

17 January 2018

Our Ref: Case 169031

Attn: Thomas Piovesan

Kelly McNicol

Team Leader – Industry Assessments

Department of Planning and Environment

GPO Box 39

Sydney NSW 2001

Re: Oakdale West Industrial Estate, Kemps Creek, Penrith (SSD 7348)

Dear Mr McNicol

Thank you for notifying Sydney Water of the concept development application listed above including a detailed proposal for the first stage of development at Kemps Creek, Penrith. We have reviewed the proposed plan and provide the following information to assist in planning the servicing needs of the proposal, based on the information supplied.

Water and wastewater servicing

- Our strategic investigation shows that the proposed development site is located outside of Western Sydney Priority Growth Area and no water or wastewater servicing strategies are available for the subject site.
- Sydney Water advises that, the proponent needs to engage a Water Servicing Coordinator (WSC) to develop detailed water and wastewater servicing strategy studies to accommodate the proposed development.

This advice is not a formal approval of our servicing requirements. Formal requirements for servicing the development will be determined as part of the Section 73 application. More information about the Section 73 application process is available on our web page in the [Land Development Manual](#).

Sydney Water E-Planning

Sydney Water has an email address for planning authorities to submit statutory or strategic planning documents for review. This email address is urbangrowth@sydneywater.com.au

Further advice and requirements for this proposal are in the attachment. If you require any further information, please contact Lulu Huang of Growth Planning and Development on 02 8849 4269 or email lulu.huang@sydneywater.com.au.

Yours sincerely



Paul Mulley
Manager, Growth Planning and Development

Attachment 1

Sydney Water Servicing

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

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

If this property is to be developed for Industrial or Commercial operations, it may need to meet the following requirements:

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 wait for approval of this permit before any business activities can commence.

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

It is illegal to discharge Trade Wastewater into the Sydney Water sewerage system without permission.

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. Visit www.sydneywater.com.au > [Plumbing, building & developing](#) > Plumbing > Backflow prevention to find a plumber.

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. Visit www.waterrating.gov.au/ to take you to the WELS (Water Efficiency Labelling and Standards (WELS) Scheme
- Consider installing rainwater tanks to capture rainwater runoff, and reusing it, where cost effective. Visit www.sydneywater.com.au > [Plumbing, building & developing](#) > Plumbing > Rainwater tanks
- 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.

