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To: FRASERS/ALTIS PROPERTY

**Project: "ARDEX WAREHOUSE AND MANUFACTURING FACILITY"
SERVICE INFRASTRUCTURE ASSESSMENT**

Our Ref: SY073930.000 – ARDEX

Date: NOVEMBER 2021

Table of Contents

1.0	PLANNING SECRETARYS ENVIRONMENTAL REQUIREMENTS (SEARS).....	3
2.0	INTRODUCTION.....	4
3.0	SERVICE AUTHORITIES:	4
3.1	POTABLE WATER	4
3.2	RECYLED WATER	5
3.3	WASTE WATER	6
4.0	ELECTRICITY	7
5.0	TELECOMMUNICATIONS.....	7
6.0	GAS - JEMENA.....	7
7.0	EXPECTED IMPACTS.....	7
	APPENDIX A SYDNEY WATER CORRESPONDENCE	8

Revision:

Issue	Date	Comment
A	10/2021	Issue for comment
B	11/2021	Description of Development

1.0 **PLANNING SECRETARYS ENVIRONMENTAL REQUIREMENTS (SEARS)**

The SEARS document provided to the developer identifies key issues to be addressed as part of the Environmental Impact Statement. One of the identified issues is Infrastructure Requirements. This report outlines the key public utility infrastructure required to support the proposed development.

SEARS ITEM	Section in Report
Infrastructure requirements - an infrastructure management plan that includes: <ul style="list-style-type: none"> - a detailed written and/or graphical description of infrastructure required on site. - details of the existing capacity of the site to service the proposed development and any extension or augmentation, property tenure or staging requirements for the provision of utilities, including arrangements for electrical network requirements, drinking water, wastewater and recycled water. - a description of how any upgrades will be co-ordinated, funded and delivered on time and be maintained to facilitate the development. - identify the existing infrastructure on the site or within the network which may be impacted by the construction and operation of the proposal and the measures to be implemented to address any impacts on this infrastructure. 	Refer to Section 3.1, 3.2, 4.0, 5.0 and 6.0 of the report and Appendix A of the report.

- a) Description of Infrastructure required for the development. The key public utility assets required to support the proposed development are:

- (i) Potable Water reticulation
- (ii) Waste Water reticulation
- (iii) Electrical reticulation
- (iv) Telecommunications infrastructure

These assets will be delivered through the standard asset creation processes of Sydney Water (potable and waste water reticulation via the Section 73 asset creation path), Endeavour Energy (electrical reticulation via Notification of Arrangement asset creation path) and NBN Co (telecommunications via the provisioning certificate asset creation paths)

- b) Offsite Infrastructure. No amplifications of offsite infrastructure are required to service this development.
- (i) Lead-in potable water reticulation main is being delivered along Mamre Rd from the existing potable water reticulation at the corner of Distribution Dr and Mamre Rd.
 - (ii) Sydney Water to establish an interim waste water tankering point adjacent or within the S.W corner of the subject site through an Interim Operating Plan (I.O.P) with the developers of the logistics hub.
 - (iii) A new underground electrical feeder will be required to be installed from Mamre Zone Substation (located at John Morphett Place Erskine Park) to the site if development precedes the commissioning of Endeavour Energy's South Erskine Park Zone Substation.
 - (iv) NBN Co will provide telecommunications infrastructure to the site from their recently installed infrastructure at the corner of Distribution Drive and Mamre Rd. This Lead-in infrastructure will be provided along the Mamre Road corridor.
- c) Infrastructure Staging
- (i) All lead-in infrastructure will be sized and installed to cater for the full development potential of the site. This lead-in infrastructure will be installed as part of the first stage development.
 - (ii) Installation of internal reticulation of service utility assets will reflect the proposed staging arrangements the developer will undertake. All infrastructure will be sized and installed as per the relevant service authority's requirements which require inclusion of upstream catchment areas when sizing downstream service assets.

2.0 INTRODUCTION

The proponents of development of the site outlined in SSD-25725029 and described as proposed Lot 12 of area 4.3ha proposed to construct, fit out and operate a manufacturing facility and associated warehouse facility at 657-769 Mamre Road, Kemps Creek (proposed Lot 12) which will be occupied and operated by Ardex.

Development of the precinct comprising the Ardex facility has been granted pursuant to SSD-9522. Significant engagement with utility service providers had been undertaken during the development application and approval process for SSD-9522 to ensure that satisfactory arrangements for servicing of the Hub could be undertaken.

Since granting of the consent under SSD-9522 the major utility service providers – particularly Sydney Water and Endeavour Energy have advanced their planning and delivery programs for the Mamre Road precinct which includes the proposed development site.

