



PCU030630

**BRADCORP**

10<sup>th</sup> February 2012

Major Projects Assessment  
Belinda Scott  
Department of Planning & Infrastructure  
GPO Box 39  
Sydney NSW 2001

Department of Planning  
Received  
13 FEB 2012  
Scanning Room

Dear Ms Scott:

**Name:** Trent Kelly  
**Company:** Bradcorp Holdings Pty Ltd  
**Address:** Level 4, 230 Victoria Road  
Gladesville, NSW 2111

**Application:** Picton Sewerage Scheme –  
Scheme Boundary Expansion  
**Application No:** 1997-01-15 Mod 3  
**Location:** Outskirts of Picton, Tahmoor and Thirlmere  
**Proponent:** Sydney Water Corporation  
**Council Area:** Wollondilly Local Government

Bradcorp Holdings Pty Ltd supports the "Picton Sewerage Scheme – Scheme Boundary Expansion" application from Sydney Water Corporation.

Bradcorp are the developers of Stonequarry Resort development, Picton, which is an approved and commenced development. This letter seeks for the Stonequarry Resort development to be included within the boundary to be serviced by Picton Sewerage Scheme, in accordance with Section 1.1 of the Modification to the Picton Regional Sewerage Scheme Assessment Report, November 2011.

Stonequarry is located on Lots 1, 3, 4, 5 & 6 DP270359 and lots 2 to 54 DP285500 (See Attachment A – Survey Plan) and is to the west of the land proposed to be serviced by the proposed Picton West pipe shown on the advertised Sydney Water Corporation proposed expanded boundary for the Picton Sewerage Scheme.

The modification to the Picton Regional Sewerage Scheme – Assessment Report, identified that there is uncommitted spare capacity at the plant and farm. This spare capacity will allow properties from outside the approved Scheme boundary to connect to the Scheme.

These additional connections would be from property owners/developers seeking to connect to the Scheme who exhibit:





- a willingness to comply with Sydney Water's connection requirements
- an existing, relevant planning approval obtained under the Environmental Planning and Assessment (EP&A) Act 1979.

Bradcorp is willing to comply with Sydney Water's connection requirements. Stonequarry Resort and Rural Residential development is an approved and commenced development, which was obtained under the Environmental Planning and Assessment (EP&A) Act 1979 granted by Wollondilly Shire Council.

Stonequarry Resort and Rural Residential development received the following approvals under the Environmental Planning and Assessment (EP&A) Act 1979.

- DA 429/01
- DA 612/01
- DA 2/97
- DA 1039/00
- DA 1394/99

In summary the above approvals are for the following.

Type	Total
Clubhouse	1
Residences	54
Villas	174
Condominiums	108
Apartments	152

Wollondilly Shire Council has confirmed that the above development consent's for the Stonequarry Resort development have commenced.

Should the Bradcorp proposal be accepted and the Picton Sewerage Scheme be expanded to include Stonequarry, then the conveyance of sewage to the proposed Picton West pipe would be via rising main and gravity main along public roads. (See Attachment B – Proposed Bradcorp area to be included in expanded Picton sewerage scheme).

In light of our request to have the Stonequarry Resort development, Picton included within the Picton Sewerage Scheme – Scheme Boundary Expansion. Bradcorp would like to arrange a meeting with Sydney Water Corporation, to discuss the possibility of connection into the Picton Sewerage Scheme.

Yours Sincerely,

  
Trent Kelly  
Bradcorp Holdings Pty Ltd  
P: 8877 0000  
M: 0417 775 427

Cc: Dr Sue Bowen, Environmental Program Leader  
Ms Kaia Hodge, Acting Manager Sustainability & Regulation



