



25 November 2025

Our reference: 223354

Lucinda Craig

Department of Planning, Housing and Infrastructure

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RE: Sydney Water input to SEARs for SSD-100360960 at 339 Mowbray Road, Chatswood

Chatswood Dive Site (Landcom)

Thank you for seeking Sydney Water's input on the Secretary's Environmental Assessment Requirements for the development proposal at 339 Mowbray Road, Chatswood, also known as the Chatswood Dive Site for Sydney Metro. The SSDA will seek consent for the following.

- A concept master plan for a high-density mixed-use precinct consisting of four towers delivering approximately **1,500 dwellings**, commercial/retail GFA and a new central public park.
- Stage 1 works including amalgamation of lots, civil works, delivery of the park, and restoration of a heritage asset.

It is understood that a state assessed planning proposal is being prepared separately to enable the proposed development.

Sydney Water requests that the Department of Planning, Housing and Infrastructure (the Department) 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 (where required) services have been made.
2. 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. 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.
4. Strict requirements for the protection of Sydney Water's stormwater assets may apply to this site. The proponent should ensure that satisfactory steps/measures been taken to protect existing stormwater assets, such as avoiding building over and/or adjacent to stormwater assets and building bridges over stormwater

Integrated Water Cycle Management (IWCM)

5. 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.
6. It is recommended that the proponent engages directly with Sydney Water via the Feasibility process and discuss IWCM opportunities.

Growth information

Sydney Water supports government-backed growth initiatives within our area of operations, striving to provide timely and cost-effective water and wastewater infrastructure without undue impacts. To offer robust servicing advice and investigate staged servicing possibilities, we require **anticipated ultimate and annual growth data** for this development as outlined in the enclosed Growth Data Form.

A **Feasibility application** will enable a comprehensive servicing review ensuring the proposed development is considered in any potential planning that we might be undertaking. Failure to provide this information may impede proper planning requirements for the proposed development and for the broader area. The completed growth form should be submitted by the proponent to Sydney Water as part of the Feasibility application via a Water Servicing Coordinator (WSC), citing this referral response and our reference number.

Next steps

- Given the scale and complexity of the proposed development, further investigations may be required to determine the servicing requirements for this site. **It is recommended that a Water Servicing Coordinator is engaged as soon as possible, and it is recommended that the proponent continues to engage directly with Sydney Water via their Feasibility, ensuring to submit an updated Growth Data Form.**
- The proponent should complete and return an updated Growth Data Form as part of this application. The Growth Data Form should be updated promptly with Sydney Water in case of changes.
- The Department is advised to forward the enclosed *Sydney Water Development Application Information Sheet (for proponent)* to assist the proponent in progressing their development. This Info Sheet contains details on how to make further applications to Sydney Water and provides more information on Infrastructure Contributions.

If the proponent has any questions, they should contact their Sydney Water case manager. Should the Department require further information, please contact Fiona Feng from the Growth Analytics Team at urbangrowth@sydneywater.com.au.

Yours sincerely,



Kristine Leitch

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Enclosed:

- Sydney Water Development Application Information Sheet (for proponent)
- Sydney Water Growth Data Form

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