



12 February 2025
[Project # 340-21]

Josh Pownell
Camden Council
70 Central Avenue
Oran Park NSW 2570

Dear Josh,

Springfield Road North Planning Proposal

We refer to the Sydney Water Corporation (**SWC**) letter sent to Council dated 10 February 2024 in relation to the Springfield Road North and South Planning Proposals (**SWC Letter**).

The purpose of this letter is to request an urgent meeting with Council to discuss the SWC Letter.

Following our comprehensive review of the GHD Final Assessment Report endorsed by SWC, we respectfully disagree with the assertion made by SWC in the SWC Letter that no viable interim servicing options have been identified to support a rezoning.

GHD's engagement/contract was to assist in understanding the servicing options for the proposed Springfield Road North rezoned development (at that time, 400 lots), including potential interim servicing options prior to delivery of SWC's long-term servicing.

- There were several drinking water and wastewater (treatment and network) issues to consider, including several nuances in respect of each, which the SWC Letter does not address.
- For wastewater, the SWC Letter states that: "No additional loads to the West Camden Water Resource Recovery Facility" was a criteria required to be met to demonstrate viable interim drinking and wastewater services. Whilst this was considered correct at the time of GHD's initial engagement, further work has been undertaken which supersedes this. We understand, for example, that there has been a lot of work undertaken to understand the existing flows to West Camden Wastewater Treatment Plant (**WWTP**) and the upgraded capacity, including a recalibrated wastewater network model (which is to be confirmed with SWC).
- Interim servicing options were identified and SWC has agreed these are worth investigating further (and initial feasibility assessed). The flows to West Camden WWTP were assessed based on SWC provided growth and wastewater hydraulic network modelling. However, this is now superseded based upon additional work SWC has completed (ie the difference between incoming flows measured at West Camden WWTP and the hydraulic network model were discussed with SWC between October and December 2024).
- Basis of Planning documents were developed to set the standards and conditions on which interim servicing options could be assessed. A water and wastewater assessment report was

produced to provide the outcomes of interim servicing options. This was done with the intent of providing SWC confidence in being able to provide conditional support to allow the statutory rezoning process to proceed through initial gateway with Camden Council.

We refer to the sixth paragraph of SWC Letter and make the following general comments:

- GHD was originally engaged by the proponent/Colliers in May 2023. GHD's original engagement was rescope in June 2024. GHD was not engaged to undertake hydraulic modelling at this point, but to understand if options existed for water and wastewater servicing. SWC had originally rejected any development at Springfield Road North based upon its conclusion that the development was out of cycle and therefore could not be serviced. It was subsequently discovered that the water supply is in cycle and already allowed for in SWC's growth plans. The work to understand the particular details of how servicing is to occur has not yet been completed by SWC.
- The SWC Letter does not take into consideration the extensive work undertaken to date, including by SWC, to clarify long term servicing strategies for the proposed rezoning areas, to progress negotiations, and to clarify the understanding with SWC that conditional support for planning proposals with Camden LGA can be provided to allow rezoning to proceed (whilst not guarantee interim servicing).
- The SWC Letter does not acknowledge the Assessment Reports (one for each development – Springfield Road North and Springfield Road South) that were submitted and accepted by SWC in December 2024. These Reports articulate the long term servicing for the area, and potential interim servicing options which would be confirmed through hydraulic modelling in parallel with proponent/SWC negotiations regarding conditional rezoning support.
- There have been changes in data, including SWC growth projections, an updated SWC wastewater network model, and changes to estimated development yields over the last 12 months.
- In terms of interim drinking water servicing options, the SWC Letter requests information from Council as to how Council would manage "The protection of public health in the instance where no potable water is available." It currently appears that connection to an adjacent Water Supply Zone (WSZ) will be viable and will be tested via hydraulic modelling. **There has never been any suggestion that potable water would not be provided.**

The GHD Final Assessment Report endorsed by SWC demonstrates that there are options in the adjacent networks and Camden Treatment Plant to allow development to occur (and allow the rezoning process to progress), so that development can occur earlier than the timeframes SWC has stipulated for servicing. The report clearly articulates the need for further modelling work to be undertaken to determine where in the network water and wastewater connections should be made for the development. We have agreed to this and were to perform this work concurrently with the progression of the rezoning. This was agreed to by SWC.

We are respectfully very disappointed with the letter sent to Council as it does not reflect, nor is it consistent with, the work we and GHD have been performing over the last 12 months in conjunction with SWC to determine whether there are any latent options in the water and wastewater networks to allow development to occur earlier than SWC bulk service provision, and therefore allow the rezoning to progress

through the gateway process. We are not aware of the author of the SWC Letter having had any involvement with the project to date.

For these reasons, we will be challenging SWC's letter, as we understand that Sydney Water have agreed that servicing options are available and subject to further analysis to refine them to the level of detail needed for SW to approve formally.

We would like to arrange an urgent meeting with Council and SWC to clarify and correct SWC's interpretation of GHD's report. We would be grateful if this meeting could be scheduled on or after 18 February 2025, upon my return from leave.

Yours sincerely

A handwritten signature in dark ink, appearing to read "A. L. Miller", written over a light blue horizontal line.

Adrian Miller

Director, Business Development and Strategic Projects