

22 December 2020

Our Ref: 184907

Bruce Zhang MPIA

Senior Environmental Assessment Officer
Industry Assessments
Department of Planning, Industry and Environment
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RE: State Significant Development – SSD-10448 Aspect Industrial Estate at 788-864 Mamre Road, Kemps Creek

Thank you for notifying Sydney Water of SSD-10448, which proposes the approval for earthworks, infrastructure and roads across the entire site, and the staged construction of warehouse and logistics facilities with associated car parking across 11 developable lots. This will facilitate 58,257 sqm of office and warehouse space. Sydney Water has reviewed the application based on the information supplied and provides the following comments to assist in planning the servicing needs of the proposed development.

Sydney Water notes this proposed development is located within the Mamre Road precinct which has been rezoned by the DPIE. The proponent, Mirvac, has already lodged a Feasibility study with Sydney Water under CN 184907, and a summary of the servicing requirements provided within this case as well as an update on the Recycled water position for this proposed development are as follows:

Water Servicing

- The existing rural water supply system **does not have capacity** to service this development.
- Sydney Water plans to deliver trunk drinking water infrastructure to increase supply to service the Mamre Road precinct by about **2023**.
- This infrastructure includes a 60ML reservoir, DN1200/1050/900/500 trunk water mains and Water Pumping Station.
- Drinking water servicing prior to Sydney Water delivery of trunk infrastructure will require interim servicing via ~1km of DN300 extension from the Erskine Park elevated reservoir zone located to Bakers Lane.
- Each lot in the subdivision must have a frontage to a water main that is the right size and can be used for connection.

Recycled Water Servicing

- Sydney Water are currently developing an integrated water servicing scheme as part of the Mamre and Aerotropolis' precinct planning process. This is part of our strategy to deliver sustainable urban water services including recycled water for new homes and businesses in Western Sydney. Renee Ingram, Renee.Ingram@sydneywater.com.au is liaising with Catherine Van Laeren (DPIE) on the State Environmental Planning Policy (SEPP) requirements.

- In December Sydney Water wrote to The Mamre Road Landowners Group, of which Mirvac is a member, to advise that Sydney Water will be progressing with recycled water in the Mamre precinct and as a result the Mamre precinct will require reticulation for recycled water to be installed. A briefing will be held in early 2021 and we advise the proponent to attend this or contact Chris.Gantt@sydneywater.com.au for more information

Wastewater Servicing

- There are **currently no wastewater services available** to service the proposed development.
- The development is located in the 'Western Catchment' of the Mamre Road precinct and will drain to a proposed pumping station and transferred via a pressure main to St Marys Wastewater Treatment Plant as an interim solution.
- This infrastructure is forecast to be **delivered by 2023**, pending funding approvals and construction timeframe feasibility.
- The development will ultimately be serviced by the new Upper South Creek Advanced Water Recycling Centre after 2026 – there will be no change to connection requirements at that time.
- Sydney Water will work with Mirvac to identify an appropriate interim wastewater servicing agreement for their development, as part of the overall works required to connect to the pressure main.

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.

Yours sincerely,



Kristine Leitch

Growth Intelligence Manager

City Growth and Development, Business Development Group

Sydney Water, 1 Smith Street, Parramatta NSW 2150

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 > 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 Sydney Water [Tap in™](#) online self-service replaces our Quick Check Agents as of 30 November 2015.

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>

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

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.