

2 February 2022

Our Ref: 191553, 195317

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Principal Planner

Industry Assessments

Department of Planning, Industry & Environment

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RE: SSD-25452459 First Building Bradfield City Centre at 215 Badgerys Creek Road

Thank you for notifying Sydney Water of SSD-25452459 at 215 Badgerys Creek Road, Bradfield, which proposes construction, fitout and use of the proposed First Building as an advanced manufacturing research and development facility, including site preparation works, site access and parking, utilities infrastructure and landscaping. 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.

Potable Water

The proposed development is currently located within the Cecil Park Water Supply Zone (WSZ). This WSZ does not have immediate capacity to service the proposed development.

Sydney Water plan to service this area via the proposed Oran Park reservoirs, expected to be delivered circa late 2023. A 600mm drinking water main has been delivered in The Northern Road which will transfer water from the Oran Park reservoirs.

To supply this area Sydney Water are currently delivering trunk drinking water infrastructure that will provide trunk capacity to service the proposed development via the proposed Oran Park WSZ. This work includes –

- Oran Park reservoirs and WP0414 – delivery circa 2023/24
- 450mm main in Badgerys Creek Road delivery circa late 2023 and reliant on OP reservoir
- Pressure Reducing Valve (PRV) at the corner of Badgerys Creek Road and The Northern Road to reduce maximum pressures to acceptable levels – delivery circa 2023

A draft drinking water scheme plan has also been developed for precinct trunk and reticulation main sizes.

Detailed water consumption is required to fully assess the demand impact.

This should be provided as part of the feasibility study under case 195317.

Following this, modelling of the demand will be required to finalise initial servicing timescales and/or constraints.

Wastewater

At present, no wastewater services are available in this area.

The development falls within the proposed Thompsons Creek catchment.

Thompsons Creek catchment is planned to be serviced via the anticipated Upper South Creek (USC) wastewater *network* which will transfer flows to the proposed USC Advanced Water Recycling Centre (AWRC). The AWRC is planned to be operational in 2025/26, subject to funding approval.

Proposed gravity trunk carriers in the vicinity of the Thompsons Creek catchment, will drain flow from the development. The size of the proposed trunk carrier is estimated as 300–750mm. Flows from this carrier will be collected by a proposed wastewater pumping station. Staged delivery of the trunk infrastructure is planned to be delivered from 2025/26.

Prior to delivery of the trunk wastewater network to service this development, there is an opportunity to service initial flows via an Interim Operating Plan (IOP) for transfer of flow via tankers. An IOP has limited capacity and is subject to meeting operational and environmental requirements. Should the proponent wish to investigate an IOP they should action this via the WSC process and their Sydney Water Account Manager as soon as practicable to ascertain whether feasible and any conditions or commercial agreements required.

Recycled Water

Sydney Water is in the early phase of investigating the viability of providing recycled water service from the future Upper South Creek Advanced Water Recycling Centre, which is expected to operate from 2025/26. The recycling scheme boundary and timing of future assets is subject to the outcome of our investigation and future approvals. Any further information on timing and potential non-drinking demand for the proposed development would help us in our investigation.

Sydney Water supports the use of recycled water and/or harvested stormwater to meet non-drinking demands for the proposed development as these measures would contribute to meeting liveability, productivity, and sustainability vision for Western Sydney. To future-proof the proposed development, Sydney Water supports inclusion of provision for dual plumbing for recycled water.

The feasibility process should be continued to fully ascertain all demand and timescale data and identify next steps. This includes understanding ultimate, annual and interim requirements and how servicing of the first building may impact overall planning and servicing for the area.

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 can be found in Attachments 1 & 2. If you require any further information, please contact Madeline Rincheval, Commercial Partnerships Manager, via urbangrowth@sydneywater.com.au.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'K. Leitch', with a large, sweeping flourish extending to the right.

Kristine Leitch

Commercial Growth Manager

City Growth and Development, Business Development Group

Sydney Water, 1 Smith Street, Parramatta NSW 2150

Attachment 1

Section 73 Compliance Certificate

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 [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.

Tree Planting

Certain tree species placed in close proximity to Sydney Water's underground assets have the potential to inflict damage through invasive root penetration and soil destabilisation. Sydney Water requires that all proposed or removed trees and vegetation included within the proposal adhere to the specifications and requirements within Section 46 of the Sydney Water Act (1994) and *Diagram 5 – Planting Trees* within our [Technical guidelines – Building over and adjacent to pipe assets](#). Please note these guidelines include more examples of potential activities impacting our assets which may also apply to your development.

If any tree planting proposed breaches our policy, Sydney Water may need to issue an order to remove every tree breaching the act, or directly remove every tree breaching the Act and bill the developer or Council for their removal.

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:

<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.