



11 October 2024

Our reference: N/A

**Michael Doyle**

Department of Planning, Housing and Infrastructure

[michael.doyle@dpie.nsw.gov.au](mailto:michael.doyle@dpie.nsw.gov.au)

## **RE: Sydney Water input to SEARs for SSD-76132994 for Coalcliff Eco-Tourist Facilities**

Thank you for seeking Sydney Water's input on the Secretary's Environmental Assessment Requirements for the development proposal at Lot 100 DP 715376, Lawrence Hargrave Drive, Coalcliff. The SSDA will seek consent for the following.

- 24x eco-tourist cabins (72 guests) and communal pavilion
- Multi-purpose amenities building
- Public walking track, observation deck/s and parking
- Seating areas and potential viewing decks within a cleared area
- Vegetation restoration

**Sydney Water notes the development site is outside of Sydney Water's wastewater catchment. The proponent should lodge a Feasibility application with Sydney Water prior to the EIS stage should they wish to investigate servicing via Sydney Water's wastewater network.**

Sydney Water requests that the Department of Planning, Housing and Infrastructure 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 (where required) 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 other Sydney Water asset, including any easement or property. To do this, it is recommended that the proponent register a direct **Feasibility** enquiry with Sydney Water as soon as possible via an approved [Water Servicing Coordinator](#) (WSC) to ascertain servicing needs and to ensure the proposed development is considered in any potential planning that we might be undertaking.
3. 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.

4. 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.
5. Strict requirements for the protection of Sydney Water's stormwater assets 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.

#### **Integrated Water Cycle Management (IWCM)**

6. 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.
7. It is recommended that the proponent engages directly with Sydney Water via the Feasibility process and discuss IWCM opportunities.

#### **Next Steps:**

- Given the scale and complexity of the proposed development, further investigations will be required to determine the servicing requirements for this site. It is recommended that a Water Servicing Coordinator is engaged as soon as possible, and a **Feasibility** application is submitted with Sydney Water **prior to the preparation of the EIS** to investigate wastewater servicing options.
- The Department is advised to forward the enclosed *Sydney Water Development Application Information Sheet (for proponent)* to assist the proponent in progressing their development. This Info Sheet contains details on how to make further applications to Sydney Water and provides more information on Infrastructure Contributions.

If the proponent has any questions, they should contact their Sydney Water case manager once a Feasibility is lodged. Should the Department require further information, please contact the Growth Planning Team at [urbangrowth@sydneywater.com.au](mailto:urbangrowth@sydneywater.com.au).

Yours sincerely,



**Kristine Leitch**

Manager, Growth Planning  
Growth and Development  
Water and Environment Services  
Sydney Water, 1 Smith Street, Parramatta NSW 2150

#### **Enclosed:**

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