

**15 March 2024**

**David Schwebel**

Industry Assessments  
Department of Planning, Housing and Infrastructure

Our Reference: 212600

**RE: SSD-32722834 113-153 Aldington Road, Kemps Creek**

Thank you for notifying Sydney Water of SSD-32722834 at 113-153 Aldington Road, Kemps Creek which proposes development of a warehouse and distribution estate including construction, fit out and operation of two warehouse buildings (with a GFA of 50,131m<sup>2</sup> and 18,783m<sup>2</sup>) for warehouse and distribution uses, subdivision of the land into six lots, bulk earthworks and retaining walls, stormwater and associated works, internal roads, associated carparking, signage and landscaping.

**Sydney Water requests additional information and further clarification regarding stormwater matters to progress the referral. The DPHI is advised to re-refer this SSDA for Sydney Water's review once stormwater issues have been addressed.**

Sydney Water has reviewed the application based on the information supplied and provides the following comments to assist in planning the servicing needs of the proposed development.

**Water Servicing**

The proposed development is currently located within the Cecil Park Reduced Water Supply Zone (WSZ) and is part of the Prospect South Delivery System.

**The Cecil Park WSZs are currently supplied with rural drinking water infrastructure and do not have capacity to service developments within Mamre Road precinct prior to delivery of major system amplifications.**

Sydney Water is currently delivering trunk drinking water infrastructure to increase supply to the area.

## Ultimate servicing

Ultimate servicing of this area will be from the Cecil Park Reduced 1 pressure zone. The following assets will be required for ultimate servicing.

- DN 300 and DN500 mains along Mamre Road between Elizabeth Road and Abbots Road, connecting to existing mains in Elizabeth Drive.
- New DN450 main along Abbots Road
- New DN375 main along Aldington Road

The servicing strategy, sizing and staging of the future mains is indicative and subject to change based on future planning.

## Interim servicing

Interim servicing of the development can be provided from the Cecil Park Remainder WSZ **after the following assets are delivered**. Refer to figure below.

- Approximately 2km of DN300 main in Aldington Rd under CN186885.
- Approximately 1km of DN300 amplification along Aldington Road under CN194521
- Installation of Dividing Valves (DV) to be installed to separate supply between water supply zones (WSZ) – refer to indicative location of DVs on attached plan.
- DN300 lead-in extension from Cecil Park Remainder zone to Oakdale development – this is required to change servicing from Minchinbury EL WSZ to Cecil Park Remainder WSZ.
- The mains within the development – developer delivered.

**The above mains under interim servicing are required to be delivered prior to servicing being available for this development.**

Precinct trunk drinking water mains and reticulation mains are required to be sized as per the WSAA code. The attached plan (Figure 1) indicates reticulation sizing above the code and indicative location for DVs, which will be confirmed at detailed design.

