

WOLLONDILLY SHIRE COUNCIL
TRIM NO. 9362
PROP. No.
21 NOV 2016
AUTH. No.
ASSIGNED TO: N. Aiken

16 November 2016

Our Ref: 158692

Nicole Aiken
Strategic Planner – Growth and Strategic Planning
Wollondilly Shire Council
BO Box 21
Picton NSW 2571

RE: TRIM 9362 – Planning Proposal – Darley Street Residential, Thirlmere

Dear Nicole,

Thank you for notifying Sydney Water of the planning proposal listed above. We have reviewed the application and provide the following comments for your consideration.

Water

- The proposed development is within the Thirlmere supply system (reduced zone).
- The existing system has sufficient capacity to service the proposed development.
- Amplification of water mains along Thirlmere Way are proposed to cater for future growth from existing 100mm, 200mm or parallel 150mm water mains.
- Prior to submitting the Section 73 application, the developer must engage with a consultant to develop servicing options and a scheme plan for Sydney Water's review and approval.

Wastewater

- There is insufficient capacity available at the Picton Water Recycling Plant for the proposed development.
- Sydney Water is in the process of amplifying treatment capacity at the Picton plant to 4.0 ML/day and this treatment capability is expected to be effective from mid-2017.
- Sydney Water is committed to servicing land rezoned within the Picton Tahmoor Thirlmere (PTT) Urban Land precincts. As this proposed development is located outside and to the north of the East Thirlmere PTT area, this site would not have access to the wastewater network in the short-term.
- Sydney Water would not be satisfied that essential wastewater infrastructure is in place for development consent to be granted under Clause 6.2 of the Wollondilly Local Environmental Plan should the rezoning proceed in advance of appropriate servicing options.
- We anticipate that the development and implementation of a long-term effluent management strategy for Picton will take time and depending on the complexity, approvals and infrastructure requirements, a preferred strategy is likely to be operational in the next three to five years. In the interim, Sydney Water is consulting with the Environment Protection Authority on the best approach to manage excess recycled wastewater.
- Sydney Water is also presently investigating the options to manage surplus recycled wastewater due to increased flows to the plant and has formed a community reference group (CRG) to help identify the best ways to use the additional water from future population growth.

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 at attachment 1 (overleaf). If you require any further information, please contact Manwella Hawell of Urban Growth Strategy on 02 8849 4354 or e-mail manwella.hawell@sydneywater.com.au.

Yours sincerely,

~~Greg Joblin~~
Manager, Growth Strategy