



23 July 2025

Our reference: N/A

Pamela Morales

Department of Planning, Housing and Infrastructure
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RE: SSD-5544-Mod-7 Kurnell Refinery Conversion - Infrastructure consolidation and remediation

Thank you for notifying Sydney Water of SSD-5544-Mod-7 at Kurnell Terminal, which proposes preparation works, removal/relocation/augmentation of infrastructure, remediation works, grading of land, including construction of OSD basins, and demobilisation works. These works will allow for the continued operation of the Kurnell Terminal while preparing the land for future uses. 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.

The Sydney Desalination Plant pilot pipeline appears to be located along the southern boundaries of Lot 2 DP 215818 and Lot 1 DP 215818 (Zone 3). The proposed earthworks and construction of an OSD may impact this pipeline. Sydney Water recommends the Department of Planning, Housing and Infrastructure (the Department) and the applicant contact Sydney Desalination Plant for commentary on the proposal if they have not done so already.

Next steps

- Should the Department decide to progress with the subject development application, Sydney Water would require the following conditions be included in the development consent.
 - Building Plan ApprovalFurther details of the conditions can be found in Attachment 1.
- The Department and the proponent are advised to contact Sydney Desalination Plant for commentary on the proposal if they have not done so already.
- 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.

This advice is not formal approval of our servicing requirements. Detailed requirements will be provided once the development is referred to Sydney Water for further applications.

The Department can read further advice on requirements for this proposal in Attachment 1. 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)

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Attachment 1 – Recommended Development Conditions

Prior to the issue of a Construction Certificate/Complying Development Certificate:

Building Plan Approval (including Tree Planting Guidelines)

The plans must be approved by Sydney Water prior to demolition, excavation or construction works commencing. This allows Sydney Water to determine if sewer, water or stormwater mains or easements will be affected by any part of your development. Any amendments to plans will require re-approval. Please go to [Sydney Water Tap in®](#) to apply.

Sydney Water recommends developers apply for a Building Plan Approval early as to reduce unnecessary delays to further referrals or development timescales.

Tree Planting

Certain tree species placed in proximity to Sydney Water's underground assets have the potential to inflict damage through invasive root penetration and soil destabilisation. Section 46 of the Sydney Water Act specifies what might occur when there is interference or damage to our assets caused by trees.

For any trees proposed or planted that may cause destruction of, damage to or interference with our work and are in breach of the Sydney Water Act 1994, Sydney Water may issue an order to remove that tree or directly remove it and seek recovery for all loss and associated compensation for the removal.

For guidance on types of trees that can cause damage or interference with our assets see Sydney Water webpage Wastewater blockages. For guidance on how to plant trees near our assets, see Diagram 5 – Planting Trees within Sydney Water's [Technical guidelines – Building over and adjacent to pipe assets](#).