

4 September 2014

Mr Bruce Colman
Director, Employment Precincts
Housing, Growth & Economic Development
Department of Planning and Environment (DoPE)
GPO Box 39
SYDNEY NSW 2001

Proposal to expand the Western Sydney Employment Area (Broader WSEA)

Dear Mr Colman

Thank you for the opportunity to provide comments on the proposed amendment to the State Environmental Planning Policy (WSEA SEPP) 2009. Sydney Water understands the proposal intends to change the existing WSEA boundary only and it will not rezone land in the precinct. We note that the changes will extend existing WSEA boundary south to Elizabeth Drive, include some land west of the planned second Sydney Airport at Badgerys Creek but will exclude Commonwealth land from BWSEA.

Sydney Water has no objection to this proposal and will continue to participate in future planning for the area through BWSEA Steering Group. As you are aware, Sydney Water has been involved in the structure planning process for BWSEA and we would like to continue to contribute as the area is further investigated for future planning, rezoning and development servicing. Our advice so far has been preliminary and strategic in nature, and does not indicate a commitment by Sydney Water to service future development of the BWSEA.

Sydney Water provides services in line with the NSW Government's Metropolitan Development Program and Employment Land Development Program. The area which is subject to the proposed SEPP amendment, ie. BWSEA investigation area is not currently included in these plans and yet to be rezoned. Sydney Water also prepares a five-yearly Growth Servicing Plan (GSP) and reviews it annually based on Government's growth projections, plans and programs. The current GSP (2012-17) does not include servicing of the BWSEA investigation area, and at this time Sydney Water does not have an integrated servicing strategy for the area.

Sydney Water has been providing services to the existing WSEA precincts, ie. the precincts which have already been zoned for industrial development, such as Eastern Creek, Erskine Park, Ropes Creek, and South of Sydney Water Pipeline. While we usually commence detailed services planning based on land use planning status (rezoning), required infrastructure is delivered in stages based on actual service demand to meet development timing and staging.

At this stage Sydney Water has not been advised as to whether it is the preferred service provider at BWSEA. Following the amendment of WSEA SEPP 2009, it is Sydney Water's understanding that the Department will carry out further planning works, including the review of

Structure Plan, which may lead to rezoning of certain contiguous land to existing WSEA. And that DoPE will develop strategies to provide infrastructure and services, including water-related services in the extended WSEA. This may include advice and information– based on Government's Contestability Assessment Guidelines - who may be the preferred service provider, and trigger planning and provision of infrastructure delivery to support future development in the area to 2031. Such advice will be useful, including an update of the current ELDP, for Sydney Water's planning and investment decision in regard to the staged provision of services to the area, as land is rezoned and released for future development.

Sydney Water will require an integrated servicing strategy for BWSEA, so that appropriately sized infrastructure can be staged and rolled out into the area. Sydney Water intends to complete this work in the future, when provided with zoning and land use plans from DoPE, so that an optimal solution to servicing land within BWSEA may be developed. Sydney Water cannot and will not support servicing of any out of sequence and isolated pockets of land within BWSEA without first investigating and developing a comprehensive servicing strategy for the area. An integrated servicing strategy will consider the Department's land use planning, rezoning status, and employment land release sequencing for BWSEA, and ultimate servicing requirements of all developable land in the area.

Sydney Water wishes to continue to work closely with the Department of Planning and Environment, and all key stakeholders, in the interest of developing a reasonable water-related servicing solution for the future precinct planning, rezoning, and subsequent development of the Broader Western Sydney Employment Area.

If you need any further information, please contact Helal Morshedi on 02 8849 6687 or email helal.morshedi@sydneywater.com.au

Yours sincerely



Greg Joblin
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