

15 March 2024

**Metro West**

Planning and Land Use Strategy  
Department of Planning and Environment  
metrowest@planning.nsw.gov.au

**RE: Appin (part) Precinct Planning Proposal**

Sydney Water is writing to inform you of updated servicing advice for the Appin (part) Planning Proposal listed above, and advise that this replaces the letter dated 19/12/2022, a copy of which is attached for reference.

**The planning proposals involves:**

- Rezoning 1,378 hectares of land within the Greater Macarthur Growth Area precinct to three zones. These include Urban Development, Infrastructure and Environmental Conservation
- Within the Urban Development Zone, approximately 12,000+ dwellings can be delivered\*. This is proposed to be a mixture of single and multi-dwellings.
- Development of the proposed precinct will be staged over a number of years, with Release Area 1 being the first stage. Release Area 1 involves the delivery of 3,500\* dwellings, retail and employment centres, a school, open space and a transport network.

**Water Servicing – no change to advice**

- Short – medium term (5-10 years)
  - Drinking water servicing will be from the Macarthur Water Filtration Plant. To accommodate initial growth, upgrades to the plant will be required. These include reliability upgrades for Macarthur WFP, additional storage in the Appin Water Supply Zone and general network upgrades.
  - Based on previously supplied numbers, Sydney Water anticipates growth can be accommodated up to 2025 with small upgrades to the plant. From 2026 onwards, additional upgrades will be required to the plant and network storage.
  - If there is an incremental shift in growth numbers, density and/or staging, Sydney Water may need to review the 2025 timeframe. Therefore, we require growth data as noted previously.
  - Commercial agreements will be required for all work deemed as accelerated or ahead of Sydney Water's Growth Servicing Plan.
  - Reticulation mains will be required to be delivered by developers and sized as per the WSAA code. Additional precinct trunk mains may also fall under this criteria.
- Long term (10+ years)
  - Long term servicing planning is subject to the outcomes of future studies. When more information becomes available, Sydney Water will notify relevant stakeholders.

**Recycled Water Servicing – minimal change to advice**

- The proposed Upper Nepean facility will be designed with recycled water provisions for non-potable use as a result of it being an inland plant. Therefore, applicants should reach out to Sydney Water to discuss incorporating recycled water provisions.

**Stormwater – no change to advice**

- Stormwater initiatives for the precinct focus on maintaining water in the landscape. Stormwater opportunities identified include water sensitive urban design or stormwater treatment at the potential future Upper Nepean facility.
- The Applicant should consider Integrated Water Cycle Management initiatives for their development.

**Wastewater Servicing - change to advice**

- Short – medium term (5-10 years)
  - Following extensive study into the Glenfield catchment including a review of temporary assets required, plus the wider growth proposed for the catchment, Sydney Water advises that no short to medium term servicing of Appin can be accommodated via the Glenfield wastewater system.
- Long term (10+ years)
  - Long term servicing for this development will be provided via a potential future Upper Nepean Treatment Plant.
  - The Upper Nepean Plant is anticipated to be available FY2031/2032.
  - Sydney Water is currently investigating land requirements for this facility.

Sydney Water is collaborating with the proponent (Walkers) and is investigating alternative wastewater servicing opportunities at this time.

This advice is not a formal approval of our servicing requirements. 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 development and changes in the local systems. This is particularly important in systems with limited capacity and it is best to approach Sydney Water for an updated capacity assessment (especially where an approval letter is more than 12 months old).

If the Department require any further information, please contact the Growth Planning Team at [urbangrowth@sydneywater.com.au](mailto:urbangrowth@sydneywater.com.au). If the Applicant requires further information, they should contact their Account Manager.

Yours sincerely,

A handwritten signature in black ink, appearing to read "CA", followed by a long horizontal flourish.

**Charlotte Alexander**  
**Head of City Growth and Development**  
Sydney Water, 1 Smith Street, Parramatta NSW 2150

CC: Wollondilly Council; Stephen Gardiner, Martin Cooper.

Enc: SW Response – Planning proposal for Appin (part) 19/12/2022