23 September 2015

Mr Paul Robilliard
Director, Housing Land Release
Department of Planning and Environment
GPO Box 39
Sydney NSW 2001

RE: Draft Riverstone East Precinct Plan

Dear Paul

Thank you for your correspondence regarding the exhibition of the rezoning of the Riverstone East precinct in the North West Growth Centre.

Sydney Water in principle supports the approach of staged rezoning for the growth centre precincts that aligns to infrastructure investment. Further information on the likely rezoning timing and yields of future stages would allow us to plan for water and wastewater infrastructure at the appropriate time to service future growth in Riverstone East.

The information below provides more detail into the availability of drinking water and wastewater services to the precinct. The below advice should be read in conjunction with the plan at Attachment 1.

Drinking Water

The Infrastructure Precinct Planning Report that forms part of the rezoning material refers to trunk drinking water mains being built in 2015 to service Riverstone East (Section 3.1). These trunk mains were completed in early 2015 and have capacity to service all stages of Riverstone East.

Smaller lead-in and reticulation drinking water mains will need to connect to these trunk mains, and these shall be delivered by developers. Upon rezoning, developers are encouraged to contact Sydney Water to understand their specific requirements to connect to the existing trunk system.

Wastewater

The Infrastructure Precinct Planning Report refers to the First Ponds Creek carrier being built in 2015 to service Riverstone East (Section 3.2). This carrier was built in early 2015 and has capacity to service the proposed Stage 1 and Stage 2 of Riverstone East.

As with our drinking water advice, developers will need to build lead-in and reticulation wastewater mains to connect to the First Ponds Creek carrier. The ‘Coordinating Housing and Infrastructure Delivery’ brochure states that access to wastewater lead-ins is available in 2015. We do not have lead-in mains currently programmed for delivery however under some scenarios,
Sydney Water may be in a position to plan and build the lead-in mains. Developers are encouraged to contact Sydney Water to understand their specific requirements to connect to the existing trunk system.

Trunk wastewater services are not currently available for all of the proposed Stage 3 of Riverstone East. We anticipate that Stage 3 would be serviced by the future Box Hill Chain of Ponds Carrier (Sections 3-5). We are currently planning this carrier as part of our North West Growth Centre Package 3 work and our current delivery timeframe is late 2018. Stage 3 of Riverstone East would connect to this carrier and lead-in mains and reticulation mains would be the responsibility of developers.

**Stormwater and Water Cycle Management**

The proposed rezoning is supported by the ‘Water Cycle Management Report – Riverstone East April 2015’ prepared for the NSW Department of Planning and Environment by Mott MacDonald. Detailed comments on the report are contained in **Attachment 2**.

**Sydney Water E-Planning**

Sydney Water has an email address for planning authorities to submit statutory or strategic planning documents for review. This email address is urbangrowth@sydneywater.com.au

We look further to continuing to work closely with the Department of Planning and Environment in coordinating the delivery of infrastructure to meet development timing in Riverstone East.

If you require any further information, please contact David Demer of the Urban Growth Branch on 02 8849 5241 or e-mail david.demer@sydneywater.com.au

Yours Sincerely

[Signature]

Greg Joblin
A/Manager, Growth Strategy