

30 May 2022

Our Ref: 194324

Martin Cooper

Manager Strategic Planning
Camden Council

By email - martin.cooper@camden.nsw.gov.au

CC: Murray Jay (DPE) Ian Stendara (LCC) and Antonis Anastassiades (Mott Mac)

Dear Martin,

RE: Leppington Town Centre Review, Leppington

Thank you for providing Sydney Water with the proposed development plans and growth data for the Leppington Town Centre Review. We understand that the plan aims to create approximately 10,500 dwellings by 2041 and develop the area surrounding Leppington station.

Sydney Water supports government growth initiatives within its servicing area and endeavours to provide services to new, rezoned or uplifted growth areas in line with its [Growth Servicing Plan](#). Sydney Water's proposed services are dependent upon robust growth data, layout plans and supporting demand intelligence to support the investment, planning and delivery for new or amplified assets and infrastructure.

For the future servicing of Leppington Town Centre, Sydney Water provides the following advice;

Wastewater Servicing

Leppington Town Centre is serviced by 3 different wastewater catchments (see Attachment 1). For context, we have provided our summary growth forecast data across the 3 catchments in Attachment 2. Note that our forecast based on the sources we have available does not align completely with the Mott Macdonald forecast of 500 dwellings per annum from FY 2022.

- Catchment 1 – within the Eastern Front Catchment to be serviced by Sydney Water's Upper South Creek Advanced Water Recycling Centre (USC AWRC)
 - Wastewater services will not be available in Catchment 1 until the USC AWRC facility and associated trunk infrastructure are operational. This is anticipated to occur by mid-2025. Developments with earlier timeframes may investigate other interim options for earlier wastewater services.
- Catchment 2 – serviced by sewer pump station SPS1183 that currently transfers to the Liverpool treatment plant, however the SPS1183 catchment will ultimately be serviced by USC AWRC in mid-2025.

- Sydney Water is confident that the forecast growth of up to 748 dwellings and 944 jobs to 2025 can be serviced in this catchment. Attachment 2 details the dwellings and job number forecasts based on Council DA data, DPE information and applications to Sydney Water.
- Sydney Water requests that Council continues to follow the standard concurrence DA referral process for development in Catchment 2. This will ensure system resilience is maintained, in the period until mid-2025, when wastewater flows will be connected to USC AWRC. In preparation for this, Sydney Water has commenced work to expedite an additional tranche of the Bonds Creek carrier that enables the trunk mains connection to USC AWRC.
- Catchment 3 is currently serviced and will continue to be serviced by SPS1182 that is connected to the Liverpool wastewater treatment facility.
 - Sydney Water modelling shows that the portion of Leppington Town Centre serviced by SPS1182 can support currently forecasted growth up to 2026 and into the future.

Water Servicing

- Water is supplied via the Leppington and Raby Water Supply Zones (WSZs). Amplifications are required to the networks within both WSZs to service the proposed 10,500 dwellings. Hydraulic modelling work to identify the required amplifications and timeframes is in progress and scheduled for completion in October 2022.
- Until these amplifications are delivered the system capacity is forecast at approximately 1000 dwellings or equivalent dwelling/employment mix.
- To support the timely delivery of required amplifications, Sydney Water ask that Council assist by providing any updates to development information.
- Understanding growth and development locations will allow Sydney Water to identify any interim water servicing issues for these developments. Developer led amplifications (e.g larger pipes and pressure boosters) may provide options to support additional capacity while the WSZ works occur.

Recycled Water Servicing

- Sydney Water supports the use of recycled water and/or harvested stormwater to meet non-drinking demands for the proposed development plan. We believe these measures would contribute to meeting liveability, productivity and a sustainability vision for Western Sydney.
- In light of the Upper South Creek Advanced Water Recycling Centre and future amplifications in the WSZs, Sydney Water is currently reviewing recycled water opportunities in the area. It is anticipated that recycled water provision will form part of a future solution.

- To future-proof the proposed development plan, design for the water supply could include provision for dual plumbing/recycled water connection. There may be an opportunity to mandate dual pipe through provisions in Council's DCP.

To progress, Sydney Water will continue with our servicing investigations and delivery plans and continue to share regular updates with Council/DPE. We also commit to continue to work with Council to monitor current, in flight and future growth uptake in the three wastewater sub catchments. In understanding growth, Sydney Water will continue to work with developers in the area to get detailed growth plans and timescales and look at best solutions for interim and ultimate servicing.

If you require any further information, please contact Sean Pracey (sean.pracey@sydneywater.com.au) We look forward to continuing discussions in our Camden Precinct Collaboration Group Meeting.