Integrated Systems Planning

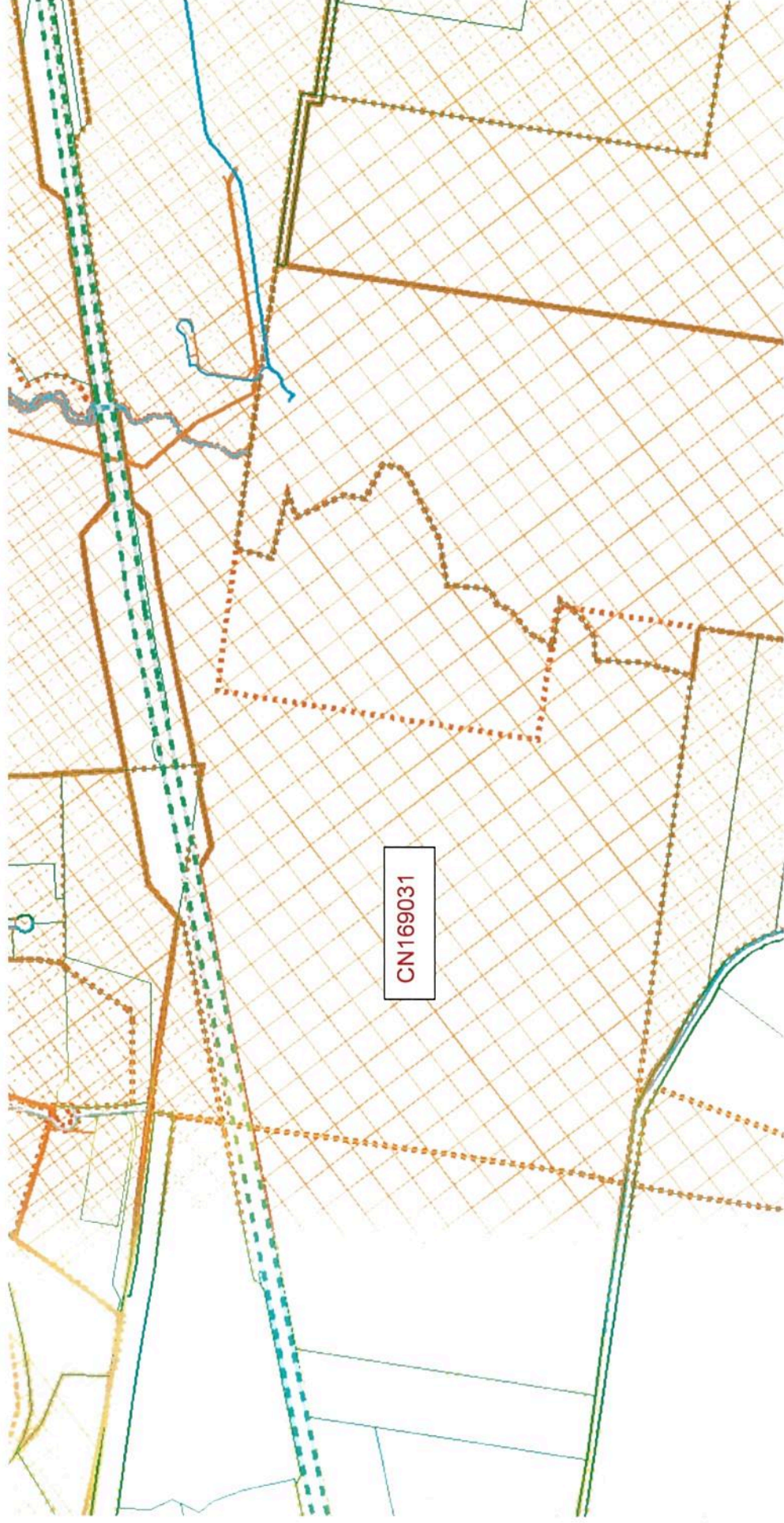
Case No. / type of enquiry	Feasibility: Case No. 169031
Address	2-18 Aldington Road, Kemps Creek
Development type	Development of a regional warehousing and distribution hub comprised of 23 building envelopes across five development precincts, operating 24 hours/day, seven days/week with a gross floor area of 476,924 m ² ; and Stage 1 work. Total land area of Lot 11 DP1178389, Lot 1 DP663937, Lot 2 DP84578, Lot 3 DP85393 and Lot 6 DP229784 is 1,662,575.73 m ² .
Developer	Urban Growth Strategy
Existing SWC's Assets	Figure 1 shows existing Sydney Water's assets around this development.
Potable Water (PW)	Figure 2 shows that the proposed development site is outside Growth Centres. Developer's EIS Report also confirms this (Figure 3). There is no future water servicing strategy developed for this site. It is advised to engage a hydraulic consultant to develop water servicing strategy for this site.
Recycled Water (RW)	Not applicable.
Wastewater (WW)	Figure 2 shows that the proposed development site is outside Growth Centres. Developer's EIS Report also confirms this (Figure 3). There is no future sewer servicing strategy developed for this site. It is advised to engage a hydraulic consultant to develop sewer servicing strategy for this site.
Stormwater	Not applicable.
General Comments	A 525mm sewer built under CN134866WW in 2016 is running through north-west corner of the site. This sewer may service the site provided:
(Internal use only)	<ul style="list-style-type: none"> • Dry and wet weather capacity assessment of this sewer leading up to St Marys STP; • STP Capacity Assessment; and • St Marys STS performance assessment.

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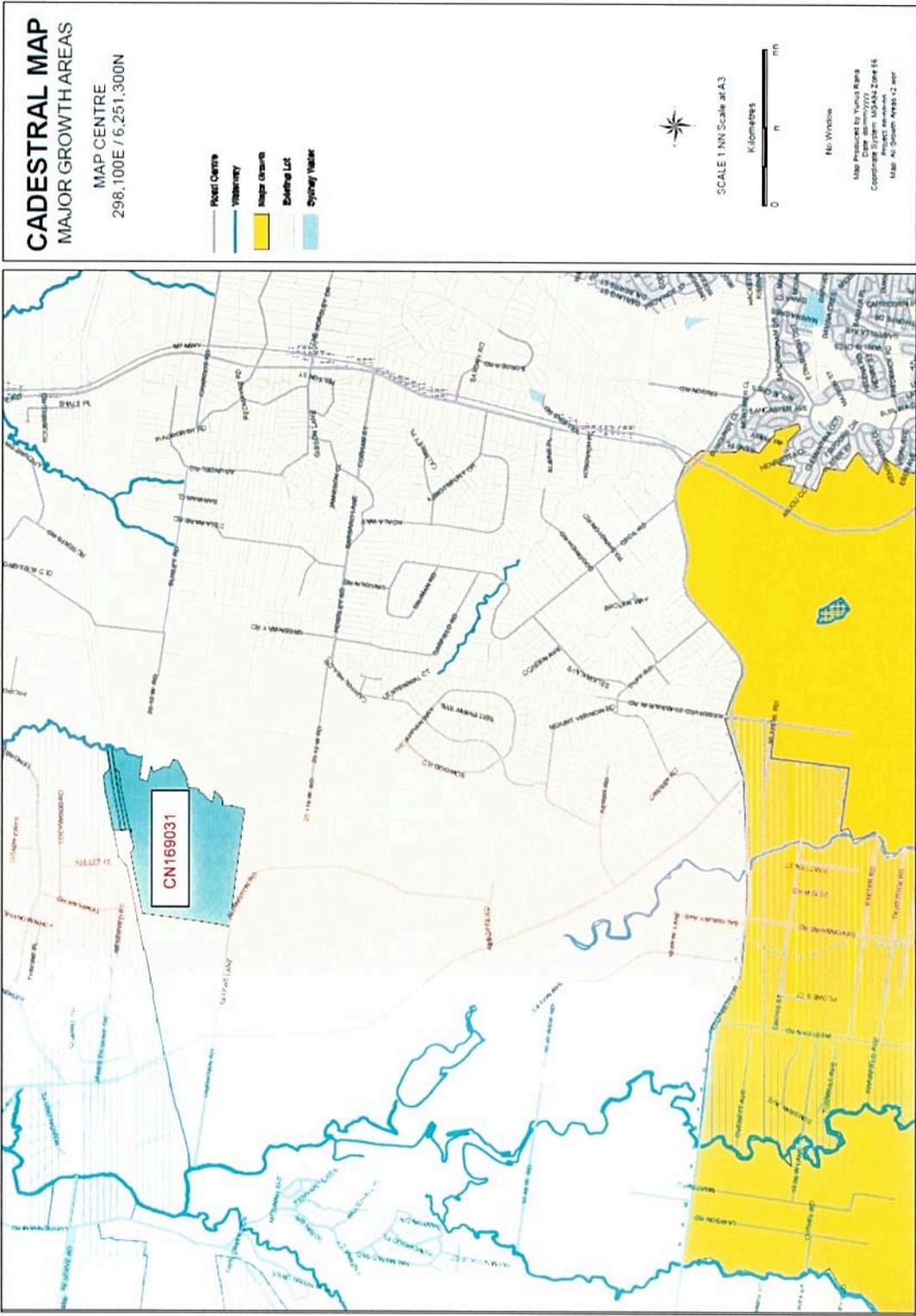
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Figure 1: Proposed Development Site



