

Attachment B

Sydney Water Correspondence

Jessica Joseph

From: Fiona Feng <FIONA.FENG@sydneywater.com.au>
Sent: Wednesday, 18 June 2025 5:34 PM
To: Jessica Joseph
Cc: UrbanGrowth
Subject: RE: [External] URGENT - CNR-77983 - D/2024/1208 - 923-935 Bourke Street Waterloo

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Hi Jessica,

Thanks for your time on the phone earlier.

As discussed, the DN450 trunk wastewater main services 1484 properties upstream. The DN1350 trunk watermain functions to bulk transport drinking water to the area. Both assets are critical in servicing the surrounding area and there is a risk that significant amendments to this development application may be required, resulting in additional work for the developer (modification applications, redesign). At this time, we do not have enough information to determine whether the proposed basement design and indicative sewer diversion strategy provided will be permitted or is feasible which is why we had recommended in principle approval of a concept wastewater servicing strategy prior to DA approval.

As noted in the 2020 advice, building over the DN450 trunk wastewater asset will not be permitted due to the possible impacts to over 1484 properties upstream, as well as risk to Sydney Water. Deviation of this asset will be required, and there may be significant timeframes associated with the assessment of this due to the criticality and age of the asset.

While we can support both deferred commencement and standard 'prior to the issue of a Construction Certificate' conditions, there is a risk that if the basement design and sewer diversion strategy are found to not be feasible, significant variations to the proposal may be required.

Regardless of the outcome, the developer must submit their sewer diversion strategy as soon as possible. The nature and age of the assets will likely result in longer than normal Sydney Water assessment timeframes.

Please do not hesitate to contact me if you have any questions.

Kind regards,

Fiona Feng
Growth Intelligence Consultant
Growth and Development

Phone 0427 401 946
fiona.feng@sydneywater.com.au

Sydney
WATER

Jessica Joseph

From: Fiona Feng <FIONA.FENG@sydneywater.com.au>
Sent: Thursday, 19 June 2025 12:11 PM
To: Jessica Joseph
Cc: UrbanGrowth
Subject: RE: [External] URGENT - CNR-77983 - D/2024/1208 - 923-935 Bourke Street Waterloo

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Hi Jessica,

Thanks for your time on the phone. I have included our standard recommended development conditions below:

Prior to the issue of an Occupation/Subdivision Certificate:

Section 73 Compliance Certificate (remove if not applicable)

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](#).

As noted above, Building Plan Approval will be required prior to the issue of a Construction Certificate. The Building Plan Approval for the development will be based on the deviation of the wastewater asset, so some kind of approval for the deviation works will be required prior to Building Plan Approval being issued. We can support removal of the specifics (in principle approval of concept wastewater strategy prior to CC) as this should be covered by the Building Plan Approval.

Let me know if you require any further information, happy to discuss.

Kind regards,

Fiona Feng

Growth Intelligence Consultant

Growth and Development

Phone 0427 401 946

fiona.feng@sydneywater.com.au



Sydney Water respectfully acknowledges the traditional custodians of the land and waters on which we work, live and learn. We pay respect to Elders past and present.

[Read more](#) about our commitment to reconciliation.



At Sydney Water, we work flexibly. If you receive my email outside of normal business hours I don't expect you to read it or reply until it is within a flexible time that suits you.
