

05 July 2019

Our Ref: Case 179684

Mr Kelly McNicol
Team Leader, Industry Assessments
Department of Planning and Environment
GPO Box 39, Sydney, NSW 2001

RE: Kemps Creek Warehouse, Logistics and Industrial Facilities Hub (SSD 9522)

Dear Mr McNicol,

Thank you for notifying Sydney Water of the proposed development of Kemps Creek Warehouse, Logistics and Industrial Facilities Hub (SSD 9522), located at 657-769 Mamre Road, Kemps Creek in the Penrith Local Government Area. We have reviewed the proposal and provide the following information to assist in your assessment.

Water

- Drinking water services can be provided in the short term, we are working to deliver a trunk main along Mamre Road by 2024-25.
- We will be working with RMS to deliver trunk mains in Mamre Road during road upgrade, subject to funding approval based on risk for development timeframes.
- Developer delivered precinct trunk mains will also be required to service the precinct.

Wastewater

- Long term wastewater servicing for the proposed development will be provided from Sydney Water's proposed Upper South Creek Water Recycling Plant planned to be completed by 2025/26.
- Wastewater services to the proposed development may be temporarily provided from the St Marys Water Recycled Plant. The temporary servicing would take up the three years to plan, design and install. This timeframe is based on formal notification to Sydney Water of the expected date of connection. The developer would be responsible for all costs associated with the temporary servicing.
- While options for providing wastewater servicing to proposed development in isolation are technically viable, there is opportunity to investigate wastewater servicing options that meets the needs of the wider precinct.

Recycled water

- Recycled water services are being investigated for the whole of the Western Sydney Aerotropolis Growth Area (WSAGA) including this Precinct.
- We are seeking information on potential recycled water demands, types of use and will provide further advice later in the year. Consideration should be given to incorporating third pipe reticulation and recycled water plumbing connections during your planning stages.

Storm water

- Sydney Water is collaborating with the Western Sydney Planning Partnership Office, member Councils and agencies on typologies, flood and waterway health models for the whole South Creek Catchment, to inform WSAGA LUIIP 2 and the WSAGA Precinct Plans. Consideration should be given to managing flooding and stormwater runoff quality.

This advice is not a formal approval of our servicing requirements. Detailed requirements, including any potential extensions or amplifications will be provided once the applicant has provided Sydney Water with information on expected water usage and wastewater discharge, and as development is referred to Sydney Water for a Section 73 application.

The developer will need to engage a Water Servicing Coordinator (WSC). The WSC will be the applicant's point of contact with Sydney Water. The WSC can answer most questions the applicant might have on Sydney Water's developer process and charges. For a list of authorised Coordinators, either visit www.sydneywater.com.au > Plumbing, building & developing > Developing > Providers > Lists or call 13 20 92.

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

Yours sincerely



Cassie Loughlin
Manager, Growth Planning