

5 November 2024

Our reference: 215432, 192803, 188577

Haroula Michael

Cumberland Council

haroula.michael@cumberland.nsw.gov.au

RE: Development Application DA2023/0775 at 2 Bachell Avenue, Lidcombe (October 2024)

Thank you for notifying Sydney Water regarding the re-referral of DA2023/0775 at 2 Bachell Avenue, Lidcombe, which proposes the development of a mixed use commercial and light industrial development across 9 storeys, known as 'The HUB'. The development comprises several different suites available for specialised retail; high technology industries; light industrial, medical uses, storage units, recreation facility (indoor), dining premises, a child-care centre, animal boarding facility and associated parking.

The applicant has provided amended supporting documents, which has also proposed limited changes to the nature of their works. Key changes are as follows:

- Proposed GFA from 28,075m² to 28,272m²
- Proposed car parking spaces from 496 to 567

Sydney Water has reviewed the amended documents and advises that our advice issued on 22 May 2024, via the Planning Portal remains applicable (copy attached).

The proponent has not addressed any of the requirements listed from our previous letter to enable the development to proceed in further. We would like to re-iterate that the applicant must reach out to their WSC/Case Manager(s) via the existing case number CN 192803, providing the further information regarding their deviation works against our assets as required.

The Council is advised to defer the approval of this DA and re-refer this application to Sydney Water for review once the deviation matters have been resolved.

Should Council require further information, please contact the Growth Planning Team at urbangrowth@sydneywater.com.au.

Yours sincerely,



Kristine Leitch

Manager, Growth Planning

Growth and Development

Water and Environment Services

Sydney Water, 1 Smith Street, Parramatta NSW 2150

Enclosed:

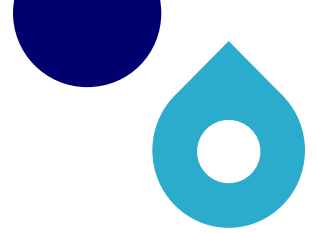
- Sydney Water's statutory letter – 22/05/2024

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22 May 2024

Our reference: 215432, 192803, 188577

Haroula Michael

Cumberland Council

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RE: Development Application DA2023/0775 at 2 Bachell Avenue, Lidcombe

Thank you for notifying Sydney Water of DA2023/0775 at 2 Bachell Avenue, Lidcombe, which proposes the development of a mixed use commercial and light industrial development across 9 storeys with a total GFA of 28,075. The proposal, branded as 'The HUB', comprises several different suites available for specialised retail; high technology industries; light industrial, medical uses, storage units, recreation facility (indoor), dining premises, a child-care centre, animal boarding facility and associated parking. Sydney Water has reviewed the application based on the information supplied and provide the following comments to assist in understanding the servicing needs of the proposed development.

Critical Assets – Stormwater and Wastewater

- Sydney Water identifies critical assets, in the form of a **2743x1676** stormwater channel and a **DN600** wastewater main, traverses within the boundaries of the proposed site.
- Based on the applicant's development plans and the stormwater plans, the applicant proposes to deviate and redirect the existing Sydney Water assets.
- Our system shows that the applicant had lodged Adjustment and Deviation cases under CN 192803 and CN 188577, and they have supplied proposed deviation works.
- **Prior to providing Sydney Water's concurrence to the proposal, Sydney Water needs to agree with the proposed size of the new stormwater channel, and both Sydney Water and the Council need to agree with the overland flow path arrangements based on the flood study through the property.**
- The applicant still needs to update Sydney Water with their stormwater deviation proposal through their Water Servicing Coordinator, and they must specifically provide details regarding:
 - How the sizes of the new stormwater culvert have been determined as proposed in the drawings "2021.06.15 – amended culvert and sewer.pdf" (dated 15.06.2021 and 04.06.2021) from CN 192803 and;
 - Provide their proposed buildings and permanent structures in relation to the new deviated stormwater channel and intended use of the future Sydney Water easement over the stormwater channel.

- Any further requirements are subject to the outcome of meeting between the Applicant, Water Servicing Coordinator and Sydney Water.

Water and Wastewater Servicing

- Our preliminary assessment indicates that water servicing should be available for the proposed development.
- Amplifications, adjustments, deviations and/or minor extensions may be required.
- Detailed requirements will be provided at the S73 application stage.

Next steps

- It is advised that the Applicant and their WSC reaches out to Sydney Water via the existing CN 192803 with their updated information regarding their deviation works against our assets.
- **The Council is advised to defer the approval of this DA and re-refer this application to Sydney Water for review once the deviation matters have been resolved.**
- Council is advised to forward the enclosed *Sydney Water Development Application Information Sheet (for proponent)* to assist the proponent in progressing their development. This Info Sheet contains details on how to make further applications to Sydney Water and provides more information on Infrastructure Contributions.

Should Cumberland Council require further information, please contact the Growth Planning Team at urbangrowth@sydneywater.com.au. If the applicant requires further information, they should contact their Sydney Water case manager under CN 192803.

Yours sincerely,



Kristine Leitch

Commercial Growth Manager
City Growth and Development
Water and Environment Services
Sydney Water, 1 Smith Street, Parramatta NSW 2150

Enclosed:

- Sydney Water Development Application Information Sheet (for proponent)
- Sydney Water Growth Data Form