

11 December 2017

Our ref: 166751

The General Manager
The Hills Shire Council
3 Columbia Court, Baulkham Hills NSW 2153
PO Box 7064, Baulkham Hills BC NSW 2153
Sydney NSW 2001

RE: 93-107 Cecil Avenue and 9-10 Roger Avenue, Castle Hill (12/2016/PLP)

Dear Sir/Madam,

Thank you for the opportunity to comment on the exhibition of the draft Planning proposal 12/2016/PLP for 93-107 Cecil Avenue and 9-10 Roger Avenue, Castle Hill. Sydney Water is supportive of growth and is collaborating with Urban Growth NSW, Department of Planning and Environment, local authorities and major developers to align city and water planning, and deliver integrated servicing options.

Sydney Water is currently investigating options for water-related services in the North-West Growth Area and in the Metro North West Rail Link area. Please find enclosed our Growth Servicing Plan for reference. Detailed Planning is currently being undertaken to assess and identify potential trunk upgrade(s) required to service the area based on the information that we have to date. This detailed planning period is expected to be completed by February 2018.

Our planners have been using growth forecasts prepared in October, and are incorporating these in to the above planning requirements. We request notice of any change to growth forecasts for this area to ensure we have adequately sized infrastructure. We also request staging information for the above development; to assist us in better understanding timescales and demand requirements on a year by year basis.

Drinking Water

- The Cecil Avenue and Roger Avenue, Castle Hill development is serviced by West Pennant Hills System.
- Network extensions or amplifications may be required to service the redevelopment areas. These will be assessed at the section 73 (Sydney Water Act) application stage.

Wastewater

- The Cecil Avenue and Roger Avenue, Castle Hill development is serviced by the Castle Hill SCAMP system.
- Network extensions or amplifications may be required to service the redevelopment areas. These will be assessed at the section 73 (Sydney Water Act) application stage.

Recycled Water

Sydney Water supports planning authorities mandating dual reticulation where appropriate. You may wish to review initiatives /options to meet any sustainability and/or BASIX plus targets, such as stormwater harvesting and recycling.

Stormwater Management and Flooding

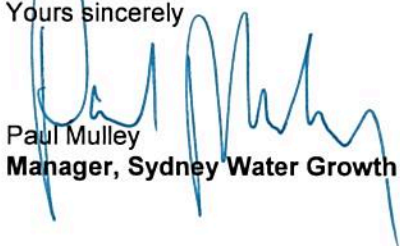
Sydney Water notes that attention should be given to the appropriate use of land, based on flooding constraints. Furthermore, the relevant development controls for stormwater discharges and increased storage of roof water, should be considered.

Development Impact on Existing Assets

It is noted that there is a potential risk to existing Sydney Water assets in the development of any new roads, infrastructure and construction developments. These will be considered at the Section 73 (Sydney Water Act) application stage, however we welcome the opportunity to work with other infrastructure delivery partners, where applicable, to minimise disruption, duplication of, or abortive work.

Due to the accelerated growth and fast-paced development within Sydney, please be advised that this Servicing Advice is accurate at 11 December 2017 only and is therefore not a formal approval of our servicing requirements. Formal requirements for servicing the development will be determined as part of the section 73 applications. More information about the Section 73 application process is available on our web page in the [Land Development Manual](#).

Yours sincerely

A handwritten signature in blue ink, appearing to read "Paul Mulley".

Paul Mulley

Manager, Sydney Water Growth Planning and Development