

20 November 2023

Our Ref: 210923

**Cameron Brooks**  
Planning Officer  
Eastern and South Districts  
Department of Planning and Environment  
[REDACTED]

### **RE: Rezoning Proposal at Explorer Street Everleigh**

Thank you for notifying Sydney Water of the rezoning proposal listed above. The Explorer Street rezoning proposal seeks to amend the Sydney Local Environment Plan 2012 to enable the development of up to 400 new homes under the following planning controls.

- R1 Residential and RE1 Public Recreation zones.
- increased building height limits between 3m and RL60.7m (13 storeys).
- increased floor space ratio of 2.94:1.
- requirement for 20% of floor space to be used as affordable housing and 30% of floor space as social housing.

Sydney Water provides the following comments for your information to assist in planning the servicing needs of the proposed development.

#### **Water and wastewater servicing**

- The water and wastewater system should have adequate capacity to service the proposed development.
- Amplifications, adjustments, and/or minor extensions may be required.

#### **Stormwater**

- As per the submitted concept plans, a 900mm Sydney Water stormwater pipe is located at South Sydney Rotary Park within the development site boundary.
- Sydney Water has noted that the proposed building works are away from this 900mm stormwater pipe. However, for any work within the South Sydney Rotary Park, consideration needs to be given to the likely impact on the 100-year-old stormwater pipe in question.

#### **Asset protection**

- Part of the site (Lot 122 DP1030021) is traversed by a 225mm CICL water main. It does not appear the proposed development will take place within the lot in question. However, for any future developments building adjacent to or over the 225mm water main, adjustment or deviation will be required for any assets deemed to be impacted.
- The site is burdened by a number of wastewater mains including 375mm and 150mm wastewater reticulations on both the north and south of the Explorer St development. Due to the potential risk of damage to the wastewater asset, as well as the proposal resulting in impaired maintenance access to the asset, Sydney Water recommends that

the proponent comply with the [Technical Guidelines for building over/adjacent to Sydney Water assets](#) when developing their design plans and engage a Water Servicing Coordinator (WSC) to understand any additional works required to facilitate their development.

### Trade wastewater requirement

- If this proposed development is going to generate trade wastewater, the developer must submit an application requesting permission to discharge trade wastewater to Sydney Water's wastewater system. Applicant must wait for approval and issue of a permit before any business activities can commence.
- The permit application can be made on Sydney Water's web page through Sydney Water Tap In. <http://www.sydneywater.com.au/tapin/index.htm>

### Growth Data

- Sydney Water supports government-backed growth initiatives within our area of operations and endeavours to provide services in a timely and prudent manner that delivers cost effective water and wastewater infrastructure whilst not impacting our current customer base economically, environmentally, or unduly impacting current service levels.
- In order to fully support all growth and developments and to fully assess proposed developments, we require the anticipated ultimate and annual growth data for this development as noted in the attached appendix, to be fully populated and returned to Sydney Water.
- Sydney Water acknowledges that timescales and final growth numbers may alter however, in order to provide robust servicing advice and to investigate the potential for staged servicing to meet timescales, we require a realistic indication of demand and timescales. Failure to provide this may result in Sydney Water being unable to formulate proper planning requirements. **The growth data should be completed and returned to Sydney Water via [urbangrowth@sydneywater.com.au](mailto:urbangrowth@sydneywater.com.au) referencing the case(s) above and be provided within 4 weeks of this letter.**

### Next steps

- The proponent is advised to complete and return the enclosed growth data form to Sydney Water via [urbangrowth@sydneywater.com.au](mailto:urbangrowth@sydneywater.com.au) within four weeks of this letter via a feasibility application.
- It is recommended that the proponent engage a WSC as early as feasible to assist with their design process prior to the submission of any development applications for the site.

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 an approval letter is more than 12 months old.

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

Yours sincerely,



**Kristine Leitch**

Commercial Growth Manager

City Growth and Development, Business Development Group

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**Enclosed. Sydney Water Growth Data Form**