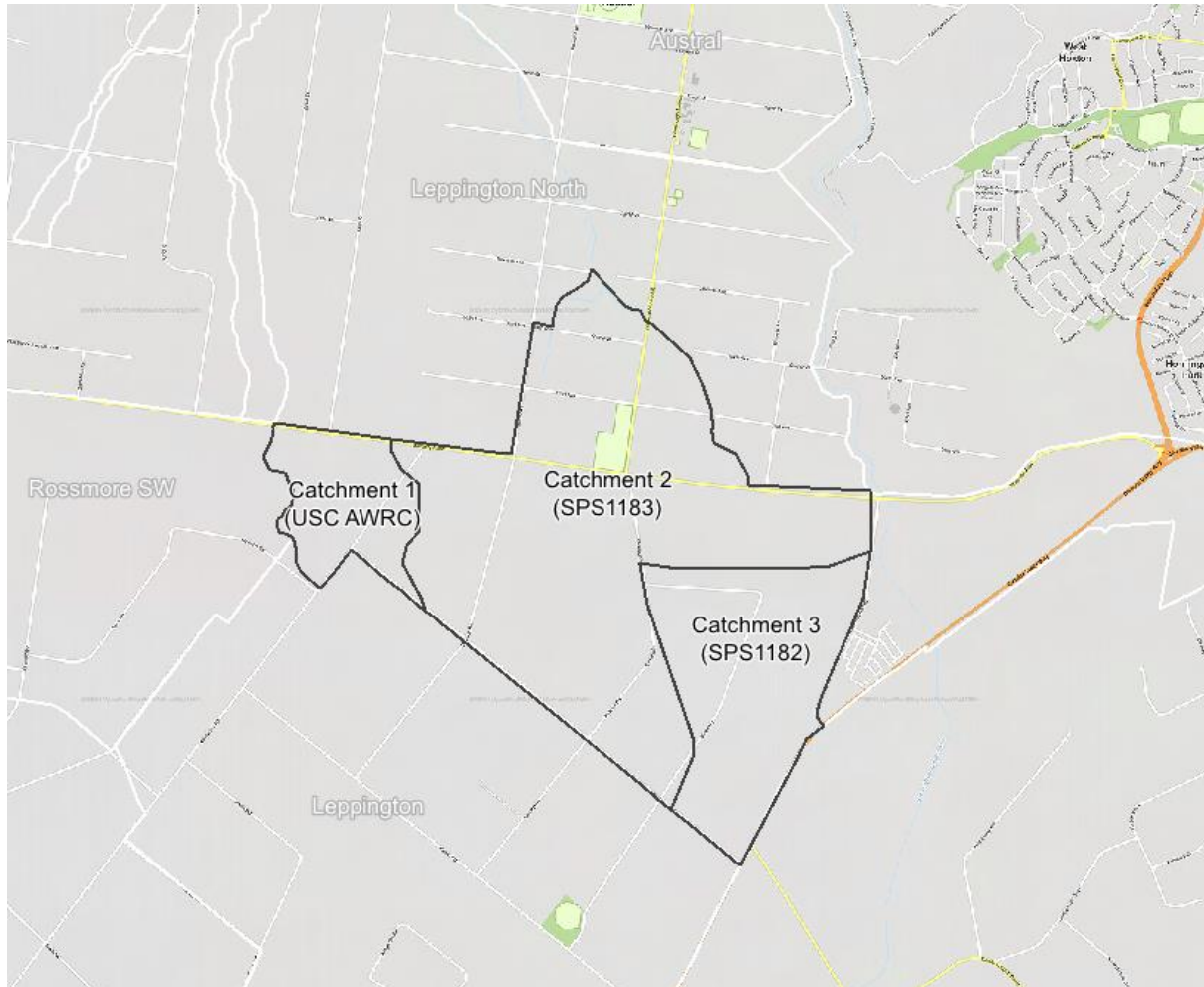
Yours sincerely,

A handwritten signature in blue ink, appearing to read "Wayne Jackson".

Wayne Jackson

Manager, Growth Planning and Commercial Frameworks

Attachment 1:



Wastewater catchments across Leppington Town Centre

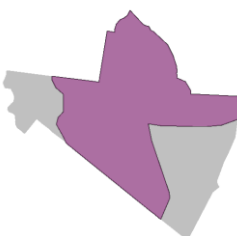
Attachment 2:

Excerpts from Sydney Water's growth dataset based on consolidated Council DA data, DPE information and applications to Sydney Water. The tables below show dwelling and job numbers apportioned within each catchment boundary.



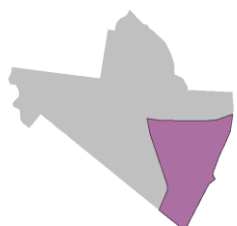
Catchment 1

Growth	FY2022	FY2023	FY2024	FY2025	Total by FY2025
Total dwellings	0	0	0	0	0
Job no	0	0	21	12	33



Catchment 2

Growth	FY2022	FY2023	FY2024	FY2025	Total by FY2025
Total dwellings	0	29	281	438	748
Job no	0	115	364	465	944



Catchment 3

Growth	FY2022	FY2023	FY2024	FY2025	FY2026	Total by FY2026
Total dwellings	0	4	223	195	205	627
Job no	0	0	241	0	0	241