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Our reference: 218961, 209117, 193703

**Ingrid Zhu**

Department of Planning, Housing and Infrastructure

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**RE:Amendment Report SSD-30759158 'Minarah College' at 268-278 Catherine Fields Road, Catherine Fields**

Thank you for notifying Sydney Water on the Amendment Report on SSD-30759158 at 268-278 Catherine Fields Road, Catherine Fields, which proposes changes to the Minarah College project. Key changes proposed in this report sees the reductions in the following:

- Number of students from 1580 to **980 students**
- Total GFA from 13,109m<sup>2</sup> to 11,746m<sup>2</sup>
- Project sequencing from 5 to 4 stages

Sydney Water has reviewed the application based on the information supplied and provide the following comments to assist in understanding the servicing needs of the proposed development.

**Water Servicing**

- The proposed development is in Leppington Water Supply Zone (WSZ). This WSZ currently has limited trunk capacity to service growth.
- Planning work for the Greater Macarthur area identified the network requirements to service growth in the Leppington WSZ from around 2030. Sydney Water is finalising the Delivery Program for the Stage 1 of the Leppington trunk infrastructure upgrades. Once the above is completed the system will have capacity to service the proposed development.
- **As part of this application to connect pre-2030, the proponent has proposed a new authority water meter, break tank and potable cold water pump set as a temporary solution to reduce the peak demand on Sydney Water's water network during current peak demand periods.**
- The estimated average day demand for **980 students plus 51 staff members** is 20.62 kL/d or 0.24 L/s (assuming 20 L/person/day as per SWC guidelines). Based on these figures, the proposed 35 kL tank can maintain the supply for approximately 1 day. If the developer wants to connect to Sydney Water before the trunk infrastructure upgrades are completed around 2030, and to protect the upstream network, the tank can only be filled between 9 pm and 5 am.
- The final infrastructure requirements to service this development can be confirmed at Section 73 stage, however, Sydney Water advocates that an earlier feasibility application or early engagement directly with Sydney Water is carried out, to reduce delays whilst details are determined, and as we do not hold capacity for proposed developments without an approved Sydney Water application.

**Wastewater Servicing**

- The applicant has noted that they have proposed **on-site wastewater** to permanently service the site as a response to the uncertainty around wastewater servicing at the site and

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surrounds. However, should there be connections, the applicant wishes to eventually connect to Sydney Water's assets once available.

- Sydney Water has no objection with on-site arrangements and has no further comments. However, regarding any possible future connection to our Sydney Water's wastewater network, it will be dependent upon infrastructure delivery as stated below:
- The proposed development is within proposed Catherine Fields Gravity Carrier catchment running from existing SP1198 to proposed SP1244.
- The gravity main shall transfer flow to Upper South Creek Advanced Water Recycle Centre (USC AWRC) via SP1244.
- Target delivery of the proposed gravity trunk carrier and SP1244 is 2028/29 subject to approved delivery funding.

### Next steps

- Should the Department decide to progress with the subject development application, Sydney Water would require the following conditions be included in the development consent.
  - Section 73 Compliance Certificate
  - Building Plan Approval

Further details of the conditions can be found in **Attachment 1**.

- Given the scale and complexity of the proposed development, further investigations will be required to determine the detailed servicing requirements for this site. It is recommended that a Water Servicing Coordinator is engaged as soon as possible, and a **Feasibility** application is submitted to Sydney Water as soon as possible to prevent unnecessary delays.
- DPHI is advised to forward the enclosed *Sydney Water Development Application 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.

**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](#).

DPHI can read further advice on requirements for this proposal in Attachments 1 and 2. If the proponent has any questions, they should contact their Sydney Water case manager once a Feasibility is lodged. Should DPHI require further information, please contact the Growth Planning Team at [urbangrowth@sydneywater.com.au](mailto:urbangrowth@sydneywater.com.au).

Yours sincerely,



**Kristine Leitch**

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Growth and Development  
Water and Environment Services  
Sydney Water, 1 Smith Street, Parramatta NSW 2150

### Enclosed:

- [Sydney Water Development Application Information Sheet \(for proponent\)](#)

## Attachment 1 – Recommended Development Conditions

Prior to the issue of an Occupation/Subdivision Certificate:

### Section 73 Compliance Certificate

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](#).

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## Attachment 2 – Sydney Water Requirements for Commercial and Industrial Developments (for proponent's information)

### 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 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:

<https://www.sydneywater.com.au/plumbing-building-developing/plumbing/backflow-prevention.html>

## 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 <https://www.sydneywater.com.au/your-business/managing-your-water-use/water-efficiency-tips.html>
- 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: <https://www.sydneywater.com.au/your-business/managing-trade-wastewater/commercial-trade-wastewater.html> or contact Business Customer Services on 1300 985 227 or [businesscustomers@sydneywater.com.au](mailto:businesscustomers@sydneywater.com.au).