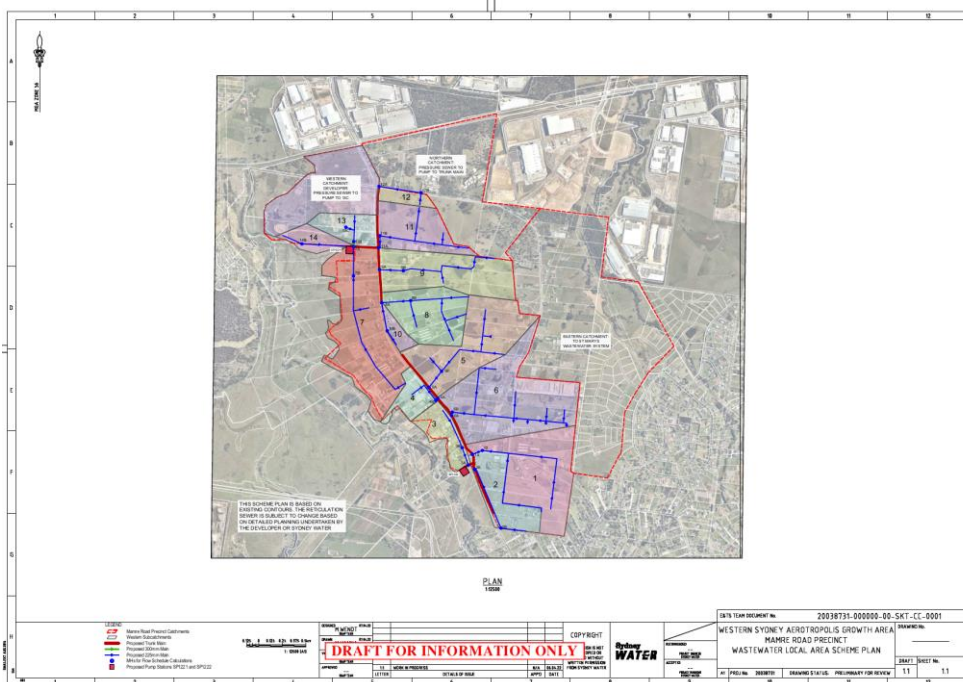


Figure 2. Indicative carriers and reticulation mains (WW Scheme Plan)

Recycled Water Servicing

Recycled water for non-drinking water uses will be provided in the Mamre Road Precinct and will be primarily sourced from treated stormwater and supplemented from Upper South Creek Advanced Water Recycling Centre (AWRC) or the Drinking Water system, as recommended by our Sub-Regional Planning Study. The Integrated Water Servicing Options analysis is currently in progress to determine the preferred servicing option.

Sydney Water confirms the requirement for recycled water mains and connections on finalisation of the preferred option and scheme plan shown below (Figure.5) for the Mamre Rpad Precinct. The requirements will include that each lot must have a frontage to a recycled water main that is the right size and can be used for connection of the lot to the recycled water main.

To service this site, it is assumed that the development will have the connection to the recycled water network either along Bakers Lane (DN150) or the Proposed Road 1 (DN150), and not off Mamre Road. Mamre Road is in the pressured reduced zone and may not have sufficient head for connection.

In addition to the above, the Mamre Road recycled water reticulation network will initially be supplied by the adjacent potable water reticulation network. This arrangement will remain until the supply of treated stormwater and/or recycled wastewater from AWRC is established. Once the stormwater and recycled water supply is established, the connections between the potable water and recycled water networks-will need to be **decommissioned**. The proponent must clearly show the locations of any cross connections between the potable water network and recycled water network on the design plans which need to be reviewed by Sydney Water. The proponent must also provide the finished surface levels to Sydney Water.

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 S73 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 is required to address the stormwater comments and clarifications requested in Attachment 1.
- The Department is advised to defer the approval of this SSDA and re-refer this application to Sydney Water for review once stormwater concerns have been addressed.

Should the Department require any further information, please contact the Growth Planning Team via urbangrowth@sydneywater.com.au. Should the proponent have any specific stormwater inquiries they should contact Cassie Perente from the Western Sydney stormwater team via westernsydney@sydneywater.com.au.

