

23 February 2024

Our Ref: 212277

Wollondilly Shire Council  
Attention: Growth Team  
P.O. Box 21  
Picton NSW 2571  
[growth@wollondilly.nsw.gov.au](mailto:growth@wollondilly.nsw.gov.au)

### **RE: Pre-lodgement Planning Proposal – Appin (Part 2) Precinct**

Thank you for notifying Sydney Water of the pre-lodgement planning proposal relating to land at:

- 90 Macquariedale Road, Appin
- 110 Macquariedale Road, Appin
- 525 Wilton Road, Appin, and
- 725 Wilton Road, Appin.

The proposal seeks to rezone land from RU2 Rural Landscape to UDZ Urban Development Zone and C2 Environmental Conservation. The rezoning seeks to facilitate the delivery of a mix of approximately 1312 dwellings, conservation land, local parks, a transport corridor, and a local centre.

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.

#### **Water Servicing**

- The development is located within the Appin Water Supply Zone. There are a several major network amplifications planned for Appin WSZ, expected to be delivered between 2026 – 2031.
- Based on the estimated flow requirement provided in the *Infrastructure Phasing Plan*, the current system should have capacity to service the development after amplifications are delivered by Sydney Water. The developer will need to construct new lead-in mains to supply the proposed development. The lead in mains can be connected to the Appin WSZ.

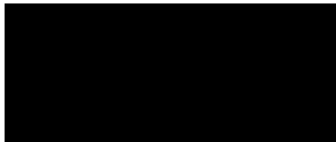
#### **Wastewater Servicing**

- There is currently no wastewater infrastructure in the proposed development site.
- The proposed future development can be serviced by the future Upper Nepean Advanced Water Recycled Centre and network infrastructure.
- Target delivery of the infrastructure is 2032, subject to planning & delivery gateway funding approval.

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 an approval letter is more than 12 months old.

If you require any further information, please contact the Growth Planning Team at [urbangrowth@sydneywater.com.au](mailto:urbangrowth@sydneywater.com.au).

Yours sincerely,



**Kristine Leitch**  
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City Growth and Development, Business Development Group  
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