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Our Ref: 191544

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Industry Assessments

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**RE: State Significant Development – SSD-9138102 Westlink Industrial Estate at 290-308 Aldington Road, 59-62 Abbots Road and 63 Abbots Road**

Thank you for notifying Sydney Water of the above SSD, which proposes the construction of an industrial estate with seven warehouse buildings comprising 151,735sqm of warehouse and distribution centre floorspace with 6,200sqm ancillary office floorspace and a 200sqm cafe building. Sydney Water reviewed the application based on the information supplied and provided servicing comments on the 20<sup>th</sup> July to assist planning the servicing needs of the proposed development. We have noted however that we had included an incorrect draft of the Recycled Water network and so now provide an updated servicing letter to incorporate this amendment. All servicing intel remains the same as the 20/07/21 letter and is noted below but now includes the updated network (please see figure one for an updated draft recycled water network plan).

This development is located within the Mamre Road precinct. Sydney Water's servicing requirements for this proposed development are provided under the Anticipated Notice of Requirements for the Section 73 application that the proponent has already lodged with us – CN 191544. Or any future or linked Notice of Requirements. A summary of our servicing requirements within the Notice of Requirements attached to CN 191544 are provided below.

**1. Potable Water Servicing**

The proposed development is currently located within Cecil Park **Reduced** Water Supply Zone (WSZ) and is part of Prospect South Delivery System.

**Cecil Park WSZs are currently supplied with rural drinking water infrastructure and do not have capacity to service developments within Mamre Road precinct prior to delivery of major system amplifications.**

Sydney Water are currently delivering the following trunk drinking water infrastructure to increase supply to the area –

- Rising Main (DN900) and pump WP0433 and 60ML reservoir at Liverpool
- DN1200/DN1050 from Cecil Park reservoir up to Western Rd, with offtakes at Range Rd and Western Rd connecting existing mains in Elizabeth Drive

This work is in delivery and proposed to be operational in c2022.

Additional amplification works are also required to service the Mamre Road precinct –

- DN300 lead-in main from Erskine Park Elevated WSZ - Developer delivered by c 2021.
- DN300 lead-in extension from Cecil Park Remainder zone – Developer delivered by c 2021

Additional Amplification works required to service this development under Case 191229 –

- ~400m of DN300 amplification main along Aldington Ave and DN250 Tee
- Installation of Dividing Valves (DV) to be installed to separate supply between water supply zones (WSZ)

**Both the above Sydney Water and Developer delivered amplification works are required to be delivered prior to servicing being available for this development.**

Precinct trunk drinking water mains and reticulation mains are required to be sized as per the WSAA code. Reticulation sizing above the code (DN250 Tee) and indicative location for DVs, will be confirmed at detailed design.

