



9 May 2025

Our reference: 218552, 213132

David Schwebel

Senior Planning Officer
Department of Planning, Housing and Infrastructure
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RE: Additional Information Package - SSD-46983729 at 1030-1048 & 1050-1064 Mamre Road, 59-62 & 63 Abbots Road and 290-308 Aldington Road, Kemps Creek

Westlink Industrial Estate Stage 2 (ESR)

Thank you for notifying Sydney Water of the additional information package for SSD-46983729 at 1030-1048 & 1050-1064 Mamre Road, 59-62 & 63 Abbots Road, 290- 308 Aldington Road, Kemps Creek. SSD-46983729 seeks construction and operation of one warehouse building within Lot 6 with a total gross floor area of 37,490 sqm, car parking and landscaping, bulk earthworks and retaining walls to establish a pad for the warehouse and future development pads across the remainder of the estate, construction of access roads, site servicing, stormwater infrastructure, signage and subdivision.

We have reviewed the following documents supplied and provide the following comments to assist in understanding the servicing needs of the proposed development.

- Civil Works Package – On lot works- Stage 2 by AT&L Rev G 11.02.25
- Westlink Stage 2, Kemps Creek – Naturalised Drainage Channel works Detailed Concept Design by JWP Rev A 31.01.25
- Westlink Stage 2, Kemps Creek – Naturalised Trunk Drainage Channel Design by JWP Rev E 3.04.25
- Water and Stormwater Management Plan Stage 2 by AT&L Rev 6 29.01.25
- Flood Impact and Risk Assessment by JWP Rev E 3.04.25
- Landscape Drawings by Site Image Rev B 2.04.2025

Sydney Water does **not object** to SSD-46983729, under the provision that the comments in **Appendix 1** are addressed during detailed design, in addition to the requirements of the [Stormwater Scheme Infrastructure Design Guideline](#).

Sydney Water requests the following conditions be included for trunk drainage design in the Development Consent to enable the applicant to obtain Sydney Water's exclusive endorsement to proceed to further design stages for trunk drainage.

- *Before the commencement of operation of the development, the Applicant must obtain a Compliance Certificate for water, sewerage and stormwater infrastructure servicing of the site under Section 73 of the Sydney Water Act 1994.*
- *Prior to the issue of a Compliance Certificate under Section 73 of the Sydney Water Act, 1994, the applicant must design and construct the trunk drainage infrastructure to the satisfaction of Sydney Water. The trunk drainage infrastructure must be supported by hydraulic modelling that addresses the [Infrastructure Design Guidelines](#) and the requirements outlined in this letter.*

Next steps

- The proponent is required to address stormwater comments noted in **Appendix 1** during detailed design.
- Should the Department of Planning, Housing and Infrastructure (the Department) decide to progress with the subject development application, Sydney Water would require the following conditions be included in the development consent.
 - Section 73 Compliance Certificate
 - Building Plan Approval

Further details of the conditions can be found in **Appendix 2**.

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](#).

The Department can read further advice on requirements for this proposal in Appendix 1 and 2. If the proponent has any questions, they should contact their Sydney Water Account Manager Lubna Thalib at Lubna.Thalib@sydneywater.com.au. Should the Department require further information, please contact Fiona Feng from the Growth Analytics Team at urbangrowth@sydneywater.com.au.

Yours sincerely,



Kristine Leitch

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Appendix 1 - Detailed stormwater requirements

The Applicant is recommended to refer to [Appendix C – Engineering Requirements Checklist](#) for the documentation requirement for detailed design. The detailed design package must address the following items, but are not limited to:

Consistency with the Scheme Plan

The set of drawings referenced in the Attachment W - evidence of concurrence (Transgrid Reference Number 2023-058) are not visible in the provided documentation. Please ensure the provided documents clearly show the drawings that form part of Transgrid's approval.

Trunk Drainage Design

It is understood that the IOP has been constructed and is privately managed. However, the proponent will be required to provide further details about the timing and construction of the channel and the decommissioning of the overflow pipe at the detailed design stage to Sydney Water.