**Attachment A**  
Survey Plans



SERVICES PLAN

MANAGEMENT STATEMENT

SHEET 33 OF 34 SHEETS  
 33 34

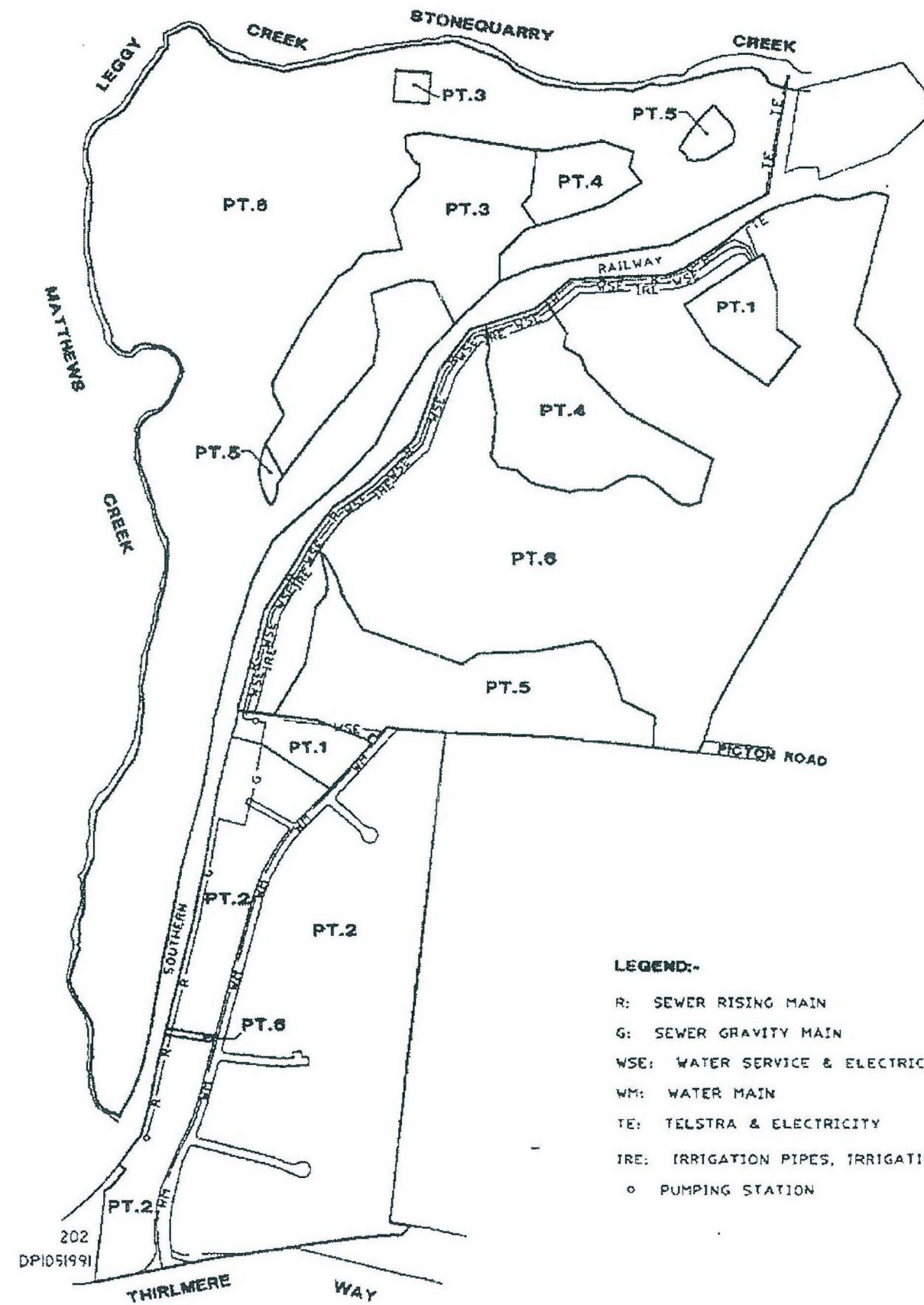
DP270359

PLAN OF SERVICE WORKS AS EXECUTED

BRIAN JOHN FRANKLIN Surveyor  
 WALLIS & MOORE PTY. LTD.  
 of 54 EAST PARADE, SUTHERLAND 2272  
 certify that this is a plan of the service works /  
 access ways provided for the development  
 shown in Community / Street / 270359  
 Neighbourhood Plan No

