20 January 2020 Our Ref: 181998

Attention: Director - Key Sites Assessment
Planning and Assessment
Department of Planning, Industry and Environment
GPO Box 39
Sydney NSW 2001

RE: State Significant Development Application (Kellyville Station Precinct Concept Proposal) SSD-10343 at Old Windsor Road, Lewis Jones Drive and Samantha Riley Drive, KELLYVILLE

Thank you for notifying Sydney Water of SSD-10343 Kellyville Station Precinct Concept Proposal which proposes to develop a mixed-use precinct around the future Metro station. Based on the information supplied, Sydney Water understands that the development proposes building heights ranging from 21m to 50m, a total Gross Floor Area up to 153,372m2 of mixed residential and commercial land uses and up to 1,804 new dwellings.

Sydney Water has reviewed the application and provides the following comments to assist in planning the servicing needs of the proposed development.

Water Servicing

- The proposed development is located within the Parklea and Rogans Hill Water Supply Zone.
- The developer will be required to extend the existing 300mm DICL watermain (laid in 2006) in Memorial Avenue.
- Reticulation watermains are to be connected to the extended 300mm watermain. Private connections are not permitted from the 300mm watermain.

Recycled Water Servicing

- The proposed development is within the Parklea Recycled Water Supply Zone.
- There is an existing 250mm uPVC recycled watermain in Memorial Avenue (constructed under CASE138322RW) which can supply the development with recycled water. The developer will need to extend the existing 250mm recycled watermain.
- Reticulation mains are to be connected to the extended 250mm recycled watermain.

Wastewater Servicing

- The proposed development is located within the Rouse Hill SCAMP.
- There is sufficient capacity within the 525mm GRP wastewater main (Balmoral Road Carrier) to cater for the proposed development.
- The developer is required to submit a flow schedule (including sewer layout and flow diagram) for the development with their Section 73 application for Sydney Water to review.
- Property connections shall only be made to reticulation or property connection sewers.

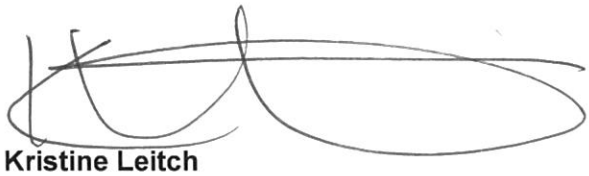
Stormwater

- Requirements for Sydney Water's stormwater assets apply to this site. The proponent should ensure that satisfactory steps/measures have been taken to protect existing stormwater assets, such as avoiding building over and/or adjacent to stormwater assets and building bridges over stormwater assets.
- 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.
- Stormwater requirements outlined in Attachment 3 of this letter should be submitted with the section 73 application.

This advice is not a formal approval of our servicing requirements. Detailed requirements, including any potential extensions, amplifications and/or adjustments will be provided once the development is referred to Sydney Water for a Section 73 application. More information about the Section 73 application process is available on our web page in the Land Development Manual.

Further advice and requirements for this proposal are in the Attachments 1, 2 and 3. If you require any further information, please contact the Growth Planning Team at urbangrowth@sydneywater.com.au.

Yours sincerely,



Kristine Leitch
Growth Intelligence Manager
City Growth and Development, Liveable City Solutions
Sydney Water, 1 Smith Street, Parramatta NSW 2150

Sydney WATER

Attachment 1

Sydney Water Servicing

A Section 73 Compliance Certificate under the Sydney Water Act 1994 must be obtained from Sydney Water.

The proponent is advised to make an early application for the certificate, as there may be water and wastewater pipes to be built that can take some time. This can also impact on other services and buildings, driveways or landscape designs.

Applications must be made through an authorised Water Servicing Coordinator. For help either visit www.sydneywater.com.au > Plumbing, building and developing > Developing > Land development or telephone 13 20 92.

Building Plan Approval

The approved plans must be submitted to the Sydney Water Tap in™ online service to determine whether the development will affect any Sydney Water sewer or water main, stormwater drains and/or easement, and if further requirements need to be met.

The Sydney Water Tap in™ online self-service replaces our Quick Check Agents as of 30 November 2015.

The Tap in™ service provides 24/7 access to a range of services, including:

- building plan approvals
- connection and disconnection approvals
- diagrams
- trade waste approvals
- pressure information
- water meter installations
- pressure boosting and pump approvals
- changes to an existing service or asset, e.g. relocating or moving an asset.

Sydney Water's Tap in™ online service is available at: https://www.sydneywater.com.au/SW/plumbing-building-developing/building/sydney-water-tap-in/index.htm

Attachment 2

Requirements for **Business Customers for Commercial and Industrial Property Developments.**

Trade Wastewater Requirements

If this development is going to generate trade wastewater, the property owner must submit an application requesting permission to discharge trade wastewater to Sydney Water's sewerage system. You must obtain Sydney Water approval for this permit before any business activities can commence. It is illegal to discharge Trade Wastewater into the Sydney Water sewerage system without permission.

The permit application should be emailed to Sydney Water's Business Customer Services at businesscustomers@sydneywater.com.au

A Boundary Trap is required for all developments that discharge trade wastewater where arrestors and special units are installed for trade wastewater pre-treatment.

