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Date of submission: Tuesday, 14 May 2024

Your submission for this review:

Further to my comments yesterday reference W24/1485 as follows. The issue of compensation cost for the Sydney Water land take, timing of the acquisition by Sydney Water, the timing of payment for the acquisition, the valuation methodology to be used for the determination of the compensation and the ongoing cost of maintaining the blue-green grid system that will be built into the Sydney Water rating process. Also the issue of the landlocked parcel as the next item of importance. Please see attached plan of landlock parcel. Thank You.

9/5/2024

landlock portion!

819-831 Mamre Road
a 833-843 Mamre Road
Kemps creek

legislated

How's design? where outcome?

Overview

This Stormwater Scheme Plan shows the regional stormwater infrastructure required to service the Mamre Road Precinct and to be managed by Sydney Water.

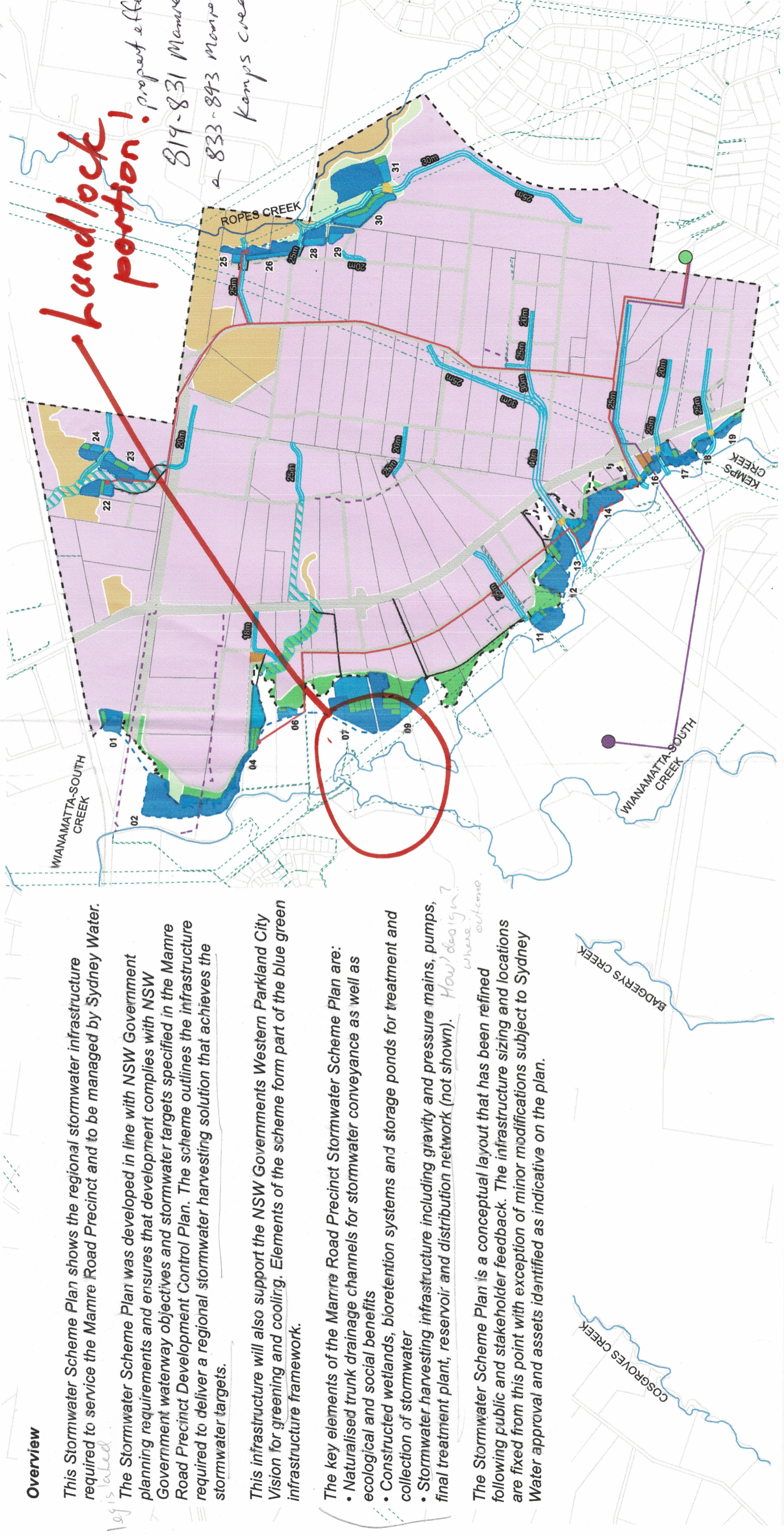
The Stormwater Scheme Plan was developed in line with NSW Government planning requirements and ensures that development complies with NSW Government waterway objectives and stormwater targets specified in the Mamre Road Precinct Development Control Plan. The scheme outlines the infrastructure required to deliver a regional stormwater harvesting solution that achieves the stormwater targets.

This infrastructure will also support the NSW Governments Western Parkland City Vision for greening and cooling. Elements of the scheme form part of the blue green infrastructure framework.

The key elements of the Mamre Road Precinct Stormwater Scheme Plan are:

- Naturalised trunk drainage channels for stormwater conveyance as well as ecological and social benefits
- Constructed wetlands, bioretention systems and storage ponds for treatment and collection of stormwater
- Stormwater harvesting infrastructure including gravity and pressure mains, pumps, final treatment plant, reservoir and distribution network (not shown).

The Stormwater Scheme Plan is a conceptual layout that has been refined following public and stakeholder feedback. The infrastructure sizing and locations are fixed from this point with exception of minor modifications subject to Sydney Water approval and assets identified as indicative on the plan.



Proposed Stormwater Collection and Harvesting Infrastructure

- Proposed Trunk Drainage
- Naturalised Channel
- Minimum Required Trunk Drainage Corridor Width Labels
- Waterways with Riparian Corridor
- Diversion Pipes

Land Zoning

- C2 Environmental Conservation
- IN1 General Industrial
- RE1 Public Recreation
- RE2 Private Recreation
- SP2 Infrastructure

Proposed Treatment Systems

- Wetland
- Bioretention
- Storage Pond
- Maintenance Track & Batters
- Basin Reference Number Labels
- Online Sediment Basins

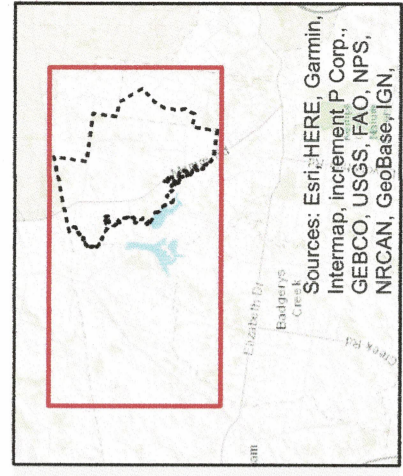
Proposed Recirculation Infrastructure

- Indicative Stormwater Gravity Main
- Indicative Stormwater Rising Main
- Indicative Harvesting Pump Location
- Indicative Distribution Reservoir Location

Mamre Road Precinct Boundary

- Existing Lot Boundary
- Major Waterways
- Existing Easement
- Indicative Roads (DPE)
- Indicative Road Realignment
- Indicative Private Drainage
- Indicative Wastewater Pumping Station
- Indicative Recycled Wastewater Pipeline

AWRC



MAMRE ROAD PRECINCT STORMWATER SCHEME PLAN DECEMBER 2023



Projection: GDA 1994 MGA Zone 56

Date: 18/12/2023