



4 June 2025

Our reference: 223691

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Department of Planning, Housing and Infrastructure
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RE: SSD-70817958 at 1953-2109 Elizabeth Drive, Badgerys Creek (Burrah Park Estate)

DHL Logistics Facility, Badgerys Creek (North)

Thank you for notifying Sydney Water of SSD-70817958 at 1953-2109 Elizabeth Drive, Badgerys Creek, which proposes the construction and operation of two industrial buildings (Warehouse 1 - 31,954m² and Warehouse2 – 31,954m²) and ancillary office space (1932m²) and dock office area (916m²), for use as a warehouse and logistics facility with 24/7 operation. Landscaping works, hardstand and associated works are also proposed. The development proposes a total GFA of 66,756m² and will be located within the Burrah Park Estate in the Northern Gateway Precinct of the Western Sydney Aerotropolis.

Sydney Water understands SSD-70316465 (Burrah Park Concept Masterplan) will deliver all major estate works including earthworks, road access, services, stormwater, other infrastructure and engineered building pads for the subject DHL detailed application (SSD-70817958).

We have reviewed the following documents supplied and provide the following comments to assist in understanding the servicing needs of the proposed development.

- Environmental Impact Assessment
- Civil Infrastructure Report
- Civil Drawings – WH01
- Civil Drawings – WH02
- Erosion & Sediment Control Plan

Sydney Water does not endorse the development application on matters relating to stormwater and requests additional information for assessment. Further details are provided in Attachment 1.

While Sydney Water understands all major estate works including servicing will be provided under SSD-70316465, the following water, recycled water, and wastewater servicing comments have been provided.

Water Servicing

- The proposed development is within the Cecil Park Water Supply Zone (WSZ). This WSZ has limited capacity to service ongoing development in this area.
- Sydney Water continues to deliver trunk upgrades in this part of the system (including a 750mm main along this part of Elizabeth Drive) but there may be **limited capacity in the short term** to service this development.
- Amplifications, adjustments, deviations and/or minor extensions may be required.
- Detailed requirements will be provided at the Section 73 application stage.

Recycled Water Servicing

- The proposed development is located within the Northern Gateway precinct, one of the Aerotropolis Initial Precincts. Recycled water services will be available for this development via a proposed recycled water scheme supplied from Upper South Creek Advanced Water Recycling Centre (AWRC). The scheme is expected to be in operation from 2031.
- Sydney Water is currently finalising the preferred configuration of the recycled water scheme, including sizing the trunk mains and facilities, based on available growth data and demand assumptions. The assets, sizes, locations and alignments required for the development will be confirmed once the preferred option is finalised and the structure plan and recycled water demand of the development is understood. Each lot will be required to have a recycled water main at the frontage, appropriately sized for connection to the recycled water main
- As noted above, the recycled water scheme for the Aerotropolis Initial Precincts is expected to be completed by 2031. Interim services will utilise the drinking water network, when available. There is currently **limited** drinking water network capacity for this location. Also, the interim servicing will be limited to non-potable demand for indoor use only. The irrigation demand must be supplemented using the onsite stormwater harvesting and reuse until the recycled water scheme is commissioned in 2031. The following requirements must be met prior to obtaining RW connection approval:
 - Smart meter installation,
 - Confirmation of the indoor and irrigation demands from the developer.
- Once the stormwater and recycled water supply is established, the connections between the potable water and recycled water networks will need to be decommissioned. The developer must clearly show the locations of any cross connections between the potable water network and recycled water network on the design plans which need to be reviewed by Sydney Water. The developer must also provide to Sydney Water the finished surface levels.

Wastewater Servicing

- There are currently no wastewater services available in this area.
- The proposed development is located within the Cosgroves Creek wastewater catchment and will be serviced by the Cosgroves Creek Carrier which will pump to wastewater pumping station SP1246. Wastewater pumping station SP1246 and the Cosgroves Creek Carrier will transfer flows to the proposed Upper South Creek AWRC.
- The trunk wastewater assets are currently in detailed design. Assets within the Cosgrove Creek catchment are planned to be delivered by **2026/27**, subject to funding approval and contractors' delivery schedule.
- Amplifications, adjustments, deviations and/or minor extensions may be required.
- Detailed requirements will be provided at the Section 73 application stage.

Sydney Water Corporation ABN 49 776 225 038

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Stormwater Servicing

- **Sydney Water does not endorse the development application on matters relating to stormwater and requests additional information for assessment**
Attachment 1 provides details on what actions are required to meet these requirements.