3.0 SERVICE AUTHORITIES:

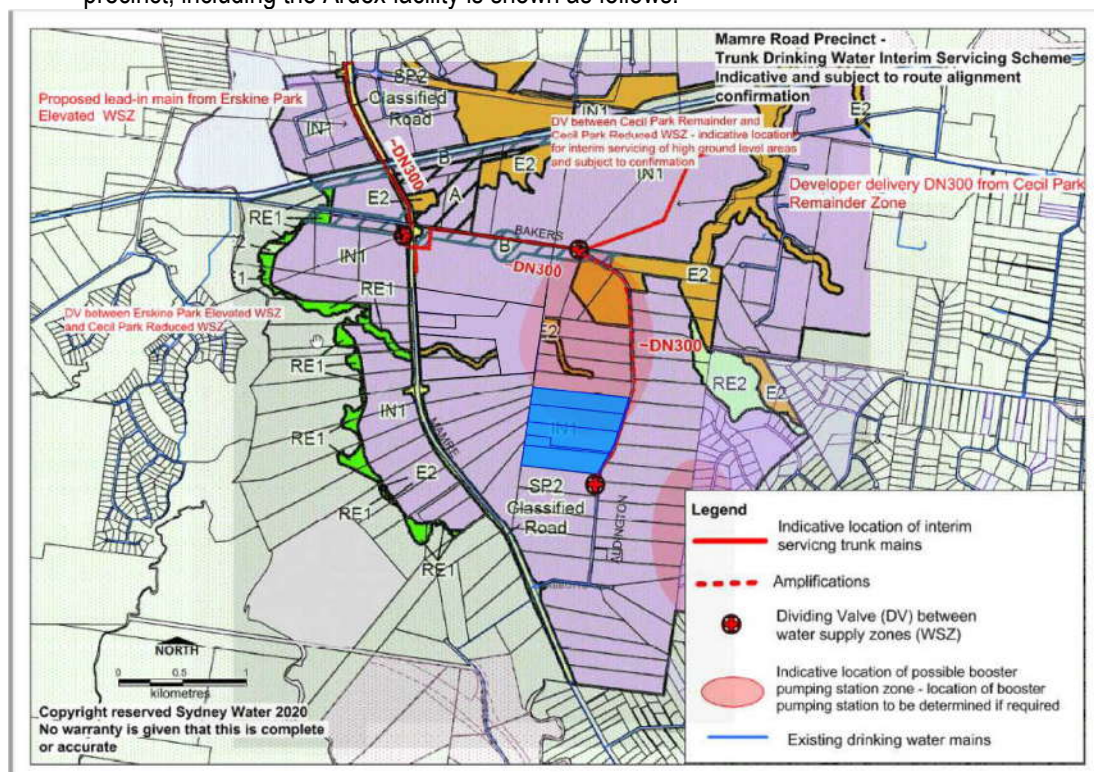
The service authorities who provide infrastructure services to this area are:

- | | | |
|-----|-------------------|--|
| (a) | Sydney Water: | Potable and Waste Water Infrastructure |
| (b) | Endeavour Energy: | Electrical Assets |
| (c) | NBN Co | Telecommunication Assets |
| (d) | Jemena: | Gas supply |

3.1 POTABLE WATER

- (a) A developer funded DN300mm water main is being constructed from the existing Sydney Water reticulation system within the Erskine Park industrial precinct. this main is currently programmed for delivery by end 2021-beginning. Sydney Water have outlined in their correspondence of 26/6/2019 and 12/8/2019 (refer to Appendix A) that the extension of the DN300mm water main will provide adequate capacity to service the Hub which includes the Ardex facility.
- (b) The Ardex development comprises an application for a warehouse and manufacturing facility. This will create a demand for potable water which is recognised in Sydney Waters' letter of 27/8/2021 responding to DPIE referrals to service agencies.
- (c) The proponent has made enquiries with the Ardex manufacturing company and has been advised that daily water use is approximately 2.5kl/day-3kl/day. This is based on the Ardex waste management plan of producing 95kl/annum of liquid solids, 100kl/annum of EOL liquid products and 515kl/annum of waste water. The requirement for daily potable water demand has been determined from these figures based on a 5 day working week occurring for 50 weeks a year.

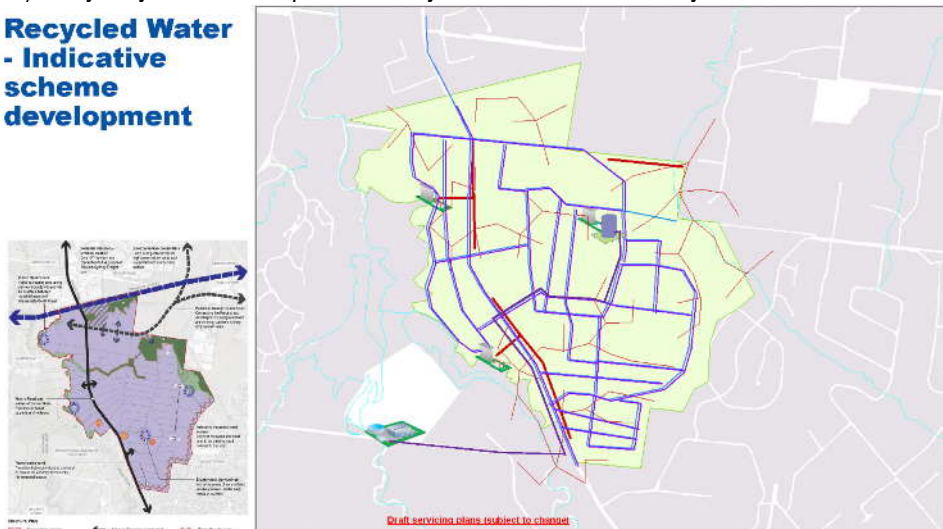
- (d) Sydney Waters' concept for development of their potable water system for the initial stages of the Mamre Road precinct, including the Ardex facility is shown as follows:



3.2 RECYLED WATER

- Sydney Water have a proposal to reticulate recycled water from the Upper South Creek Advanced Water Recycling Centre (see comments in 3.3(a) below).
- It is expected that recycled water mains ("purple pipes") will be required to be constructed as a component of service delivery for developments within the Mamre Rd precinct.
- Sydney Water would provide trunk lead-in recycled water mains to allow connection to those reticulation mains.
- It is not clear at this stage of the use of the recycled water product within the Ardex manufacturing process – however, it is unlikely to be utilised in the type of products manufactured by Ardex, but could be utilised for landscape watering, toilet flushing, etc.
- Sydney Water concept for the recycled water distribution system is shown as follows:

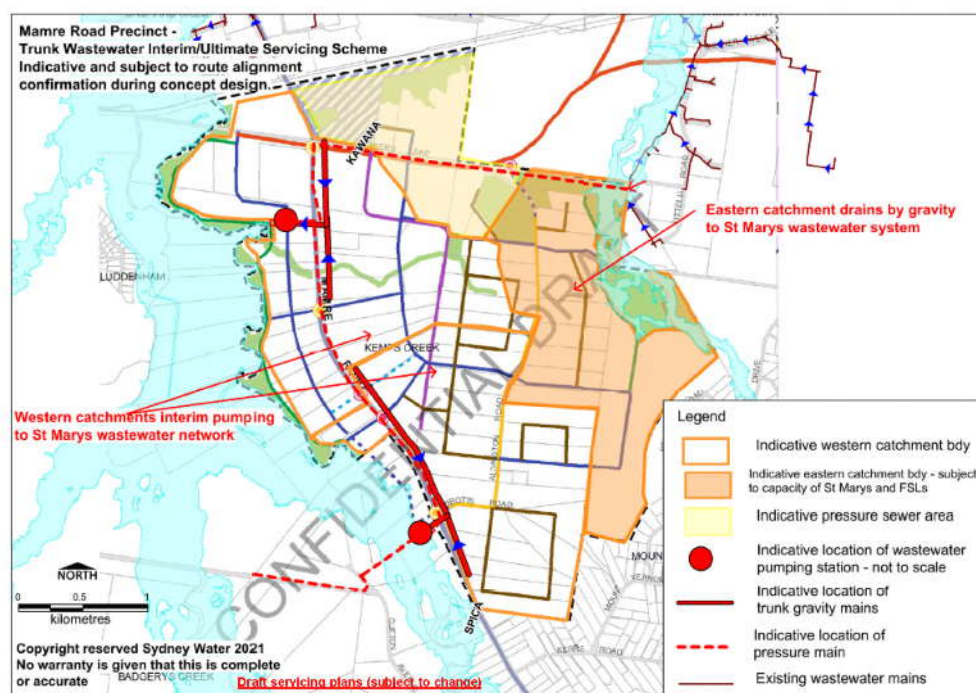
Recycled Water - Indicative scheme development



3.3 WASTE WATER

- (a) Sydney Water have advanced their planning for the waste water infrastructure to be installed to service the Mamre Rd precinct with waste water being processed at the proposed Upper South Creek Advanced Water Treatment Plant which will be operational by end 2025-early 2026.
- (b) The Mamre Road precinct is divided into 3 sewer catchments of which the Hub development falls within the northern sewer catchment.
- (c) Current planning by Sydney Water indicates that the Sewer Pumping Station (SPS) which will collect waste water from developments within the northern sewer catchment will be operational by mid-2024.
- (d) An Interim Operating Plan (IOP) has been established between Sydney Water and the developers of the Hub facility, which includes the Ardex facility.
- (e) The IOP will operate to collect waste water from the initial development area of the Hub and be pumped to a vehicle tanker which will then discharge the waste water to an approved Sydney Water disposal point.
- (f) The IOP will operate under a commercial agreement between Sydney Water and the developers of the Hub.
- (g) As noted in 3.1 above Sydney Water have responded to DPIE on 27/8/21 concerning the SSD for the Ardex facility. In that response Sydney Water advised the proponent of the development should determine service demands for the proposed development of the Ardex facility.
- (h) The proponent has been advised by Ardex that initial waste water discharge from the site would be 6.5kl/day with future growth of the facility generating 10kl.day of discharge. The Ardex waste management plan noted that waste water discharge is estimated at 515kl/annum. Based on a 5 day working week over 50 weeks this would equate to 2/1kl/day. For the purpose of this report, I have assumed discharge at 6.5kl/day for the development.
- (i) 6.5kl/day waste water discharge over a 12 hour working shift equates to a discharge of 0.15lites/second or a 10kl/day waste water discharge over the same work shift timeframe equates to 0.23l/second discharge. These rates of discharge to the proposed Sydney Water reticulation system can be adequately catered for by that system.

Wastewater



4.0 ELECTRICITY

- (a) Like Sydney Water, Endeavour Energy have advanced their planning to service the Mamre Road precinct.
- (b) Endeavour Energy have planned and will construct the South Erskine Park Zone Substation which is a 90MVA asset and will be operational by mid to late 2022. This zone substation will service the Oakdale West and Mamre Road precincts.
- (c) Developer constructed feeder network will be constructed from the new Zone Substation along Bakers Lane to service the Hub site.
- (d) Endeavour Energy has responded to DPIE in letter dated 1/5/21 regarding the Ardex facility.
- (e) Endeavour Energy noted that the “After Diversity Maximum Demand (ADMD)” which calculates a demand over a larger “holistic” area by estimating an aggregated demand over what in this instance would be the northern areas of the Mamre Road precinct.
- (f) Endeavour Energy had previously advised in their response to SSD 9522 that the development proposed by SSD 9522 would produce an estimated demand of 11.2MVA for the development outlined in that SSD.
- (g) Endeavour Energy in its delivery of the South Erskine Park Zone Substation would have included an assessment of aggregated demand in the sizing of that zone substation to include developments such as that proposed by the Ardex facility.
- (h) Capacity will exist within the proposed utility service infrastructure to be delivered by Endeavour Energy to service the proposed Ardex development.