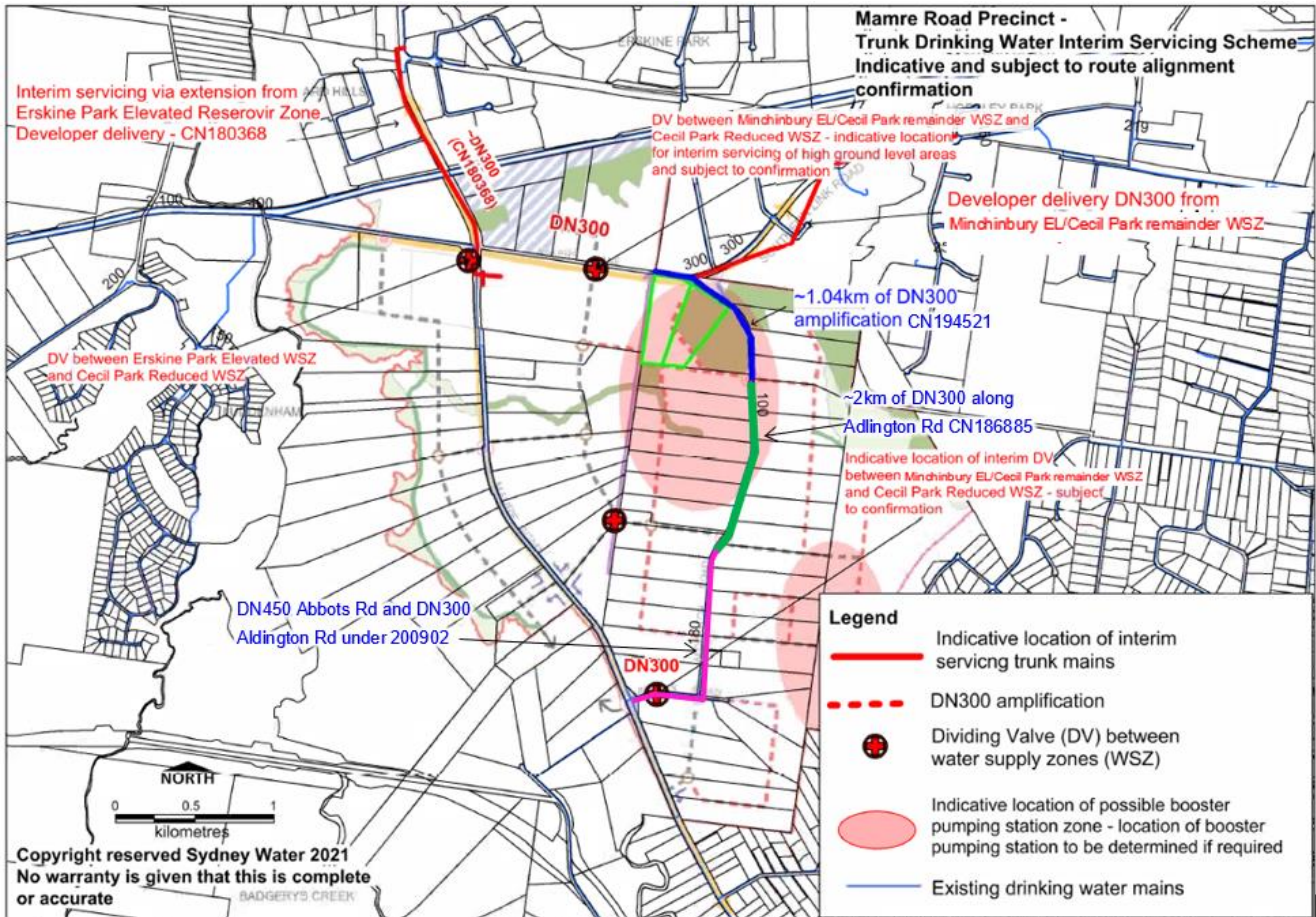


Figure 1. Immediate servicing map.

## Wastewater Servicing

The development site is split across two wastewater catchments.

The western part of the proposed development is within the proposed wastewater pumping station SP1221 catchment which will transfer flows to the proposed Upper South Creek (USC) Advanced Water Recycling Centre (AWRC) – refer to Figure 2 below.

Sydney Water plans to deliver trunk wastewater services by 2027 to transfer flow to the Upper South Creek Advanced Water Recycle Centre to service this area. This is subject to funding approval.

