



THE HILLS
Sydney's Garden Shire

THE HILLS SHIRE COUNCIL
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28 November 2019

Principal Analyst
Jamie Luke
Level 15, 2-24 Rawson Place
SYDNEY NSW 2000

Our Ref: FP213

Dear Mr Luke

Box Hill North Network Variation 2019 - Flow Systems Operations Pty Ltd

Thank you for the opportunity to comment Flow Systems Operations Pty Ltd and Flow Systems Pty Ltd applications for *Water Industry Competition Act 2006 (WIC)* licence variations at Box Hill North.

The following matters are raised for your consideration:

a. Orderly Development

As part of Council's assessment of the planning proposal to permit Flow Systems' water management facility in Box Hill North, the proponent was required to demonstrate that the facility would have capacity to accommodate the anticipated demand by all future development within the Precinct, including land not controlled by the major developer, Celestino. However, it is noted that the existing RSL does not apply to a number of properties along Red Gables Road / Janpieter Road (circled red in the figure below). It is unlikely that these properties would be able to provide services to their developments through other providers as the cost of providing the necessary infrastructure to service their individual developments would be prohibitive. Accordingly, they have limited options other than engaging with Flow Systems to provide the required services.

Council is currently assessing a number of subdivision applications relating to these properties where Flow Systems has been reluctant to provide any commitment with regard to supply and timing of water related infrastructure required to facilitate redevelopment. This has created significant uncertainty and delay in the development assessment process and concern that Flow Systems is failing to honour its commitment to provide services to all properties within the Box Hill North Precinct. Prior to Flow Systems extending services to additional customers outside of the Precinct, it should first provide certainty to the owners of existing urban land within the Precinct, in line with previous commitments and the premise upon which the rezoning of the water management facility was supported. Accordingly, it is recommended that Flow Systems be required to include these additional properties within the RSL area (for both recycled water and sewer services) to reflect Flow Systems' commitment to reasonably service these properties within a timely manner.

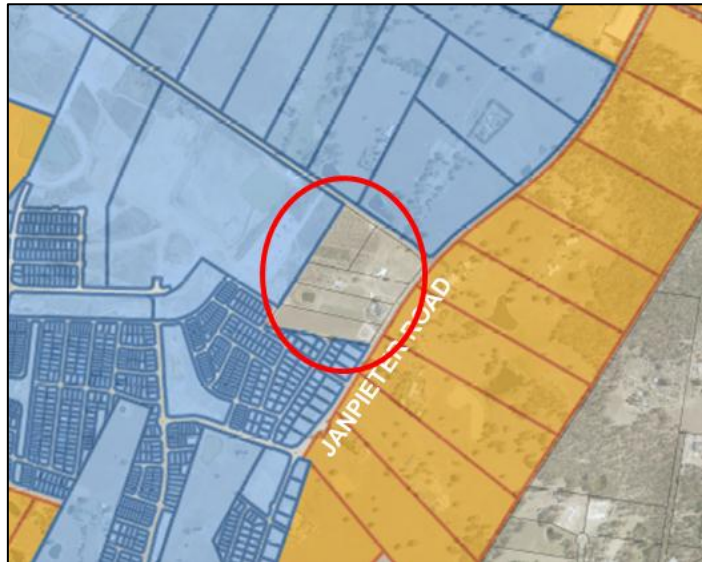


Figure 1: Properties not within Flow Systems' Service Agreement

b. Consideration of Future Growth

The proposal from Flow Systems appears to be a short term solution to removing excess treated water from the overall system. It does not take into account potential future growth in the area and lots that may require services should they be released in the future. The proposed inclusion of an additional 38 lots would remove the need for Flow Systems dispose of this excess water through other means (potentially through gaining a license to dispose water into the creek adjacent to the Local Water Centre) without these additional lots gaining the benefit of a sewerage treatment system.

Land identified in Figure 2 is currently zoned RU6 Transition and adjoins the Box Hill North Precinct. Some of this area may be suitable to accommodate future urban development, subject to detailed strategic investigations and the planning proposal process. Flow Systems has based their expansion on current land use zoning only, without consideration of the potential future release of this land. It is recommended that any infrastructure extension of the RSL be considered in light of these potential future residences that may require access to both water and sewerage in the future.

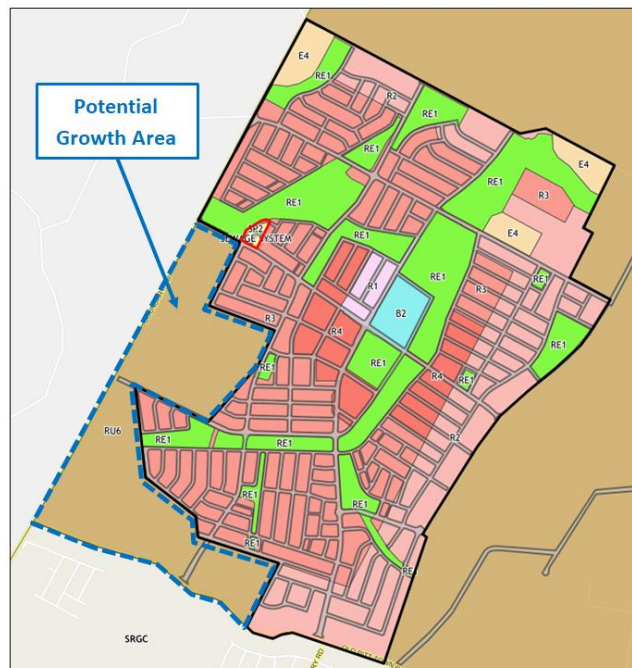


Figure 2: Land zoned RU6 Transition adjacent to the Box Hill North Precinct

c. Mapping Clarity

The map provided by IPART as part of this exhibition appears to contain inaccuracies. Specifically, properties outside of the Box Hill North Precinct south of Old Pitt Town Road have erroneously been identified as within the 'existing' licence area.

Should you require any further information please contact Laura Moran, Town Planner on [REDACTED]

Yours faithfully

[REDACTED]

Nicholas Carlton
MANAGER – FORWARD PLANNING