

## **ASSESSMENT REPORT**

### **Water Related Services for the North West Growth Centre Second Release Precincts (MP 10\_0211 MOD 1)**

#### **1. INTRODUCTION**

This report is an assessment of a request to modify the Project Approval for the construction and operation of water-related infrastructure to service the second release precincts of the North West Growth Centre (NWGC).

The request has been lodged by Sydney Water (the Proponent) pursuant to section 75W of the *Environmental Planning and Assessment Act 1979* (EP&A Act). It seeks to reduce the scope of the approval to remove all works which are yet-to-be constructed. Should these works be constructed in the future, the Proponent has advised it intends to carry out the works and deliver the water and wastewater infrastructure under Part 5 of the EP&A Act. Should the remaining works not be constructed, the works already constructed under the approval will continue to operate independently in their delivery of water infrastructure.

#### **2. SUBJECT SITE**

The subject site is located within the second release precinct of the NWGC at Box Hill, Box Hill Industrial and Schofields in the Blacktown, Hawkesbury and The Hills local government areas (LGAs) (**Figures 1 and 2**).

The second release precinct will accommodate approximately 10,000 new dwellings in Box Hill, 5,000 dwellings in Schofields and 245 hectares of land for employment and other urban uses in the Box Hill industrial precinct. Existing land use in the NWGC is predominately rural-residential, while other uses include market gardens, intensive agriculture and industry.

