



30 May 2025

Our reference: 224135, 214776, 214775, 214774

Andrew Watson

Department of Planning, Housing and Infrastructure
thomas.a.wilson@dpie.nsw.gov.au

**RE: State Significant Development Application SSD-77211717 at Lot 303
Croatia Avenue, Edmondson Park (proposed by Landcom)**

Thank you for notifying Sydney Water of SSD-77211717 at Lot 303 Croatia Avenue, Edmondson Park, which proposes the construction of a nine-storey building comprising **58 affordable housing units and a GFA of 4,564m²**.

The development from this proposal will facilitate in the growth of Landcom's Edmondson Park Town Centre North project, located within the Edmondson Park South area. The proposed works under this SSDA are consistent with the recently approved 'Edmondson Park South Concept Plan Mod 5' under MP 10_0118 MOD 5.

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.

Critical asset – Potable Water

- Sydney Water has identified a DN 375/400 watermain within the boundaries of the proposed development.
- Based on the documents supplied, the proposed development will impact this critical asset.
- **No building, structures or landscaping are permitted to be built over our watermains.**
- To ensure the protection and access of our critical assets, the proponent will need to amend their proposed development to satisfy [Sydney Water's Building over and adjacent to pipe assets](#) guidelines and [Specialist Engineering Assessment procedure](#).
- Discussions with Sydney Water regarding possible adjustment, deviation, and/or relocation of our critical assets will be required.

Water, Wastewater and Recycled Water Servicing

- Extensive discussions between the proponent and Sydney Water have been carried out regarding the provision of water and wastewater servicing within the Edmondson Park Town Centre North Precinct. Sydney Water requests continuing engagement with the proponent through existing related cases and/or future applications.
- Amplifications, adjustments, deviations and/or minor extension works may be required.
- Detailed requirements will be provided at the Section 73 application stage.

Next steps

- The proposed development will be built over our critical assets. Given the complexity of the proposed development and site, **Sydney Water request the Department to defer approval of this development application** until the proponent has submitted an Adjustment/Deviation case via their Water Servicing Coordinator and an appropriate design has been endorsed. This case should be submitted as soon as possible to allow sufficient time for potential lengthy design reviews.
- As part of the proponent's adjustment and deviation application case, it is requested the proponent prepares amended plans that indicate the location of our asset against their development for us to understand the extent of impact.

If the proponent has any questions, they should contact their Sydney Water Account Manager Nicholas McLachlan at Nicholas.McLachlan@sydneywater.com.au or their Sydney Water case managers. Should the Department require further information, please contact Fiona Feng 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)

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. 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](#).

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