



5 August 2025

Our reference: 225670, 217025, 214636

**Shruthi Sriram**

Senior Planning Officer

Department of Planning, Housing and Infrastructure

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**RE: Rezoning Review RR-2025-4 at 80 Silverdale Road, The Oaks (PP-2024-1116)**

Thank you for consulting with Sydney Water on the rezoning review request RR-2025-4 at 80 Silverdale Road, The Oaks, which proposes a review of a planning proposal for the following amendments to the Wollondilly LEP 2011:

- Rezone the site from RU2 Rural Landscape to part R5 Large Lot Residential and part RU2 Rural Landscape.
- Introduce a minimum lot size of 4,000m<sup>2</sup> for the proposed R5 zone and retain the 40ha minimum for the RU2 zone.
- Amend the maximum height of buildings to 9m

The proposal seeks to facilitate increased housing opportunities in The Oaks. A concept subdivision has been prepared for the site, indicating a yield of nine large residential lots.

Sydney Water has reviewed the rezoning review documents and provides the following comments to assist in progressing the lodgement and in understanding the servicing needs of the proposed development.

**Water Servicing**

- The majority of the site is located outside the Oakdale Water Supply Zone (WSZ).
- Preliminary assessment indicates that the system currently has capacity to service the proposed nine residential lot yield.
- Capacity assessment of the existing watermain along Silverdale Road will be undertaken at the Section 73 application stage after development applications have been lodged.

**Wastewater Servicing**

- The majority of the site is located outside the West Camden wastewater catchment.
- Upgrades to the West Camden Water Recycling Plant (WRP) were completed in June 2025.
- Preliminary assessment indicates that the WRP has capacity to service the proposed nine residential lot yield.
- Capacity assessment of the downstream network will be undertaken at the Section 73 application stage after development applications have been lodged.

## 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 planning proposal submission.
- The Department of Planning, Housing and Infrastructure (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 provides more 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.

If the proponent has any questions, they should contact their Sydney Water case manager once an application is lodged. Should the Department require further information, please contact Fiona Feng 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 Planning Proposal Information Sheet (for proponent)
- Sydney Water Growth Data Form

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