Yours sincerely,



Kristine Leitch

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Sydney Water, 1 Smith Street, Parramatta NSW 2150

Attachment 1 – Detailed stormwater requirements Recommended Development Conditions

Catchment Delineation and Discharge Locations

Sydney Water has assessed the proposed catchment modifications based on Sydney Water's design catchments in the vicinity of the development site, existing catchments and proposed catchments. Comments based on this analysis are as follows:

1. Lot 7 discharge point is inconsistent between the civil works plan and the WSMP report. Please clarify and ensure that the combination of Lot 4-7 does not exceed the 15ha catchments requirements triggering the need for trunk drainage. It is unclear where this water is going and how it reaches the downstream Sydney Water basins.
2. The proponent is requested to provide the catchment area for the Southern Link Road as it is missing from Civil Works Drawing C1082. Sydney Water require this information to determine impact on the wider scheme strategy. Sydney Water acknowledge the ownership of this future road is by others.
3. To facilitate a better review of the catchment redistribution it is recommended that the proponent provide a catchment plan with the existing and proposed catchments overlaid on top of each other. This plan should include a table comparing the total area's being discharged to their outlet and a % imperviousness column.

Trunk Drainage Channel

Sydney Water is not satisfied with the current level of design documentation of the trunk drainage channel. Further documentation is required to demonstrate:

1. The trunk drainage corridor is not represented correctly and is inconsistent with the design guidelines provided in Sydney Water's Draft Stormwater Scheme Infrastructure Design Guidelines (Dec, 2022).
2. The width of the channel is inconsistent with the scheme plan. Sydney Water acknowledges that a reduction of channel width may be supported if consistent with the Sydney Water's Draft Stormwater Scheme Infrastructure Design Guidelines (Dec, 2022) but must demonstrate at a minimum:
 - The frequent storm event selected for designing the low flow channel including flow rates and critical velocity.
 - The 1% AEP flow rate is wholly contained within the high-flow banks and maintenance track noting that Sydney Water does not support 1% AEP event inundation of retaining walls (including foundations) in the trunk drainage corridor.
 - A minimum 0.5m freeboard is provided to the future Southern Link Road.
 - The proposed trunk drainage corridor width is noted correctly on plan with supporting calculations.
 - Currently the additional information on SKC041 indicates that the trunk drainage corridor ranges between 13.8m – 18m instead of 15.8m - 20m.
 - Either remove the 2m retaining wall supporting Southern Link Road or provide the additional 2m width

- Note that Sydney Water doesn't support retaining walls within the trunk drainage corridor except for retaining walls that form part of a maintenance track at the entry and exit ramp.
 - Provide the frequent storm event selected, 1% AEP and 1% AEP + 0.5m freeboard water levels to give conceptual assurance of the functional design.
- 3. The maintenance track will conform to Sydney Water's Draft Stormwater Scheme Infrastructure Design Guidelines (Dec, 2022) as shown in the Trunk Drainage Channel Typical Plan and Sections. The following comments are made:
 - **Sydney Water will not endorse any naturalised trunk drainage channel that does not have a dedicated maintenance access track.**
 - The use of a TfNSW/Council managed shared user path along a road as a maintenance track will not be supported by Sydney Water.
 - Include the maintenance track along the full length of the trunk drainage corridor, noting that Sydney Water may support the reduced trunk drainage corridor width subject to the matters raised above.

Additional Comments/ Clarifications

1. Attachment E within the Trunk Drainage Realignment Correspondence isn't clear as to whether the functional levels have been resolved with TfNSW. Has TfNSW provided endorsement regarding the Southern Link Road and Direct Freight Route?
2. Provide street tree planting detail. No street tree detail has been provided in Civil or Landscape package.
3. Cross sections of any known / conceptual service crossings with trunk drainage channels / basins need to be provided.

Attachment 2 –Supplementary stormwater information provided by the proponent:

- Environmental Impact Statement
- Appendix I – Civil Infrastructure Report
- Appendix J – Water and Stormwater Management Plan
- Appendix K1 – Civil Drawings
- Appendix L – Landscape Drawings
- Appendix NN – Trunk Drainage Realignment Correspondence