5.0 TELECOMMUNICATIONS

- a) The site falls within the NBN Co servicing footprint.
- b) Delivery of standard “pit and pipe” infrastructure will be required to service the Hub precinct which will include the Ardex facility.
- c) Development of required infrastructure will be undertaken to satisfy the standard provisioning requirements outlined in NBN Co supply procedures for new developments.

6.0 GAS - JEMENA

- (a) Jemena are the gas supply utility for this area. Jemena will not commit to gas supply until firm commitments are made regarding the timing and probability of the release and rezoning of land within the Priority Growth Area proceeding. Jemena will not supply gas “on spec”. Jemena requires firm commitments from end-users to the quantity of gas to be purchased by end-users before it will commit to deliver substantial infrastructure to an area.
- (b) No gas services have been outlined that are required to service the Ardex facility.

7.0 EXPECTED IMPACTS

Due to the planning by the utility service authorities on a “holistic” view the Mamre Road precinct adequate utility service infrastructure is to be established to service the precinct.

Staging of the installation of the utility service infrastructure has been discussed with the service authorities with Sydney Water entering an IOP commercial agreement with the developers of the Hub. Endeavour Energy have previously advised that should development precede the operation of the South Erskine Park Zone Substation that initial supply can be obtained from the Mamre Zone Substation within the Erskine Park industrial precinct.

The Ardex facility will be adequately serviced by the infrastructure to be provided by the utility service providers.

APPENDIX A SYDNEY WATER CORRESPONDENCE

Case number 185016

July 15, 2021

THE TRUST COMPANY (AUSTRALIA) LIMITED

c/ - RMA INFRASTRUCTURE PTY LTD

Notice of anticipated requirements

SECTION 73 SUBDIVIDER COMPLIANCE CERTIFICATE

(Sydney Water ACT 1994, part 6 Division 9) PENDING DEVELOPMENT CONSENT

Developer:	THE TRUST COMPANY (AUSTRALIA) LIMITED
Your reference:	W-11654
Development:	Lot 34 DP1118173 657-757 MAMRE RD, Kemps Creek
Development Description:	Stage 2 - Proposed 17 lot Torrens Title Subdivision creating 9 Industrial lots and 8 residual lots
Council:	
Your application date:	September 15, 2020

Dear Applicant

We've assessed your application for the anticipated requirements of a Section 73 Compliance Certificate (the Certificate) pending development consent for the subdivision shown above. Detailed information on your anticipated requirements are outlined below.

The Water Servicing Coordinator (WSC) will be your point of contact with us. They can answer questions you might have on our developer process and charges.

This is not a final notice and we're not liable for any actions you take as a result of this Notice. You don't have the authority to start construction of works.

Once you receive final development consent you **must** submit a copy to us.

- If there have been no material changes to the development, we will send you a Confirmation Letter **and confirm if the below anticipated requirements are valid as a formal Notice of Requirements**. You will not need to lodge a new application.
- If the development application has been subject to material change then the anticipated requirements outlined in this notice will be terminated, and you will need to reapply for a Certificate (and pay another application fee) and Sydney Water will issue you with a new Notice of Requirements.

- If you have not received and submitted the development consent within 12 months after the date of this notice, the anticipated requirements outlined in this notice will be terminated and you will need to reapply for a Certificate (and pay another application fee) and Sydney Water will issue you with a new notice.

Your Water Servicing Coordinator (Coordinator) will be your point of contact with Sydney Water. They can answer most questions you might have on our developer process and charges.

What you must do to get a Section 73 Certificate

This is a summary of our requirements. These requirements are explained in detail on the following pages.

1. When your Development Application is approved, you must send Sydney Water your final Development Consent. Once we have received your approved Development Application, we will either;
 - (a) send you a Confirmation Letter and confirm if the anticipated requirements in this Notice of Anticipated Requirements are valid as a formal Notice of Requirements, or
 - (b) Ask you to submit a new application.

Based on the application received, Sydney Water's anticipated requirements will require you to do the following;

2. Sydney Water's anticipated requirements for water, recycled water, sewer and stormwater construction, connection and other matters are set out in Section 2.
3. Review and comply with the Ancillary Matters set out in Section 3.
4. Consider the Funding of Works set out in Section 4.

Other things you need to do:

At the end of this Notice we explain the other things that you need to do. They're NOT a requirement to be met before the Certificate can issued but could be a requirement in the future because of the impact your subdivision can have on our assets. You must read them before you go any further.

Detailed requirements

1. Send Development Consent and Seek Confirmation from Sydney Water

The Final Development Consent

This application is based on the development consent shown on Page 1. **You must give us the final Development Consent before Sydney Water can confirm the anticipated requirements set out in this notice.**

You must forward your Development Consent to your coordinator who will forward the document to Sydney Water for review and final consent.