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Figure 2: Development Site Relative to Major Growths



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Figure 3: Extract from Developer's EIS Report

Investigating opportunities for better connections with surrounding centres such as possible transport connections to Mount Druitt, Fairfield and Leppington.

The proposed development of the OWE responds to and aligns with this strategic context and presents a design solution that respects the important role of the WSEA to the broader economy of the SMA.

4.1.3. Western Sydney Priority Growth Area

The WSPGA has been identified by the NSW Government as a strategic location for new employment lands surrounding the site earmarked for the proposed WSA. The land lies directly to the south of the WSEA and approximates the boundaries of the former Broader WSEA. A Land Use and Infrastructure Strategy is currently being prepared by the NSW DPE for this area of land to identify the future land use, road network, servicing and staging strategy for the lands which are expected to constitute primarily employment land to support the future operations of the airport.

Connections from the WSEA into this new growth area will position the OWE and surrounding sites to provide a timely supply of zoned and serviced employment lands to support the early stages of development in this precinct. The development of the OWE as proposed would not preclude or adversely affect the future planning and development of the WSPGA and would deliver key regional and local road infrastructure which would ultimately support the connectivity of the WSA and WSPGA to the WSEA lands in the north.

4.1.4. Draft West District Plan

The Draft West District Plan sets out aspirations and proposals for Greater Sydney's West Precinct. In 2036, the District will leverage investment in the proposed Western Sydney Airport, connecting the region to the rest of the world. The District will be planned in a way that protects the rural landscape. The Western City will be focused around the Airport to deliver local jobs and business activity to the area.

The District's resilient economy will also draw on new opportunities and innovations, providing jobs and services for more than one million people.

Section 3 of the Plan recognises the importance of industrial activity within the district, noting that the West District's major economic asset is its significant concentration of employment and urban services land. The district currently accommodates 13% of Greater Sydney's zoned industrial land, with around 700 hectares as part of the Western Sydney Employment Area. Utilisation of the WSEA as employment and urban services areas will be crucial for employment and economic activity as the District's economy, and that of Western Sydney, grows and evolves.

Section 5 of the District Plan outlines objectives to promote a sustainable city. A sustainable city protects and enhances its natural environment, integrating its bushland, open space, waterways and vegetation into the planning for how the city will grow and be built. The sustainability priorities include protecting the District's waterways, protecting and enhancing biodiversity, deliver Sydney's Green Grid and planning for a resilient West District.

Consideration for these strategic objectives and ecological values has informed the master plan design for the Oakdale West Estate.

4.1.5. Towards our Greater Sydney 2056

Towards our Greater Sydney 2056 outlines a draft amendment to A Plan for Growing Sydney to align with the vision established in the draft District Plans. The aim of the Plan is to establish a 40-year vision to enable a more productive, liveable and sustainable Greater Sydney.

The draft amendment discusses the Western Sydney City Deal, which pledges to

- Target additional infrastructure investment to increase public transport and reduce traffic congestion, so people can spend more time with their families;
- Deliver more jobs closer to homes and services, with a focus on youth and Aboriginal training and skills development;
- Increase housing through better planning and density done well, and streamlining approvals across all three levels of government; and

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