

15 September 2017

Contact: *Alison Kniha*
Telephone: *02 9865 2505*
Our ref: *D2017/103421*

Bruce Colman
Director Land Release
Department of Planning and Environment
GPO Box 39
Sydney NSW 2001

Dear Mr Colman

Interim Land Use and Infrastructure Implementation Plan, Wilton Priority Growth Area and draft Precinct Plan for Wilton South East Precinct

Thank you for your letter dated 9 August 2017 notifying WaterNSW of the exhibition of the above plans. WaterNSW previously responded to the consultation on the Greater Macarthur Land Release Investigation (our ref: D20916/99330) and planning proposals for the Wilton South East Precinct in November 2016 (our ref: D2016/123124).

WaterNSW's interests lie in the potential impacts development of the Wilton area may have on:

- WaterNSW infrastructure, particularly the Nepean Tunnel section of the Upper Canal that traverses the Wilton Priority Growth area, and
- the Metropolitan Special Area, declared under the *Water NSW Act 2014*.

WaterNSW notes potential impacts may arise from increased urbanisation of the site, the upgrade of Picton Road that crosses the Nepean Tunnel, and the implementation of bushfire protection measures. WaterNSW has reviewed the plans and supporting documents, and makes the following comments:

- The Metropolitan Special Area adjacent to the site is not identified in the Plans or other supporting documents. The purposes of Special Areas include the protection of water quality and maintenance of ecological integrity, and public access is prohibited. Security must be addressed through the provision of adequate and appropriate barrier fencing constructed to WaterNSW standards, whilst maintaining WaterNSW access to the Special Area.
- WaterNSW notes Wollondilly Council is preparing a development control plan (DCP) for the Priority Growth Area. It is requested that Council consult with WaterNSW during the development of this DCP where it has the potential to impact on WaterNSW land and infrastructure.
- WaterNSW is undertaking planning to upgrade the Upper Canal, which may include replacement of the Nepean Tunnel section of the Canal that traverses the Wilton site. WaterNSW requests land in the ownership of WaterNSW traversing the site is excluded from any development and be zoned SP2 Water Supply Infrastructure. WaterNSW does not object to roads crossing the Tunnel provided the number of crossings is no more than the number required to provide major connectivity between the north and south areas of the precinct. Additionally, WaterNSW considers that its land should be bordered by roads rather than housing lots, and no other structures are to be permitted on the alignment.

- Any proposals that include changes to the current boundaries between the site and the Metropolitan Special Area or Nepean Tunnel, or extraction from the Special Areas, will not be supported by WaterNSW.
- The Wilton South East Precinct Land Reservation Acquisition Map identifying the Nepean Tunnel alignment to be acquired must be amended to remove reference to this land, which will remain in the ownership of WaterNSW.

Interim Land Use and Infrastructure Implementation Plan

- The Heritage section (p.8) does not acknowledge the State Heritage listing of the Upper Canal, including the survey pillar at No.4 shaft, however the Background Analysis document does list the Upper Canal System. Provision to protect the pillar should be included in future development planning.

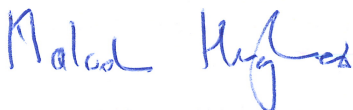
Plan Background Analysis

- Section 5.12 Figure 10 (p.23) identifies Open Space opportunities including a Great River Walk and W4 - walking tracks and picnic facilities adjoining the weir and old suspension bridge. It is believed the W4 area has been erroneously placed over the Pheasants Nest Weir, and rather should be located in the north-west area of West Wilton, over the Maldon Weir and the Maldon suspension bridge. Additionally, Pheasants Nest Weir and the proposed Great River Walk south of the Weir are located within the Metropolitan Special Area and public access is prohibited. These areas must not be included in consideration of open spaces or recreational opportunities.
- Section 5.14 (p.26) identifies that "future development will need to protect" the Upper Canal system, which is supported.
- Section 6.1 (p. 36) identifies land with constraints such as heritage significance is not suitable for development, which is supported as the Upper Canal is State Heritage listed.
- Section 7.10 (p.49) states "Future precinct plans should: incorporate appropriate setbacks from the Upper Canal to protect this system". This is supported, however it should be noted that no section of the Upper Canal includes open waters in the Wilton area.
- Section 7.13 (p.50) notes that all bushfire protection measures should be located within urban land, which is supported. No asset protection measures will be permitted in the adjacent Metropolitan Special Area.

WaterNSW requests the Department continue to notify us of all plans and future development applications that may impact WaterNSW land, assets and infrastructure. All future correspondence should be sent via email to Environmental.Assessments@waternsw.com.au.

If you have any queries on this matter, please contact Alison Kniha, Catchment Protection Planning Manager on 02 9865 2505 or at alison.kniha@waternsw.com.au.

Yours sincerely,



MALCOLM HUGHES
Manager Catchment Protection