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Our Ref: 187832

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**RE: State Significant Development – Kings Park Material Recycling Facility (SSD-10396) at
23-45 Tattersall Road, Kings Park**

Thank you for notifying Sydney Water of SSD-10396 which proposes to increase the capacity of the Kings Park Metal Recovery to receive and process up to 600,000 tonnes per annum from 350,000 tonnes per annum. In light of new information received from the RtS phase, Sydney Water has reviewed the application based on new information supplied and provides the following amended comments to assist in planning the servicing needs of the proposed development.

Critical Assets:

- **Sydney Water has no objection to the proposal in principle.**
- However, we note there are multiple 525mm branch wastewater mains traversing the site.
- Although the proposed development involves no demolition or construction works, **Sydney Water understands the proposed position of heavy machinery stacking and a shipping container wall over and adjacent to the branch main running parallel with the centre north-south property boundary within the site poses serious potential risks to our assets.**
- Specifically, Sydney Water needs to understand whether the shipping container wall is a temporary or permanent instalment. Concrete encasement may be required for sections permanently affected by the works. Long/extensive sections of concrete encased pipes are generally not preferred. Otherwise temporary protection measures may be required.
- Depending on the condition/pipe material the asset may need to be replaced.
- **The proponent will need to engage a WSC and prepare a specialist engineering assessment (SEA) including a temporary asset protection plan to demonstrate how they will protect our infrastructure. The proponent must provide an accompanying completed SEA Checklist.**
- The SEA must follow Sydney Water's SEA procedure and [Engineering Competency Standard](#) – *Assessment of Impacts and Structural Assessment of existing Buried Pipes DN375 to DN750*.
- Any temporary loading situations also need to be assessed as part of the SEA to demonstrate negligible/acceptable impacts on our assets.
- Considering the size and importance of these branch mains, such loading may not be permissible, and the proponent may need to create exclusion zones for these critical assets to avoid any heavy machinery movements and shipping container loading occurring over them.

- In addition, pre and post CCTV survey of the pipes that are at risk due to proposed work (despite the asset protection plan) is required to ascertain that our asset integrity is protected during the course of this project. Condition of the sewer needs to be incorporated into the assessment.
- Geotech investigation should be undertaken as necessary to inform any loading assessment and design/protection measures.
- All our maintainable assets and structures need 24/7 uninterrupted access for operations and maintenance purposes.
- **Please note Sydney Water will not issue a compliance certificate or building plan approval until the following requirements have been met in full and the development complies with Sydney Water's BOA policies, guidelines and procedures. Detailed requirements will be provided once this documentation is submitted to and assessed by Sydney Water through the proponent's respective applications.**
- For more information regarding SEAs, please see Section 1.10 of the [Technical guidelines – Building over and adjacent to pipe assets](#).

Water Servicing

- Indicative water balance indicates negligible increase in PW demands.
- Fronts a 100mm and 300mm main in Tattersall Road which are supplied from a 900mm trunk main located 180m west of the site in Vardys Road.

Wastewater Servicing

- The site has multiple connection points to multiple sewer mains servicing the site which discharge to 525 branch mains.
- Detailed requirements will be provided at the Section 73 application phase.

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.