

08 August 2018

A Leung  
Department of Planning  
320 Pitt Street  
Sydney  
NSW 2000

### **Tallawong Precinct STATE SIGNIFICANT DEVELOPMENT 9063**

Dear Ms Leung,

Thank you for the opportunity to comment on the exhibition of the Tallawong Station Precinct South (State Significant Development 9063)

Sydney Water is currently carrying out options planning for water-related services for the Metro North-West area, investigating the impact of growth over the next ten years and beyond. We are aiming to have this completed by late 2018 to enable identification and delivery of any new assets and augmentation of our existing systems, where required, to support growth in a coordinated approach.

The Tallawong Precinct currently sits within the Metro North-West area and is also linked to our studies into the North-West Growth Area and Riverstone Sewerage Treatment Plant options assessments which are investigating asset amplifications and the timescales required to meet increasing demand.

We have advised our planners of your proposals for a mixed-use precinct located within the suburb of Rouse Hill, south of the approved Tallawong Station and comprising:

- maximum building envelopes for up to 16 buildings, including building heights up to 8 storeys,
- street-walls and setbacks allocation of approximately 85,000m<sup>2</sup> residential and 9,000m<sup>2</sup> non-residential gross floor area
- an indicative residential yield of 1,100 dwellings, including affordable housing
- road layouts
- landscape concept for public and private domain, including a 2,900m<sup>2</sup> central park
- allocation of car parking and bicycle parking.

We would welcome notice of any further changes to this proposal, if indicated, as soon as possible. We also request further staging information for the development to assist us in better understanding timescale requirements and potential staging of assets.

**Drinking Water**

The Tallawong Precinct will be supplied with drinking water via the Parklea Water Supply Zone serviced via the Prospect water filtration plant. There is sufficient trunk capacity to service initial development in the precinct, however we expect amplification will be required over the next 5 years to support growth in the wider area.

**Network extensions or amplifications may be required to service the redevelopment areas. These will be assessed at the section 73 (Sydney Water Act) application stage.**

**Wastewater**

The Tallawong precinct is within the Riverstone wastewater system. There is sufficient trunk capacity to service initial development in the precinct, however we expect amplification will be required over the next five years to support growth in the wider area.

**Network extensions or amplifications may be required to service the redevelopment areas. These will be assessed at the section 73 (Sydney Water Act) application stage.**

**Recycled Water**

The Tallawong precinct is within Parklea North Recycled Water Supply Zone. There is sufficient trunk capacity to service initial development in the precinct, however we expect amplification will be required over the next five years to support growth in the wider area. Recycled water is being explored as part of the Options Planning works and further updates on this will be available in late 2018.

**Stormwater Management and Flooding**

Sydney Water notes that attention should be given to the appropriate use of land, based on flooding constraints. The relevant development controls for stormwater discharges and increased storage of roof water, should be considered in alignment with proposals for healthy waterways.

**Development Impact on Existing Assets**

It is noted that there is a potential risk to existing Sydney Water assets in the development of new roads, infrastructure and construction developments. Sydney Water has been working with Sydney Metro in relation to adjusting and protecting our existing assets impacted on by the construction of the Metro North West as well as lay new infrastructure within known precinct layouts.

While Sydney Water has worked with Sydney Metro to mitigate the need for further adjustments to our existing assets, future development of the Tallawong Precinct may result in further impacts to Sydney Water's existing infrastructure. Any works required to our existing infrastructure will be considered as part of future development applications and the Section 73 (Sydney Water Act) application stage.

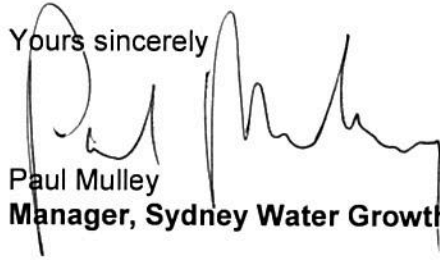
There is an opportunity to work with other infrastructure delivery partners to minimise disruption, duplication of, or abortive work and we will continue investigating options for streamlining delivery to coordinate and future-proof works.

**Partnership Approach**

Sydney Water is working with Landcom, Sydney Metro and other infrastructure partners on their developments in this area with and will continue working in close partnership to develop the most efficient solutions for these developments.

Due to accelerated growth and development within Sydney, please be advised that this Servicing Advice is accurate at date of issue only.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Paul Mulley', written over the printed name.

Paul Mulley

**Manager, Sydney Water Growth Planning and Development**

