

[REDACTED]

---

**From:** system@acelo.com on behalf of WaterNSW Company  
**Sent:** [REDACTED]  
**To:** [REDACTED]  
**Subject:** Submission Details for company WaterNSW (org\_comments)  
**Attachments:** 290919\_WaterNSW Response\_ Western Sydney Aerotropolis LUIIP\_ October 2018.pdf

Confidentiality Requested: no

Submitted by a Planner: no

Disclosable Political Donation:

Agreed to false or misleading information statements: yes

Name: WaterNSW Company  
Organisation: WaterNSW (Catchment Protection Planning Manager)  
Govt. Agency: Yes  
Email: [REDACTED]

Address:  
[REDACTED]  
[REDACTED]  
[REDACTED]

Content:  
Letter uploaded

IP Address: - 203.39.40.67  
Submission: Online Submission from company WaterNSW (org\_comments)  
[https://majorprojects.acelo.com/?action=view\\_activity&id=290919](https://majorprojects.acelo.com/?action=view_activity&id=290919)

Submission for Job: #9552  
[https://majorprojects.acelo.com/?action=view\\_job&id=9552](https://majorprojects.acelo.com/?action=view_job&id=9552)

Site: #0  
[https://majorprojects.acelo.com/?action=view\\_site&id=0](https://majorprojects.acelo.com/?action=view_site&id=0)

[Redacted]

From: [Redacted]  
Sent: Tuesday, 30 October 2018 9:32 AM  
To: [Redacted]  
Subject: Submission Details for company WaterNSW (org comments)  
Attachments: 290218 WaterNSW Response Western Sydney Aerodrome Util October 2018.pdf

Confidentiality Requested: no

Project type: Other

Disclosure Requested: no

Agreed to false or misleading information statement: yes

Name: WaterNSW Company  
Organisation: WaterNSW (Government Planning Manager)

Gov Agency: Yes  
Email: [Redacted]

Address: [Redacted]

[Redacted]  
[Redacted]

Content:  
Latest updated:

IP Address: 202.39.40.73  
Submission Online Submission from company WaterNSW (org comments)  
<https://www.ses.gov.au/submit> activityid=290218

Submission for Job: 44521  
<https://www.ses.gov.au/submit> activityid=290218

Page 20  
<https://www.ses.gov.au/submit> activityid=290218

29 October 2018

Contact: *Malcolm Hughes*

Telephone: *02 9865 2205*

Our ref: *D2018/105462*

Mr Brett Whitworth  
Director, Aerotropolis Activation  
Department of Planning & Environment  
GPO Box 39  
Sydney NSW 2001

Dear Mr Whitworth,

### **Stage 1 Plan for the Western Sydney Aerotropolis**

WaterNSW is writing to provide comment on the Western Sydney Aerotropolis Stage 1 Land Use and Infrastructure Implementation Plan (LUIIP).

WaterNSW is a NSW state owned corporation established under the *Water NSW Act 2014*, and Australia's largest water supplier. The Act specifies the objectives and functions of WaterNSW and these include the maintenance and operation of water supply infrastructure and the protection of water quality in the Sydney drinking water catchment.

The northern boundary of the Aerotropolis is formed by the Warragamba to Prospect Pipelines, which connect Warragamba Dam to the Prospect Water Filtration Plant and Prospect Reservoir. The Pipelines are critical water supply infrastructure and it is essential that development of the Aerotropolis does not impact the safety, integrity and operation of these Pipelines.

The Pipelines corridor is also a Controlled Area under the Act, and access is prohibited without a written access consent from WaterNSW.

WaterNSW has reviewed the LUIIP and other documentation, and provides the following comments:

- The Final LUIIP should acknowledge the Pipelines corridor and the requirement for its ongoing protection. It should be noted the corridor acts as a barrier to northwards movement and is a significant constraint for planning purposes.
- It is noted the Northern Gateway Precinct will include the first stage of the North-South Rail Link, M9 Outer Sydney Orbital and Western Sydney Freight Line that all cross the Warragamba Pipelines corridor near Luddenham Road, and that an east to west road north of the Outer Sydney Orbital corridor will be investigated and subject to business cases and investment decisions. It is critical that WaterNSW continues to be involved in the planning and design of any proposed crossings of the Pipelines corridor to ensure our ongoing ability to operate and maintain this critical water supply infrastructure. For example, settling of anchor blocks and sills during and after construction works may cause Pipeline misalignments and leaks, and 24/7 access is required to be maintained by WaterNSW staff and contractors.
- WaterNSW notes the South Creek precinct is proposed as the central green spine of the Aerotropolis. The Final LUIIP and subsequent planning documents need to consider the barrier to northern movement and connectivity created by the Pipelines corridor.

South Creek currently flows under the Pipelines through the corridor. It is critical any flood and stormwater planning, or the alteration of flow/flood regimes in the South Creek Precinct, including the creation of permanent water bodies, is undertaken in a manner that does not

increase the quantity of water currently traversing the corridor, *including during high flows and floods.*

Drainage flowing across the Pipelines corridor from the other adjacent Precincts, including the Northern Gateway, North Luddenham and Mamre Rd Precincts should also not change in quantity or quality from the current, pre-development state.

- WaterNSW has developed a set of Guiding Principles for development within the Warragamba Pipelines corridor, including that any development within the corridor must be essential infrastructure that cannot be located elsewhere and will result in no adverse impact. The detailed Guiding Principles can be found in the WaterNSW publication 'Guidelines for Development Adjacent to the Upper Canal and Warragamba Pipelines' available on the WaterNSW website [here](#).
- It is noted the Northern Gateway Precinct will be zoned as mostly flexible employment but also includes urban land immediately adjacent to the Pipelines corridor (Structure Plan p.19). The Pipelines corridor is currently zoned SP2 Water Supply. WaterNSW requests the proposed SEPP apply appropriate zoning and provisions to mitigate impacts to the Pipelines corridor. It is also essential the direction for the subsequent Precinct Plans includes appropriate and detailed development controls for development near the boundary and additional local provisions, including for stormwater, earthworks, security, fencing, and buffers. For example, WaterNSW requires a certain security fencing standard for development immediately adjacent to Controlled Areas and may also require video surveillance funding contributions by proponents. This is particularly important considering the proposal for expanded use of complying development.

WaterNSW requests the opportunity to provide input to the Western Sydney Planning Partnership as it develops and implements detailed rezoning and infrastructure planning for the Aerotropolis.

- It is noted the LUIIP aims to safeguard important infrastructure corridors. Included measures should include consideration of the Pipelines corridor; although not within the Aerotropolis itself, it will be directly impacted and Aerotropolis policy and planning must respond appropriately to ensure the Pipelines corridor is safeguarded.

WaterNSW requests the Department consult closely with WaterNSW regarding planning and development for the Aerotropolis that has the potential to impact the Warragamba Pipelines and associated corridor. This includes consultation on the Second Stage Land Use Plan, the SEPP and Precinct Planning.

If you have any questions regarding this letter, please contact Malcolm Hughes, Manager Catchment Protection on [REDACTED]

Yours sincerely



**FIONA SMITH**  
**Executive Manager Water & Catchment Protection**