

12 June 2020

REF: 185541

Anthony Richardson
Council Assessing Officer
Wollondilly Shire Council
council@wollondilly.nsw.gov.au

RE: Development Application DA/2019/719/1 at 2689 Remembrance Driveway, Tahmoor

Thank you for notifying Sydney Water of DA/2019/719/1 at 2689 Remembrance Driveway, Tahmoor which proposes a seniors housing development comprising 214 self-contained dwellings over 11 stages & associated civil & stormwater works; alterations & additions to existing building (Stratford House); vegetation clearing; dam dewatering; demolition of structures; landscaping and installation of a temporary on-site effluent system.

Sydney Water has reviewed the application based on the information supplied and provides the following comments.

Zoning and location of the development

- It is our understating that a significant proportion of the development falls **outside** the boundary of the Picton wastewater scheme and as such is **not in an area we can service**. It is also our understanding that a significant portion of the proposed development is currently zoned as RU4 (under the Wollondilly LEP 2011).

Water Servicing

- There is **limited capacity** within the existing water system. The development falls within Thirlmere Reduced 2 system. The proposed development is likely to cause pressure issues to other customers further downstream. Therefore, the proponent may be required to supply a new PRV and a new PRV zone connecting to the trunk system, at their cost, if the development proceeds. Further information will be provided at section 73.

Wastewater Servicing

- As the proponent is advocating an **alternative on-site wastewater servicing solution**, at the proponent's cost and for an indefinite period of time, Sydney Water has no objections to a temporary on-site effluent system. This system will be assessed as standard as part of the S73 process.

Should the alternative on site wastewater system not progress, Sydney Water notes that:

- Currently there are **no** sewer reticulations close to the proposed development.
- Sydney Water will **not** be able to provide a wastewater connection for any proposed development or partial development **outside** of the existing Picton Wastewater scheme boundary until such time as Sydney Water has implemented its effluent management strategy to expand the scheme.

- Most of the above proposed development **falls outside of the Picton Wastewater Scheme**, with a small portion (six lots only) on the north-east corner falling within the Picton wastewater catchment.
- **This means that Sydney Water cannot service the development as is proposed under DA/2019/719/1 and notes that we will not accept a wastewater servicing application via Lots 1, 2, 3, 35, 36 and 37 on Deposited Plan 12096 for services for the total site.**

This advice is not formal approval of our servicing requirements. Detailed requirements, including any potential extensions or amplifications, will be provided once the development is referred to Sydney Water for a Section 73 application. More information about the Section 73 application process is available on our web page in the [Land Development Manual](#).

Further advice and requirements for this proposal are in the Attachment 1. If you require any further information, please contact the Growth Planning Team at urbangrowth@sydneywater.com.au.

Yours sincerely,

A handwritten signature in black ink, appearing to read "K. Leitch", with a large, sweeping flourish extending to the right.

