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Our reference: 215762

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Department of Planning, Housing and Infrastructure

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**RE: SSD-9138102-Mod-2 at 1030-1048 & 1050-1064 Mamre Road, 59-62 & 63 Abbotts Road, and 290- 308 Aldington Road, Kemps Creek**

**Westlink Industrial Estate - Stage 1 (Modification 2)**

Thank you for notifying Sydney Water of SSD-9138102-Mod-2 at 1030-1048 & 1050-1064 Mamre Road, 59-62 & 63 Abbotts Road, and 290- 308 Aldington Road, Kemps Creek, which proposes the following modifications to the approved development:

- Reduction of the width of the Lot 4 trunk drainage channel from 25m to 20m,
- Incorporation of design changes on Lot 4 which include a reduction in GFA, removal of a dock office, increase of loading zone areas, increase in number of loading docks and parking spaces and modification of the Lot 4 detention basin design,
- Reduction of the length of the private accessway and alter design of the adjoining cul-de-sac including changes to associated earthworks, and
- Amendments to the Interim Stormwater Management Plan.

Sydney Water have reviewed the following stormwater related documents that were provided as supplementary information and provided the following comments to assist in understanding the servicing needs of the proposed development.

- Appendix A - Updated Project Description (21/05/24) (PDF)
- Appendix E - Amended On-Lot Civil Drawings (10/05/24) (PDF)
- Appendix F - Amended Water Management Plan (14/05/24) (PDF)
- Appendix G1 - Amended Landscape Drawings (26/09/23) (PDF)
- Appendix H - Sydney Water Letter (17/07/23) (PDF)
- Appendix I - Transport Statement (19/12/23) (PDF)
- Appendix J - BCA Assessment (14/12/2023) (PDF)
- Appendix K - Noise Memorandum (16/02/2024) (PDF)
- Modification Report - Westlink Stage 1 (MOD 2) (21/05/24) (PDF)
- SSD-9138102-MOD-2 RFI 040424 (04/04/24) (PDF)

**Sydney Water is satisfied that the proposed modification is a formalisation of the advice submitted previously. Sydney Water looks forward to working with the Applicant on the detailed design of the proposed trunk drainage.**

### **Infrastructure Contributions**

- Proponents will be required to pay infrastructure contributions towards Sydney Water's stormwater and recycled water servicing. Sydney Water is preparing a Development Servicing Plan (DSP) for the recycled water and trunk drainage in the Aerotropolis Initial Precincts. This DSP will determine the amount of the stormwater and recycled water Infrastructure Contributions to be paid to Sydney Water for the development.
- Proponents should also be aware that infrastructure contributions for drinking water and wastewater will also be payable for all developments that require a S73 Compliance Certificated from 1 July 2024 onwards.
- More information on reintroduction of drinking water and wastewater contributions can be found at [Infrastructure contributions | Sydney Water Talk](#).

### **Next Steps:**

- The Applicant should notify their Sydney Water Account Manager of the proposed changes, including changes to GFA and building footprint and any impact this may have on existing or future cases.
- A Section 73 application will be required for the Stage 1 development.

*This advice is not formal approval of our servicing requirements. Detailed requirements, including any potential extensions or amplifications, will be provided once the Stage 1 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](#).*

If the proponent has any questions, they can contact their Sydney Water Account Manager, Lubna Thalib, at [lubna.thalib@sydneywater.com.au](mailto:lubna.thalib@sydneywater.com.au). Should the Department require any further information, please contact the Growth Planning Team via [urbangrowth@sydneywater.com.au](mailto:urbangrowth@sydneywater.com.au).

Yours sincerely,



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