

**Swati Sharma - Submission Details for David Ball (support)**

**From:** David Ball <davidballvet@hotmail.com>  
**To:** <swati.sharma@planning.nsw.gov.au>  
**Date:** 29/10/2012 3:36 PM  
**Subject:** Submission Details for David Ball (support)  
**CC:** <assessments@planning.nsw.gov.au>  
**Attachments:** Wastewater submission OEH 29.10.12.PDF




Confidentiality Requested: no

Submitted by a Planner: no

Disclosable Political Donation: no

Name: David Ball  
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Address:  
 27 North Marshall Mount Road

Marshall Mount, NSW  
 2530

Content:  
 SUPPORT, BUT WITH QUALIFICATIONS

We approve Sydney Water's Environment Assessment prepared in support of the Concept Plan to construct and operate water and wastewater infrastructure to service the new development in West Dapto Urban Release Area and Adjacent Growth Areas.

Information prepared by Sydney Water summarises the benefits of the proposal as including:

- \* a secure water supply
- \* a reticulated wastewater service that protects public health
- \* protection of catchment and river health
- \* affordable and efficient water and wastewater services to meet the NSW Government's development timeframes and support the orderly roll-out of land releases and infrastructure.

The planning for water and wastewater infrastructure covers the last remaining significant urban release areas in the Illawarra and should, in our opinion make provision for the possibility to increase housing densities beyond the current NSW Government time frames. Urban capable land is becoming a scarce resource. In particular, we believe the trunk infrastructure required to extend the existing waste water systems to the Yallah/Marshall Mount precinct should be reconsidered because increased densities, beyond current estimates, could be supported by the sustainable design concept envisaged for this precinct.

We are concerned that the exhibited SW plans overlook some vital planning and development issues, and we therefore ask that the points in our attached submission be considered before designs and plans for trunk wastewater infrastructure are finalised.

IP Address: cpe-121-222-215-114.inse1.woo.bigpond.net.au - 121.222.215.114  
 Submission: Online Submission from David Ball (support)  
[https://majorprojects.affinitylive.com?action=view\\_diary&id=43277](https://majorprojects.affinitylive.com?action=view_diary&id=43277)

Submission for Job: #3541 09\_0189 , Project Application  
[https://majorprojects.affinitylive.com?action=view\\_job&id=3541](https://majorprojects.affinitylive.com?action=view_job&id=3541)

Site: #2121 Water and Wastewater Servicing of the West Dapto Urban Release Area and Adjacent Growth Areas  
[https://majorprojects.affinitylive.com?action=view\\_site&id=2121](https://majorprojects.affinitylive.com?action=view_site&id=2121)

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#8

David and Judith Ball  
27 North Marshall Mount Road  
Marshall Mount NSW 2530

29<sup>th</sup> October, 2012

Department of Planning and Infrastructure  
GPO Box 39  
SYDNEY NSW 2001

**Re: West Dapto Urban Release Area and Adjacent Growth Areas  
Proposed Water and Wastewater Services.  
Environmental Assessment Report.  
Reference: 09 \_ 0189**

## **SUPPORT WITH QUALIFICATION**

Dear Sir or Madam

### **WEST DAPTO URBAN RELEASE AREA and ADJACENT GROWTH AREAS**

#### **Proposed water and wastewater services**

We approve Sydney Water's Environment Assessment prepared in support of the Concept Plan to construct and operate water and wastewater infrastructure to service the new development in West Dapto Urban Release Area and Adjacent Growth Areas.

Information prepared by Sydney Water summarises the benefits of the proposal as including:

- *a secure water supply*
- *a reticulated wastewater service that protects public health*
- *protection of catchment and river health*
- *affordable and efficient water and wastewater services to meet the NSW Government's development timeframes and support the orderly roll-out of land releases and infrastructure.*

The planning for water and wastewater infrastructure covers the last remaining significant urban release areas in the Illawarra and should, in our opinion make provision for the possibility to increase housing densities beyond the current NSW Government time frames. Urban capable land is becoming a scarce resource.

In particular, we believe the trunk infrastructure required to extend the existing waste water systems to the Yallah/Marshall Mount precinct should be reconsidered because increased densities, beyond current estimates, could be supported by the sustainable design concept envisaged for this precinct.