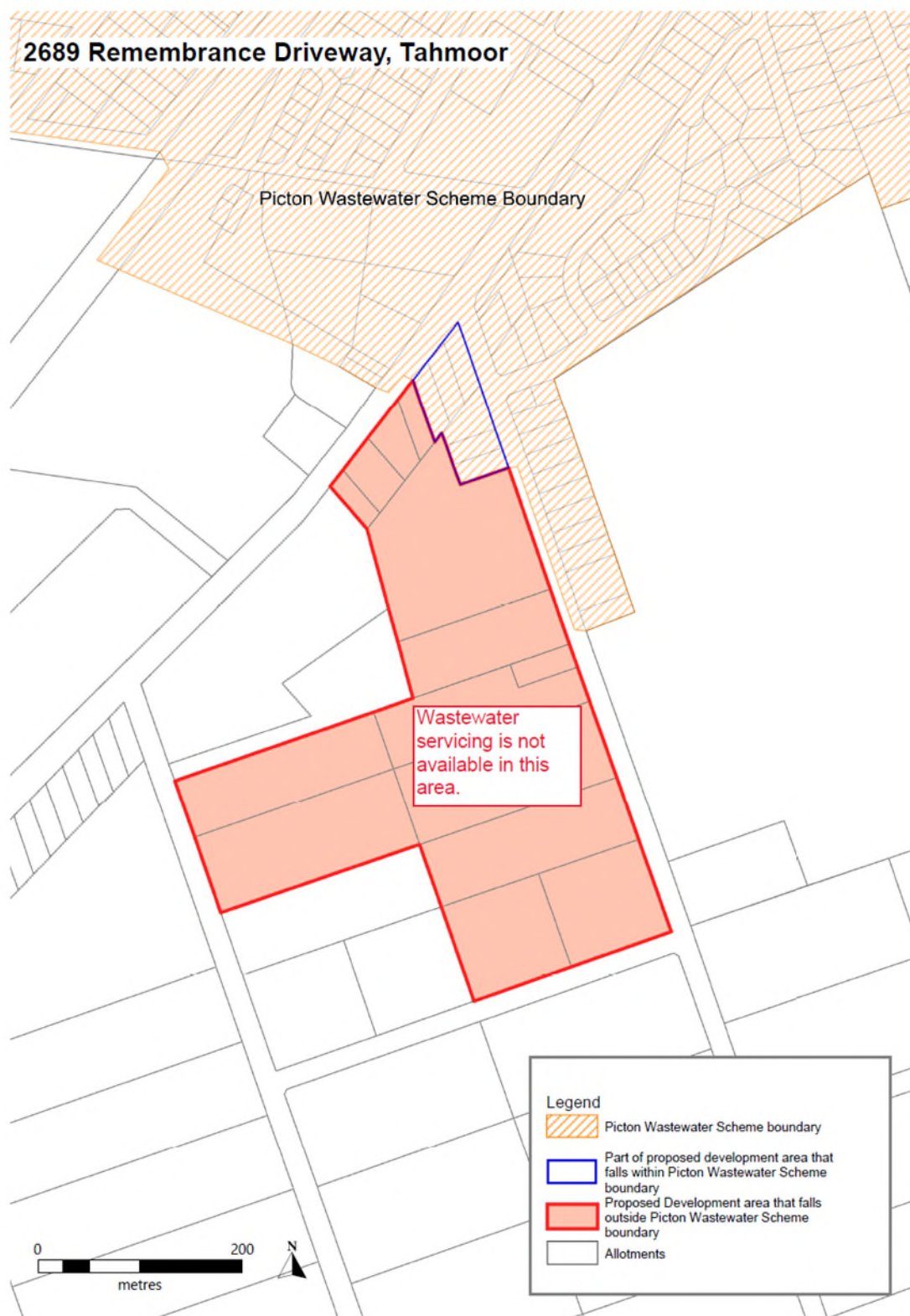
Kristine Leitch

Growth Intelligence Manager

City Growth and Development, Business Development Group

Sydney Water, 1 Smith Street, Parramatta NSW 2150

Enc: The attached map shows the proposed development boundary for DA/2019/719/1 and highlights the areas that are excluded from our wastewater servicing area.



Attachment 1

Sydney Water Servicing

A Section 73 Compliance Certificate under the Sydney Water Act 1994 must be obtained from Sydney Water.

The proponent is advised to 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 approved plans must be submitted to the Sydney Water [Tap in™](#) online service to determine whether the development will affect any Sydney Water sewer or water main, stormwater drains and/or easement, and if further requirements need to be met.

The Sydney Water [Tap in™](#) online self-service replaces our Quick Check Agents as of 30 November 2015.

The [Tap in™](#) service provides 24/7 access to a range of services, including:

- building plan approvals
- connection and disconnection approvals
- diagrams
- trade waste approvals
- pressure information
- water meter installations
- pressure boosting and pump approvals
- changes to an existing service or asset, e.g. relocating or moving an asset.

Sydney Water's [Tap in™](#) online service is available at:

<https://www.sydneywater.com.au/SW/plumbing-building-developing/building/sydney-water-tap-in/index.htm>

