

17 May 2024

Our reference: 209798

**Bridie Riordan**

Wollondilly Shire Council

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**RE: Development Application DA/2023/707/1 at 195 Fairway Drive, Wilton  
(Landcom North Wilton Precinct Stage 4)**

Thank you for **re-referring** Sydney Water of DA/2023/707/1 at 195 Fairway Drive, Wilton for updated servicing advice for **Stage 4**. The subject development application proposes subdivision comprising 103 residential lots (revised from 105 lots) in Stage 4 of the North Wilton Precinct. Sydney Water has revisited the application and provides the following comments to assist in understanding the servicing needs of the proposed development.

As part of the Bingara Gorge acquisition, Sydney Water initially arranged to service a certain number of developments within the Bingara Gorge wastewater catchment under Service Delivery Agreements (SDA's). Landcom's SDA agreement for their North Wilton precincts envisaged a total of **620 residential lots** up to and including Stage 1 to 4 development. Stage 5, which proposes a further 160 dwellings (currently under separate Council review as an amendment to the North Wilton Neighbourhood Plan) was not included in the *initial* SDA, nor were other future stages of the Landcom North Wilton precinct.

Due to potable water constraints, the initial servicing for North Wilton, precincts 1-4 is currently capped at 515 lots and the uptake will be determined by Landcom's own development staging order and DA approval, until Sydney Water delivers the Wilton New Town Stage 1 water infrastructure work anticipated in **2027** (subject to business case approval) which will increase the servicing supply in the area and enable the remainder of the SDA to progress i.e. the remaining 105 lots. A summary of the position is provided in **Attachment 2**.

**Water Servicing**

- There is NO existing drinking water servicing available for the proposed development.
- Sydney Water advises that the system capacity available for short term servicing for the North Wilton Precinct is **capped at 515 lots**. Allocation of these lots operates on a first-come first-serve basis. Please see the allocation table in **Attachment 2** of this letter for details.
- The proponent has informed us that their Stage 4 development comprising 105 lots, is next in their pipeline following the allocation of 197 lots in Stage 1. If this is the case, the proposal for Stage 4, consisting of 105 residential lots, can be serviced once lead-in and reticulation mains are delivered by the proponent, subject to development order.

### Recycled Water Servicing

- Sydney Water advises that the system capacity available for short term servicing for the North Wilton Precinct is **capped at 515 lots**. Allocation of these lots operates on a first-come first-serve basis. Please see the allocation table in **Attachment 2** of this letter for details.
- The proponent has informed us that Stage 4 development comprising 105 lots, is next in the pipeline following the allocation of 197 lots in Stage 1.
- If this is the case, the proposal for Stage 4, consisting of 105 residential lots, can be serviced once lead-in and reticulation mains are delivered by the proponent, subject to development order.

### Wastewater Servicing

- There is NO existing wastewater servicing available for this proposed development.
- The proposed development **cannot** be serviced until the Wilton New Town Stage 1 trunk assets are delivered which is estimated for **2027**.
- Furthermore, the Bingara Treatment Plant is currently at capacity and cannot service the proposed development. The upgrade of the treatment plant is estimated to be completed in 2027.
- The proponent is advised to work with Sydney Water to explore possible interim servicing solutions for the North Wilton Stage 4 via a suitable Interim Operating Plan (IOP) until wastewater servicing becomes available following the infrastructure upgrade works in c 2027.

### Next steps

- Should Council decide to progress with the subject development application, the following conditions are recommended to be included in the development consent. Further details of the conditions can be found in **Attachment 1**.
  1. Condition 1. Section 73 Compliance Certificate
  2. Condition 2. Building Plan Approval
- The proponent is advised to liaise with their Sydney Water Account Manager to address system performance gaps and constraints.
- Sydney Water will continue to liaise with the Council on our servicing strategy and Bingara capacity tracking.

