

2 July 2013

ATTENTION: Tija Stagni

Mr Andrew Pigott
Manager – Planning & Assessment
Pittwater Council
PO Box 882
Mona Vale NSW 1660

**Planning Proposal – 2 & 18 Macpherson Street, 23 - 27 Warriewood Road,
Warriewood**

Dear Mr Pigott,

Thank you for your letter of 11 June 2013 requesting comment on the proposed rezoning of the above sites. Sydney Water has reviewed the proposal and provides the following comments for Council's consideration.

Water

The drinking water main available for connection is the 200mm main on the southern side of Macpherson Street.

Wastewater

The developer is to design and construct a wastewater main connecting to the 400mm main traversing the site, which will provide a point of connection at least 1m inside all the property boundaries.

An accredited Hydraulic Designer should be engaged by the developer to ensure that the proposed wastewater infrastructure for this development will be sized and configured according to the Sewerage Code of Australia WSA 02-2002-2.2 (Sydney Water Edition 1 – Version 3). Evidence of Code compliance should be attached with the design.

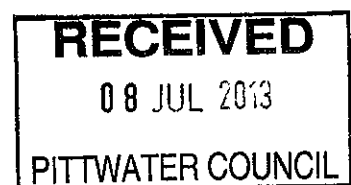
Wastewater Treatment Plant

Under Clause 30D(2) of the Pittwater Local Environmental Plan 1993, Council cannot consent to any development within 400 metres of the treatment plant until it has been notified by the Director General of Planning that satisfactory arrangements have been made to mitigate odours from the treatment plant.

Sydney Water has completed odour mitigation works at the Warriewood Wastewater Treatment Plant. However, any development within 400 metres of the treatment plant boundary is required to pay a contribution of \$492,800 per net developable hectare. The developer must enter into a Developer Contribution Agreement with Sydney Water prior to any approvals being granted.

To effect Clause 30D(2) of the Pittwater Local Environmental Plan 1993, the process is:

1. Prior to consideration of a DA within 400 metres of the Warriewood Wastewater Treatment Plant, Council must refer the developer to Sydney Water to give effect to Clause 30D.
2. The developer signs the Agreement and lodges an unconditional bank guarantee with Sydney Water.



3. Sydney Water notifies the Director General of Planning that the developer has signed the Agreement.
4. The Director General of Planning notifies Council of its opinion in relation to Clause 30D.
5. Council notifies Sydney Water once development consent has been granted.
6. The developer pays the relevant developer contribution in return for the release of the unconditional bank guarantee.

To ensure there is no delay in obtaining development consent, the developer should contact Sydney Water's Urban Growth Strategy team to enter into a Developer Contribution Agreement.

Sydney Water Servicing

At the time of development Sydney Water will further assess the impact of any subsequent development when the developer applies for a Section 73 Certificate. This assessment will enable Sydney Water to specify any works required as a result of future development and to assess if amplification and/or changes to the system are applicable. The developer must fund any adjustments needed to Sydney Water infrastructure as a result of the development.

Sydney Water requests the Council to continue to instruct proponents to obtain a Section 73 Certificate from Sydney Water. Details are available from any Sydney Water Customer Centre on 13 20 92 or Sydney Water's website at www.sydneywater.com.au.

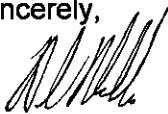
Sydney Water e-planning

Sydney Water has created a new email address for planning authorities to use to submit statutory or strategic planning documents for review. This email address is urbangrowth@sydneywater.com.au. The use of this email will help Sydney Water provide advice on planning projects faster, in line with current planning reforms. It will also reduce the amount of printed material being produced. This email should be used for:

- Section 62 consultations under the Environmental Planning and Assessment Act 1979
- consultations where Sydney Water is an adjoining land owner to a proposed development
- consultations and referrals required under any Environmental Planning Instrument
- draft LEPs, SEPPs or other planning controls, such as DCPs
- any proposed development or rezoning that will be impacted by the operation of a Sydney Water Wastewater Treatment Plant
- any proposed planning reforms or other general planning or development inquiries

If you require any further information, please contact Corrine Manyweathers of the Urban Growth Branch on 02 8849 4014 or e-mail corrine.manyweathers@sydneywater.com.au.

Yours sincerely,



Adrian Miller,
Manager, Growth Strategy