

24 February 2026

Our reference: 230455, 201223

Tia Mills

Senior Planning Officer
Department of Planning, Housing and Infrastructure
tia.mills@dpie.nsw.gov.au

RE: SSD-31179510 Amendment Report at 2A Gregory Place, Harris Park (Gregory Place Build-to-Rent)

Thank you for notifying Sydney Water of the Amendment Report for SSD-31179510 Amendment Report at 2A Gregory Place, Harris Park, which proposes an amended concept development for an affordable housing and build to rent development comprising 320 dwellings across three freestanding two to eight storey buildings. The amended proposal seeks a Gross Floor Area of 31,073m². Sydney Water has reviewed the application based on the information supplied and provides the following Sydney Water requirements to assist in understanding the servicing needs of the proposed development.

Stormwater - Clay Cliff Creek

Proposed bridges over the stormwater channel

As per Sydney Water's [Building bridges over our open stormwater channels guidelines SW107](#), the proponent must provide evidence that the proposed bridges are required solely to access landlocked properties. Sydney Water will not grant permission for bridges that serve as a second access point to a property.

Building over or adjacent to stormwater assets

Sydney Water's [Specialist engineering assessment procedure D0001870](#) applies to the development. This has resulted in an increased clearance requirement of 1.5 metres applying to the development.

No buildings or permanent structures are to be proposed over the stormwater channel or within **1.5m** from the outside wall of the channel or within Sydney Water easement whichever is larger. Permanent structures include (but are not limited to) basement car park, hanging balcony, roof eaves, hanging stairs, stormwater pits, stormwater pipes, elevated driveway, basement access or similar structures. This clearance requirement would apply for unlimited depth and height.

The proponent is required to submit the elevation drawings with the stormwater channel/pipe, to ensure that the proposed buildings and permanent structures are 1.5m away from the outside face of the stormwater channel and away from the Sydney Water easement.

Clay Cliff Creek Walk (Heritage Walk)

The proponent must ensure that the proposed Clay Cliff Creek walk is located at least 1.5m away from outside face of the Clay Cliff Creek wall.

Stormwater connections to Sydney Water’s Stormwater Channel

Sydney Water would give permission to make direct stormwater discharge into its stormwater channel from this development site. However, the stormwater connection should comply with the stormwater connection requirements. Detailed stormwater connection requirements would be provided when Section 73 application for this development is made to Sydney Water upon obtaining consent approval.

Planting along the Clay Cliff Creek

The proponent must ensure that the proposed planting along Clay Cliff Creek complies with the guidelines outlined in “Diagram 5 – Planting Trees” of Sydney Water’s Technical guidelines – building over and adjacent to pipe assets ACDP0254.

Water and Wastewater Servicing

- The development is located within the Ryde Gravity Water Supply Zone and the Rosehill SCAMP.
- Our preliminary assessment indicates that water and wastewater servicing should be available for the proposed development.
- Amplifications, adjustments, deviations and/or minor extensions may be required.
- Detailed requirements will be provided at the Section 73 application stage.

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 the proponent to provide anticipated ultimate and annual growth data for this development as outlined in the enclosed Growth Data Form.

Next step

- Due to the complexity of the proposed development, further investigations will be required to determine the servicing and design requirements for this site. It is recommended that a Water Servicing Coordinator is engaged as soon as possible, and a Feasibility application is lodged for the site. There may be lengthy design review timeframes associated with this development.
- The Department is requested to re-refer the application to Sydney Water once the above stormwater clearance requirements and concerns have been addressed.
- The proponent should complete and return the enclosed Growth Data Form as part of their **future Feasibility 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 once a Feasibility is lodged. Should the Department require further information, please contact Fiona Feng from the Growth Analytics Team at urbangrowth@sydneywater.com.au.

Yours sincerely,

Growth Analytics Team

Growth and Development, Water and Environment Services
Sydney Water, 1 Smith Street, Parramatta NSW 2150

Enclosed:

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