

22 April 2024

Wollondilly Shire Council

Attention: Bridie Riordan

Via: [Bridie.Riordan@wollondilly.nsw.gov.au](mailto:Bridie.Riordan@wollondilly.nsw.gov.au)

**PPSSWC-301 and PPSSWC-354 – 195 and 195A Fairways Drive, Wilton (Residential Subdivision - Stages 2 – 4)**

The Panel is in receipt of the attached letter to the Chief Executive Officer of the Council which advises critically:

The outcome from our project team's investigation into the Bingara Gorge Water Recycling Plant (WRP) upgrade found that while we are expecting to begin construction in early 2025, the shortest possible timeframe for completing the upgrade is 2027. Our planning has determined that the servicing pathway is more complex than originally anticipated. This pathway includes protecting the sensitive Nepean ecosystem which, along with providing services, is a priority for us. I appreciate this timing is not the outcome you want for your community; however, we remain committed to working with you to minimise any impact from the interim servicing.

Our current long-term plan for providing wastewater services to all growth areas in the Greater Macarthur region is through a new Upper Nepean Advanced Water Recycling Facility. This is in the early planning stages, and we are currently investigating suitable sites. Following this, there will be a series of environmental approvals, and our current estimate for delivering services is 2032. In the interim, our plans for wastewater servicing in Wollondilly growth areas are outlined below.

**Wilton Growth Area**

Currently 400-500 new homes across the North, South East and new Wilton Town Centre growth areas can be serviced by interim wastewater tankering. Once the upgrade of Bingara Gorge WRP is finalised, up to 4,000 new homes can be serviced.

That advice appears to both supersede and contradict the earlier advice received from Sydney Water in response to the integrated development referral upon which the Council recommendation to the Panel for the DA was based.

Noting the urgency of resolving this DA, the Panel Chair has asked Council to please urgently update its recommendation in relation to the issue of whether adequate provision has been made for wastewater servicing of this development. It appears from the Sydney Water advice that there are likely to be substantial problems in that regard at least until 2027, and possibly out to 2032.


This is plainly a critical issue that must be resolved before determination of the DA.

**Planning Panels Secretariat**

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On a separate issue, if the DA is to be approved, the Panel would be grateful if Council's assessment staff could consider the contingent response from the RFS as to the evacuation routes in the event of a fire. The RFS appears to have given its concurrence based upon assumptions made as to the availability of the "cattle bridge" for evacuation purposes. That issue would appear to be resolvable by a condition. The Panel would in any event appreciate Council specific advice on the subject.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Justin Doyle', with a stylized, cursive script.

Justin Doyle

Chair

Sydney Western City Planning Panel

Att: Letter from Sydney Water to CEO, Wollondilly Shire Council