

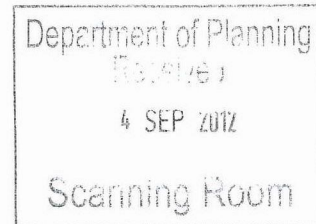
3 September 2012



**Sydney**  
**WATER**

**ATTENTION: Brent Devine**

Ms Heather Warton  
Director Metropolitan & Regional Projects North  
Department of Planning & Infrastructure  
GPO Box 39  
SYDNEY NSW 2001



### **SSD 5243 – Stage 2A North Penrith Mixed use Development**

Dear Ms Warton,

Thank you for your correspondence of 3 August 2012 requesting comment on the above development. Sydney Water has reviewed the proposal and provides the following comments for Council's consideration.

#### **Water**

To service the proposed subdivision an extension of the 150mm water main located on The Crescent is required.

#### **Wastewater**

The proposed subdivision drains to two wastewater catchments. The southern portion of the subdivision will require an extension from the existing 150mm wastewater main traversing the south eastern corner of the site.

The northern portion of the development will require extensions from the wastewater mains constructed in Stage 1. These reticulation mains drain to the proposed Wastewater Pumping Station 1180, which the developer will construct under a Commercial Agreement prior to servicing of the subdivision. The proposed wastewater infrastructure for this development will be sized & configured according to the Sewerage Code of Australia (Sydney Water Edition WSA 02-2002).

#### **Sydney Water Servicing**

Sydney Water will further assess the impact of any subsequent development when the developer applies for a Section 73 Certificate. This assessment will enable Sydney Water to specify any works required as a result of future development and to assess if amplification and/or changes to the system are applicable. The developer must fund any adjustments needed to Sydney Water infrastructure as a result of the 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 and 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 Council to continue to instruct proponents 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](http://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](mailto: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
- consultations and referrals required under any Environmental Planning Instrument
- draft LEPs, SEPPs or other planning controls, such as DCPs
- any proposed development or rezoning that will be impacted by the operation of a Sydney Water Wastewater Treatment Plant
- any proposed planning reforms or other general planning or development inquiries

If you require any further information, please contact Corrine Manyweathers of the Urban Growth Branch on 02 8849 4014 or e-mail [corrine.manyweathers@sydneywater.com.au](mailto:corrine.manyweathers@sydneywater.com.au).

Yours sincerely,



Adrian Miller,  
Manager, Growth Strategy