



24 June 2024

Our reference: 215992, 213174, 210151

Nathan Stringer

Senior Planning Officer

Department of Planning, Housing and Infrastructure

nathan.stringer@planning.nsw.gov.au

RE: State Significant Development Application SSD-68292713 'Penrith Stadium Refurbishment' at 143 Station Street, Penrith

Thank you for notifying Sydney Water of SSD-68292713 'Penrith Stadium Refurbishment' at 143 Station Street, Penrith, which proposes the refurbishment of the existing Penrith Stadium. The proposal seeks approval for the following key aspects:

- Continued use of the site for recreation facility (major) as well as proposed used for concerts and community events.
- Site preparation works including site services and infrastructure works
- Demolition of existing structures like the existing western and eastern stands
- Construction of a new western and eastern stand
- Improvements to landscape design

The proposed changes to the Penrith Stadium buildings and site would support an estimated 600-650 jobs during its operation.

Sydney Water has reviewed the application based on the information supplied and provides the following comments to assist in understanding the servicing needs of the proposed development.

Critical Asset – Wastewater

- Sydney Water identifies various wastewater assets traversing within the site, with critical assets being in the form of two DN500 wastewater mains and maintenance holes.
- The proponent's '*Infrastructure Management Plan*' (*IMP*) has noted that they wish to deviate and relocate the DN500 wastewater mains.
- Our system shows that the proponent had lodged an Adjustment and Deviation case under CN 213174, where they have supplied proposed deviation designs and plans for Sydney Water to make reviews on. At present, Sydney Water is still carrying out their investigations on the feasibility of the proposed sewer deviation. **Until this is concluded, we cannot confirm our position on this risk or suitability of solution.**

Sydney Water Corporation ABN 49 776 225 038

1 Smith Street, Parramatta, NSW 2150 | PO Box 399, Parramatta, NSW 2124

Telephone 13 20 92 Media (24/7) 8849 5151 sydneywater.com.au



- Maintenance structures like maintenance holes will need to be protected/access maintained.

Critical Asset – Water

- Sydney Water has identified a DN600 water main along Ransley St.
- The proponent's 'Environmental Impact Assessment' (EIS) & 'Infrastructure Management Plan' (IMP) has indicated that connections to the DN600 for fire services is of interest.
- Sydney Water's preliminary assessment notes the redeveloped stadium can't connect directly to the DN600. Connections for water services would only be possible if they construct a Sydney Water main branching off the DN600.
- Further information and requirements would be provided at the S73 stage.

Water and Wastewater Servicing

- Our preliminary assessment indicates that water and wastewater servicing should be available for the proposed development.
- Amplifications, adjustments, deviations and/or minor extensions may be required.
- Detailed requirements will be provided at the S73 application stage.

Growth information

Sydney Water supports government-backed growth initiatives within our area of operations, striving to provide timely and cost-effective water and wastewater infrastructure without undue impacts. To offer robust servicing advice and investigate staged servicing possibilities, we require **anticipated ultimate and annual growth data** for this development as outlined in the enclosed Growth Data Form.

Next steps

- It is advised that the proponent and their WSC reaches out to Sydney Water via the existing CN 213174 regarding their deviation works against our assets and any updated information on it.
- **The DPHI is advised to defer the approval of this SSSA and re-refer this application to Sydney for review once the wastewater deviation design plans for the development have been approved from Sydney Water's side.**
- The proponent should complete and return the enclosed Growth Data Form as part of their existing application submission.
- DPHI is advised to forward the enclosed *Sydney Water Development Application Information Sheet (for proponent)* to assist the proponent in progressing their development. This Info Sheet contains details on how to make further applications to Sydney Water and provides more information on Infrastructure Contributions.

Sydney Water Corporation ABN 49 776 225 038

1 Smith Street, Parramatta, NSW 2150 | PO Box 399, Parramatta, NSW 2124

Telephone 13 20 92 Media (24/7) 8849 5151 sydneywater.com.au



This advice is not formal approval of our servicing requirements. Detailed requirements, including any potential extensions or amplifications, will be provided once the development is referred to Sydney Water for a Section 73 application. More information about the Section 73 application process is available on our web page in the [Land Development Manual](#).

Should DPHI require further information, please contact the Growth Planning Team at urbangrowth@sydneywater.com.au. If the proponent has any questions, they should contact their Sydney Water case manager under CN 213174.

Yours sincerely,



Kristine Leitch

Commercial Growth Manager
City Growth and Development
Water and Environment Services
Sydney Water, 1 Smith Street, Parramatta NSW 2150

Enclosed:

- Sydney Water Development Application Information Sheet (for proponent)
- Sydney Water Growth Data Form