Signed *B. Franklin*

REGISTERED 24.10.2007



LEGEND:-

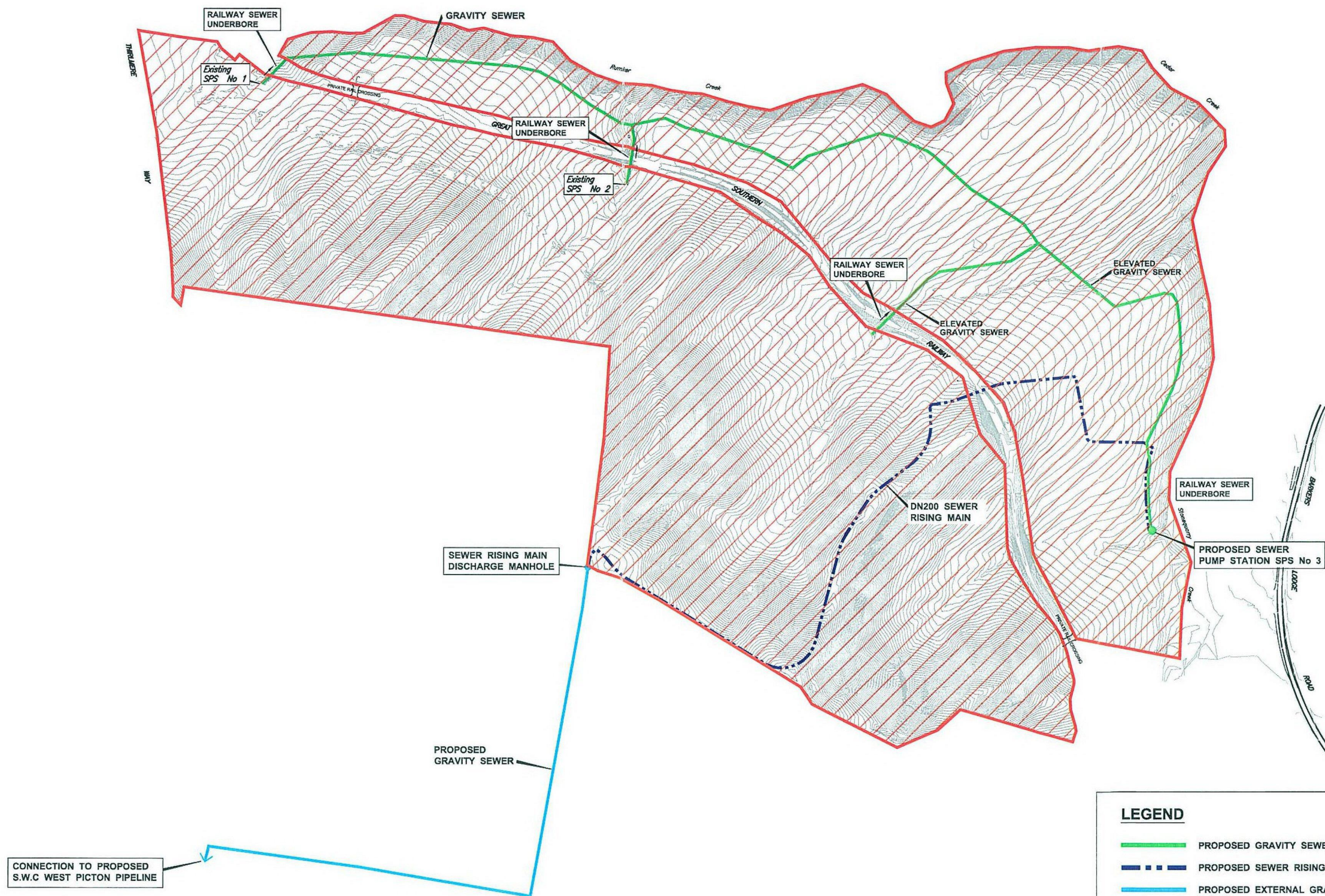
- R: SEWER RISING MAIN
- G: SEWER GRAVITY MAIN
- WSE: WATER SERVICE & ELECTRICITY
- WM: WATER MAIN
- TE: TELSTRA & ELECTRICITY
- IRE: IRRIGATION PIPES, IRRIGATION CONTROL CABLE & ELECTRICITY CABLES
- o PUMPING STATION



## **Attachment B**

Proposed Bradcorp Area to be included in expanded Picton sewerage scheme





**LEGEND**

- PROPOSED GRAVITY SEWER
- PROPOSED SEWER RISING MAIN
- PROPOSED EXTERNAL GRAVITY SEWER
- EXISTING APPROVED DEVELOPMENT SITE PROPOSED TO BE INCLUDED IN EXPANDED PICTON SEWERAGE SCHEME

ORIENTATION:	SCALE:	NOTES:	TITLE:	DATE:	SHEETS:
	<p>SCALE 1:4000 AT A1 CONTOUR INTERVAL 1m</p>		<p><b>PROPOSED BRADCORP AREA TO BE INCLUDED IN EXPANDED PICTON SEWERAGE SCHEME</b></p>	<p>BRADCORP HOLDINGS PTY LTD Level 4, 230 Victoria Road Gladesville NSW 2111 Ph: 02 8877-0000 Fax: 02 8877-0077</p>	<p>09-Feb-2012</p> <p>SK3</p>