

19 December 2022

Metro West

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

RE: Appin (part) Precinct Planning Proposal

Thank you for notifying Sydney Water of the planning proposal listed above.

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.

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.

Sydney Water understands extensive discussions have been undertaken regarding the servicing of infrastructure for the Appin (part) precinct as part of the Technical Assurance Panel (TAP) pilot program.

***Growth Servicing**

To provide accurate and timely services, it is crucial that Sydney Water receives detailed housing forecasts including both ultimate and annual breakdowns of additional dwellings within the precinct(s) to greater inform our delivery of water related services to the area. Sydney Water requests that these include detailed breakdowns for low and medium density housing. Sydney Water notes a small discrepancy between TAP growth numbers and those proposed in the planning proposal.

This relates to both the ultimate number (12,991 dwellings in TAP vs 13,022 dwellings from Table 17 in the Planning Proposal) and the breakdown between low-density dwellings and medium-density dwellings (2,151 low-density and 1,102 medium-density in TAP vs 2,140 low-density and 1,265 medium-density in the Planning Proposal). Sydney Water requests that this is clarified as soon as possible as this may affect our proposed planning, or modelling works.

The rate of growth can have a significant impact on when Sydney Water would plan for and deliver any required asset upgrades, to safeguard existing customers, protect the environment, and provide just in time delivery of new assets to support growth. Established growth catchments

such as Glenfield that are earmarked to accept accelerated growth from this precinct will have additional pressure put on Sydney Water's existing assets and infrastructure which may require amplification, duplication, or pressure upgrades.

We ask that the Proponent provide ultimate and annual growth projections in the form provided within 4 weeks. We would also anticipate the provision of 6 monthly updates in the same format as the project progresses to assist in adaptive planning and delivery. Please see the attached Growth Data Form for further information.

Water Servicing

- 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 above to check this.
 - 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

- The Glenfield facility currently has recycled water provisions.
- 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, Sydney Water requests that planning provisions incorporate recycled water provisions to assist in futureproofing the precinct.

Stormwater

- 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

- Short – medium term (5-10 years)
 - Servicing this area will be through the Glenfield wastewater system. Commercial agreements with Sydney Water will be required. Detailed planning for this short term wastewater servicing is expected to commence in early 2023, subject to the provision of updated and approved growth forecasts.
- Long term (10+ years)
 - Long term servicing for this development may be from a potential future Upper Nepean Treatment Plant, or continued discharge into the Glenfield system which will require additional upgrades.

Sydney Water welcomes continued engagement with the Applicant and Department to work towards mutually beneficial outcomes.

This advice is not a formal approval of our servicing requirements. Detailed requirements, including any potential extensions or amplifications, will be provided once the development is referred to Sydney Water for a Section 73 application. More information about the Section 73 application process is available on our [Land Development](#) web page.

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. If the Applicant requires further information, they should contact their Major Account Manager.

Yours sincerely,



Kristine Leitch

Commercial Growth Manager

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