

11 February 2016

Mr R Pritchard
Executive Planner
Statutory Planning Branch
Camden Council
PO Box 183
Camden NSW 2570

RE: 50 Heath Road, Leppington (DA 502/2015/1)

Dear Mr Pritchard,

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

Water

- While water facilities are available in the area via the existing rural water supply network and drinking water main in Heath Road, the system is only able to support a limited amount of growth, after which upgrades of the system will be required.
- Detailed planning will need to be carried out before the exact network requirements for the urban growth to take place are known.
- At this preliminary stage, the proponent should provide the following to Sydney Water to assist in evaluating the space capacity and main laying requirements to service the development:
 - Proposed development timeframes, i.e. the timing for anticipated development approval, lot registration and occupancy
- The capacity of the system to supply the proposed development will need to be gauged against the location and timing of other proposed development within the South West Priority Land Release Area.
- The proponent will be required to construct drinking water mains across the full road frontage of the proposed development, complying with the Water Supply Code of Australia WSA 03-2011-3.1 (Sydney Water Edition – 2012) and Sydney Water's network requirements.
- An assessment of the need for any system upgrades will be made once we have been able to make a more detailed evaluation of the development proposal.
- The existing 200mm drinking water main in Heath Road may require an upgrade or adjustment to facilitate the proposed development.
- Detailed water requirements will be provided at the Section 73 application phase.

Wastewater

- Sydney Water is currently in the process of delivering trunk wastewater services to service part of the Leppington North precinct, namely the Sewage Pumping Station (SPS) 1183 and the Bringelly Road Carrier.
- This work is currently expected to be completed by mid-2016, however no assurance can be given as to this timeframe, as unexpected delays may occur.

- The proposed development falls within the catchment draining to SPS 1183 via the Bringelly Road Carrier – Section 1.
- To service the proposed development site, an extension of the trunk system would be required (the proposed Bringelly Road Carrier – Section 2). Reticulation wastewater main extensions would be required from the proposed Bringelly Road Carrier – Section 2 which will provide a point of connection at least 1m inside all the proposed lot boundaries.
- The expected delivery of the proposed Bringelly Road Carrier – Section 2 is currently beyond 2018.

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 Beau Reid of Urban Growth Strategy on 02 8849 4357 or email beau.reid@sydneywater.com.au.

Yours sincerely,



Greg Joblin
Manager, Growth Strategy

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

You must have your building plans stamped and approved before any construction is commenced. Approval is needed because construction/building works may affect Sydney Water's assets (e.g. Water, sewer and stormwater mains).

For further assistance please telephone 13 20 92 or refer to the Building over or next to assets page on the Sydney Water website (see Plumbing, building and developing then Building over or next to assets).

