

21 August 2017
Neil Cocks
Manager Strategic Planning
PO Box 8
Bankstown NSW 1885

Our Ref: 165376

RE: The Ralston Avenue (Belrose) Planning Proposal 2016/019020

Dear Neil,

Thank you for notifying Sydney Water of the planning proposal listed above. We have reviewed the application and provide the following comments for your consideration.

Water

- The proposed site is outside of the existing water supply zones.
- However, the trunk water systems from the adjacent Belrose Water Supply zone have adequate capacity to serve the proposed development of 156 low-density residential lots.
- Detailed requirements will be provided when the development applications on the rezoned sites are referred to Sydney Water at Section 73 application phase.

Wastewater

- The proposed site is outside of the existing wastewater servicing areas.
- However, the adjacent Belrose Scamp system has adequate capacity to serve the proposed development.
- Detailed requirements will be provided when the development applications on the rezoned sites are referred to Sydney Water at Section 73 application phase.

Sydney Water E-Planning

Sydney Water has an email address for planning authorities to submit statutory or strategic planning documents for review. This email address is urbangrowth@sydneywater.com.au.

Further advice and requirements for this proposal are in the Attachment 1 and 2. If you require any further information, please contact Lulu Huang of Growth Planning and Development on 02 8849 4269 or email lulu.huang@sydneywater.com.au.

Yours sincerely,


Paul Mulley
Manager, Growth Planning & Development

Attachment 1

Sydney Water Servicing

A Section 73 Compliance Certificate under the Sydney Water Act 1994 must be obtained from Sydney Water prior to development commencement. It is recommended that the Council includes this requirement as a Condition of the DA approval.

The proponent is advised to make an early application for the certificate, as there may be water and wastewater pipes to be built that can take some time. This can also impact on other services and buildings, driveways or landscape designs.

Applications must be made through an authorised Water Servicing Coordinator. For help either visit www.sydneywater.com.au > Plumbing, building and developing > Developing > Land development or telephone 13 20 92.

Building Plan Approval

The developer must have the building plans stamped and approved before any construction is commenced. Approval is needed because construction/building works may affect Sydney Water's assets (e.g. Water, sewer and stormwater mains).

For further assistance please telephone 13 20 92 or refer to the Building over or next to assets page on the Sydney Water website (see Plumbing, building and developing then Building over or next to assets).