2. Drinking Water, Recycled Water, Sewer Works and Stormwater

Sydney Water may, in its absolute discretion, advise a new option for any connection points or servicing requirements for water, sewer or as part of the Integrated Water Servicing Options analysis (for recycled water and stormwater) which is yet to be finalised.

If final development consent has been received and no determination has been made for Integrated Water Servicing Options, Sydney Water will advise next steps for design requirements for recycled water and / or stormwater at that time.

a. Drinking Water

Each lot in your subdivision must have a frontage to a water main that is the right size and can be used for connection.

Sydney Water has assessed your application and found that:

- The proposed water mains to be constructed under case 186901PW will serve Lots 1-9.
- Each lot in your subdivision must have its own connection to that potable water main and a potable water service and meter.

Dependent works (potable water)

Potable water services to your development are dependent upon the prior completion of the following works:

- DN300 potable water main from James Erskine Drive to Bakers Lane via Mamre Road (by another developer)
- 186901PW (internal reticulation).

b. Recycled Water

Recycled water for non-drinking water uses will be provided in the Mamre Road Precinct.

The Integrated Water Servicing Options analysis is currently underway in collaboration with the Department of Planning, Industry and Environment. This analysis will determine the extent to which recycled stormwater is integrated with recycled wastewater, following which the scheme plan will be finalised for the Mamre Road Precinct. As this will occur in the future, Sydney Water will advise you of the final requirements for your development for recycled water and stormwater servicing listed in section 3.2 and 3.4 respectively, on finalisation of the scheme plan or following receipt of your development consent. If you require confirmation prior to this time, please contact Sydney Water.

2.2.1 Recycled Water Developer Charges

Sydney Water is currently preparing a Development Servicing Plan (DSP) for the Mamre Road Precinct. This DSP will include Developer Charges for the provision of recycled water services to the Precinct. As indicated to landowners and developers, we estimate the recycled water contribution charges to be approximately \$50,000 per hectare of land being developed.

If the DSP is **not** registered when you have completed all other requirements under a confirmation of this notice or a subsequent notice, we may issue a Section 73 Compliance Certificate if you enter into a bonding agreement with Sydney Water. The bond value would be equivalent to the anticipated Developer Charge for the development. Once the DSP is registered, Sydney Water will issue an invoice for the Developer Charge calculated in accordance with the DSP which must be paid to Sydney Water either separately or in conjunction with the bond lodged with us.

If the DSP is registered by the time you've completed all other requirements under this notice, Sydney Water will issue an invoice for the Developer Charge calculated in accordance with the DSP. You must pay this invoice before the Section 73 Compliance Certificate can be issued.

2.2.2 Recycled Water Main extension

Figure 1 highlights the draft recycled water scheme plan for Mamre Road Precinct. It is subject to change depending on the outcome of the Integrated Water Servicing options analysis. Sydney Water will confirm the requirement for recycled water connections on finalisation of the scheme plan for the Precinct. It is likely that the requirements will be a combination of the following:

- (a) Each lot in your subdivision must have a frontage to a recycled water main that is the right size and can be used for connection of the lot to the recycled water main; and
- (b) You must construct a recycled water main extension to serve **your lots appropriately**. The extension must comply with the standards for Dual Water Reticulation Systems identified in section 3.2.3 below.

