

31 July 2017

Ms Jane Hetherington
Environmental Planner
Penrith City Council
PO Box 60
PENRITH, NSW 2751

Re: **SSP – DA17/0495 – Construction of Baiada Office Building, at 565-609 Luddenham Road, Luddenham (BWSEA/WSPGA)**

Dear Ms Hetherington,

Thank you for notifying Sydney Water (your email of 30 June 2017) of the development application listed above. I immediately responded to you with some preliminary servicing information in an email communication. We have now reviewed the application material/SEE and provide the following comments for your consideration.

I have earlier sent an email to your Lauren Van Etten, in response to a separate request (re: DA1, 23 Feb 2016) seeking confirmation if the proponent of SSP development – Celestino has made satisfactory arrangements with Sydney Water for the provision of (adequate) water-related services.

As you may be aware, the subject development is a developer led, out of sequence at no cost to government proposal. The proponent has been working with Sydney Water to develop a servicing strategy, and recently Sydney Water has agreed to make interim water supply available to SSP's initial development, based on an interim water supply report. This is on the basis that Celestino will fund, design, seek environmental approval under Part 4 of the EP&A Act, and construct required water mains, to meet Sydney Water requirements (Notice of Requirement) to be issued in response to an application at Sydney Water for s73 Compliance Certificate, under Sydney Water Act 1994. It is usually a Condition of Development Consent that the proponent obtains a s73 Certificate prior to development commencement.

The proponent is not seeking reticulated waste water services from Sydney Water for its initial development, including the current Baiada building. We understand Celestino is proposing a private onsite wastewater collection, treatment and discharge facility independent of Sydney Water network. It is expected that the proponent will seek your Council's approval to install, operate and maintain such a facility, including the preparation and approval of an operational wastewater management plan.

Sydney Water provides the following specific advice:

Sydney Water's current Growth Servicing Plan (2014-2019) does not include servicing of the proposed development. Sydney Water has advised the proponent that we are willing to work with them and agents to reach a reasonable servicing solution for the staged development of the site, and is working together to develop a long-term servicing strategy, to be followed by detailed planning, design and delivery.

Sydney Water has requested that the proponent engage a planning/hydraulic consultant to provide options and strategies to address water and wastewater servicing requirements, in accordance with Sydney Water's planning requirements issued to Celestino in late 2015.

Interim Water Supply to SSP

The initial development may be serviced by an extension of the existing water main, and upsizing of other mains within the relevant water supply zone, to minimise impact on existing customers. The proponent is to deliver required works as identified in the Interim Water Supply Report (2017), recently endorsed by Sydney Water.

Wastewater

The proponent is not seeking Sydney Water's reticulated wastewater services for its initial development, including Baiada building. Sydney Water understands the proponent will make alternative servicing arrangements, independent of Sydney Water, and will seek council approval for such facilities.

While Sydney Water is not a consent authority nor its concurrence is required for the approval of a private (on site water recycling plant) wastewater facility, it will however be concerned if any diffuse pollutant (potential environmental harm) from this facility give rise to community perception that it is Sydney Water's facility and therefore is responsible.

Further, if proposed plant start-up doesn't proceed according to plan, and fails/malfunctions while in operation, the proponent may seek pump to sewer, and/or tankering and discharge to Sydney Water networks. Therefore, during council assessment of the proposed facility, potential to occur such a scenario needs to be assessed, and Sydney Water to be made aware of if there is potential for that to happen.

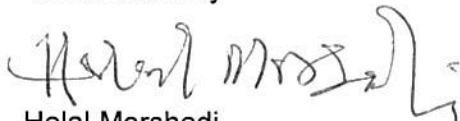
Sydney Water E-Planning

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.

If you require any further information, or to seek advice on the servicing of future developments at SSP, and to notify determination of the DA, please contact me at Growth Planning and Development Branch on 02 8849 6687 or e-mail helal.morshedi@sydneywater.com.au

Yours sincerely

A handwritten signature in black ink, appearing to read "Helal Morshedi".

Helal Morshedi
Senior Growth Planner

cc. Ms Lauren van Etten, Environmental Planner

Attachment 1

Sydney Water Servicing

A Section 73 Compliance Certificate under the Sydney Water Act 1994 must be obtained from Sydney Water. It is recommended that Council include this requirement as a condition of development consent.

The proponent is advised to make an early application for the certificate, as there will be water mains to be built that can take some time (Sydney Water waste water service is not required). 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).