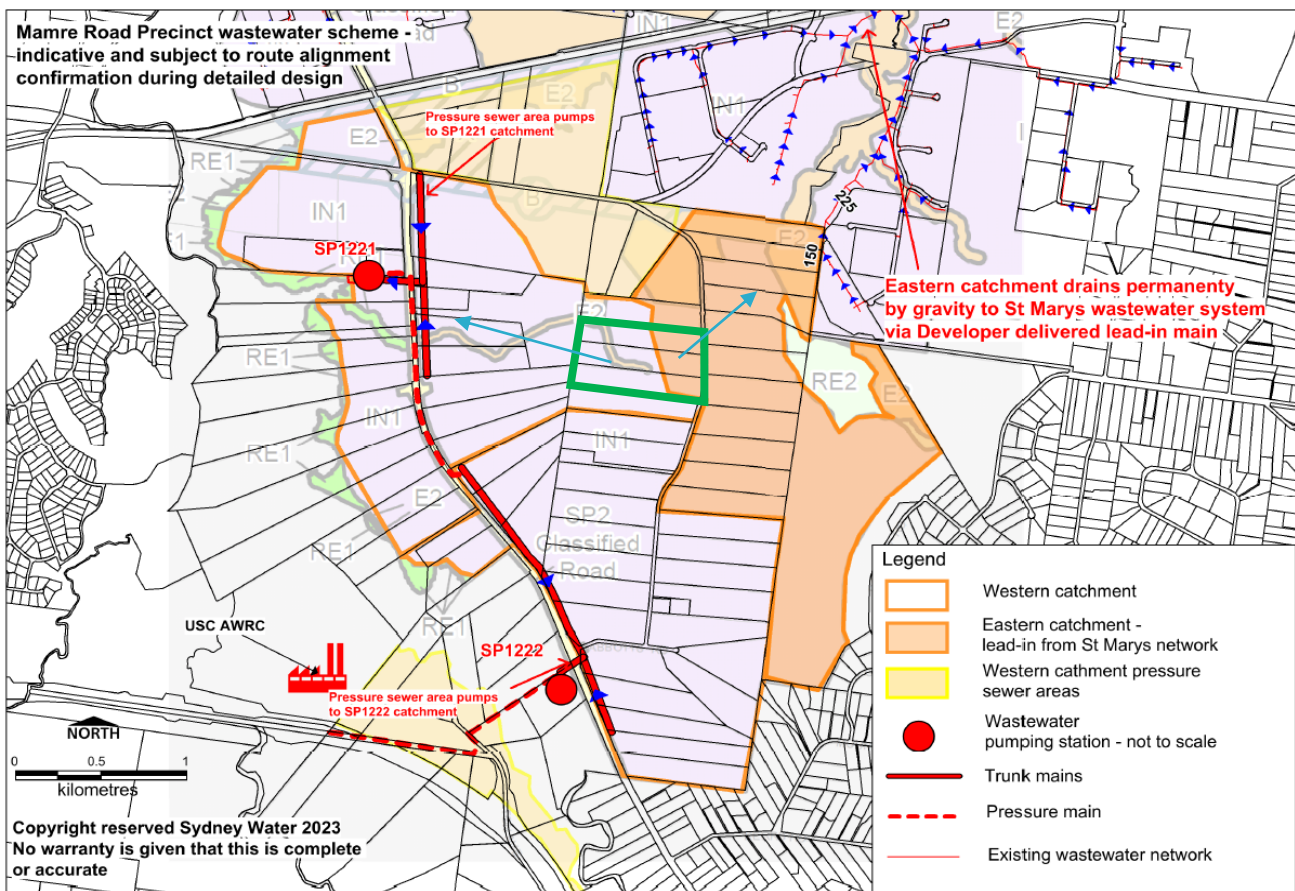


Figure 2. Mamre Road Precinct wastewater scheme map

Refer to below draft Wastewater Scheme Plan (Figure 3)

- Reticulation assets shown in blue are indicative and subject to route alignment confirmation during design.
- Reticulation mains are required to be delivered by developer and are required to service the natural catchment as per the WSA code.