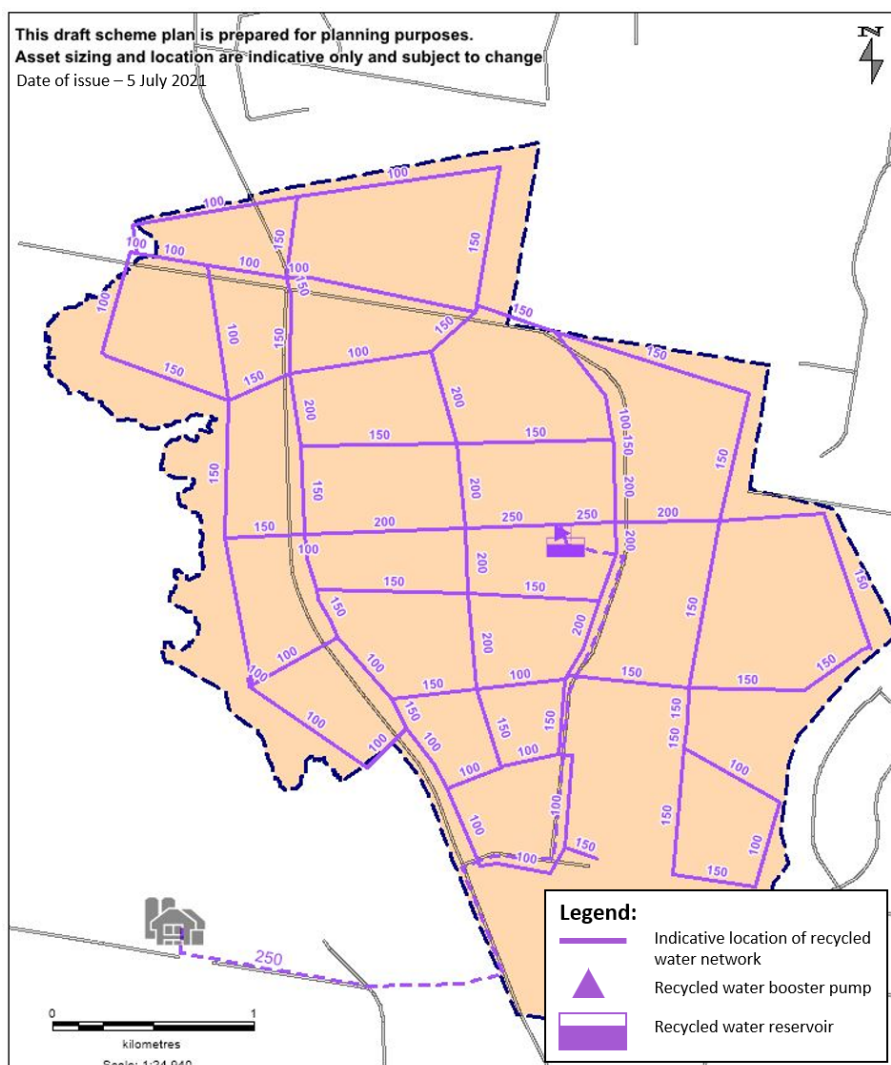


Figure 1 – DRAFT Mamre Road recycled water scheme plan

2.2.3 Standards for Dual Water Reticulation

Your subdivision is in an area where drinking water and recycled water will be available. The drinking and recycled water works required under Sections 3.1 and 3.2.2 must comply with the standards for Dual Water Reticulation Systems that are set down in the *Water Supply Code of Australia Sydney Water Edition - 2014* (the Code).

These standards require that service connections and property services be provided for both drinking and recycled water for each lot in the subdivision. The installation of these services must either be carried out or supervised by a licensed plumber.

The service connections and property services must satisfy the:

- (a) Administrative requirements of the New South Wales Code of Practice for Plumbing and Drainage; and
- (b) Technical requirements of the Dual Water Drawings Set within the Code.

c. Sewer

Each lot in your subdivision must have a sewer main that is the right size and can be used for connection. That sewer must also have a connection point within each lot's boundaries.

Sydney Water has assessed your application and found that:

- The proposed wastewater extension to be constructed under case 192838 will serve Lots 1-9.
- Your wastewater servicing is dependent on the construction and commissioning of an interim operating procedure (IOP) under case 186899.
 - Note: Sydney Water may require a bond to ensure the IOP is decommissioned and your lots are connected to permanent wastewater infrastructure to be delivered by Sydney Water.

d. Stormwater

If Sydney Water is nominated as the trunk drainage manager in Mamre Road Precinct then Sydney Water will confirm the requirements for trunk drainage services which you will need to deliver before the Certificate can be issued. This may include trunk drainage channels as well as stormwater treatment and storages to facilitate precinct wide stormwater harvesting integrated with recycled wastewater. The method of connection to stormwater services are also subject to change dependent on the Integrated Water Servicing Options analysis.

Evidence may also be required by Sydney Water to demonstrate how the development has met the current waterway health and flood management requirements as specified in the Development Control Plan (DCP).

2.5 Residual Lots

Lots 10-17 are shown as residual lots in your Application Form. Therefore, Sydney Water will only make a requirement for these lots when an approval within the meaning of Section 69 of the Water Board Act 1994 is obtained and an application for a Section 73 Certificate is made.

3. Ancillary Matters

3.1 Flow Management and Isolation of Sydney Water's Asset.

The above works will be constructed with a connection/cut-in to Sydney Water's (wastewater, water and/or stormwater) assets. To see that it complies with Occupational

Health and Safety and Environmental legislation you must talk to your Coordinator about the timely submission to Sydney Water of a request for flow management and asset isolation requirements.

3.2 Asset Adjustments

After Sydney Water finalises its Notice of Requirements for the development (and more detailed designs are available), Sydney Water may require that the water main/sewer main/stormwater located in the footway/your property be adjusted/deviated. If this happens, you will need to do this work as well as the extension we have detailed above at your cost. The work must meet the conditions of this Notice and you will need to complete it **before we can issue the Certificate**. Sydney Water will need to see the completed designs for the work and we will require you to lodge a security. The security will be refunded once the work is completed.

3.3 Entry onto neighbouring property

If you need to enter a neighbouring property, you must have the written permission of the relevant property owners and tenants. You must use Sydney Water's **Permission to Enter** form(s) for this. You can get copies of these forms from your Coordinator or the Sydney Water website. Your Coordinator can also negotiate on your behalf. Please make sure that you address all the items on the form(s) including payment of compensation and whether there are other ways of designing and constructing that could avoid or reduce their impacts. You will be responsible for all costs of mediation involved in resolving any disputes. Please allow enough time for entry issues to be resolved.

3.4 Costs

Construction of these works will require you to pay project management, survey, design and construction costs **directly to your providers**. Additional costs payable to Sydney Water may include:

- design and construction audit fees;
- contract administration, Operations Area Charge & Customer Redress prior to project finalisation; and
- creation or alteration of easements etc.

Note: Payment for any Goods and Services (including Customer Redress) provided by Sydney Water will be required prior to the issue of the Section 73 Certificate or release of the Bank Guarantee or Cash Bond.

Your Coordinator can tell you about these costs.

4. Funding of Works

Under Sydney Water's 'Funding of infrastructure to service growth' policy we may agree to contribute towards a portion of the cost of the works you are required to build. This is done either by Sydney Water's Schedule of Rates or via the Procurement process. Your Water Service Coordinator can advise you in relation to this policy, the likelihood of Sydney Water sharing a portion of the cost and the process you need to satisfy Sydney Water's probity requirements.

