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Our reference: 206819, 216547

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**RE: Pre-Lodgement Planning Proposal Scoping Report CM 13014 at 1838 Barkers Lodge Road, 1455 Burragorang Road and 1475 Burragorang Road, Oakdale**

Thank you for consulting with Sydney Water regarding the pre-lodgement planning proposal at 1838 Barkers Lodge Road, 1455 Burragorang Road and 1475 Burragorang Road, Oakdale, which proposes rezone the land from RU1 Primary Production to R2 Low Density Residential, C2 Environmental Conservation and C3 Environmental Management. The proposal would expand the boundary of the Oakdale village and facilitate an approximate additional **208** residential lots.

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

Sydney Water understands a Feasibility application for the development site was lodged with Sydney Water under CN206819. The Feasibility application proposed **160** residential lots and a related Advice Letter was issued on July 6 2023. It is important to note that Advice Letters are only valid on the date of issue.

Sydney Water can confirm that the servicing advice issued under CN206819 on July 6 2023 is applicable to the subject pre-lodgement planning proposal which seeks to facilitate 208 residential lots.

**Growth information**

Sydney Water supports government-backed growth initiatives within our area of operations, striving to provide timely and cost-effective water and wastewater infrastructure without undue impacts. To offer robust servicing advice and investigate staged servicing possibilities, we require **anticipated ultimate and annual growth data** for this development as outlined in the enclosed Growth Data Form.

## Water Servicing

- The development site is located within the Oakdale Water Supply Zone. This WSZ has capacity to service the development.
- Capacity is to be confirmed when future development applications for the site reach the Section 73 stage.

## Wastewater Servicing

- The development site is partially located within the West Camden wastewater catchment.
- West Camden Water Resource Recovery Facility (WRRF) is **currently at capacity** and will not have capacity prior to circa 2028 to service the proposed additional 208 residential lots.
- Sydney Water understands that the rezoning, DA and development process for the site is anticipated to take about four years, and that future development on the site is anticipating to be serviced by gravity sewer following the completion of upgrades to West Camden WRRF.
- Sydney Water understands and supports the proponents intent to connect to Sydney Water's wastewater network circa 2028.
- **Please note that Sydney Water does not hold capacity for developments**, so it is critical for the proponent to continue engagement with Sydney Water prior to 2028. A new Feasibility application should be submitted if or when the planning proposal is approved.
- Thereafter, continued engagement and submission of an updated Feasibility application ensures Sydney Water is aware of development progression in the area and that the proponent's demands are included in ongoing growth forecasts.

## Protection of Assets

This letter constitutes high-level initial advice only. Further advice from Sydney Water may be offered during the exhibition, the feasibility or, S73 stages with regards to the protection of our existing and proposed assets/easements and any requirements pertaining to building over or adjacent to Sydney Water assets. These aspects will be investigated as we receive more detail, and specific protection requirements, objections or amendments will be documented as these progress.

## Next steps

- **The proponent should complete and return the enclosed Growth Data Form as part of their future planning proposal submission.**
- A new Feasibility application should be submitted if or when the Planning Proposal is approved to ensure the development is accounted for in Sydney Water's growth forecasts for the area.
- Council is advised to forward the enclosed *Sydney Water Planning Proposal Information Sheet (for proponent)* to assist the proponent in progressing their development. This Info Sheet contains details on how to make further applications to Sydney Water and further information on Infrastructure Contributions.

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**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.**

Should Council require 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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**Enclosed:**

- Sydney Water Growth Data Form
- Sydney Water Planning Proposal Information Sheet (for proponent)