



13 February 2025

Our reference: 221386

### State-Led Rezoning

Department of Planning, Housing and Infrastructure  
[rezoningpathways@dpie.nsw.gov.au](mailto:rezoningpathways@dpie.nsw.gov.au)

## RE: Homes NSW Bunnerong Road Planning Proposal at 47-55 Bunnerong Road, Kingsford

Thank you for notifying Sydney Water of the planning proposal at 47-55 Bunnerong Road, Kingsford, which proposes amendments to the Randwick Local Environmental Plan 2012 to increase the maximum building height from three storeys to approximately eight storeys. This will allow for the redevelopment of the site to deliver approximately **185 new apartments**, with up to 50% of homes to be provided as new social and affordable housing. We have reviewed the application based on the information supplied and provide the following comments for your information to assist in understanding the servicing needs of the proposed development.

### 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 **anticipated ultimate and annual growth data** for this development as outlined in the enclosed Growth Data Form.

### Water Servicing

- The development is located within the Centennial Park Water Supply Zone.
- Preliminary assessment indicates the current system has capacity to service the development.
- Amplifications, adjustments, deviations and/or minor extensions may be required.
- Detailed requirements will be provided at the Section 73 application stage.

### Wastewater Servicing

- The development site is within the Randwick SCAMP and within the Botany system.
- Preliminary assessment indicates the current system has capacity to service the development.
- Amplifications, adjustments, deviations and/or minor extensions may be required.
- Detailed requirements will be provided at the Section 73 application stage.

### Protection of Assets

This letter constitutes high-level initial advice only. Further advice from Sydney Water may be offered during the exhibition, the Feasibility or, Section 73 stages with regards to the protection of our existing and proposed assets/easements and any requirements pertaining to building over or adjacent to Sydney Water assets. These aspects will be investigated as

we receive more detail, and specific protection requirements, objections or amendments will be documented as they progress.

### Next steps

- The proponent should complete and return the enclosed Growth Data Form as part of their future Section 73 application submission. The Growth Data Form should be updated promptly with Sydney Water in case of changes or every six months.
- The Department is advised to forward the enclosed *Sydney Water Planning Proposal 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 further information on Infrastructure Contributions.

The development servicing advice provided is not formal approval of our servicing requirements and is based on the best available information at the time of referral (e.g. planning proposal). It is important to note that this information can evolve over time in tandem with the progression of other development projects in the catchment, changes within the local systems and receiving works. This is particularly important in systems with limited capacity. Furthermore, Sydney Water does not reserve or hold capacity for proposed developments, regardless of whether the area has been rezoned or not. To ensure accuracy and alignment with current conditions, it is best to approach Sydney Water for an updated capacity assessment particularly if a referral response letter is more than 12 months old.

Should the proponent require further information, please contact the Growth Planning Team at [urbangrowth@sydneywater.com.au](mailto:urbangrowth@sydneywater.com.au).

Yours sincerely,



### Kristine Leitch

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Growth and Development  
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### Enclosed:

- Sydney Water Planning Proposal Information Sheet (for proponent)
- Sydney Water Growth Data Form