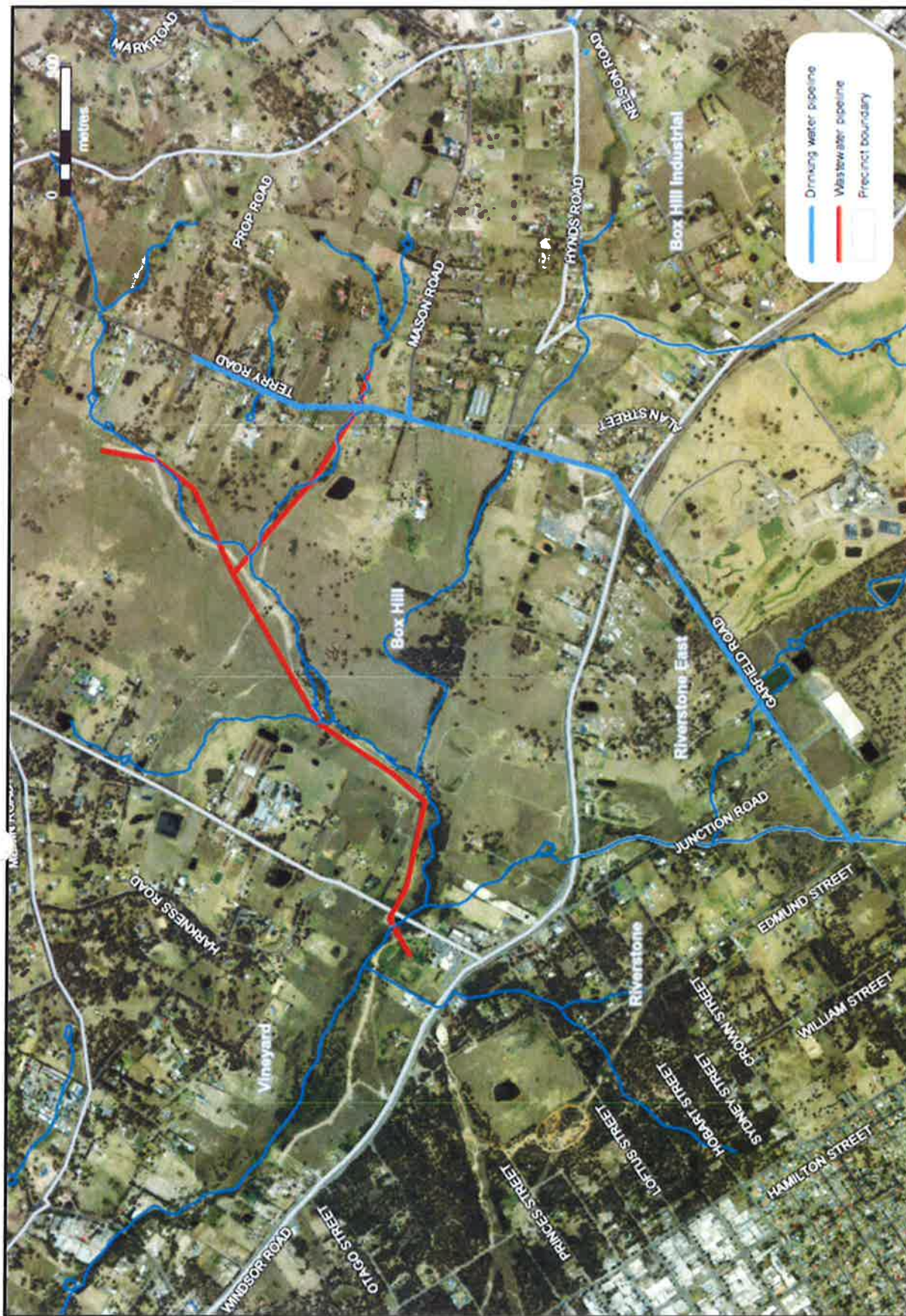
#### **3. APPROVAL HISTORY**

On 6 August 2012, the Deputy Director-General, as delegate for the then Minister for Planning and Infrastructure, granted Project Approval for water-related services for the NWGC second release precincts, including:

- drinking water trunk and distribution water pipelines;
- wastewater gravity pipelines;
- two water pumping stations for drinking water; and
- a surface reservoir and elevated reservoir for drinking water.



**Figure 1:** Site Location – indicative services for Schofields to be retained under current approval (Source: Proponent)



**Figure 2:** Site Location – indicative services for Box Hill to be retained under current approval (Source: Proponent)

#### 4. PROPOSED MODIFICATION

On 18 October 2016, the Proponent lodged a section 75W modification application (MP 10\_0211 MOD 1) seeking to reduce the scope of the Project Approval by removing aspects of the project which are not yet constructed:

This includes the following changes:

- reduction of drinking water pipelines from 14 to 3.5 kilometres;
- reduction of wastewater pipelines from 10 to 5.5 kilometres;
- deletion of two reservoirs; and
- deletion of two water pumping stations.

A detailed list of the proposed changes is outlined in **Table 1**.

The Proponent also seeks to delete Condition C11 as it relates to the water pipeline in Box Hill which is proposed to be removed from the approval. Condition C11 does not relate to any asset already built.

**Table 1:** Works to be retained and works to be removed from Project Approval

Infrastructure Components (including ancillary)	Constructed – retain in approval	Not Constructed – remove from approval
<b>Water</b>		
Box Hill Drinking water mains		
- Terry Rd and Garfield Road East (3.4 km)	Y	
- George St		Y
- Old Pitt Town Rd		Y
Box Hill Industrial water mains		Y
20ML surface reservoir and 4ML elevated reservoir at Box Hill		Y
Nelson Rd water pumping station		Y
Box Hill reservoir site water pumping station,		Y
Schofields water pipeline		Y
Schofields water pipeline stubb (0.1 km)	Y	
<b>Wastewater</b>		
Schofields wastewater pipeline (2.1 km)	Y	
Box Hill wastewater pipelines (3.4 km)	Y	
Chain of Ponds wastewater pipeline (Box Hill/ Box Hill Industrial)		Y

In support of the proposal, the Proponent advised:

- the proposal would not impact on the provision of infrastructure (which has been committed to service the subject precincts) or on agreed delivery times;
- the infrastructure components that have already been constructed under the Part 3A approval are delivering functions independently of the remaining infrastructure still to be erected; and
- it has not identified any implications for compliance with any conditions of this project if modified as requested.

