

28 February 2025

Our reference: 218552, 213132

David Schwebel

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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 provided 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 F 25.09.24
- Civil Works Package – Infrastructure works- Stage 2 by AT&L Rev E 24.01.25
- 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 C 3.02.25
- Water and Stormwater Management Plan Stage 2 by AT&L Rev 6 29.01.25
- Flood Impact and Risk Assessment by JWP Rev C 3.02.25
- Landscape Drawings by Site Image Rev C 4.02.2025

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 compliance with the requirements of the Stormwater Scheme Infrastructure Design Guideline.

Next steps


- The proponent is required to address stormwater comments noted in Appendix 1 during detailed design.
- Should 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](#).

Further advice and requirements for this proposal are in Appendix 1 and 2. If the proponent has any questions, they can contact their Sydney Water Account Manager Lubna Thalib at Lubna.Thalib@sydneywater.com.au. Should the Department require any further information, please contact the Growth Planning Team via urbangrowth@sydneywater.com.au.

Yours sincerely,



Kristine Leitch

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Appendix 1 – Stormwater matters to be addressed during detailed design

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 but is not limited to:

Consistency with the Scheme Plan

- The set of drawings referenced in the Approval Letter (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

- Please provide a map showing the pre-development and post-development catchment areas as per section 2.5.1 of the Trunk Drainage report. A table showing the difference in catchment areas between the pre and post development scenarios must be included in the trunk drainage report. We understand that the DRAINS model has been used for the design of trunk drainage. However, the stormwater management report prepared by AT&L doesn't clearly indicate the post-development areas draining to the trunk drainage and change in catchment areas specifically for Stage 2 development.
- Table 4-1 indicates that the PMF have been extrapolated from 1% AEP peak flows. The determination of the PMF by extrapolation is not acceptable. The PMF is to be determined using the GSDM for trunk drainage design. Please update the report.
- It is understood that the overflow from IOP is discharging to the trunk drainage as an interim solution to cater for very rare instances. However, the proponent is to provide details about the timing and construction of the channel and the IOP overflow as well as ownership and maintenance responsibility during the interim period and for the decommissioning of the overflow pipe to ensure appropriate risk mitigation measures are placed for the downstream harvesting.
- The maximum height of sandstone sleeper retaining wall RW2 on the northern side of the trunk drainage channel is 2.9m. Shadow diagram must be provided to ensure a minimum of 1hr solar access in mid-winter over the trunk drainage area.

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. The drawing must be updated to include only the Sydney Water easement area and be consistent with Appendix A of Stormwater Developer Works Policy.
- Drawing DD011: The location of HW3 has been modified from the previous version. Please rectify the annotation of HW3. It appears the labels of headwall and overflow pipes points to the previous location.
- Drawing DD016: The channel slope is shown as 0.85% in the longitudinal section whereas documented as 0.84% for the first 244 m and then at 0.7% grade through to Mamre Road in the report. This discrepancy must be addressed.
- Drawing DD020 & DD021: Cross sections must extend beyond the channel boundary to show the proposed interface with development adjacent the trunk drainage corridor and clearly show retaining walls, including Lot 6 RW.

- Drawing DD060: The IL (42.64) of the outlet pipes from underground OSD tank to trunk drainage at the headwall is not consistent with the IL (42.3) shown in the On-Lot Civil drawings by AT&L. Please rectify the discrepancy.
- The material specification of retaining walls within the channel, headwalls, maintenance access tracks must be agreed with Sydney Water at the detailed design stage.

Landscape Plan

- It was noted there was some discrepancies with the landscape plan when compared to the Sydney Water planting palette, outlined below.
 - 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.

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](#).