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**Sydney Water input to SEARs for Prospect Logistics Estate (SSD 10399)**

Thank you for seeking Sydney Water's input to the Secretary's Environmental Assessment Requirements for the above mentioned development which proposes to construct seven industrial warehousing buildings, associated offices and hardstand/car parking areas on a terraced landform.

Sydney Water have reviewed the proposal and provide the following comments for your consideration:

- Sydney Water has a 375mm VC trunk carrier wastewater main directly adjacent to the subject site.
- Sydney Water has a critical 1200mm SCL IBL trunk watermain (Prospect - Thornleigh WP159 Main) with associated easements running across the subject site. This watermain is a critical component of Sydney Water's network and due to its' size and significance, the 1200mm watermain is highly susceptible to additional loading or movement from construction activities. Furthermore, failure of this watermain is a major risk to Sydney Water, its customers and the broader community.
- A standard minimum clearance for watermains of this size does not exist, therefore, the proponent must undertake detailed engineering studies and risk assessments by a suitably qualified engineer to determine a feasible design.
- It is recommended that the proponent engages a Water Servicing Coordinator and meetings are held between the proponent and Sydney Water to ensure that Sydney Water's requirements inform the design process.

Sydney Water also requests that the Department of Planning, Industry and Environment include the following Secretary's Environmental Assessment Requirements relating to the provision of water-related services for the subject site:

## **Water-related Infrastructure Requirements**

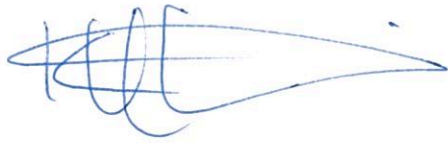
1. The proponent of the development should determine service demands following servicing investigations and demonstrate that satisfactory arrangements for drinking water, wastewater, and if required, recycled water services have been made.
2. The proponent must obtain endorsement and/or approval from Sydney Water to ensure that the proposed development does not adversely impact on any existing water, wastewater or stormwater main, or any other Sydney Water asset, including any easement or property. When determining landscaping options, the proponent should take into account that certain tree species can cause cracking or blockage of Sydney Water pipes and therefore should be avoided.
3. Strict requirements for Sydney Water's stormwater assets (for certain types of development) may apply to this site. The proponent should ensure that satisfactory steps/measures 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.

## **Integrated Water Cycle Management**

4. The proponent should outline any sustainability initiatives that will minimise/reduce the demand for drinking water, including any alternative water supply and end uses of drinking and non-drinking water that may be proposed, and demonstrate water sensitive urban design (principles are used), and any water conservation measures that are likely to be proposed. This will allow Sydney Water to determine the impact of the proposed development on our existing services and required system capacity to service the development.

If you require any further information, please contact the Growth Planning Team at [urbangrowth@sydneywater.com.au](mailto:urbangrowth@sydneywater.com.au).

Yours sincerely,



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