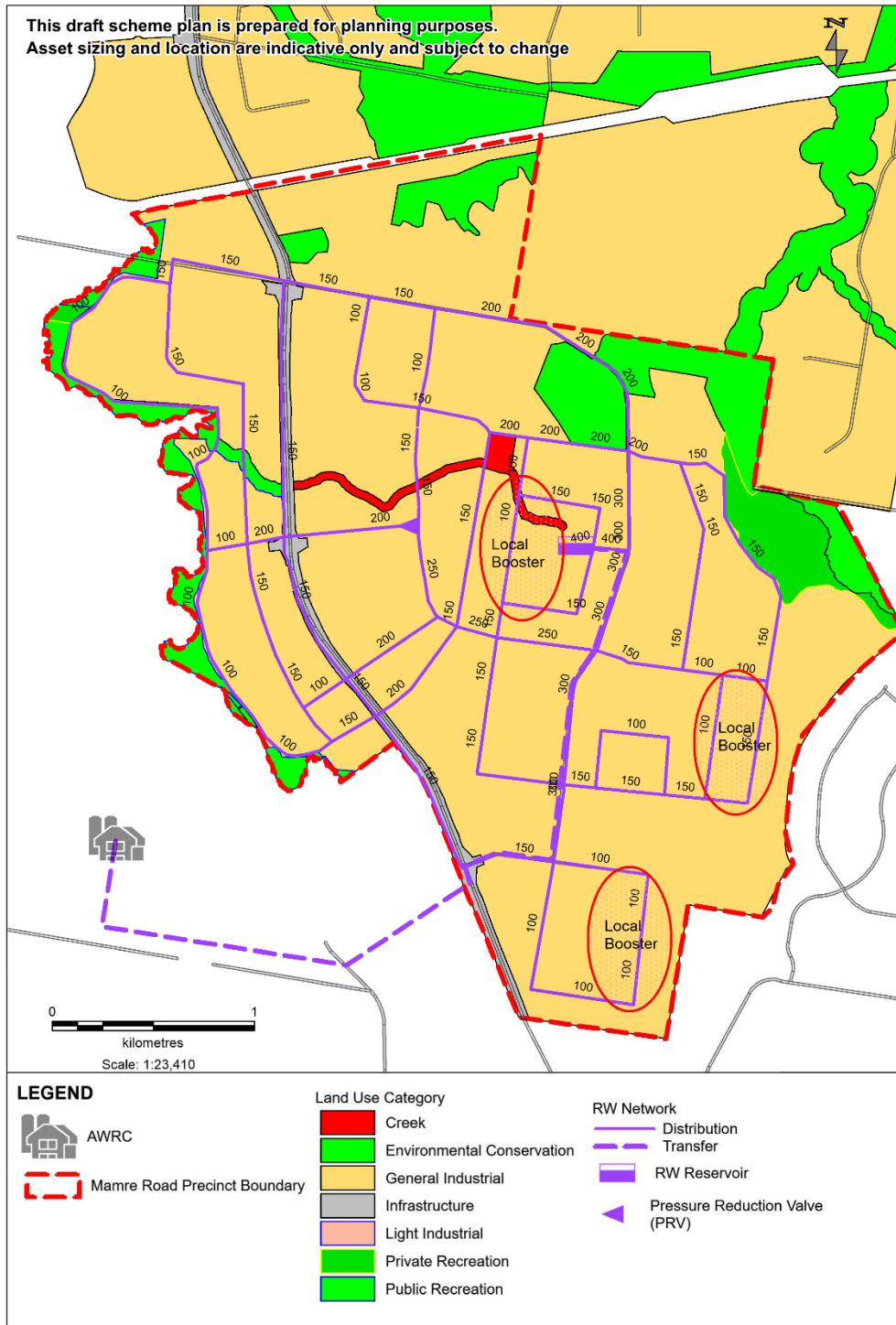
## **2. Recycled Water Servicing**

Recycled water for non-drinking water uses will be provided in the Mamre Road Precinct. The Integrated Water Servicing Options analysis is currently underway. It will determine the extent to which recycled stormwater is integrated with recycled wastewater. Sydney Water is currently preparing a Development Servicing Plan (DSP) for the Mamre Road Precinct. This will include Developer Charges for the provision of recycled water services to the Precinct.

### **2.1 Recycled Water Main extension**

Figure 1 highlights the draft recycled water scheme plan for the Mamre Road Precinct. It is subject to change depending on the outcome of the Integrated Water Servicing options analysis. Sydney Water will confirm the requirement for recycled water connections on finalisation of the scheme plan for the Precinct. It is likely that the requirements will be a combination of the following:

- Each lot in the subdivision must have a frontage to a recycled water main that is the right size and can be used for connection of the lot to the recycled water main; and
- The proponent must construct a recycled water main extension to serve the lots appropriately. The extension must comply with the standards for Dual Water Reticulation Systems.



**Figure 1 – DRAFT Mamre Road recycled water scheme plan**

### 3. Wastewater Servicing

The Mamre Road precinct does not have wastewater servicing available.