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

Should the proponent require any further information or have any questions, they should contact their Account Manager, Raj Kamal at [raj.kamal@sydneywater.com.au](mailto:raj.kamal@sydneywater.com.au). Should Council

require any further information, please contact Lulu Huang of the Growth Planning Team via [urbangrowth@sydneywater.com.au](mailto:urbangrowth@sydneywater.com.au).

Yours sincerely,

A handwritten signature in black ink, appearing to be 'K. Leitch', with a large, sweeping horizontal stroke at the end.

**Kristine Leitch**

Growth Intelligence Specialist

City Growth and Development, Business Development Group

Sydney Water, 1 Smith Street, Parramatta NSW 2150

## Attachment 1 – Recommended Development Conditions

Prior to the issue of an Occupation/Subdivision Certificate:

### **Section 73 Compliance Certificate**

A compliance certificate must be obtained from Sydney Water, under Section 73 of the Sydney Water Act 1994. Our assessment will determine the availability of water and wastewater services, which may require extension, adjustment or connection to our mains. Make early application for the certificate, as there may be assets to be built and this can take some time. A Section 73 Compliance Certificate must be obtained before an occupation or subdivision certificate will be issued.

Applications can be made either directly to Sydney Water or through a Sydney Water accredited Water Servicing Coordinator.

Go to the Sydney Water website or call 1300 082 746 to learn more about applying through an authorised WSC or Sydney Water.

Prior to the issue of a Construction Certificate/Complying Development Certificate:

### **Building Plan Approval**

The plans must be approved by Sydney Water prior to demolition, excavation or construction works commencing. This allows Sydney Water to determine if sewer, water or stormwater mains or easements will be affected by any part of your development. Any amendments to plans will require re-approval. Please go to [Sydney Water Tap in®](#) to apply.

Sydney Water recommends developers apply for Building Plan Approval early as to reduce unnecessary delays to further referrals or development timescales.

### **Tree Planting**

Certain tree species placed in proximity to Sydney Water's underground assets have the potential to inflict damage through invasive root penetration and soil destabilisation. Section 46 of the Sydney Water Act specifies what might occur when there is interference or damage to our assets caused by trees.

For any trees proposed or planted that may cause destruction of, damage to or interference with our work and are in breach of the Sydney Water Act 1994, Sydney Water may issue an order to remove that tree or directly remove it and seek recovery for all loss and associated compensation for the removal.

For guidance on types of trees that can cause damage or interference with our assets see Sydney Water webpage Wastewater blockages. For guidance on how to plant trees near our assets, see Diagram 5 – Planting Trees within Sydney Water's [Technical guidelines – Building over and adjacent to pipe assets](#).

## Attachment 2 – North Wilton Precinct servicing allocations for residential lots (for information)

620 lots within the agreed SDA.

| North Wilton Stages   | Landcom Development order | Number of Residential lots proposed | Water Capacity allocation (515)                  | Recycled Water allocation (515)              | Wastewater Capacity SDA allocation (620)         |
|---|---------------------------|-------------------------------------|--|--|--|
| Stage 1 (DA/2019/617/1) Approved  | Tier 1                    | 199                                 | 199  | 199  | 199 (IOP in flight)<br>Subject to 2027 timeframe |
| Stage 4 (DA/2023/707/1) Re-referral under review                        | Anticipated Tier 2        | 103                                 | 103  | 103  | 103<br>Subject to 2027 timeframe                 |
| <b>Stage 2 and 3 (DA/2022/1279/1) Re-referral under review</b>          | <b>Anticipated Tier 3</b> | <b>318</b>                          | <b>213</b><br><b>+105 (post reservoir c2027)</b> | <b>213</b><br><b>+105 (To be determined)</b> | <b>318</b><br><b>Subject to 2027 timeframe</b>   |
| <b>Sub total</b>  |                           | <b>620</b>                          |  |  |  |
| Stage 5 (Amendment to the North Wilton Neighbourhood Plan) under review | Anticipated Tier 4        | 160                                 | 0. Not in any current allocation                 |  | 0. Not in any current allocation                 |