

11 December 2020

Our Ref: 185532, 185737

Patrick Copas

Environmental Assessment Officer
Industry Assessments
Department of Planning, Industry, & Environment
4 Parramatta Square, Parramatta NSW 2150
patrick.copas@planning.nsw.gov.au

RE: SSD-10468 Woolworths Warehouse and Customer Fulfilment Centre, Marrickville

Thank you for notifying Sydney Water of SSD-10468 at 74 Edinburgh Road, Marrickville which proposes the construction of a seven-storey warehouse and distribution facility comprising 30,093m² of GFA which will support up to 660 continuing full-time equivalent jobs on-site. 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.

Water Servicing

- The property has a partial frontage to an existing 150mm watermain in Sydney Steel Road. This section of main is a single feed to the site, however, the local network supplying the area has good connectivity with acceptable minimum pressures to service the proposed development.
- Depending on the connection location a possible extension may be required.

Wastewater Servicing

- The site is traversed by a deep oviform trunk main and a 225mm reticulation main.
- A connection to the 225mm sewer main will be required to service the future development.
- Detailed requirements will be provided at the Section 73 phase when the proponent submits their development's demand/discharge details.

Stormwater

- Woolworths representative, Water Servicing Coordinator and Sydney Water had a meeting on 25 September 2020 regarding the proposed development over Sydney Water's 3,000mm x 1,500mm stormwater channel and have reached an agreement to deviate Sydney Water's stormwater channel as per the attached drawing, with a box culvert with the dimension of 3,000mm x 1,500mm in such a way that there are no more buildings or permanent structures over Sydney Water's future stormwater channel.
 - Drawing No 190372 SK10 Rev B Dated 08.10.20 (copy attached)
- Sydney Water would not object to the current proposal, if the Sydney Water's stormwater channel is deviated as per the above drawing and comply with the meeting outcomes which was held on 25 September 2020.

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 the 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, 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