This development is located within the proposed wastewater pumping station SP1222 catchment via proposed trunk wastewater carriers. The pumping station will be required to transfer flows to

St Marys wastewater network for interim servicing to c2026 and after this time it is intended for the pumping station to transfer flows south to the proposed Upper South Creek Advanced Water Recycling Centre. This is due to capacity constraints in the St Marys wastewater network:

- Sydney Water currently are in concept design phase for the pumping station and carriers. Concept design will include environmental approvals, geotechnical investigations, and surveys. It is critical that we receive adequate growth demand data for the proposed development to be able to consider the demand on the interim and ultimate servicing.
- The delivery date for servicing the western catchment is planned for c2023/24 and is subject to funding approval.

#### 4. Stormwater

If Sydney Water is nominated as the trunk drainage manager in the Mamre Road Precinct, then Sydney Water will confirm the requirements for trunk drainage services needed to be delivered before a Section 73 certificate can be issued. This may include trunk drainage channels as well as stormwater treatment and storage to facilitate precinct wide stormwater harvesting integrated with recycled wastewater. The Integrated Water Servicing Options analysis is currently underway in collaboration with the Department of Planning, Industry and Environment. This analysis will determine the extent to which recycled stormwater is integrated with recycled wastewater. More information surrounding the outcome of this discussion with the Department of Planning, Industry and Environment will be released once it is available.

Evidence may also be required by Sydney Water to demonstrate how the development has met the current waterway health and flood management requirements as specified in the Development Control Plan (DCP).

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](#).

Further advice and requirements for this proposal are in Attachments 1 & 2. If you require any further information, please contact the Growth Planning Team at [urbangrowth@sydneywater.com.au](mailto:urbangrowth@sydneywater.com.au).

Yours sincerely,



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## Attachment 1

### Sydney Water Servicing

A Section 73 Compliance Certificate under the Sydney Water Act 1994 must be obtained from Sydney Water.

The proponent is advised to make an early application for the certificate, as there may be water and wastewater pipes to be built that can take some time. This can also impact on other services and buildings, driveways or landscape designs.

Applications must be made through an authorised Water Servicing Coordinator. For help either visit [www.sydneywater.com.au](http://www.sydneywater.com.au) > Plumbing, building and developing > Developing > Land development or telephone 13 20 92.

### Building Plan Approval

The approved plans must be submitted to the Sydney Water [Tap in™](#) online service to determine whether the development will affect any Sydney Water sewer or water main, stormwater drains and/or easement, and if further requirements need to be met.

The [Tap in™](#) service provides 24/7 access to a range of services, including:

- building plan approvals
- connection and disconnection approvals
- diagrams
- trade waste approvals
- pressure information
- water meter installations
- pressure boosting and pump approvals
- changes to an existing service or asset, e.g. relocating or moving an asset.

Sydney Water's [Tap in™](#) online service is available at:

<https://www.sydneywater.com.au/SW/plumbing-building-developing/building/sydney-water-tap-in/index.htm>

Sydney Water recommends developers apply for Building Plan approval early as in some instances the initial assessment will identify that an Out of Scope Building Plan Approval will be required.

### Out of Scope Building Plan Approval

Sydney Water will need to undertake a detailed review of building plans:

1. That affect or are likely to affect any of the following:
  - Wastewater pipes larger than 300mm in size
  - Pressure wastewater pipes
  - Drinking water or recycled water pipes
  - Our property boundary

- An easement in our favour
  - Stormwater infrastructure within 10m of the property boundary.
2. Where the building plan includes:
- Construction of a retaining wall over, or within the zone of influence of our assets
  - Excavation of a basement or building over, or adjacent to, one of our assets
  - Dewatering – removing water from solid material or soil.

The detailed review is to ensure that:

- our assets will not be damaged during, or because of the construction of the development
- we can access our assets for operation and maintenance
- your building will be protected if we need to work on our assets in the future.

