

3 August 2026

Our reference: 235911, 222526

Belinda Kennewell

Department of Planning, Housing and Infrastructure
belinda.kennewell@dphi.nsw.gov.au

RE: State Significant Development Application SSD-89673472 at 2 Cambridge Avenue, Glenfield

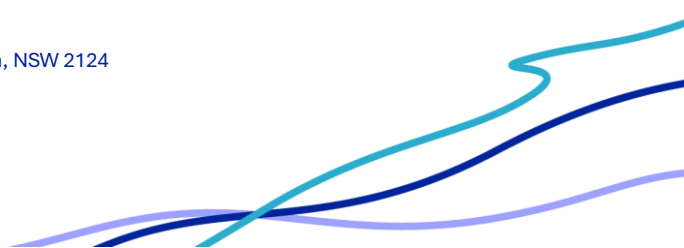
Thank you for notifying Sydney Water of SSD-89673472 at 2 Cambridge Avenue, Glenfield, which proposes the construction and operation of a warehouse and distribution facility with ancillary offices, food and drink premises, road and stormwater infrastructure and landscaping. Sydney Water has reviewed 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 and Wastewater Servicing

- The development is currently located **outside** of any Water Supply Zones.
- The development is part of the Glenfield wastewater catchment and Malabar system and will be serviced by the Glenfield Water Resource Recovery Facility.
- An options assessment is currently being undertaken by the proponent to determine appropriate servicing solutions as part of Sydney Water case number 222526 (CN222526). The outcome of this study is anticipated to be finalised by Q4 2026.
- **Sydney Water cannot support the proposal until the outcomes of the Options Report is finalised or an assessment for 'Precinct 1' is complete to the satisfaction of Sydney Water.**
- The proponent had been advised that there may be an opportunity for servicing of Precinct 1 to be progressed ahead of the broader options planning process, however, **a Feasibility application would** need to be lodged. Sydney Water's records indicate this has not yet been lodged. Notwithstanding this, the outcomes of this may be that detailed options planning may still be required.

Next steps

- The Department of Planning, Housing and Infrastructure is advised to **defer** SSD-89673472 and re-refer once the outcomes of the Final Options Report is complete. This is anticipated to be finalised by Q4 2026.



- 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 Account Manager under CN 222526. Should the Department require further information, please contact Joanne Chan from the Growth Analytics Team at urbangrowth@sydneywater.com.au.

Yours sincerely,



Kristine Leitch

Manager, Growth Analytics and Strategic Partnerships
Growth and Development
Water and Environment Services
Sydney Water, 1 Smith Street, Parramatta NSW 2150

Enclosed:

- Sydney Water Development Application Information Sheet (for proponent)