

12 October 2020

**Sebastian Tauni**

Senior Planning Officer  
Western Team - Place, Design and Public Spaces  
Department of Planning, Industry & Environment  
4 Parramatta Square,  
Parramatta NSW 2150

By email: [sebastian.tauni@planning.nsw.gov.au](mailto:sebastian.tauni@planning.nsw.gov.au)

Dear Mr Tauni

**RE: Stilton Lane Planning Proposal (PP\_2018\_WOLLY\_001\_00)**

Thank you for notifying Sydney Water of *PP\_2018\_WOLLY\_001\_00* at Stilton Lane, Picton, which seeks to rezone from RU2 Rural Landscape to

- 115ha of RU4 Primary Production Small Lots,
- 11ha of E2 Environmental Conservation along Redbank Creek,
- 2.4ha of IN2 Light Industrial on Henry Street,
- 28ha of SP3 Tourist to the west of the Main Southern railway line,
- a realignment of the SP2 Infrastructure zone to reflect a diversion of the Main Southern railway line, and
- a residual 17.6ha of RU2 Rural Landscape.

Sydney Water has reviewed the application based on the information supplied and provides the following comments.

**Picton Water Recycling Plant**

The Picton Water Recycling Plant (WRP) is currently at capacity, which limits new developments in the areas it serves and is unable to support the above Planning Proposal at this time. This position will be reviewed following the outcome of a Licence Variation Application (LVA) with NSW Environment Protection Authority (EPA) for the Picton WRP.

Sydney Water is progressing a LVA which we plan to submit to the EPA in early 2021, following exhibition of our Review of Environmental Factors (REF) in November 2020.

**Consideration of new growth developments that could be serviced by the Picton WRP is contingent on EPA approval of the LVA.**

Based upon our projected timelines, should the EPA approve the variation to the Environmental Protection Licence (EPL) by July 2021, Sydney Water would anticipate expanding Picton WRP for new connections by December 2021. If the variation to our EPL is rejected by the EPA, further growth will be restricted.

Under the proposed LVA, Sydney Water has developed an integrated water management solution to increase effluent management capacity at the Picton WRP and enable growth servicing in the future. This would involve increasing the use of recycled water from the WRP

on nearby farms and a variation to the plant's current EPL. Sydney Water are actively investigating farms in the Wollondilly area with an intent to expand our recycling irrigation and, in turn, enable servicing of new growth development in the area.

Sydney Water will work with developers to consider options for alternative or Interim Operating Procedures (IOPs) should they require services ahead of our timeline. The IOPs, involving trucking wastewater to another system, would provide services under our operating license ahead of expansion of the WRP. Interim operations will be considered on a case-by-case basis, considering scale, location and timing of the development. IOPs would need to be delivered and operated at the developers cost under a commercial agreement with Sydney Water. The period of operation of IOPs would be dependent on the LVA outcome.

### **Clarifications**

Sydney Water is seeking approval for infrastructure to improve treatment, increase reuse and to also increase discharge to waterways. If approved, and depending upon the pace of growth, the licence variation is expected to accommodate growth over the coming 3 to 10 years. While we have maintained ongoing engagement with the EPA regarding our proposed LVA, there is still a possibility that the EPA will not approve our application.

Sydney Water will also work with Council to develop a process for assessing individual servicing requests, including those that have been previously rejected. Hydraulics, asset size or condition may limit or negate opportunities for growth in some areas or may require developer funded amplification of infrastructure irrespective of increases in effluent management from the Picton WRP. Further work will be required to assess connection requests where trunk and reticulation upgrades are needed.

It should be noted that two Priority Sewerage Program (PSP) schemes drain to the Picton WRP – Bargo and Buxton. The capacity of these schemes was set by government and are only sized to accommodate **existing** dwellings and do not have additional capacity.

Sydney Water will continue to work with Council and landowners in the area to continue to expand water recycling to enable future growth in the Wollondilly local government area.

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

Yours sincerely,

A handwritten signature in blue ink, appearing to read "Wayne Jackson", written over a light blue circular stamp.

**Wayne Jackson**

Manager - Growth Planning & Commercial Frameworks  
City Growth and Development  
Sydney Water