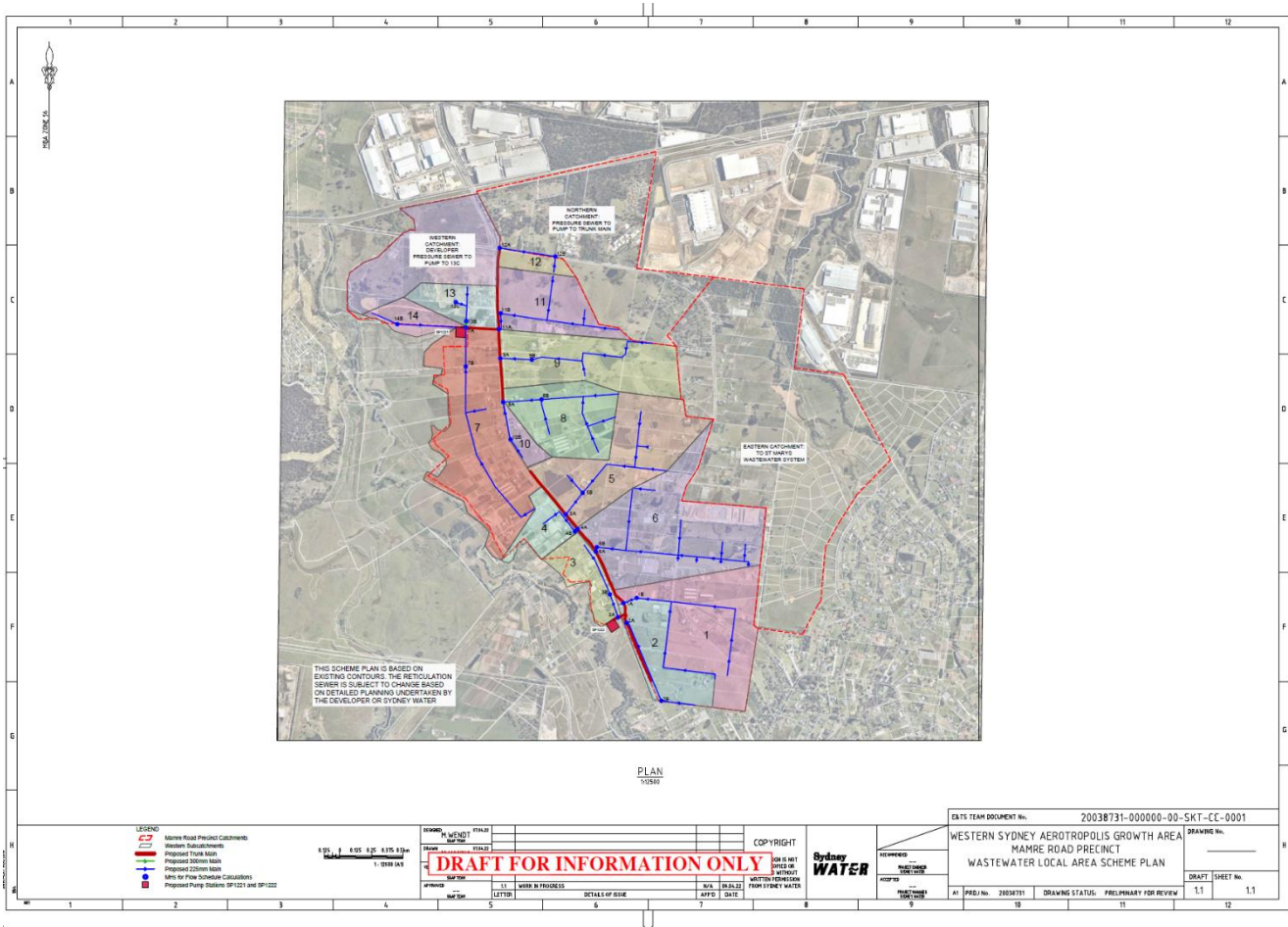


Figure 3. Draft wastewater scheme plan

The eastern part of the proposed development is within the existing St Marys system. A sewer extension is required to service the proposed subdivision on 113 Aldington Rd. A lead-in sewer main is proposed to be extended from the DN525 St Clair Carrier to service 106 Aldington Rd (CASE186886).

The Applicant’s Water Servicing Coordinator will need to extend the sewer main from the sewer proposed in the Case 186886. A catchment plan, flow schedule and long section of the sewer is required for Sydney Water review.



## 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 AWRC or the Drinking Water system, as recommended by the Sub-Regional Planning Study.

Sydney Water will confirm the requirement for recycled water mains and connections on finalisation of the preferred option and scheme plan for the Initial Precincts. 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.

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 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 developer 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 developer must also provide to Sydney Water the finished surface levels. be required.

## Stormwater

**Sydney Water cannot endorse this application until the request for further information has been met.** Attachment 1 provides full details on what information will be required.

