



09 May 2011

Mr Chris Ritchie
Manager- Industry
Mining & Industry Projects
Department of Planning and Infrastructure
22-33 Bridge Street,
Sydney NSW 2000



RE: MP10_0129 & MP10_0130 Jacfin Horsley Park Project

Attention: Haley Rich

Dear Mr Ritchie,

Thank you for your letter of 28 March 2011 about the proposed industrial and employment park at Horsley Park. Sydney Water has reviewed the proposal and provides the following comments for the Department's consideration.

Water

The proposed development will be serviced from the Cecil Park Water Supply System via the 500mm trunk water main located at the intersection of Horsley Drive and Wallgrove Road, Horsley Park.

Water services to the proposed development require the construction of approximately 5.4 kilometres of a 450mm lead-in water main along Horsley Drive, Arundel Road and Burley Road. These works will also include the construction of a pressure reducing valve on the required 450mm lead-in water main.

The developer will be required to construct reticulation mains within the industrial development site. Water main sizing will be subject to the final subdivision layout, however as a guide the minimum water main size required will be 150mm.

The lead developer Goodman has commenced planning and design of the above lead-in main that services the Oakdale development which is located directly opposite the Jacfin development site. The funding and timing of the delivery of required lead-in mains are yet to be determined by Goodman.

The proponent may therefore need to deliver these works in order to meet its development timeframe.

Wastewater

The proposed development site lies within the St Marys wastewater catchment which has sufficient treatment capacity to service this development. The proposed servicing contained in the applicant's Environmental Assessment does not meet Sydney Water's requirements and has not been endorsed by Sydney Water.

Sydney Water has commenced detailed planning to develop the preferred wastewater servicing option for the Western Sydney Employment Area. Presently, the following two options are being investigated:

- A single carrier main extended from the East St Clair carrier (located near Indus Street, St Clair) along the eastern side of Ropes Creek.
- A carrier main extension, onsite sewage pumping station and a rising main draining to the extension carrier along the western side of Ropes Creek.

Sydney Water is investigating the feasibility of these options and anticipates delivery by late 2013. As this may not meet the developer's timeframe, the proponent (and other surrounding developers) may wish to expedite the planning under commercial arrangements with Sydney Water to determine the servicing strategy and fund the works upfront.

Sydney Water Servicing

Sydney Water will further assess the impact of the development when the developer applies for a Section 73 Certificate. This assessment will enable Sydney Water to further detail the specific works required to service the development, and assess what amplifications and/or changes to the system are applicable. The developer must fund any adjustments needed to Sydney Water infrastructure as a result of any development.

The developer should engage a Water Servicing Coordinator to get a Section 73 Certificate and manage the servicing aspects of the development. The Water Servicing Coordinator will ensure submitted infrastructure designs are sized & configured according to the Water Supply Code of Australia (Sydney Water Edition WSA 03-2002) and the Sewerage Code of Australia (Sydney Water Edition WSA 02-2002).

Sydney Water requests the Department to continue to instruct the developer to obtain a Section 73 Certificate from Sydney Water. Details are available from any Sydney Water Customer Centre on 13 20 92 or Sydney Water's website at www.sydneywater.com.au.

Sydney Water e-planning

Sydney Water has created a new email address for planning authorities to use to submit statutory or strategic planning documents for review. This email address is urbangrowth@sydneywater.com.au. The use of this email will help Sydney Water provide advice on planning projects faster, in line with current planning reforms. It will also reduce the amount of printed material being produced. This email should be used for:

- Section 62 consultations under the Environmental Planning and Assessment Act 1979
- consultations where Sydney Water is an adjoining land owner to a proposed development
- Major Project applications under Part 3A of the Environmental Planning and Assessment Act 1979
- consultations and referrals required under any Environmental Planning Instrument
- draft LEPs, SEPPs or other planning controls, such as DCPs
- any proposed planning reforms or other general planning or development inquiries

If you require any further information, please contact David Demer of the Urban Growth Branch on 02 8849 5241 or e-mail david.demer@sydneywater.com.au

Yours sincerely,



Adrian Miller
Manager, Urban Growth Strategy and Planning