



26 June 2025

Our reference: 224577

Sunehla Bala

Hawkesbury City Council

sunehla.bala@hawkesbury.nsw.gov.au

RE: Planning Proposal PP-2024-1780 Redbank Expansion Area (Kemsley Park) at 322 Grose Vale Road, Grose Vale (proposed by Redbank Communities)

Thank you for notifying Sydney Water of planning proposal, which proposes amendments to the Hawkesbury LEP 2012. The proposal seeks the following changes:

- Rezone the site from RU4 Primary Production to R2 Low Density Residential, R5 Large Lot Residential and RE1 Public Recreation
- Amend the key LEP maps (Subdivision Map, Urban Release Area Map, Additional Permitted Uses Map)

Changes to the planning controls will facilitate in the expansion of the existing Redbank Community, including 300-350 residential lots/dwellings and a range of mixed housing typologies (detached housings, dual occupancy, affordable housing).

Sydney Water has reviewed the application based on the information supplied and provides the following Sydney Water requirements to assist in understanding the servicing needs of the proposed development.

Growth information

Sydney Water supports government-backed growth initiatives within our area of operations, striving to provide timely and cost-effective water and wastewater infrastructure without undue impacts. To offer robust servicing advice and investigate staged servicing possibilities, we require the proponent to provide anticipated ultimate and annual growth data for this development as outlined in the enclosed Growth Data Form.

A Feasibility application will enable a comprehensive servicing review ensuring the proposed development is considered in any potential planning that we might be undertaking. Failure to provide this information may impede proper planning requirements for the proposed development and for the broader area. The completed growth form should be submitted by the proponent to Sydney Water as part of the Feasibility application via a Water Servicing Coordinator (WSC), citing this referral response and our reference number.

Water Servicing

- Our preliminary assessment indicates that water servicing should be available to meet the proposed development's demand at this time.
- Amplifications, adjustments, deviations and/or minor extension works may be required for future development works.
- Further servicing requirements will be provided in future detailed planning proposals and/or development applications.

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Wastewater Servicing

- Our preliminary assessment indicates that the wastewater system cannot currently accommodate the proposed 300-350 dwellings.
- To service the 300-350 dwellings, the developer must:
 - Engage a hydraulic consultant to demonstrate that additional dwellings will not result in breaches to Sydney Water's licence conditions, in both dry and wet weather
 - If the dry and wet weather criteria are not met, the hydraulic consultant is to undertake an Options Assessment to identify works required to ensure system compliance.
 - Submit EP catchment plan and flow schedule to Sydney Water for review.
- We recommend that the proponent engages directly with their WSC and Sydney Water as soon as possible to prevent development delays and/or future Section 73 applications from progressing.

Trade wastewater requirement

- If this proposed development is anticipated to generate trade wastewater, the developer must submit an application requesting permission to discharge trade wastewater to Sydney Water's wastewater system. Applicant must wait for approval and issue of a permit before any business activities can commence.
- The permit application can be made on Sydney Water's web page through [Sydney Water Tap in®](#).

Protection of Assets

This letter constitutes high-level initial advice only. Further advice from Sydney Water may be offered during the exhibition, the Feasibility or, Section 73 stages with regards to the protection of our existing and proposed assets/easements and any requirements pertaining to building over or adjacent to Sydney Water assets. These aspects will be investigated as we receive more detail, and specific protection requirements, objections or amendments will be documented as they progress.

Next steps

- Given the scale and complexity of the proposed development, further investigations will be required to determine the servicing requirements for this site. It is recommended that a Water Servicing Coordinator is engaged as soon as possible, and a **Feasibility application** is submitted with Sydney Water.
- The proponent should complete and return the enclosed Growth Data Form as part of their **Feasibility application**. The Growth Data Form should be updated promptly with Sydney Water in case of changes.
- Council/The Department of Planning, Housing and Infrastructure (The Department) is advised to forward the enclosed *Sydney Water Planning Proposal Information Sheet (for proponent)* to assist the proponent in progressing their development. This Info Sheet contains details on how to make further applications to Sydney Water and provides more information on Infrastructure Contributions.

The development servicing advice provided is not formal approval of our servicing requirements and is based on the best available information at the time of referral (e.g. planning proposal). It is important to note that this information can evolve over time in tandem with the progression of other development projects in the catchment, changes within the local systems and receiving works. This is particularly important in systems with limited

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capacity. Furthermore, Sydney Water does not reserve or hold capacity for proposed developments, regardless of whether the area has been rezoned or not. To ensure accuracy and alignment with current conditions, it is best to approach Sydney Water for an updated capacity assessment particularly if a referral response letter is more than 12 months old.

If the proponent has any questions, they should contact their Sydney Water case manager once a Feasibility is lodged. Should Council require further information, please contact Joanne Chan from the Growth Analytics Team at urbangrowth@sydneywater.com.au.

Yours sincerely,



Faith Tid-ang

A/Manager, Growth Analytics and Strategic Partnerships
Growth and Development
Water and Environment Services
Sydney Water, 1 Smith Street, Parramatta NSW 2150

Enclosed:

- Sydney Water Planning Proposal Information Sheet (for proponent)
- Sydney Water Growth Data Form