



20 March 2024

Our Ref: N/A

**Suzi Stojcevska**  
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Kiama Municipal Council  
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**RE: Preliminary comments on PP-2023-2833 Kiama West**

Thank you for consulting with Sydney Water regarding PP-2023-2833 Kiama West at 177 Long Brush Road, Jerrara and 33 Greyleigh Drive and 103 Jamberoo Drive, Kiama.

The concept masterplan proposes:

- 1,062 new dwellings made up of
  - 377 low density residential allotments,
  - 663 medium density dwellings including townhouses and low-rise apartments,
  - 22 large rural residential allotments.
- 16 ha of retained rural land, with the potential for a school / agricultural college.
- 43 ha of publicly accessible open space, including riparian lands and conservation areas.
- business uses to enable local retail and services.
- retention of Greyleigh House to ensure its long-term tourism function.

**Growth Data**

Sydney Water supports government-backed growth initiatives within our area of operations and endeavour to provide services in a timely and prudent manner that delivers cost effective water and wastewater infrastructure whilst not impacting our current customer base economically, environmentally, or unduly impacting current service levels.

- In order to fully support all growth and developments and to fully assess proposed developments, we require the ultimate and annual growth data for this development as noted in the attached appendix, be fully populated and returned to Sydney Water.
- Sydney Water acknowledges that timescales and final growth numbers may alter however, to provide robust servicing advice and to investigate the potential for staged servicing to meet timescales, we require a realistic indication of demand and timescales. Failure to provide this may result in Sydney Water being unable to formulate proper planning requirements.
- The growth data should be completed and provided (by the proponent) directly to Sydney Water via the Water Servicing Coordinator (WSC) **Feasibility application process** referencing this preliminary planning proposal response. The Feasibility application should be lodged if the proponent decides to further progress to the planning proposal stage.



### Servicing

- The development site is within the Kiama West Water Supply Zone.
- Wastewater servicing is currently unavailable to the site.

Sydney Water has reviewed the proponents' *Potable Water and Wastewater Concept Review* and the *Sustainable Utilities Servicing Strategy* and provides the following comments to assist in progressing the lodgement and in planning the future servicing needs of the proposed development.

Sydney Water understands that a Water Servicing Coordinator was engaged to produce the *Potable Water and Wastewater Concept Review* report in 2022. This report, whilst not seen by, nor endorsed by Sydney Water at the time, recommended the lodgement of a Feasibility application to commence early consultation with Sydney Water.

We note that a Feasibility application is the correct route for the proponent to take to engage directly with Sydney Water, but this has not yet been lodged either in relation to the initial 2022 report recommendations, nor as part of the undertakings noted in the 2023 sustainable servicing strategy. Sydney Water therefore does not endorse the information nor assumptions within these reports.

### Requirements/Next steps

- **The proponent to lodge a Feasibility via their WSC once they decide to progress to the Planning Proposal stage.**
- The proponent should complete and return the growth data form in the format as part of their Planning Proposal submission and with their Feasibility application.
- Sydney Water is more than happy to meet with the proponent to discuss all options for servicing the site once the feasibility is registered.

This advice is not final approval of our requirements and constitutes high-level initial advice only. Further advice from Sydney Water may be offered at exhibition, the feasibility or, S73 stages with regards to capacity as well as the protection of our existing assets/easements and any BOA requirements. This will be investigated as we receive more detail, and specific protection requirements, objections or amendments will be documented as this progresses.

If you require any further information, please contact the Growth Planning Team at [urbangrowth@sydneywater.com.au](mailto:urbangrowth@sydneywater.com.au).

Yours sincerely,

A handwritten signature in black ink, appearing to read "K. Leitch", written over a white background.

**Kristine Leitch**

Commercial Growth Manager  
City Growth and Development, Business Development Group  
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APPENDIX 1: GROWTH DATA FORM (emailed)