Next steps

- The proponent is required to address the stormwater comments and requirements requested in Attachment 1.
- The Department of Planning, Housing and Infrastructure (the Department) **is advised to re-refer this SSDA to Sydney Water for review once stormwater issues have been addressed.**
- Given 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 or Anticipated Section 73 application** is submitted with Sydney Water. **Anticipated Section 73 applications can be registered with Sydney Water once a development application has been lodged with the relevant consent authority.**
- The proponent should complete and return the enclosed Growth Data Form as part of their **Feasibility or Anticipated Section 73 application**. The Growth Data Form should be updated promptly with Sydney Water in case of changes.
- 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 provides more information on Infrastructure Contributions.

The Department can read further advice on requirements for this proposal in Attachment 1. If the proponent has any questions, they should contact their Sydney Water case manager once a Feasibility is lodged. Should the Department require further information, please contact Fiona Feng from the Growth Analytics Team at urbangrowth@sydneywater.com.au.

Yours sincerely,



Kristine Leitch

Manager, Growth Analytics and Strategic Partnerships
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Sydney Water, 1 Smith Street, Parramatta NSW 2150

Enclosed:

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

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Stormwater and Integrated Water Cycle Management

At this stage, Sydney Water has not received any feedback or comments about the Regional Scheme Plan submitted. SSD-70316465 does not provide any detailed information about the staging of the construction of the stormwater infrastructure. Sydney Water advises that the stormwater infrastructure within Burrah Park is to be built in conjunction with the construction of the warehouses to retain run-off from impervious surface and to meet the Wianamatta targets.

REVIEW POTENTIAL TO ADJUST ROUNDEABOUT POSITION TO ALLOW TRUNK DRAINAGE TO CONNECT TO EXISTING WATERCOURSE

RETAIN EXISTING WATERCOURSE

NEW TRUNK DRAINAGE TO CONNECT TO EXISTING WATERCOURSE

COSGROVES CREEK

FUTURE LINKING ROAD TBC

REVIEW IF REVISED STORMWATER INFRASTRUCTURE ARRANGEMENT ALLOWS ADDITIONAL DEVELOPABLE LAND

TREATMENT SYSTEM D1: UPDATE DESIGN FOR MODIFIED CATCHMENT AREA (HATCHED BLUE)

TREATMENT SYSTEM E: MINOR ADJUSTMENTS TO INCLUDE SEDIMENT BASIN, AND SIZE FOR MODIFIED CATCHMENT AREA (HATCHED GREEN)

PROVIDE CONTINUOUS MAINTENANCE TRACK ALONG COSGROVES CREEK, MULTIPURPOSE AS ACTIVE TRANSPORT PATH

TREATMENT SYSTEM F: MINOR ADJUSTMENTS TO INCLUDE SEDIMENT BASIN & POND, AND SIZE FOR MODIFIED CATCHMENT AREA (HATCHED PINK)

STORMWATER LOW FLOWS FROM ELIZABETH DRIVE TO BE CONVERTED TO TREATMENT SYSTEM F

PROVIDE STORMWATER PIPE LINK FOR ELIZABETH DRIVE DRAINAGE

TREATMENT SYSTEM D2: ADJUST POSITION TO ALLOW EXISTING WATERCOURSE TO BE RETAINED, INCLUDE SEDIMENT BASIN & POND CATCHMENT HATCHED

TREATMENT SYSTEM B: ADJUSTMENTS TO SIZE FOR MODIFIED CATCHMENT AREA (HATCHED PURPLE), REMOVE OSD

LOW FLOW DIVERSION OF M12 STORMWATER RUNOFF TO TREATMENT SYSTEM C

REVIEW IF RUNOFF FROM F10 OR L10 CAN BE DIRECTED TO B OR C OF TREATMENT SYSTEMS, TBC

INCLUDE PROVISION FOR CONTINUOUS ACTIVE TRANSPORT PATH FROM ELIZABETH DRIVE TO COSGROVES CREEK TRAIL

PROVIDE PIPED STORMWATER LOW FLOW DIVERSION TO TREATMENT SYSTEMS, WITH HIGH FLOW BYPASS TO TRUNK DRAINAGE CHANNEL, AVOID ONLINE SEDIMENT BASINS

REVIEW OPTION TO REMOVE DOOL-LEG IN TRUNK DRAINAGE, ALLOW ADJACENT LOTS TO HAVE A MORE REGULAR SHAPE

ELIZABETH DRIVE

REVIEW

Besides the 50%-70% functional design, a stormwater and water management plan is to be provided. It must also be specified that all street trees are to be passively irrigated.