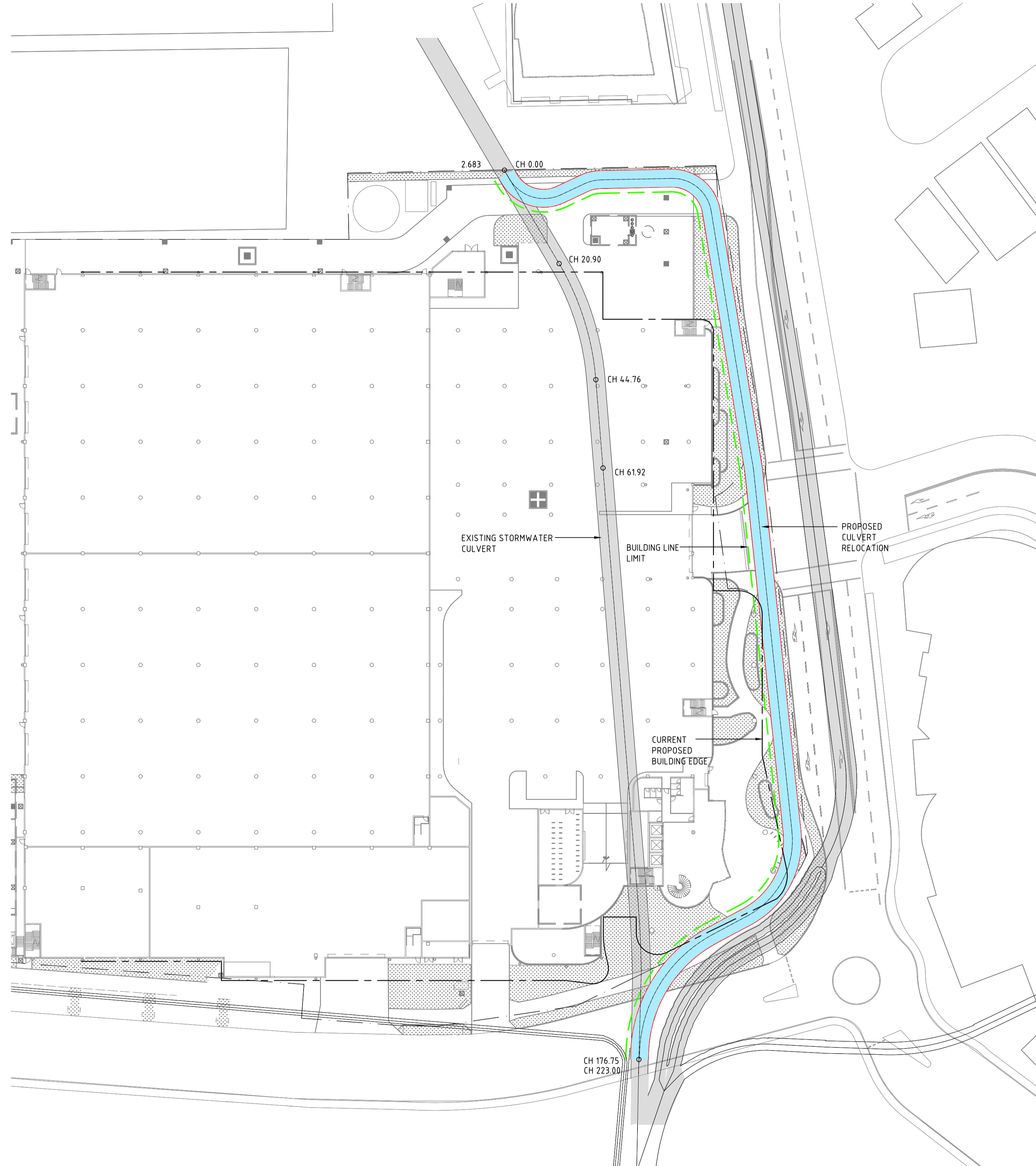
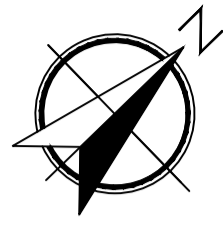
Under Sydney Water's [customer contract](#) Sydney Water aims to provide Business Customers with a continuous supply of clean water at a minimum pressure of 15meters head at the main tap. This is equivalent to 146.8kpa or 21.29psi to meet reasonable business usage needs.

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.

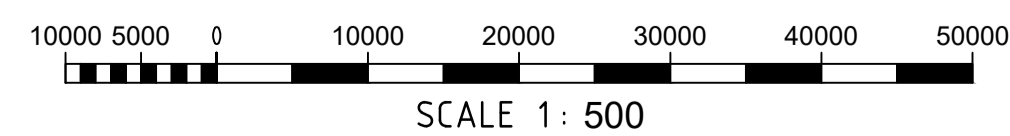
Have you thought about a contingency plan for your business? Your Business Customer Representative will help you to develop a plan that is tailored to your business and minimises productivity losses in the event of a water service disruption.

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.



LEGEND	
	EXISTING STORMWATER CULVERT
	PROPOSED STORMWATER CULVERT
	BUILDING LINE LIMIT
	CURRENT PROPOSED BUILDING LIMIT

NOTE:
 DETAILS OF EXISTING CULVERT BASED ON PUBLICLY PUBLISHED INFORMATION.



**APPROVAL
ISSUE**

REV No.	COMMENTS	DATE	INIT.
A	PRELIMINARY ISSUE	30.09.20	MA
B	PRELIMINARY ISSUE	08.10.20	MA

PROJECT:
 WOOLWORTHS MARRICKVILLE
 74 EDINBURGH ROAD,
 MARRICKVILLE, NSW 2204

CLIENT:
 WOOLWORTHS

Richmond+Ross PTY LIMITED
 CONSULTING ENGINEERS
 ABN 34 001 485 436

38 WILLOUGHBY ROAD,
 CROWS NEST, NSW 2065
 TEL : (02) 9490 9600
 FAX : (02) 9438 1224

PROPOSED CULVERT RELOCATION		
DATE:	AUGUST 2020	DRG.No.
SCALE:	1:500 @A1	SK10
Project No.	190372	REV-B