



11 June 2024

Our reference: N/A

David Schwebel

Senior Planning Officer

Department of Planning, Housing and Infrastructure

RE: Sydney Water input to SEARs for SSD-70316465 Burra Park at 1953-2109 Elizabeth Drive, Badgerys Creek

Thank you for seeking Sydney Water's input on the Secretary's Environmental Assessment Requirements for the development proposal at 1953-2109 Elizabeth Drive, Badgerys Creek, within the Northern Gateway Precinct of the Western Sydney Aerotropolis. The SSDA will seek consent for the following.

- A Concept Masterplan for an industrial warehouse and logistics estate, with a total approximate GFA of 53.59ha.
- Stage 1 site preparation works, including demolition and removal of existing structures and vegetation, construction of roads, access infrastructure, including a signalised intersection with Elizabeth Drive, dam dewatering and decommissioning, bulk earthworks, lead in infrastructure, utilities and servicing, and stormwater infrastructure including construction of Sydney Water basins and WSUD elements.
- Stage 1 development works, including construction and fit out of three warehouse buildings and ancillary office space, stormwater management, fencing and landscaping, construction of the internal road network, active transport network, public domain and open space, subdivision and signage. The total approximate GFA of the Stage 1 warehouses is 85,691m².

Sydney Water requests that the Department of Planning, Housing and Infrastructure include the following Secretary's Environmental Assessment Requirements relating to the provision of water-related services for the subject site:

Water-related Infrastructure Requirements

1. The proponent of the development should determine service demands following servicing investigations and demonstrate that satisfactory arrangements for drinking water, wastewater, and recycled water (where required) services have been made.
2. The proponent must obtain endorsement and/or approval from Sydney Water to ensure that the proposed development does not adversely impact on any existing water, wastewater or stormwater main, or other Sydney Water asset, including any easement or property. To do this, **the proponent should register a direct Feasibility** enquiry with Sydney Water as soon as possible via an approved [Water Servicing Coordinator](#) (WSC) to ascertain servicing needs and to ensure the proposed development is considered in any potential planning that we might be undertaking.

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3. When determining landscaping options, the proponent should take into account that certain tree species can cause cracking or blockage of Sydney Water pipes and therefore should be avoided.
4. The proponent should consider taking measures to minimise or eliminate potential flooding, degradation of water quality, and avoid adverse impacts on any heritage items, and create pipeline easements where required.
5. Strict requirements for the protection of Sydney Water's stormwater assets may apply to this site. The proponent should ensure that satisfactory steps/measures been taken to protect existing stormwater assets, such as avoiding building over and/or adjacent to stormwater assets and building bridges over stormwater assets.
6. Development in Aerotropolis areas must consider stormwater and integrated water cycle management in accordance with the Sydney Water Regional Stormwater Scheme. Additional infrastructure requirements will apply. See the Stormwater and Integrated Water Cycle Management section below for detailed information.

Stormwater and Integrated Water Cycle Management

Sydney Water is the Regional Stormwater Authority for the initial precincts within the Western Sydney Aerotropolis. Sydney Water has undertaken integrated water cycle management (**IWCM**) planning for this precinct which details the infrastructure necessary to support the delivery of a regional stormwater management system, integrated with the recycled water network (**Regional Stormwater Scheme**). Regional stormwater infrastructure for this Scheme comprises natural creek lines, naturalised trunk drainage channels and consolidated treatment and stormwater harvesting wetlands. Connection to the Regional Stormwater Scheme is required and will enable development in the precinct to meet the NSW Government stormwater quality and flow targets and NSW Government parkland city objectives.

The proponent should outline the development's projected potable and non-potable water demands and any sustainability initiatives that will minimise/reduce the demand for drinking water. This will allow Sydney Water to determine the impact of the proposed development on our existing services and required system capacity to service the development.

Sydney Water encourages high non-potable water demands within the rezoned WSAGA/Aerotropolis and Mamre Rd Precincts which must be met through the development's connection to the Regional Stormwater Scheme recycled water network.

To demonstrate compliance with the regional stormwater servicing approach, the development must:

- demonstrate the integration of any planned regional stormwater infrastructure on the development site,
- ensure it complies with the previous area requirements outlined in the relevant DCP,
- provide gross pollutant traps to service the development,
- provide passively irrigated street trees on all roads,

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- demonstrate a commitment to connect to the regional stormwater scheme,
- demonstrate compliance with the [Technical guidance for achieving Wianamatta - South Creek stormwater management targets](#) (DPE, 2022) for both construction and operational phases (**including for interim periods before the Regional Stormwater Scheme is available**).
- Provide appropriate access to all trunk drainage corridor land on the development site (including waterways and riparian corridors as mapped in the Mamre Road Precinct Stormwater Scheme Plan) under section 88A and/or restriction or public positive covenant under section 88E of the Conveyancing Act 1919.

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.

A **Feasibility application** will enable a comprehensive servicing review ensuring the proposed development is considered in any potential planning that we might be undertaking. Feasibility applications are also crucial when intensive water usage developments such as data centres may be considered.

Failure to provide this information may impede proper planning requirements for the proposed development and for the broader area. The completed growth form should be submitted by the proponent to Sydney Water as part of the Feasibility application via a Water Servicing Coordinator (WSC), citing this referral response and our reference number.

Next Steps:

- Due to the scale and complexity of the proposed development further investigations will be required to determine the servicing requirements for this site. It is recommended that a Water Servicing Coordinator is engaged as soon as possible, and a **Feasibility** application is submitted with Sydney Water prior to the preparation of the EIS.
- The proponent should complete and return the enclosed Growth Data Form as part of their Feasibility application submission. We request the Growth Data Form to be updated promptly in case of changes or every six months through the Feasibility process outlined above.
- The Department 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 Infrastructure Contributions.

If the proponent has any questions, they should contact their Sydney Water Account Manager Fernando Ortega at fernando.ortega@sydneywater.com.au Should the Department

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require further information, please contact the Growth Planning Team at urbangrowth@sydneywater.com.au.

Yours sincerely,



Kristine Leitch

Commercial Growth Manager
City Growth and Development, Business Development Group
Sydney Water, 1 Smith Street, Parramatta NSW 2150

Enclosed:

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