



14 March 2025

Our reference: 193302, 214560

Murray Jay

Manager, Planning Proposal Authority
Department of Planning, Housing and Infrastructure
Murray.Jay@planning.nsw.gov.au

RE: Request for a rezoning review – Springfield Road North Planning Proposal (RR-2024-35 and PP-2022-1275)

Thank you for notifying Sydney Water of rezoning review RR-2024-35 for the Springfield Road North Planning Proposal (PP-2022-1275). The site is bounded by Camden Valley Way, Catherine Fields Road and Springfield Road and covers approximately 104 hectares.

The proposal seeks to seek to amend the *Camden Local Environmental Plan 2010* to enable urban development for around 2,000 new dwellings, local centre, education, open space and recreation, riparian protection, major roads and stormwater management at Springfield Road North.

Water Servicing

- Water servicing is anticipated to the site by 2031, subject to funding and approvals.

Wastewater Servicing

- Wastewater servicing is anticipated to the site by 2030/2031, subject to funding and approvals.

Sydney Water has engaged extensively with the developer to support their previous modelling exercise to investigate accelerating servicing opportunities. Sydney Water will continue to support the developer should they wish to continue investigations.

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 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.

Should the Department require further information, please contact the Growth Analytics Team at urbangrowth@sydneywater.com.au.

Yours sincerely,



Kristine Leitch

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Growth and Development
Water and Environment Services
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Enclosed: previous correspondence sent to Camden Council