

27 September 2019

Murray Jay
Senior Planning Officer
Department of Planning, Industry and Environment
murray.jay@planning.nsw.gov.au

Re: Draft Wilton Growth Area Development Control Plan 2019

Dear Murray,

Thank you for providing Sydney Water with the opportunity to review the Draft Wilton Growth Area Development Control Plan (DCP) 2019. We provide the following comments for the Department's consideration.

3.4.1 Street Layout and Design

In relation to Control 8: *Variation to the residential street network as permitted under Control 4 above will only be approved by Council where the applicant can demonstrate to Council's satisfaction that the proposal: does not restrict the ability to provide water, sewer, electricity and other essential services to adjoining properties*, Sydney Water requests the Department extend the Control to ensure that water-related assets are accessible to enable ongoing operation and maintenance.

4.1.4 Salinity, Sodidity and Aggressivity and 5.1 Enhancing Sustainability – Water Cycle Management

Sydney Water notes the following Controls:

- 4.1.4 Control 9, part C: *Groundwater recharge shall be minimised by such measures as: encouraging onsite detention of roof water runoff*
- 5.1 Control 8: *Where possible, rainwater tanks should be installed for all residential developments...and be plumbed to appropriate end uses, including toilet flushing, water features, car washing and garden irrigation...*

Sydney Water's interim servicing strategy for Wilton has identified the need for recycled water to be provided to help offset wastewater discharges to local rivers and meet targets from the NSW Environmental Protection Authority (EPA).

While Sydney Water supports the reuse of rainwater as outlined in the above clauses, we recommend the Department expand the focus of these clauses to an integrated water cycle management approach and require all new residential developments to be appropriately plumbed to facilitate connection to a non-potable water source, whether it be rainwater or future recycled water.

4.2.6 Landscaped area

Sydney Water recommends the Department encourage the use of drought-tolerant native flora species (suited to local soil and weather conditions) and also consider the opportunity for onsite detention of stormwater for irrigation purposes.

In relation to Control 4: *Use of low flow watering devices is encourages to avoid over watering*, Sydney Water recommends the Department consider including the installation of drip irrigation to help conserve water through reduced evaporation.

In relation to Control 5: *At least 1 tree (that will have a mature height of at least 8m) is to be planted in each rear yard on the site* and Control 6: *At least 1 tree (that will have a mature height of at least 5m) is to be planted in the front yard of the primary road and secondary road (for corner lots)*, Sydney Water recommends the Department consider the opportunity to include Controls that provide further guidance around tree species selection and location requirements. This would encourage better outcomes in terms of urban cooling, water efficiency and minimising ingress to water / wastewater networks.

Sydney Water looks forward to working collaboratively with the Department in finding innovative water management solutions and environmental objectives and controls to improve urban design outcomes for the Wilton growth precinct. If you need any further information, please contact me on 8849 5243 or email cassandra.loughlin@sydneywater.com.au.

Yours sincerely



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