

11 August 2022

Our Ref: 201223

Stephen Dobbs

Senior Planning Officer

State Significant Acceleration | Department of Planning and Environment

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RE: Development Application SSD-31179510 at 2A Gregory Place (Build-to-rent) Harris Park

Thank you for notifying Sydney Water of SSD-31179510 at 2A Gregory Place (Build-to-rent) Harris Park, which proposes concept development for an affordable housing and build-to-rent development comprising approximately 483 dwellings within three freestanding four to eight storey buildings. 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 development is within the Ryde Gravity water supply zone and the current trunk system should have adequate capacity to service the proposed development.
- Amplifications, adjustments, and/or minor extensions may be required.

Wastewater Servicing

- The development is within Rosehill SCAMP and is a part of SPS67 catchment. Currently the property is serviced by a DN225 across the Gregory PI.
- The DN225 wastewater main does not have the capacity to service the development and requires to be upsized. The scope of amplification work is the entire DN225 wastewater main of approximately 700m in length.

Stormwater

Building over or adjacent to stormwater assets

- No buildings or permanent structures are to be proposed over the stormwater channel or within **1m** from the outside wall of the channel or within the Sydney Water easement whichever is larger. Permanent structures include (but are not limited to) basement car park, hanging balcony, roof eaves, hanging stairs, stormwater pits, stormwater pipes, elevated driveway, basement access or similar structures. This clearance requirement would apply with unlimited depth and height.
- **The applicant is required to submit the elevation drawings with the stormwater channel/ pipe, to ensure that the proposed buildings and permanent structures are 1m away from the outside face of the stormwater channel and away from the Sydney Water easement.**

Fence Along the Sydney Water's Stormwater Channel

- The proponent is required to provide the fencing arrangement along Sydney Water's stormwater assets. Any fence other than 1.2m high pool fencing, 1.8m high colour bond fencing or equivalent should be located at least 1m away from the outside face of the stormwater channel/ asset and supported on piers and piers are to be extended at least 1m below the invert level of the stormwater channel or 1m below the zone of influence of the stormwater channel.
- Fencing along the stormwater channel is to be such a way that the flood water and stormwater overland flow are to be able to flow across the fence in both directions. No permission would be given for brick fence, masonry fence or similar along the Sydney Water's stormwater channel, which will prevent the flood water and allow stormwater overland flow to flow across the fence.

Modification to Sydney Water's Stormwater Channel

- The proposed development appears that the proponent has the intention to modify Sydney Water's stormwater channel. No modification to Sydney Water's stormwater channel is to be proposed unless an agreement is reached with Sydney Water prior to the proposal.

Clay Cliff Creek Walk (Heritage Walk)

- The proponent needs to ensure that the proposed Clay Cliff Creek walk is located at least 1m away from the outside face of the Clay Cliff Creek wall.

Stormwater connections to Sydney Water's Stormwater Channel

- Sydney Water would give permission to make direct stormwater discharge into its stormwater channel from this development site. However, the stormwater connection needs to comply with our stormwater connection requirements. Detailed stormwater connection requirements would be provided when Section 73 application for this development is made to Sydney Water upon obtaining Consent Authority approval.

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](#).

Due to the complexity of this application we strongly recommend that the proponent is advised to contact Sydney Water as soon as possible to manage what could be lengthy design review times, if they have not already done so.

Further advice and requirements for this proposal are in Attachment 1. Should Council require any further information, please contact Lulu Huang of the Growth Planning Team via urbangrowth@sydneywater.com.au.

Yours sincerely,



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.