

27 September 2018

Mr G Koshy
Director North West Land Release
NSW Department of Planning and Environment
320 Pitt Street, Sydney, NSW2000
GPO Box 39 Sydney 2001

RE: Draft masterplan for West Schofields now on exhibition

Dear George,

Thank you for the opportunity to participate at the exhibitions and comment on the draft masterplan for West Schofields, comprising:

- 4,300-4,500 new homes proposed.
- A new local centre with associated community facilities shops and cafes
- 12 new playing fields, new footpaths and cycleways including a green grid with possible connections to the Western Sydney Parklands.

Sydney Water is currently carrying out our next phase of integrated options assessment planning for the North-West Growth Area (NWGA), assessing the impact of growth across the wider region and the interconnectivity of infrastructure asset requirements across the NWGA.

The next phase of the NWGA options assessment, which includes the West Schofields precinct is underway. We aim to have this completed by late 2019. This work will then finalise preferred servicing concepts to provide further integrated water-servicing across the NWGA. It is expected that the major trunk infrastructure identified in this options planning project will be implemented and installed across the NWGA by around 2026 subject to securing and meeting approved funding criteria.

Please be advised that this is for the full North-West Growth area. The planning and concept design work is required to look at the area holistically to achieve economic and sustainable servicing. The planning process will identify when and how we can supply staged services to develop West Schofield areas efficiently.

1. Water

The West Schofields area is serviced by the Rouse Hill and Minchbury water supply systems. We have limited existing mains within the West Schofields area and we expect significant amplification will be required to meet future demand. New trunk mains are likely to be required and/or extended. This work will be assessed in our planning phase including the progression of

potential works along Schofields Road, which we are currently in discussion with the RMS with and therefore the timescale of which has yet to be clarified. Development requests will be assessed at the section 73 (Sydney Water Act) application stage.

2. Wastewater

The West Schofields precinct currently has no reticulated wastewater services. It will sit within the Riverstone wastewater catchment system. It is expected that the Riverstone wastewater treatment plant has sufficient capacity to cater for immediate growth in the wider area however, work is also progressing to understand the long-term capacity requirements at the treatment plant and the timescale requirements for upgrades. This is being carried out in conjunction with our options planning activities.

Within our planning work Sydney Water will investigate the options available to service the West Schofields precinct. This will include investigating options to: transfer all or some of the West Schofields catchment to a suitable existing pumping station out-with the precinct; build a new pumping station within the precinct or potentially transfer to existing carriers. Please note that the proposed pumping station SPS1173 is currently in construction and is likely to be completed by mid-2019 and not 2018 as indicated in your report (West Schofields Precinct Exhibition Discussion Paper Aug 2018, page 29). Development requests will be assessed at the section 73 (Sydney Water Act) application stage.

3. Stormwater Management, Flooding and Water Sensitive Urban Design (WSUD)

Sydney Water notes that attention should be given to the appropriate use of land, based on known flood constraints. Sydney Water acknowledges no plans to develop a recycled water system within the West Schofields Precinct. Sydney Water applauds the DPE's decision to investigate options around stormwater management. We feel that developing a Green Grid would provide a good opportunity to conserve valuable native vegetation and help protect riparian areas and adjacent bushland.

As part of our planning exercise Sydney Water is investigating possible integrated water management opportunities and will be liaising with Blacktown Council with regards to this.

4. Development Impact on Existing Assets

It is noted that there is a potential risk to existing Sydney Water assets in the development of any new roads, infrastructure and construction developments. These will be considered fully in line with the Section 73 (Sydney Water Act) application stage, however there is an opportunity to work more closely with other infrastructure delivery partners to minimise disruption, duplication of, or abortive work and we always welcome the opportunity to investigate options for streamlining delivery to coordinate and future-proof works.

In particular, we draw attention to the DPE Land zoning map which identifies a transport corridor at South Street/Schofields Road and the works Sydney Water are currently undertaking in the vicinity to provide a pumping station and associated trunk infrastructure. While Sydney Water liaises directly with transport infrastructure partners we would request that we are included in any collaborative discussions for these activities to minimise potential disruption and re-work potential.

5. PAP precinct clarification

We acknowledge that CSR is the PAP proponent for the part precinct (South of Richmond Road). Sydney Water requests further clarification from the Department on whether the part precinct will continue to be treated as a PAP development beyond the planning phase and the servicing requirements of the PAP proponent for their development and the wider part precinct.

6. In support of the Masterplan for West Schofields

Sydney Water supports the growth in the North-West Growth Area and West Schofields. We have advised our planners of your new proposals for 4,300-4,500 dwellings within West Schofields and are assessing the service requirements for this. We would welcome notice of finalisation of these figures or any further changes to this and the ILP, if indicated, as soon as possible.

We also request changes to any known staging and information for the development, to assist us in better understanding growth demands, staged supply demands and infrastructure timescale requirements per year.

Due to accelerated growth and development within Sydney, please be advised that this Servicing Advice is accurate as at 27 October 2018 only.

Please contact **Kristine Leitch on 8849 4900** or via email kristine.leitch@sydneywater.com.au should you require further information relating to this matter.

Yours sincerely

A handwritten signature in black ink, appearing to be 'Fernando Ortega', with a long horizontal line extending to the right.

Fernando Ortega
A/ Manager, Growth Planning and Development