



3 July 2025

Our reference: 217641

**Michelle Niles**

Department of Planning, Housing and Infrastructure  
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**RE: State Significant Application SSD-80904224 at 93 Bridge Road, Westmead (HDA)**

Thank you for notifying Sydney Water of SSD-80904224 at 93 Bridge Road, Westmead, which proposes demolition of existing structures, construction of 2 residential towers, car parking basement, associated landscaping, communal open space, and extension of physical infrastructures as required. The proposed development will deliver 549 apartments and a total Gross Floor Area (GFA) of 40,543m<sup>2</sup>.

Planning Proposal PP-2023-2810 is on exhibition concurrently to amend the planning controls on site. SSD-80904224 will utilise the NSW Government's 30% height and FSR bonus on top of the planning controls proposed under PP-2023-2810 to deliver the proposed development.

A Feasibility Application under Sydney Water case number 217641 (CN217641) was lodged late last year for approximately 608 apartments. The Feasibility Advice Letter for CN217641 was issued on 21 November 2024. The advice remains applicable.

**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.

**Water Servicing**

- The proposed development is in Mt. Dorothy Water Supply Zone (WSZ).
- Our preliminary assessment indicates that water servicing should be available for the proposed development.
- Amplifications, adjustments, deviations and/or extensions will be required.
- Detailed requirements will be provided at the Section 73 application stage.

## Wastewater Servicing

- Wastewater servicing should be available to the site.
- However, a preliminary assessment identified wastewater capacity constraints downstream of the site, including the presence of a high-risk Category 1 overflow that may be impacted by the proposed growth.
- Hydraulic modelling will be required to understand the impact of the proposed growth on this Category 1 overflow. If there is increase in overflows, the hydraulic consultant will need to undertake an Options Assessment to identify works needed to ensure no further deterioration of the overflow.
- Amplifications, adjustments, deviations and/or minor extensions may be required.
- Detailed requirements will be provided at the Section 73 application stage.

## Next steps

- Given the scale and complexity of the proposed development, it is recommended that an **Anticipated Section 73 application** is submitted with Sydney Water. **Anticipated Section 73 applications can be registered with Sydney Water once a development application has been lodged with the relevant consent authority.**
- The proponent must engage an approved hydraulic consultant to conduct wastewater modelling and confirm whether there will be an increase in the frequency or volume of Category 1 overflows due to the proposed growth. If there is an increase, the consultant must carry out an Options Assessment to identify works needed to ensure no deterioration will occur in conditions at the overflows.
- 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 ApprovalFurther 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. Should the Department require further information, please contact Joanne Chan from the Growth Analytics Team at [urbangrowth@sydneywater.com.au](mailto:urbangrowth@sydneywater.com.au).

Yours sincerely,



**Kristine Leitch**

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**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. 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](#).

**Sydney Water Corporation** ABN 49 776 225 038

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