If you do choose to request a quote through the Schedule of Rates for Sydney Water's contribution you will avoid going through the full procurement process. Your WSC can advise you of this option.

The funding assessment will be made at the detailed design stage, prior to any construction works commencing. A firm commitment would not be made by Sydney Water until we:

- Have reviewed the detailed design and;
- Have reviewed the detailed construction quotations needed to meet our probity requirements and;
- Come to an agreement on the amount.

OTHER THINGS YOU NEED TO DO:

Not required for your Certificate

Shown below are other things you need to do that are NOT a requirement for the Certificate. They may well be a requirement of Sydney Water in the future because of the impact of your subdivision on our assets. You must read them before you go any further.

Approval of your building plans

Please note that the building plans must be approved when each lot is developed. This can be done at Sydney Water Tap in™. Visit www.sydneywater.com.au > Plumbing, building & developing > Building > Sydney Water Tap in™.

This is not a requirement for the Certificate but the approval is needed because the construction/building works may affect Sydney Water's assets (e.g. water, sewer and stormwater mains).

Where a Sydney Water stormwater channel, pipe or culvert is located within ten (10) metres of your development site it must be referred to Sydney Water for further assessment.

Your Coordinator can tell you about the approval process including:

- Possible requirements;
- Costs; and
- Timeframes.

Note: You must obtain our written approval before you do any work on Sydney Water's systems. Sydney Water will take action to have work stopped on the site if you do not have that approval. We will apply Section 44 of the *Sydney Water Act 1994*.

Requirements for Business Customers for Commercial and Industrial Property Developments

If this property is to be developed for Industrial or Commercial operations, it may need to meet the following requirements:

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 wait for approval of this permit before any business activities can commence.

The permit application should be emailed to Sydney Water's Business Customer Services at businesscustomers@sydneywater.com.au

It is illegal to discharge Trade Wastewater into the Sydney Water sewerage system without permission.

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.

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

Fire Fighting

Your firefighting service may be drawn from the recycled water system.

Definition of firefighting systems is the responsibility of the developer and is not part of the Section 73 process. It is recommended that a consultant should advise the developer regarding the firefighting flow of the subdivision and the ability of Sydney Water's system to provide that flow in an emergency. Sydney Water's Operating Licence directs that Sydney Water's mains are only required to provide domestic supply at a minimum pressure of 15 m head.

A report supplying modelled pressures called the Statement of Available pressure can be purchased on-line through Sydney Water Tap in™ and may be of some assistance when defining the firefighting system. The Statement of Available pressure, may advise flow limits that relate to system capacity or diameter of the main and pressure limits according to pressure management initiatives. If mains are required for fire fighting purposes, the mains shall be arranged through the water main extension process and not the Section 73 process.

Large Water Service Connections (Dual Water)

A drinking water main and (subject to the information above) a recycled water main will be available, once you have completed your drinking and recycled water main construction to serve your subdivision. The size of your subdivision means that you will need dual water connections larger than the standard domestic 20 mm size.

To get approval for your connection, you will need to lodge an application with Sydney Water Tap in™. You, or your hydraulic consultant, may need to supply the following:

- A plan of the hydraulic layout;
- A list of all the fixtures/fittings within the property;
- A copy of the fireflow pressure inquiry issued by Sydney Water;
- A pump application form (if a pump is required);
- All pump details (if a pump is required).

You will have to pay an application fee.

The service connection will need to meet with:

Administrative requirements of the Plumbing Code of Australia; and
Technical requirements of the Dual Water Drawings Set within the Code.

Sydney Water does not consider whether a water main is adequate for firefighting purposes for your subdivision. We cannot guarantee that this water supply will meet your Council's firefighting requirements. The Council and your hydraulic consultant can help.

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/>

Disused Water Service Sealing

You must pay to disconnect all disused private water services and seal them at the point of connection to a Sydney Water water main. This work must meet Sydney Water's standards in the Plumbing Code of Australia (the Code) and be done by a licensed plumber. The licensed plumber must arrange for an inspection of the work by a NSW Fair Trading Plumbing Inspection Assurance Services (PIAS) officer. After that officer has looked at the work, the drainer can issue the Certificate of Compliance. The Code requires this.

Disused Sewerage Service Sealing

Please do not forget that you must pay to disconnect all disused private sewerage services and seal them at the point of connection to a Sydney Water sewer main. This work must meet Sydney Water's standards in the Plumbing Code of Australia (the Code) and be done by a licensed drainer. The licensed drainer must arrange for an inspection of the work by a NSW Fair Trading Plumbing Inspection Assurance Services (PIAS) officer. After that officer has looked at the work, the drainer can issue the Certificate of Compliance. The Code requires this.

Soffit Requirements

Please be aware that floor levels must be able to meet Sydney Water's soffit requirements for property connection and drainage.

Other fees and requirements

The requirements in this Notice relate to your Certificate application only. Sydney Water may be involved with other aspects of your subdivision and there may be other fees or requirements. These include:

- plumbing and drainage inspection costs;
- the installation of backflow prevention devices;
- trade waste requirements;
- large water connections and
 - council firefighting requirements. (It will help you to know what the firefighting requirements are for your subdivision as soon as possible. Your hydraulic consultant can help you here.)

