

30 June 2016

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

RE: 66 AND 76 Rickard Road, Leppington (DA 422/2016/1)

Dear Mr Pritchard,

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

- While water facilities are available in the area via the existing rural water supply network and the drinking water mains in Rickard Rd, this 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 stage, to assist us in evaluating the spare capacity and the main laying requirements to service your development we will need the following:
 - A plan of the proposed subdivision;
 - An accurate and fixed number of lots/dwellings to be serviced;
 - Proposed development timeframes ie: the timing for your DA, when lot registration is expected and when dwelling occupancy is expected.
- The capacity of the system to supply your development will need to be gauged against the location and timing of other proposed developments in the Growth Centre.
- As a basic guide, you will need to construct drinking water mains across the full road frontage of each lot in your development, complying with the Water Supply Code of Australia WSA 03-2011-3.1 (Sydney Water edition – 2012) and Sydney Water's water network requirements.
- An assessment of the need for any system upgrade works will be made once we have been able to make a more detailed evaluation of your development proposal.
- The existing 100mm drinking water main in Rickard Rd and may require an upgrade and/or an adjustment.
- Detailed water requirements will be provided at the Section 73 application phase.

Wastewater

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

- The proposed development site falls partly within the catchment draining to SPS 1183 via the Bringelly Road Carrier Section 1. Part of the site will drain to the proposed extension of the Bringelly Road Carrier (Section 2) due to be completed late 2018.
- Sydney Water is planning to deliver a wastewater lead-in that will service part of this development site in 2018. Additional lead-ins will be required from the developer to service the remainder of the site.
- Detailed wastewater requirements will be provided at the Section 73 application phase.

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 attachments 1 and 2 (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

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 developer must have 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).

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.