

23 January 2026

Our reference: 230314

Lucinda Craig

Department of Planning, Housing and Infrastructure
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RE: State Significant Development Application SSD-83258708 at 29 Florida Street, Sylvania

Thank you for notifying Sydney Water of SSD-83258708 at 29 Florida Street, Sylvania, which proposes the demolition of all structures and construction of eight (8) residential buildings across the site to provide a total of 325 market dwellings and 159 social dwellings (484 total dwellings) over two stages. A total Gross Floor Area of 44,848m² is proposed. 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.

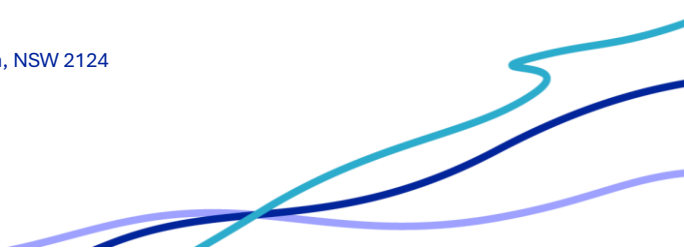
Water Servicing

- The development is supplied by the Sutherland Water Supply Zone.
- Our preliminary assessment indicates the existing system does not have capacity to service the proposed development.
- Significant amplifications will be required to service the development.
- A localised options assessment will be required to provide drinking water supply to the proposed development. The proponent can either engage Sydney Water or an external consultant to carry out the options assessment.

Wastewater Servicing

- The proposed development is within Miranda SCAMP which is part of the Cronulla catchment.
- Our preliminary assessment indicates that the existing reticulation system likely has sufficient capacity to service the development in dry weather. However, there may be some impacts to downstream high risk emergency relief structures (ERS) (Category 5).
- Further hydraulic assessment will be required to identify these impacts.

A localised options assessment and hydraulic modelling may take considerable time. It is recommended that the proponent contact Sydney Water as soon as possible via the Anticipated Section 73 application or Feasibility process to facilitate early engagement.



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 steps

- Given the scale and complexity of the proposed development, further investigations will 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 an **Anticipated Section 73 application** is submitted with Sydney Water to enable discussions on required modelling works.
- Should the Department of Planning, Housing and Infrastructure (the Department) decide to progress with the subject development application, Sydney Water would require the following conditions be included in the development consent.
 - Section 73 Compliance Certificate
 - Building Plan Approval

Further details of the conditions can be found in Attachment 1.

- The proponent should complete and return the enclosed Growth Data Form as part of their **Anticipated Section 73 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.

This advice is not formal approval of our servicing requirements. Detailed requirements, including any potential extensions or amplifications, will be provided once the development is referred to Sydney Water for a Section 73 application. More information about the Section 73 application process is available on our web page in the [Land Development Manual](#).

Please note that the available capacity may change over time depending on the rate of development and increased demand elsewhere in the potable water and wastewater catchments. Sydney Water does not reserve capacity pre-development, and it is advised that the proponent applies directly to Sydney Water for a Section 73 Compliance Certificate as soon as feasible.

The Department can read further advice on requirements for this proposal in Attachment 1. If the proponent has any questions, they should contact their Sydney Water case manager once a Section 73 application is lodged. Should the Department

require further information, please contact Joanne Chan 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

Attachment 1 – Recommended Development Conditions

Prior to the issue of an Occupation/Subdivision Certificate:

Section 73 Compliance Certificate

A compliance certificate must be obtained from Sydney Water, under Section 73 of the Sydney Water Act 1994. Our assessment will determine the availability of water and wastewater services, which may require extensions, adjustments, or connections to our mains. The compliance certificate also identifies any applicable Infrastructure Contribution charges. Make an early application for the certificate, as there may be assets to be built and this can take some time. A Section 73 Compliance Certificate must be obtained before an Occupation or Subdivision Certificate will be issued.

Applications can be made either directly to Sydney Water or through a Sydney Water accredited Water Servicing Coordinator.

Go to the Sydney Water website or call 1300 082 746 to learn more about applying through an authorised WSC or Sydney Water.

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.