

16 July 2019

Andrew Mooney
Executive Strategic Planner
PO Box 21
Fairfield NSW 1860

Your Reference: 18/21479

Fairfield rural lands urban investigation area draft structure plan

Dear Andrew

Thank you for the opportunity to comment on the Fairfield rural lands urban investigation area draft structure plan. Sydney Water provides the following comments on the draft structure plan:

- The UIA falls within the South Creek Catchment and will form part of the Parkland City. As such development within the area should align with the Parkland City planning principles developed by INSW
- One of the key outcomes identified in the District Plan and the Western Parkland City vision is the protection and restoration of South Creek and its tributaries. Working with INSW and the Planning Partnership Office, Sydney Water is currently undertaking waterway health and flood modelling for the South Creek Catchment (a briefing will be provided at the next steering committee meeting) to inform new development controls and stormwater management targets. It is important that an outcome of the structure plan is the protection and restoration of the waterways within the Western Parkland City and the community benefits and values they provide. The main contributors toward this will be reducing stormwater runoff volumes through appropriate planning and water sensitive urban design and protection of riparian zones and floodplains along creek lines.
- Water Sensitive Urban Design strategies will need to reduce the volume of stormwater entering waterways by maximising rainwater and stormwater harvesting, encouraging infiltration where appropriate and mimic the effectiveness of farm dams to intercept, retain and utilise stormwater.
- Imperviousness should be reduced through improved development controls and urban typologies which should align with those being developed by Sydney Water for the Planning Partnership Office.
- All riparian zones (including first order streams) and floodplains should be protected through appropriate zoning, rehabilitation and maintenance.
- Sydney Water is developing servicing plans for various growth areas in Western Sydney. In collaboration with Council and other stakeholders, we will determine the preferred option for the provision of water, wastewater and potentially stormwater and recycled wastewater for the urban investigation area. Continued dialogue between council and Sydney Water regarding planned development densities and the timing of release is important to assist our planning.

Sydney Water looks forward to continued liaison with council with regard to the urban investigation area. For further enquiries please contact Daniel Cunningham at daniel.cunningham@sydneywater.com.au

Yours sincerely
Paul Plowman



General Manager
Liveable City Solutions
Sydney Water