The developer will be required to pay Sydney Water for the costs associated with the detailed review.

## Attachment 2

### Requirements for **Business Customers for Commercial and Industrial Property Developments.**

#### **Trade Wastewater Requirements**

If this development is going to generate trade wastewater, the property owner must submit an application requesting permission to discharge trade wastewater to Sydney Water's sewerage system. You must obtain Sydney Water approval for this permit before any business activities can commence. It is illegal to discharge Trade Wastewater into the Sydney Water sewerage system without permission.

The permit application should be emailed to Sydney Water's [Business Customer Services](mailto:businesscustomers@sydneywater.com.au) at [businesscustomers@sydneywater.com.au](mailto:businesscustomers@sydneywater.com.au)

A Boundary Trap is required for all developments that discharge trade wastewater where arrestors and special units are installed for trade wastewater pre-treatment.

If the property development is for Industrial operations, the wastewater may discharge into a sewerage area that is subject to wastewater reuse. Find out from Business Customer Services if this is applicable to your development.

#### **Backflow Prevention Requirements**

Backflow is when there is unintentional flow of water in the wrong direction from a potentially polluted source into the drinking water supply.

All properties connected to Sydney Water's supply must install a testable Backflow Prevention Containment Device appropriate to the property's hazard rating. Property with a high or medium hazard rating must have the backflow prevention containment device tested annually. Properties identified as having a low hazard rating must install a non-testable device, as a minimum.

Separate hydrant and sprinkler fire services on non-residential properties, require the installation of a testable double check detector assembly. The device is to be located at the boundary of the property.

Before you install a backflow prevention device:

1. Get your hydraulic consultant or plumber to check the available water pressure versus the property's required pressure and flow requirements.
2. Conduct a site assessment to confirm the hazard rating of the property and its services. Contact PIAS at NSW Fair Trading on 1300 889 099.

For installation you will need to engage a licensed plumber with backflow accreditation who can be found on the Sydney Water website:

<http://www.sydneywater.com.au/Plumbing/BackflowPrevention/>

## Water Efficiency Recommendations

Water is our most precious resource and every customer can play a role in its conservation. By working together with Sydney Water, business customers are able to reduce their water consumption. This will help your business save money, improve productivity and protect the environment.

Some water efficiency measures that can be easily implemented in your business are:

- Install water efficiency fixtures to help increase your water efficiency, refer to WELS (Water Efficiency Labelling and Standards (WELS) Scheme, <http://www.waterrating.gov.au/>
- Consider installing rainwater tanks to capture rainwater runoff, and reusing it, where cost effective. Refer to <http://www.sydneywater.com.au/Water4Life/InYourBusiness/RWTCalculator.cfm>
- Install water-monitoring devices on your meter to identify water usage patterns and leaks.
- Develop a water efficiency plan for your business.

It is cheaper to install water efficiency appliances while you are developing than retrofitting them later.

## Contingency Plan Recommendations

Under Sydney Water's [customer contract](#) Sydney Water aims to provide Business Customers with a continuous supply of clean water at a minimum pressure of 15meters head at the main tap. This is equivalent to 146.8kpa or 21.29psi to meet reasonable business usage needs.

Sometimes Sydney Water may need to interrupt, postpone or limit the supply of water services to your property for maintenance or other reasons. These interruptions can be planned or unplanned.

Water supply is critical to some businesses and Sydney Water will treat vulnerable customers, such as hospitals, as a high priority.

Have you thought about a contingency plan for your business? Your Business Customer Representative will help you to develop a plan that is tailored to your business and minimises productivity losses in the event of a water service disruption.

For further information please visit the Sydney Water website at:

<http://www.sydneywater.com.au/OurSystemsandOperations/TradeWaste/> or contact Business Customer Services on 1300 985 227 or [businesscustomers@sydneywater.com.au](mailto:businesscustomers@sydneywater.com.au).