### Next Steps:

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

Sydney Water's Western Sydney Stormwater team will contact the proponent to further discuss and address stormwater site issues (as identified in Attachment 1). Should the Department require any further information in regard to general servicing and the referral, please contact the Growth Planning Team via [urbangrowth@sydneywater.com.au](mailto:urbangrowth@sydneywater.com.au). Should the proponent require specific stormwater inquiries they should contact Craig Bush via [westernsydney@sydneywater.com.au](mailto:westernsydney@sydneywater.com.au).

Yours sincerely,



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## Attachment 1 – Detailed stormwater requirements

This review is for the Dexus State Significant Development Application (SSDA) (SSD-32722834) at 113-153 Aldington Road, Kemps Creek.

Sydney Water has reviewed the following documents that were provided as submission documents:

- Environmental Impact Statement
- Appendix D – Riparian Assessment
- Appendix V – Civil Infrastructure Report (PDF)
- Appendix TT – Water and Stormwater Management Plan (PDF)
- Appendix PP – Civil Drawings (PDF)
- Appendix II – Flood Impact Assessment (1) (PDF)

Sydney Water has the following comments and clarifications on the submission documents. Sydney Water is **requesting further information** before providing any further advice or endorsement of this application for consent.

### 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. Changes to natural catchments.

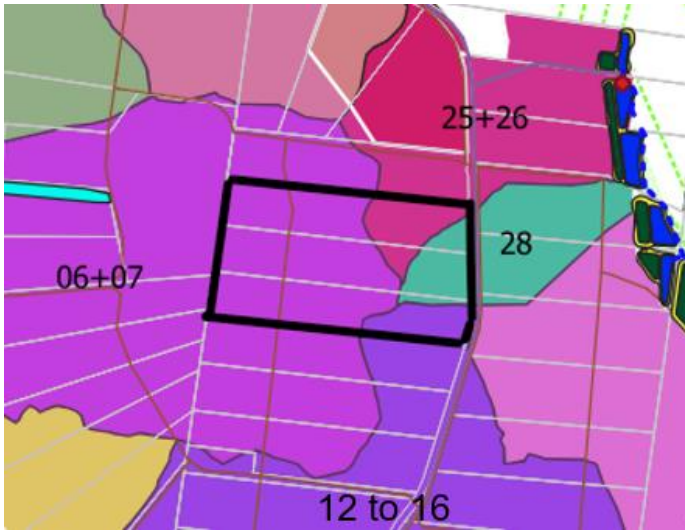
The natural catchment plan has 6 discharge points (catchments A to F), which drain to 4 regional basins. The proposed changes to the catchments allow for 4 discharge points, which drain to 3 regional basins. All except for discharge point 1 (which includes natural catchment A and C) exceed changes in natural by + /– 10%.

The regional scheme has been designed to accommodate existing catchment areas (unless otherwise altered by the Stormwater Management Authority (Sydney Water)). Changes from the design catchments alter the performance of the downstream basins and may require additional OSD requirements to ensure downstream trunk drainage capacity is adequate.

The impact of the proposed change on the downstream basins has been evaluated as unacceptably large and the proponent is required to alter catchments to match more closely with existing catchments in this area. See our analysis of the catchments (natural vs proposed) in the table below. If further clarification is required and there is need to discuss the proposed solution please organise a meeting with Sydney Water.



Below is the image from the GIS system to show the regional basin catchments.



## 2. Connections to neighbouring developments

The proponent needs to demonstrate invert levels and trunk drainage levels that have been coordinated with the neighbouring development at these locations. This is required to confirm that these future connection levels remain feasible.

