

28 April 2023

Our Ref: 184193

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Planning Proposal Council Officer

Georges River Council

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RE: PP-2021-6630 at 143 Stoney Creek, Beverly Hills

Thank you for notifying Sydney Water of PP-2021-6630 at 143 Stoney Creek, Beverly Hills, which proposes to amend the Georges River LEP 2021 to introduce permissible uses for commercial premises, centre-based childcare facility, health services facility and veterinary hospital, to allow the approved three storey medical building to accommodate a broader mix of employment and enable the existing building to be usefully occupied. We have reviewed the application based on the information supplied and provide the following comments for your information to assist in planning the servicing needs of the proposed development.

Water and Wastewater Servicing

- Potable water servicing and wastewater servicing should be available.
- Amplifications, adjustments, and/or minor extensions may be required.

Stormwater –clarification of design required prior to referral approval

Sydney Water's previous concurrence for the development at this site (copy enclosed) is based on the premise that the stormwater channel through the property would be deviated as part of the development with the following:

- No buildings or permanent structures over the new deviated stormwater channel or within 1m from the outside face of the new deviated stormwater channel.
- This 1m horizontal clearance requirement would apply for unlimited depth and height
- Permanent structures include (but are not limited to) basement car park, hanging balcony, roof eaves, hanging stairs, stormwater pits, stormwater pipes, elevated driveway, basement access or similar structures.

As per the recently provided details however, the proponent proposes to construct an elevated driveway or basement access over future Sydney Water's stormwater channel and within 1m from the outside face of the future stormwater channel. **This is not acceptable.**

The Proponent may be approved to construct a driveway over the deviated stormwater pipe/channel or within 1m from the outside face of the new deviated stormwater pipe/channel subject to the following requirements:

- Driveway must be on existing ground level.
- No elevated driveway or basement access
- Quality of the driveway or footpath should not exceed rural road grade or rural footpath grade.
- If concrete slab is to be provided, then it should not exceed the quality/strength of 150mm thick concrete or 100mm thick concrete with SL82 mesh

Trade wastewater requirement

- If this proposed development is going to generate trade wastewater, the developer must submit an application requesting permission to discharge trade wastewater to Sydney Water's wastewater system. Applicant must wait for approval and issue of a permit before any business activities can commence.
- The permit application can be made on Sydney Water's web page through Sydney Water Tap In. <http://www.sydneywater.com.au/tapin/index.htm>

Next steps

- **The proponent must engage with Sydney Water directly via a registered WSC (referencing the case number above) to provide clarifications on the stormwater queries above. This should be done as soon as possible.**

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

The development servicing advice provided by Sydney Water is based on the best available information at the time of referral (eg. planning proposal) but will vary over time with development and changes in the local systems. This is particularly important in systems with limited capacity and it is best to approach Sydney Water for an updated capacity assessment (especially where an approval letter is more than 12 months old).

If you require any further information, please contact the Growth Planning Team at urbangrowth@sydneywater.com.au.

Yours sincerely,



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