END OF NOTICE

12 August 2019

Paul Solomon
Planning and Infrastructure Manager
Frasers Property Australia

Stephen O'Connor
Project Director
Altis Property Partners

BY EMAIL: paul.solomon@frasersproperty.com.au
stephen.oconnor@altisproperty.com.au

RE: Altis Fraser proposed Mamre Road development.

Dear Paul and Stephen:

As an extension to our previous correspondence dated 26 June 2019 (Attachment 1) and in line with Sydney Water's Regional strategy, we have reviewed the draft of the preliminary options report dated 4 June 2019 (Attachment 2). Sydney Water can advise that the proposed water and wastewater options for servicing the site have been assessed and potential solutions identified, and we provide the following general advice pending finalisation of the report:

Water

- Based upon the information provided, it is considered feasible that a proposed DN300 extension along Mamre Road from the north could provide adequate flow and pressure to your development.

Wastewater

- Interim – It is considered feasible that the subject site could be temporarily served by either a low-pressure sewer solution connecting to the St Marys network or a gravity solution terminating in an interim operating solution. The selected temporary option would be required to be designed and constructed to coordinate with our long-term permanent solution.
- Permanent – It is expected that the Mamre precinct will be serviced long term by a new STP situated within the wider aerotropolis area. Sub-regional work is currently being carried out to assess capacity requirements within the subject systems.

Delivery of any temporary solutions will be developer funded. Fast-tracking any Sydney Water services or assets for the Mamre Road Precinct is dependent on NSW-DPIE formal precinct release advice and any other planning requirements, and any solution will be subject to Sydney Water's policy on developer accelerated servicing and statutory funding requirements. We note the planning disposition for this area remains fluid; please be aware of the potential for changes

to zoning and land use, in particular around the South Creek zoning and in relation to flooding/flood management decisions and how this may impact alterations to requirements.

This advice is subject to our formal review and approval process, and should you wish to progress this matter, please submit a Section 73 (S73) (Anticipated Requirements pathway) application through your Water Servicing Coordinator to instigate the process. We will provide guidance on next steps and required actions in a Notice of Requirements letter as a response to your application.

Should a S73 application be submitted on this matter, please alert me so I am able to address it accordingly with your Account Manager. Please feel free to contact me on 0447-675-280 if you wish to further discuss.

Sydney Water advises that this information is accurate at date of issue only as capacity within our networks and assets is subject to constant change and review.

Yours sincerely

A handwritten signature in black ink, appearing to read "Chris Gantt".

Chris Gantt

Manager, Developer Partnerships, City Growth & Development
Liveable City Solutions
Sydney Water
0447-675-280

Attachments:

- Attachment 1: Sydney Water letter dated 26-06-2019
- Attachment 2: Preliminary concept options report dated 04-06-2019

26 June 2019

Paul Solomon
Planning and Infrastructure Manager
Frasers Property Australia
E: Paul.Solomon@frasersproperty.com.au

Stephen O'Connor
Project Director
Altis Property Partners
E: stephen.oconnor@altisproperty.com.au

RE: Altis Fraser proposed Mamre Road development.

Dear Paul and Stephen

Thank you for the Options Report to service your development at Mamre Road. Sydney Water is committed to delivering integrated water services to meet growth in collaboration to achieve the Western Parkland City vision.

We are currently working with the Department of Planning and Environment to better understand potential changes to the release of the Western Sydney Employment Area and development along Mamre Road. Delivery of temporary solutions are developer funded and to fast track Sydney Water services for the Mamre Road Precinct is dependent on DPE formal release advice and subject to Sydney Water's policy on developer accelerated servicing. We have a meeting with the Department of Planning to discuss the proposed changes shortly and propose to provide comments on your option report post that meeting.


Concurrently, we are progressing with planning services for the Mamre Road Precinct based on current growth forecast and timeframes provided by the Department of Planning and Environment. In brief we can confirm that based on this information the Mamre Road Precinct can be serviced by 2026. Sydney Waters current proposed long-term services for the Mamre Road Precinct include:

- **Wastewater** services to Mamre Road Precinct can be provided temporarily by St Marys STP for up to 3years, this is based on formal notification of the expected date of connection. Long-term we intend to provide wastewater services from the proposed Upper South Creek WRP to be completed by 2025/26.
- **Drinking water** services can be provided in the short term, we are working to deliver a trunk main along Mamre Road by 2024-25. We will be working with RMS to deliver trunk mains in Mamre Road during road upgrade, subject to funding approval based on risk for development timeframes. Developer delivered precinct trunk mains will also be required to service the precinct.

- **Recycled water** services are being investigated for the whole of the Western Sydney Aerotropolis Growth Area (WSAGA) including this Precinct. We are seeking information on potential recycled water demands, types of use and will provide further advice later in the year. Consideration should be given to incorporating third pipe reticulation and recycled water plumbing connections during your planning stages.
- **Stormwater** – Sydney Water is collaborating with the Western Sydney Planning Partnership Office, member Councils and agencies on typologies, flood and waterway health models for the whole South Creek Catchment, to inform WSAGA LUIIP 2 and the WSAGA Precinct Plans. Consideration should be given to managing flooding and stormwater runoff quality.

Please feel free to contact me or Nelly Berry on 8849 6921 if you wish to further discuss.

Yours sincerely



Fernando Ortega

Account Manager for the Western Sydney Planning Partnership
Liveable City Solutions
Sydney Water
0407 702 994