

26 October 2018

Mr P Pleffer  
Infrastructure Housing and Employment Land Release  
NSW Department of Planning and Environment  
Leve 4 10 Valentine Avenue, Parramatta,  
NSW 2150

## **RE: Draft masterplan for Marsden Park North now on exhibition**

Dear Philip,

Thank you for the opportunity to participate at the exhibitions and comment on the draft masterplan for Marsden Park North, comprising:

- 6,312 new dwellings proposed.
- A new local centre with associated community facilities shops and cafes
- 13 new playing fields, new footpaths and cycleways including protections/creation of creeks.

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 planning options assessment, which includes the Marsden Park North precinct is underway. We aim to have this completed by late 2019. This work will provide the preferred servicing concepts for an integrated water cycle servicing across the NWGA. It is expected that the major trunk infrastructure identified in this options planning project will be staged, delivered and implemented across the NWGA by around 2026 subject to securing and meeting approved funding criteria.

Please be advised that the Option assessment considers the full North-West Growth service area. Hence, 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 Marsden Park North areas efficiently.

### **1. Water**

The Marsden Park North area is serviced by the Rouse Hill and Minchbury water supply systems. We have limited existing mains within the Marsden Park North 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 Richmond Road. Development requests will be assessed at the section 73 (Sydney Water Act) application stage.

## **2. Wastewater**

The Marsden Park North precinct currently has no reticulated wastewater services. The topography of the area indicates a majority gravity servicing option via the adjacent 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 Marsden Park North precinct. This will include investigating options to: transfer all or some of the Marsden Park North 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. 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.

## **5. PAP precinct clarification**

We acknowledge that there are two PAP proponents for part of the precinct. Sydney Water requests further clarification from the Department on whether the PAP areas 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 precinct.

## 6. In support of the Masterplan for Marsden Park North

Sydney Water supports the growth in the North-West Growth Area and Marsden Park North. We have advised our planners of your new proposals for 6,312 dwellings within Marsden Park North 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 26 October 2018 only.

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

Yours sincerely

A handwritten signature in black ink, consisting of several overlapping loops and a long horizontal stroke extending to the right.

**Fernando Ortega**  
A/ Manager, Growth Planning and Development