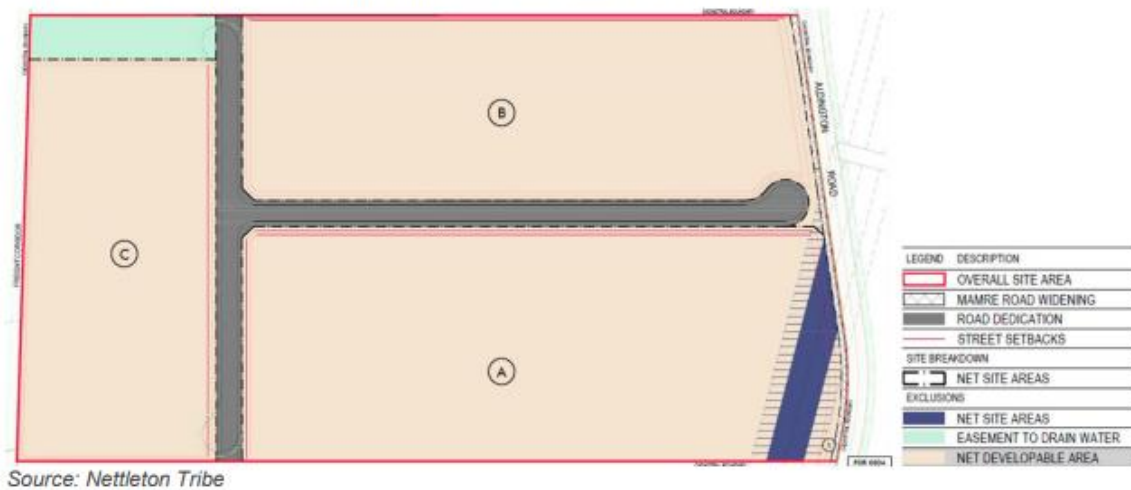
### **OSD basin in Transgrid easement**

1. Sydney Water is not satisfied with the current level of design documentation of the OSD basin in the southeast of the site within the Transgrid easement. Further documentation is required to demonstrate:
  - The basins and pipe will convey the 1% AEP flow plus freeboard.
  - Demonstrate that the OSD provided accounts for the proposed catchment area draining to this area to meet pre-development flow rates.
2. The discharge location to Fraser's development site - Coordination between the sites needs to be undertaken to clearly show design intent and coordination of levels and size.

## Additional Comments/Clarifications

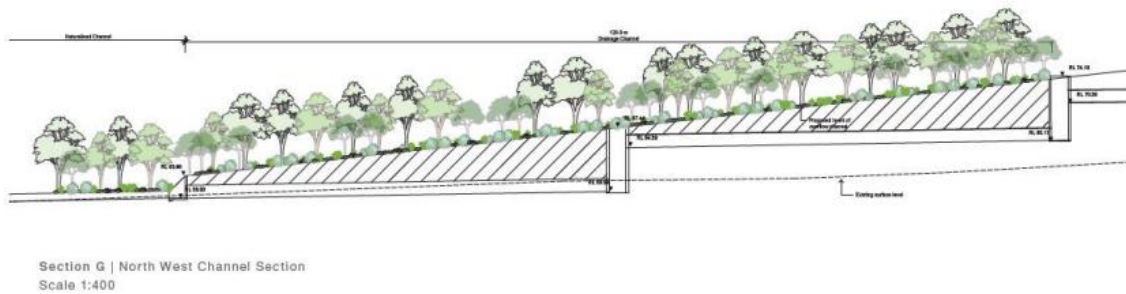
1. Provide street tree planting detail. No street tree detail has been provided in Civil or Landscape package.
2. The EIS indicates that there are 50 cartridge filters for the interim stormwater quality treatment, but the water and stormwater management plan only indicates 20. Please confirm which one is correct and ensure documentation is consistent.
3. There is an image that shows the drainage line in the north-west corner as part of an easement (see below). Note this will not be a Sydney Water asset as it not on the scheme plan as trunk drainage channel. Is this channel to remain in private ownership and management? If yes, it should be documented in the operation and maintenance plan for the stormwater assets that should include the GPT's and OSD systems.

Figure 12 Net developable area within the site once constraints are accounted



4. Sydney Water is concerned regarding the design of the steep (11%) overland flow path channel in the north-west corner. As this channel drains into a trunk drainage channel managed by Sydney Water it will need to be designed appropriately and have appropriate operation and maintenance to reduce risk of sedimentation of the downstream channel. More detail will be required to:
- indicate how the flow velocities within the channel will be controlled to prevent erosion and scour.
  - ensure there is sufficient flow control/dissipation to reduce the flow velocity within the Dexu site before the stormwater enters the downstream trunk drainage channel.

Figure 54 North western corner drainage flow channel section



Source: Site Image