If the property development is for Industrial operations, the wastewater may discharge into a sewerage area that is subject to wastewater reuse. Find out from Business Customer Services if this is applicable to your development.

Backflow Prevention Requirements

Backflow is when there is unintentional flow of water in the wrong direction from a potentially polluted source into the drinking water supply.

All properties connected to Sydney Water's supply must install a testable Backflow Prevention Containment Device appropriate to the property's hazard rating. Property with a high or medium hazard rating must have the backflow prevention containment device tested annually. Properties identified as having a low hazard rating must install a non-testable device, as a minimum.

Separate hydrant and sprinkler fire services on non-residential properties, require the installation of a testable double check detector assembly. The device is to be located at the boundary of the property.

Before you install a backflow prevention device:

1. Get your hydraulic consultant or plumber to check the available water pressure versus the property's required pressure and flow requirements.
2. Conduct a site assessment to confirm the hazard rating of the property and its services. Contact PIAS at NSW Fair Trading on 1300 889 099.

For installation you will need to engage a licensed plumber with backflow accreditation who can be found on the Sydney Water website:
http://www.sydneywater.com.au/Plumbing/BackflowPrevention/

Sydney WATER

Water Efficiency Recommendations

Water is our most precious resource and every customer can play a role in its conservation. By working together with Sydney Water, business customers are able to reduce their water consumption. This will help your business save money, improve productivity and protect the environment.

Some water efficiency measures that can be easily implemented in your business are:

- Install water efficiency fixtures to help increase your water efficiency, refer to WELS (Water Efficiency Labelling and Standards (WELS) Scheme, http://www.waterrating.gov.au/
- Consider installing rainwater tanks to capture rainwater runoff, and reusing it, where cost effective. Refer to http://www.sydneywater.com.au/Water4Life/InYourBusiness/RWTCalculator.cfm
- Install water-monitoring devices on your meter to identify water usage patterns and leaks.
- Develop a water efficiency plan for your business.

It is cheaper to install water efficiency appliances while you are developing than retrofitting them later.

Contingency Plan Recommendations

Under Sydney Water's customer contract Sydney Water aims to provide Business Customers with a continuous supply of clean water at a minimum pressure of 15meters head at the main tap. This is equivalent to 146.8kpa or 21.29psi to meet reasonable business usage needs.

Sometimes Sydney Water may need to interrupt, postpone or limit the supply of water services to your property for maintenance or other reasons. These interruptions can be planned or unplanned.

Water supply is critical to some businesses and Sydney Water will treat vulnerable customers, such as hospitals, as a high priority.

Have you thought about a contingency plan for your business? Your Business Customer Representative will help you to develop a plan that is tailored to your business and minimises productivity losses in the event of a water service disruption.

For further information please visit the Sydney Water website at: http://www.sydneywater.com.au/OurSystemsandOperations/TradeWaste/ or contact Business Customer Services on 1300 985 227 or businesscustomers@sydneywater.com.au.

Sydney WATER

Attachment 3

Stormwater Connection

The stormwater design is to be carried out according to the current guidelines title "Stormwater connections to natural waterways in the Rouse Hill Development Area" dated 31 July 2014. Copies of the stormwater plans are to be attached in the eDeveloper system. The proposed stormwater disposal configuration is to be identified in the context of the wider catchment. You are required to prepare an overall stormwater catchment plan and need to ensure that the proposed stormwater disposal arrangement is in line with the overall catchment plan.

Landscaping / Road Work

Any filling carried out as part of the development will need to be contained wholly within the boundaries of the proposed lots and roads and is not encroach onto the 100 year flood boundary or Sydney Water land. Any fill will also need to be stabilised in such a way so as to prevent any collapse or intrusion onto the trunk drainage lands over time. Details of the work adjacent to the Creek are to be submitted to ensure that these requirements are met.

Vegetation Management Plan

All disturbed areas below the 100 year flood limits and within Sydney Water land are to be revegetated according to the current guidelines. A site specific Vegetation Management Plan is to be prepared according to the guidelines in the "Stormwater connections to waterways in the Rouse Hill Development Area" and submitted to Sydney Water for approval. Low, Middle and Upper zones are to be identified within the disturbed area and the specific plants that are proposed on each zone and its density are to be tabulated in the Vegetation Management Plan. The restoration work is to be according to the approved Vegetation Management Plan and need to maintain for a minimum period of 12 months. Bonds will be required for connection, revegetation and maintenance.

Bonds

Bonds will be required for revegetation of the disturbed land and maintaining this revegetation for a period of 12 months. Proponent is required to identify the extent of the land to be disturbed within Sydney Water land or within the 100 year flood limit to carry out any stormwater connection or sewer work. Estimated cost for the revegetation and 12 months period of maintenance are to be provided in the Vegetation Management Plan in order to determine the required bond amount.

The bond will be refunded to the developer only after the satisfactory completion of maintaining the revegetated plants for a period of 12 months. If the proposed development requires entering into the trunk drainage land for sewer works, the Vegetation Management Plan should cover both the stormwater and sewer work.

Water Sensitive Urban Design

Stormwater discharge form the site is to be treated to meet the water quality targets as specified in the "Stormwater connections to waterways in the Rouse Hill Development Area".