

19 April 2023

Our Ref: 197001

Growth Team

Wollondilly Shire Council

growth@wollondilly.nsw.gov.au

RE: Draft Planning Proposal – Brooks Point Road, Appin

Thank you for notifying Sydney Water of the planning proposal listed above which seeks to rezone land at 10, 14, 20, 30, 50 and 70 Brooks Point Road, Appin from RU2 Rural Landscape to R2 Low Density Residential and C2 Environmental Conservation. The planning proposal also proposes changes to the:

- Lot Size Map from 40ha to a range between 250m² and 450m² in the proposed R2 Low Density Zone and 40ha in the C2 Environmental Conservation Zone, with our understanding that this will facilitate some 250 lots.
- Height of Buildings Map to include a maximum building height of 9m to facilitate two storey residential development
- Additional Permitted Uses Map to include additional permitted uses associated with a reticulated sewer and stormwater system

We have reviewed the application based on the information supplied and provide the following comments for your information to assist in planning the servicing needs of the proposed development

Growth servicing

- Sydney Water supports government-backed growth initiatives within our area of operations and endeavours to provide services in a timely and prudent manner that delivers cost effective water and wastewater infrastructure whilst not impacting our current customer base economically, environmentally, or unduly impacting current service levels.
- In order to fully support all growth and developments and to fully assess proposed developments, we require the *anticipated ultimate and annual* growth data for this development as noted in the attached appendix, be fully populated and returned to Sydney Water.
- Sydney Water acknowledges that timescales and final growth numbers may alter however, to provide robust servicing advice and to investigate the potential for staged servicing to meet timescales, we require a realistic indication of demand and timescales. Failure to provide this may result in Sydney Water being unable to formulate proper planning requirements or servicing timescales.
- **The growth data form should be completed and be provided within 4 weeks of this letter to us and via the feasibility case under 197001.**

Servicing position

Sydney water provides the following advice for this referral in conjunction with the feasibility application received by Sydney Water under case number 197001. We note that further work may be required following the final breakdown of housing numbers and we strongly advocate that the proponent continues to liaise with Sydney Water to detail their plans and we note that further cases may be required.

Water Servicing

- The proposed development is within Appin Water Supply Zone and the current trunk system suggests having some capacity.
- To service the development, the developer will need to construct a lead-in main connecting to the existing DN300 at the corner of Toggerai Street and Burke Street.
- Further augmentation may be required subject to the topography, other constraints within the development and other developments within the catchment. This will be revisited during S73 application.
- The proposed drinking infrastructure for this development shall be sized and configured according to the relevant WSAA code requirements and be provided to Sydney Water for review.

Wastewater Servicing

The assessment for servicing of Appin South for Walker Corporation was completed in 2021. This included the Brooks Point Rd development. As the flow from this development cannot gravitate, a pumping station needs to be constructed to pump flow to a DN225 sewer main that will be constructed as part of Stage 1 Appin South. Flows from the development are to be transferred to the existing SPS1175 via gravity.

- A pumping station and rising main are required to be constructed before this development can be served.
- Servicing this development is further dependent upon the completion of a sewer mains leading to SPS1175. **The proponent therefore needs to contact Walker Corporation via their WSC and coordinate with them to meet its servicing timeline for this development.**

The development servicing advice provided by Sydney Water is based on the best available information at the time of referral (eg. planning proposal) but will vary over time with other development and changes in the local systems. This is particularly important in systems with limited capacity and it is best for Council to approach Sydney Water for an updated capacity assessment (especially where an approval letter is more than 12 months old). Sydney Water does not hold capacity for proposed developments and so we also encourage the proponent to continue engagement with Sydney Water throughout the referral stages.

If you require any further information, please contact the Growth Planning Team at urbangrowth@sydneywater.com.au.

Yours sincerely,

A black rectangular box redacting the signature of Kristine Leitch.

Kristine Leitch
Commercial Growth Manager
City Growth and Development, Business Development Group
Sydney Water, 1 Smith Street, Parramatta NSW 2150

15 July 2022

Our Ref: 197001

Max Strassmeir

Senior Strategic Planner
Wollondilly Shire Council
PO Box 21, Picton NSW 2571
max.strassmeir@wollondilly.nsw.gov.au

RE: Request for Planning Proposal Pre-Lodgement Advice – Brooks Point Road, Appin

Thank you for consulting with Sydney Water regarding the above, which proposes:

- 14.13 hectares of residential land with 235 lots of lots sizes between 250m² and 450m² and the residue lot with the existing dwelling.
- 3.40 hectares of Public recreation land around the existing water course and riparian land
- 19.53 hectares of Strategic conservation land to be retain in two separate Rural lots.

Sydney Water has reviewed the scoping report and provides the following comments to assist in progressing the lodgement and in planning the servicing needs of the proposed development.

Potable Water

- The proposed development is within the Appin Water Supply Zone System and the current trunk system suggests having the capacity to service the proposed 288 lot residential subdivision.
- To service the development, the developer would need to construct a water lead-in main connecting to the existing DN300 at the corner of Toggerai Street and Burke Street and provide a frontage to each lot within the proposed development. Further augmentation may be required subject to the topography and other constraints within the development. This will be revisited during S73 application stage.
- The proposed drinking infrastructure for this development shall be sized and configured according to the relevant WSAA code requirements and be provided to Sydney Water for review.

Wastewater

- The Options assessment for servicing of Appin South carried out on behalf of the Walker Corporation was completed in 2021 and includes the Brooks Point Rd development detailed above.
- As the flow from this development cannot gravitate, a pumping station needs to be constructed to pump flow to a DN225 sewer main that needs to be constructed as part of Stage 1 Appin South. Flow from the development would then be transferred to the existing SP1175 via gravity. The proponent should progress the development of this via case number 197001 or any future cases.
- **Servicing of this proposed residential development is however dependent upon the construction of a pumping station and rising main being delivered by Walker Corporation to be taken over by Sydney Water as an asset. The pumping station and rising main is required to be constructed before this development can be served.**

- Servicing of this proposed residential development is also dependent upon the completion of sewer mains leading to SP1175. The applicant therefore needs to contact Walker Corporation (via their WSC) and coordinate with them to meet its servicing timeline for this development.

Growth Data

- Sydney Water supports government-backed growth initiatives within our area of operations and endeavour to provide services in a timely and prudent manner that delivers cost effective water and wastewater infrastructure whilst not impacting our current customer base economically, environmentally, or unduly impacting current service levels.
- In order to do fully support all growth and developments and to fully assess proposed developments, we require the ultimate and annual growth data for this development as noted in the attached appendix, be fully populated and returned to Sydney Water.
- Sydney Water acknowledges that timescales and final growth numbers may alter however, in order to provide robust servicing advice and to investigate the potential for staged servicing to meet timescales, we require a realistic indication of demand and timescales. Failure to provide this may result in Sydney Water being unable to formulate proper planning requirements.
- We note that the proponent has already lodged a feasibility application with Sydney Water, case number 197001. Therefore, the proponent should complete and return the growth data form in the format provided within four weeks of the date of this letter to the feasibility case number referencing above.

This advice is not final approval of our requirements. If you require any further information, please contact the Growth Planning team via urbangrowth@sydneywater.com.au.

Yours sincerely,

A handwritten signature in black ink, appearing to read "K. Leitch", with a stylized flourish extending to the right.

Kristine Leitch

Commercial Growth Manager

City Growth and Development, Business Development Group

Sydney Water, 1 Smith Street, Parramatta NSW 2150

APPENDIX 1: GROWTH DATA FORM (emailed)