The Proponent has advised that should the remaining infrastructure proposed to be removed from the scope of the Part 3A approval be constructed, it will be done generally in accordance with what is outlined in the original Environmental Impact Assessment and that it will be assessed under Part 5 of the EP&A Act. It has further advised that any future works will remain subject to the North West Growth Centre Biodiversity Certification and so

the relevant biodiversity measures under the Certification, which are reflected in Conditions C1 and C2 of the Part 3A approval, will continue to be applicable to the remaining works.

**Figures 1 and 2** illustrate the services to be retained in the approval. The previously approved services are illustrated in **Appendix C**.

## **5. STATUTORY CONSIDERATION**

### **5.1 Section 75W**

The project was originally approved under Part 3A of the EP&A Act. Although Part 3A was repealed on 1 October 2011, the project remains a 'transitional Part 3A project' under Schedule 6A to the EP&A Act, and hence any modification to this approval must be made under the former section 75W of the Act.

The Department is satisfied the proposed changes are within the scope of section 75W of the EP&A Act and do not constitute a new application. The proposed changes do not extend the operation of the existing approval, rather they reduce it. Accordingly, they will not result in the project having any additional impact. The operation of the approval in relation to infrastructure already constructed will not be affected by the proposed changes.

### **5.2 Approval Authority**

The Minister for Planning is the approval authority for the application. However, the Director Modification Assessments, may determine the application under delegation, as:

- the relevant local councils have not made an objection; and
- a political disclosure statement has not been made; and
- there are no public submissions in the nature of objections.

## **6. CONSULTATION**

The Department made the modification application publicly available on its website, and consulted with The Hills Council, Blacktown Council and Hawkesbury Council about the proposed modification. No submissions were received.

## **7. ASSESSMENT**

The proposed modification seeks to reduce the scope of the current approval by removing all of the yet-to-be constructed components from the Project Approval. The Proponent advises the works already completed can operate independently and carry out the function of providing water and waste water services.

The Department considers the proposed modification is acceptable as it would not result in any additional environmental impacts beyond those already assessed and approved, because the scope of the project has been reduced. The Department is satisfied that the environmental impacts of the yet-to-be constructed works will be consistent with what has already been assessed and that there is provision for appropriate offsetting of impacts.

The Department is also satisfied that the modified project will continue to deliver water services in the precinct.

## 8. CONCLUSION

The Department has assessed the modification application and supporting information in accordance with the relevant requirements of the EP&A Act. The Department's assessment concludes the proposed modification is appropriate on the basis that it is not a new application and the proposal would not result in any additional impacts beyond those already assessed and approved.


Consequently, it is recommended the modification be approved subject to the recommended conditions.

## 9. RECOMMENDATION

It is **RECOMMENDED** the Director, Modification Assessments, as delegate of the Minister for Planning:

- **considers** the findings and recommendations of this report;
- **approves** the application under section 75W, subject to conditions; and
- **signs** the notice of modification (**Appendix A**).

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## **APPENDIX A: NOTICE OF MODIFICATION**

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A copy of the notice of modification can be found on the Department's website at:

[http://majorprojects.planning.nsw.gov.au/index.pl?action=view\\_job&job\\_id=8030](http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=8030)

## APPENDIX B: SUPPORTING INFORMATION

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The following supporting documents and supporting information to this assessment report can be found on the Department's website as follows:

1. Modification request

[http://majorprojects.planning.nsw.gov.au/index.pl?action=view\\_job&job\\_id=8030](http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=8030)

