

1 March 2021

**Andrew Watson**

DA Coordinator

Key Sites & Regional Assessments | Department of Planning, Industry and Environment

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**RE: Sydney Water input to SEARs for Telopea Estate Redevelopment and Stage 1A development application (SSD-14378717)**

Thank you for seeking Sydney Water's input on the Secretary's Environmental Assessment Requirements for the abovementioned proposal which includes redevelopment for 4,700 dwellings within the site. We have reviewed the proposal and provide the following comments for your consideration.

Sydney Water is an active contributor to the NSW Government's vision for the Greater Parramatta and the Olympic Peninsula (GPOP) economic corridor. GPOP presents an opportunity to manage water differently, to support city regeneration and transformation, enable sustainable water for greening and cooling, and protect the health and amenity of Parramatta River and creeks of the Upper Parramatta catchment.

Our servicing plan for GPOP is consistent with the Central City District Plan and helps deliver outcomes envisioned in the Telopea Local Character Statement. It centres around an integrated approach to urban water management with a greater value placed on water as a resource. This means:

- Recycled water is recognised as a reliable water servicing option when integrated into our water supply system,
- Water-sensitive urban design that harnesses stormwater and improve flood resilience, and
- Recycled water is used to green the city and mitigate the urban heat island effect.

Sydney Water supports the DPIE's integrated approach to urban water management that promotes improved sustainability outcomes. The proposed measures coupled with Councils' proposed building controls will be instrumental in helping market viability for both public or private water providers, to ensure recycled water usage can be fully optimised across GPOP. With the recent rezoning of the Telopea precinct in 2020, an opportunity exists to ensure that all new homes, whether they are private, social or build-to-rent, as well as commercial properties within this precinct are future-proofed with the internal structures that enables customers to benefit from a sustainable supply of recycled water.

Sydney Water is currently planning a new integrated water and resource recovery facility within GPOP. If approved, it will include a new recycled water network that will make recycled water available to more homes, businesses, industries and green spaces across GPOP, including the Telopea precinct. This facility and network have been identified as priority infrastructure for the

next five to ten years in the Government's draft 'A City Supported by Infrastructure Place-based Infrastructure Compact Pilot' (November 2019).

Sydney Water requests that the Department of Planning, Industry and Environment 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 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. 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.
3. Strict requirements for Sydney Water's stormwater assets (for certain types of development) may apply to this site. The proponent should ensure that satisfactory steps/measures have been taken to protect existing stormwater assets, such as avoiding building over and/or adjacent to stormwater assets and building bridges over stormwater assets. 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.

### **Integrated Water Cycle Management**

4. The proponent should outline any sustainability initiatives that will minimise/reduce the demand for drinking water, including any alternative water supply and end uses of drinking and non-drinking water that may be proposed, and demonstrate water sensitive urban design (principles are used), and any water conservation measures that are likely to be proposed. 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 acknowledge that we have received information regards the redevelopment for 4,700 dwellings within the site with detailed proposal for 452 apartments within Stage 1A.

**Sydney Water request that we are provided an annual growth projection and staging details for the redevelopment.** This information is critical for Sydney Water to assess the total impact of the proposed changes and to enable Sydney Water to effectively plan for water infrastructure in a controlled and sequenced manner.

If you require any further information, please do not hesitate to contact the Growth Planning Team at [urbangrowth@sydneywater.com.au](mailto:urbangrowth@sydneywater.com.au).

Yours sincerely,

A handwritten signature in black ink, appearing to be 'K. Leitch', with a stylized flourish at the end.

**Kristine Leitch**

Commercial Growth Manager

City Growth and Development, Business Development Group

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