

20 March 2023

**Suzi Stojcevska**

The Council of the Municipality of Kiama  
suzis@kiama.nsw.gov.au

**RE: Planning Proposal PP-2022-4144 at 72 Manning Street, Kiama (Ref-1911)**

Thank you for notifying Sydney Water of the planning proposal listed above, which proposes amendments to the Kiama Local Environmental Plan 2011 to increase the maximum building height and floor space ratios on these sites as appropriate and rezone 72 Manning Street from RE1 Public Recreation to B2/E1 Local Centre. We have reviewed the application based on the information supplied and provide the following comments for your information to assist in planning the servicing needs of the proposed development.

**Growth Data**

- Sydney Water supports government-backed growth initiatives within our area of operations and endeavours to provide services in a timely and prudent manner that delivers cost effective water and wastewater infrastructure whilst not impacting our current customer base economically, environmentally, or unduly impacting current service levels.
- In order to fully support all growth and developments and to fully assess proposed developments, we require the anticipated ultimate and annual growth data for this development as noted in the attached appendix, be fully populated and returned to Sydney Water.
- Sydney Water acknowledges that timescales and final growth numbers may alter however, in order to provide robust servicing advice and to investigate the potential for staged servicing to meet timescales, we require a realistic indication of demand and timescales. Failure to provide this may result in Sydney Water being unable to formulate proper planning requirements.
- **The growth data should be completed and provided to the Growth Planning Team at [urbangrowth@sydneywater.com.au](mailto:urbangrowth@sydneywater.com.au) within 4 weeks of this letter.**

**Water Servicing**

- Trunk potable water servicing should be available via the Kiama Water Supply Zone.
- Extensions and/or amplifications the potable water network will be required complying with the Water Services Association of Australia (WSAA) code – Sydney Water edition.

**Wastewater Servicing**

- Our servicing shows that the Bombo Sewer Catchment has **limited capacity**.
- Consequently, due to the inherent associated risks Sydney Water is unable to comment on whether the system has capacity to service the uplift attributed to the above proposal and requests that Council provides the above-mentioned Growth Data From to the Growth Planning Team as soon as possible. This will ensure that any potentially lengthy studies can be instigated as soon as possible, reducing any unnecessary delay.

- Sydney Water notes that any applications within the catchment will be reviewed on a case-by-case basis and that extensions and/or amplifications the wastewater network may be required complying with the Water Services Association of Australia (WSAA) code – Sydney Water edition.

**This advice is not a formal approval of our servicing requirements.** Detailed requirements, including any potential extensions or amplifications, will be provided once detailed growth data is provided and reviewed and the development(s) are then referred to Sydney Water for a Section 73 application(s). More information about the Section 73 application process is available on our [Land Development](#) web page.

Please be advised that the development servicing advice provided by Sydney Water is based on the best available information at the time of referral (eg. planning proposal) but will vary over time with development and changes in the local systems. This is particularly important in systems with limited capacity and it is best to approach Sydney Water for an updated capacity assessment (especially where an approval letter is more than 12 months old).

If you require any further information, please contact the Growth Planning Team at [urbangrowth@sydneywater.com.au](mailto:urbangrowth@sydneywater.com.au).

Yours sincerely,



**Kristine Leitch**

Commercial Growth Manager

City Growth and Development, Business Development Group

Sydney Water, 1 Smith Street, Parramatta NSW 2150