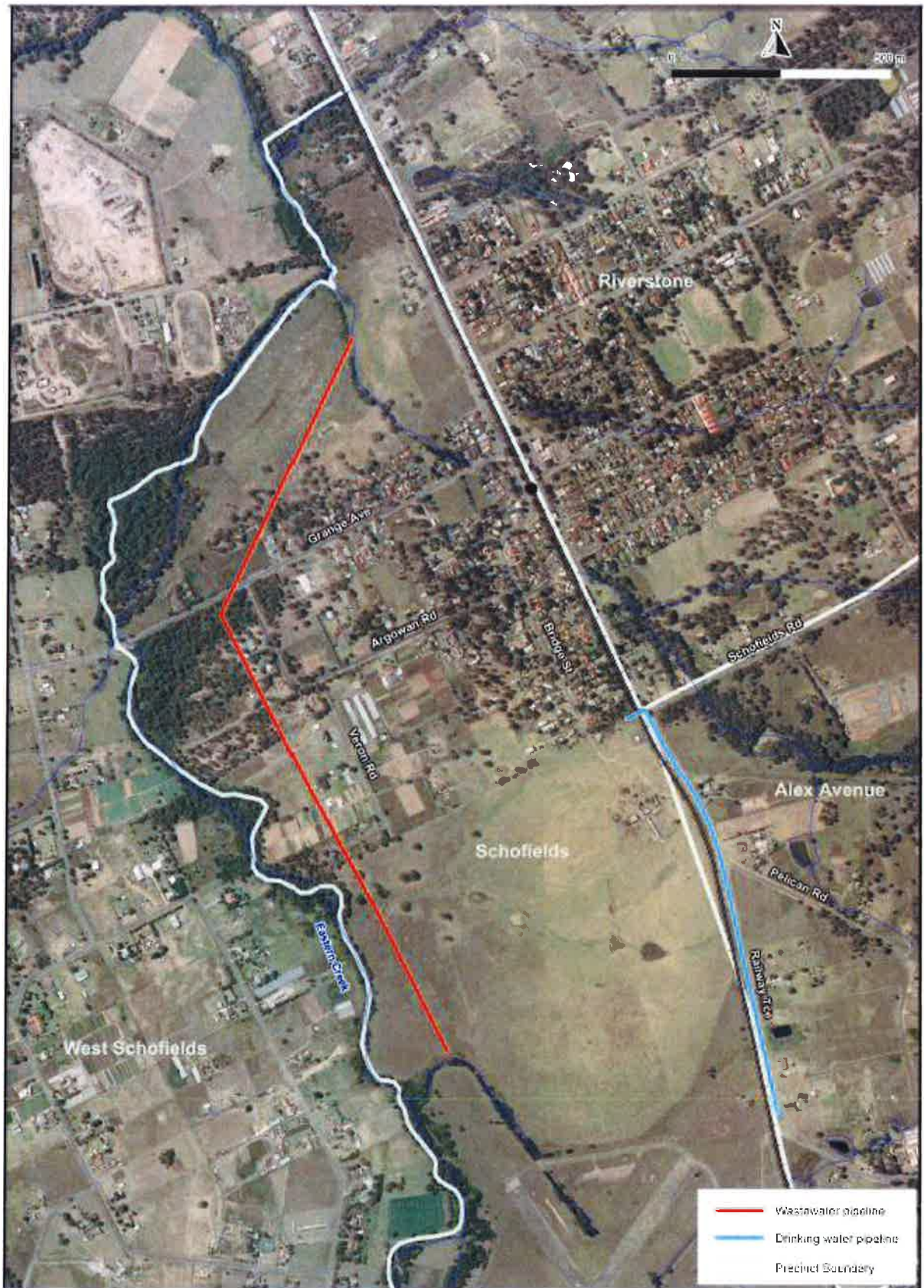
2. Submissions

[http://majorprojects.planning.nsw.gov.au/index.pl?action=view\\_job&job\\_id=8030](http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=8030)