We are concerned that the exhibited SW plans overlook some vital planning and development issues, and we therefore ask that the following points be considered before designs and plans for trunk wastewater infrastructure are finalised.

**1 There exists an apparent discrepancy in discharge loads to wastewater trunk pipelines servicing Yallah/Marshall Mount precinct.**

- Two wastewater trunk pipelines are planned west of the proposed wastewater pumping station.
- These two wastewater trunk pipelines will carry very different discharge loads because of the numbers of lots they will service.
- The wastewater trunk pipeline servicing the western end of Marshall Mount Road and North Marshall Mount Road will carry at least four times the discharge load.
- For this reason and others detailed below, the wastewater trunk pipeline servicing the western end of Marshall Mount Road and North Marshall Mount Road should be extended to North Marshall Mount Road.

**2 Densities in the Precinct are likely to increase over time**

- As housing has become less affordable, people have changed their housing expectations, resulting in more people living under the same roof and in higher density housing.
- Between 2006 and 2011, people per occupied dwelling in Sydney rose from 2.81 to 2.88.
- Wollongong LGA is subject to the same housing pressures.
- Housing within low density zonings will house increasing numbers of people and the discharge loads from those zonings will be higher than current data would indicate.
- Over time, it is reasonable to assume that current estimates will almost certainly be revised upwards, and some areas zoned low density will be rezoned to allow a medium density component
- Absence of appropriately sized waste water infrastructure could restrict the ability of planners, in the future, to reassess zonings in response to changing needs.

**3 Planning for the Yallah/Marshall Mount precinct is holistic and seeks to deliver a sustainable best practice outcome.**

- Council has made considerable investment in design, consultation, studies and Bio-certification in order to ensure certainty and to streamline delivery.
- The development of the precinct is envisioned over a 25 - 50 year time scale.
- Major infrastructure needs to support the development, not only within that planning time frame, but beyond then.
- Planning over the precinct must facilitate the most efficient and effective delivery of infrastructure.

**4 Development of the Town Centre will follow the development of the larger, low density lots.**

- It is vital that the densities for Marshall Mount create a balance which will support a wide range of services at an intensity which will meet local needs, without requiring local residents to travel to meet those needs.
- In order to establish the new Town Centre, there will need to be development on a number of fronts within the precinct, not just starting at the Town Centre. Until there is a town, a town house will not be an attractive place to live.

- In the early stages of development it will be the more traditional satellite, low density housing that will create the support for the Town Centre.
- It is therefore most likely that initial development will follow current road infrastructure, ie along Marshall Mount and North Marshall Mount Roads, where development will be more financially viable.
- Strong uptake of the larger, low density lots is essential in order to support development of commercial mixed use and denser residential options at the Town Centre.
- Location of water and waste water infrastructure should facilitate the 'doughnut' evolution of development in the precinct.

**5 Marshall Mount Road and North Marshall Mount Road intersection will become a major intersection with the development of Calderwood Urban Development Project.**

- Marshall Mount Road and North Marshall Mount Road intersection will be the northern Access Point to Calderwood Urban Development Project. This new road will link North Marshall Mount Road through Calderwood Urban Development Project to the Illawarra Highway.
- This intersection is a significant Heritage precinct with Marshall Mount School, Marshall Mount Hall and Marshall Mount House (nearby) located within it.
- Over the life of the development of Yallah/Marshall Mount, it can be envisaged that this Heritage precinct and Access point would offer unique development opportunities in sympathy with these significant Heritage buildings.
- Waste water trunk infrastructure should extend to North Marshall Mount Road in order to support development in this Heritage precinct.

**6 Management of work on private property**

- The *Sydney Water Act* gives Sydney Water powers of entry onto private property to construct new infrastructure.
- Developers do not have the same power of entry.
- Extension of the trunk waste water line servicing Marshall Mount and North Marshall Mount Roads would minimize access problems where lead-in pipelines and reticulation pipes pass through a number of properties.
- Easements designed for lead-in and reticulation pipelines are essential to minimize access problems.

Yours faithfully

David Ball

Judith Ball