The shadow diagram shows a large section of vegetation south of the retaining wall that doesn't receive any solar access during winter which will impact the vegetation health. Please provide the shadow diagram for the entire length of Trunk Drainage to show how much vegetation area is not receiving sunlight. Upon receiving this information, Sydney Water will advise on specific solar access requirements and landscaping requirements within the channel.

Trunk Drainage Drawings

Drawing DD007: Sydney Water easement is shown to include the area housing the private GPT, and maintenance track connection to the IOP area. Exclusion under 88b instrument is not adequate. The drawing must be updated to include only the Sydney Water easement area and be consistent with Appendix A of Stormwater Developer Works Policy.

Landscape Plan

It was noted there was some discrepancies with the landscape plan when compared to the Sydney Water planting palette, outlined below. As mentioned above, Sydney Water will advise on the landscape plan upon reviewing the shadow diagram. Note that Sydney Water is currently reviewing the planting palette and will advise on any updates during the detailed design stage.

The individual species used in lower bank are more than 20%. As per the Sydney Water planting palette guideline the "Riparian corridor planting palette" indicates no more than 20% of any individual species is to be used with each planting area.

Similarly, no more than 5% of any individual species is to be used within each planting area for riparian edges.

Water and Stormwater Management Plan

It is noted from the RFI letter the interim GPT at the eastern boundary of the trunk drainage channel will be removed and decommissioned once Sydney Water commissions its Regional Stormwater System. This contradicts with Table 3 of the Water and Stormwater Management Plan by AT&L which indicates GPTs with capacity for hydrocarbon and sediment removal to be installed upstream of the proposed detention basin and open drainage channel as a pre-treatment measure. Please clarify the discrepancy.

Flood Impact Assessment

The on-lot civil drawings indicate changes to the retaining wall on the southern and eastern portions of the lot. The applicant is to demonstrate that these changes have been included in the flood impact and risk assessment modelling to the satisfaction of DPHI.

Appendix 2 – Recommended Development Conditions

Prior to the issue of an Occupation/Subdivision Certificate:

Section 73 Compliance Certificate

A compliance certificate must be obtained from Sydney Water, under Section 73 of the Sydney Water Act 1994. Our assessment will determine the availability of water and wastewater services, which may require extensions, adjustments, or connections to our mains. Make an early application for the certificate, as there may be assets to be built and this can take some time. A Section 73 Compliance Certificate must be obtained before an Occupation or Subdivision Certificate will be issued.

Applications can be made either directly to Sydney Water or through a Sydney Water accredited Water Servicing Coordinator.

Go to the Sydney Water website or call 1300 082 746 to learn more about applying through an authorised WSC or Sydney Water.

Prior to the issue of a Construction Certificate/Complying Development Certificate:

Building Plan Approval (including Tree Planting Guidelines)

The plans must be approved by Sydney Water prior to demolition, excavation or construction works commencing. This allows Sydney Water to determine if sewer, water or stormwater mains or easements will be affected by any part of your development. Any amendments to plans will require re-approval. Please go to [Sydney Water Tap in®](#) to apply.

Sydney Water recommends developers apply for a Building Plan Approval early as to reduce unnecessary delays to further referrals or development timescales.

Tree Planting

Certain tree species placed in proximity to Sydney Water's underground assets have the potential to inflict damage through invasive root penetration and soil destabilisation. Section 46 of the Sydney Water Act specifies what might occur when there is interference or damage to our assets caused by trees.

For any trees proposed or planted that may cause destruction of, damage to or interference with our work and are in breach of the Sydney Water Act 1994, Sydney Water may issue an order to remove that tree or directly remove it and seek recovery for all loss and associated compensation for the removal.

For guidance on types of trees that can cause damage or interference with our assets see Sydney Water webpage Wastewater blockages. For guidance on how to plant trees near our assets, see Diagram 5 – Planting Trees within Sydney Water's [Technical guidelines – Building over and adjacent to pipe assets](#).

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