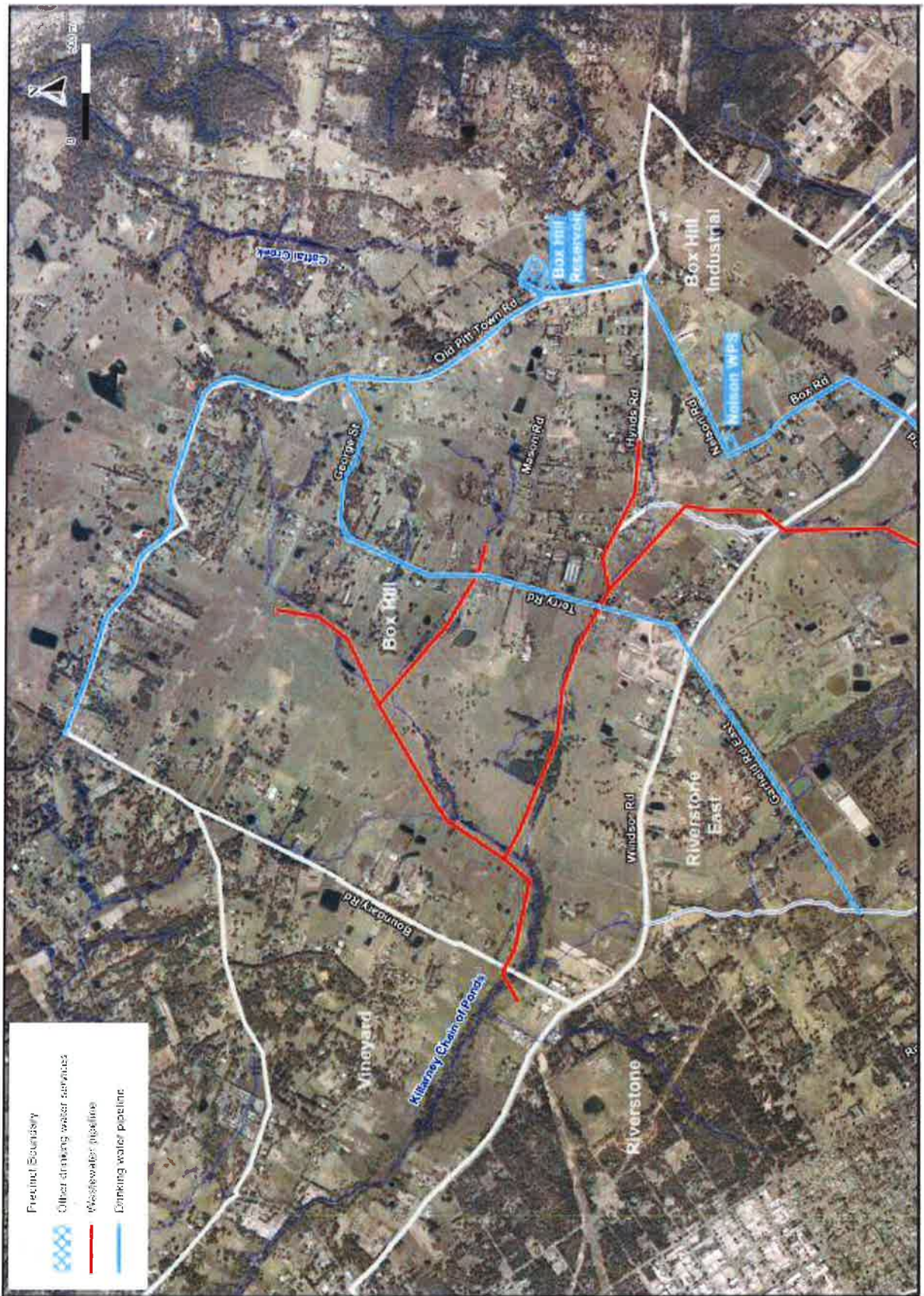
3. Response to Submissions

[http://majorprojects.planning.nsw.gov.au/index.pl?action=view\\_job&job\\_id=8030](http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=8030)

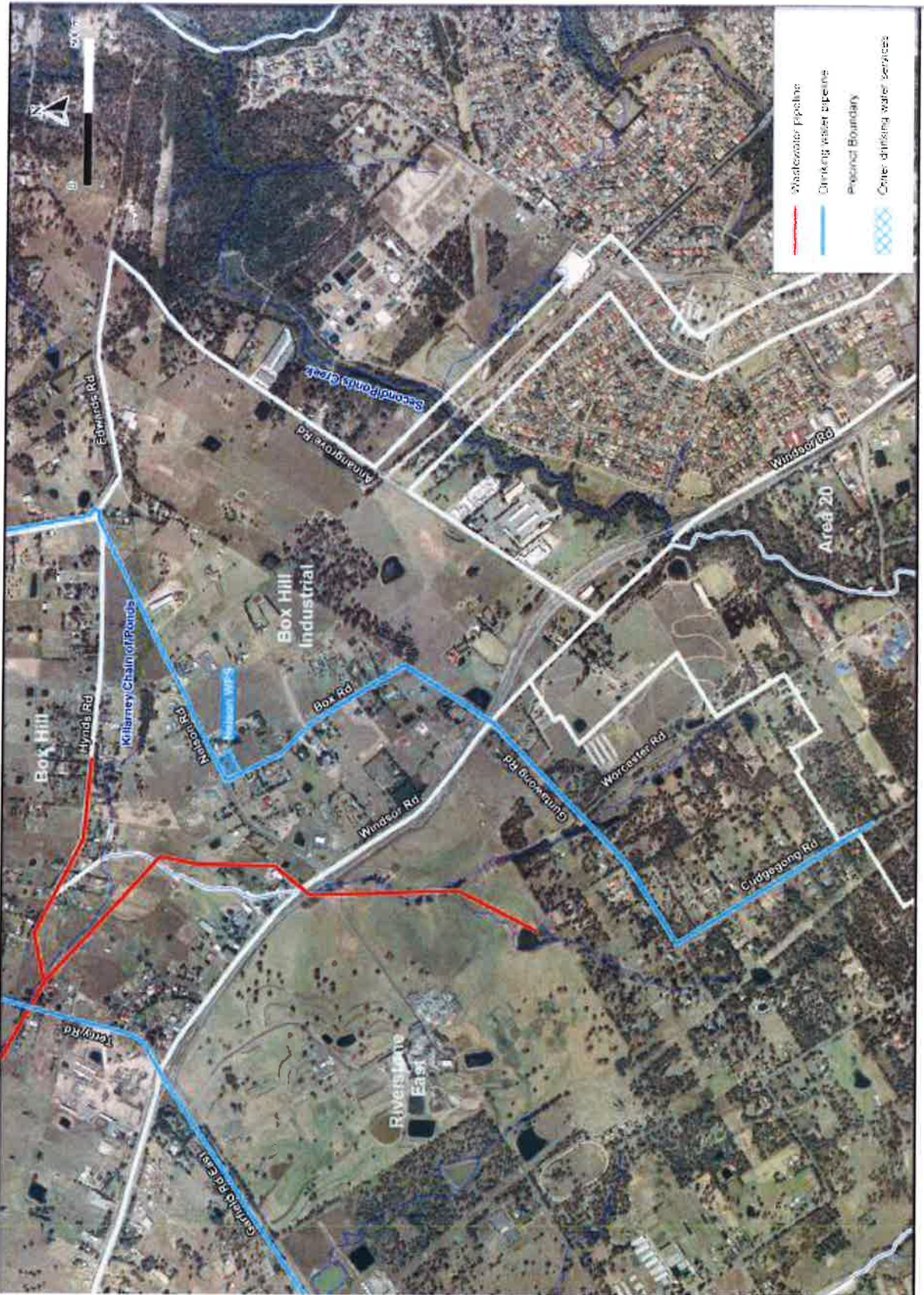
**APPENDIX C: PREVIOUSLY APPROVED SERVICES**



**Indicative Services for Schofields**



**Indicative Services for Box Hill**



Indicative Services for Box Hill Industrial