



**Norman  
Disney &  
Young**  
A TETRA TECH COMPANY

# SSD DA Report

TOGA Development & Construction  
Toga Central – New Development  
Hydraulic and Fire Services

CONFIDENTIAL

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## 1 EXECUTIVE SUMMARY

This SSD DA Hydraulic and Fire Services Report has been prepared by NDY to accompany a detailed State significant development (SSD) development application (DA) for the mixed-use redevelopment proposal at TOGA Central, located at 2 & 8A Lee Street, Haymarket (the site). The site is legally described as Lot 30 in Deposited Plan 880518 and Lot 13 in Deposited Plan 1062447 and part of Lot 14 in Deposited Plan 1062447. The site is also described as 'Site C' within the Western Gateway sub-precinct at the Central Precinct.

This report has been prepared to address the Secretary's Environmental Assessment Requirements (SEARs) issued for the SSD DA (SSD 33258337), requirements number 15 Stormwater and Wastewater (Wastewater part only, Stormwater part is addressed by Civil Northrop) and 23 Infrastructure Requirements and Utilities.

This report concludes that the proposed mixed-use redevelopment is suitable and warrants approval subject to the implementation of the following mitigation measures:

### ▪ **Stormwater and Wastewater**

Provide an Integrated Water Management Plan for the development that:

- Is prepared in consultation with the local council and any other relevant drainage or water authority.
- Details the proposed drainage design for the site including any on-site treatment, re-use and detention facilities, water quality management measures and the nominated discharge points.
- Demonstrates compliance with the local council or other drainage or water authority requirements and avoids adverse impacts on any downstream properties
- Where drainage infrastructure works are required that would be handed over to the local council, or other drainage or water authority, provide full hydraulic details and detailed plans and specifications of proposed works that have been prepared in consultation with, and comply with the relevant standards, the local council or other drainage or water authority.

### ▪ **Infrastructure Requirements and Utilities**

In consultation with relevant service providers:

- assess the impacts of the development on existing utility infrastructure and service provider assets surrounding the site.
- identify any infrastructure upgrades required on-site and off-site to facilitate the development and any arrangements to ensure that the upgrades will be implemented on time and be maintained.
- provide an infrastructure delivery and staging plan, including a description of how infrastructure requirements would be co-ordinated, funded and delivered to facilitate the development.



## 2 INTRODUCTION

This report has been prepared to accompany a SSD DA for the for the mixed-use redevelopment proposal at TOGA Central, located at 2 & 8A Lee Street, Haymarket.

The Minister for Planning, or their delegate, is the consent authority for the SSD DA and this application is lodged with the NSW Department of Planning and Environment (DPE) for assessment.

The purpose of the SSD DA is to complete the restoration of the heritage-listed building on the site, delivery of new commercial floorspace and public realm improvements that will contribute to the realisation of the Government's vision for an iconic technology precinct and transport gateway. The application seeks consent for the conservation, refurbishment and adaptive re-use of the Adina Hotel building (also referred to as the former Parcel Post building (fPPb)), construction of a 45-storey tower above and adjacent to the existing building and delivery of significant public domain improvements at street level, lower ground level and within Henry Deane Plaza. Specifically, the SSD DA seeks development consent for:

- Site establishment and removal of landscaping within Henry Deane Plaza.
- Demolition of contemporary additions to the fPPb and public domain elements within Henry Deane Plaza.
- Conservation work and alterations to the fPPb for retail premises, commercial premises, and hotel and motel accommodation. The adaptive reuse of the building will seek to accommodate:
  - Commercial lobby and hotel concierge facilities,
  - Retail tenancies including food and drink tenancies and convenience retail with back of house areas,
  - 4 levels of co-working space,
  - Function and conference area with access to level 7 outdoor rooftop space, and
  - Reinstatement of the original fPPb roof pitch form in a contemporary terracotta materiality.
- Provision of retail floor space including a supermarket tenancy, smaller retail tenancies, and back of house areas below Henry Deane Plaza (at basement level 1 (RL12.10) and lower ground (RL 16)).
- Construction of a 45-storey hotel and commercial office tower above and adjacent to the fPPb. The tower will have a maximum building height of RL 202.28m, and comprise:
  - 10 levels of hotel facilities between level 10 – level 19 of the tower including 204 hotel keys and 2 levels of amenities including a pool, gymnasium and day spa to operate ancillary to the hotel premises. A glazed atrium and hotel arrival is accommodated adjacent to the fPPb, accessible from Lee Street.
  - 22 levels of commercial office space between level 23 – level 44 of the tower accommodated within a connected floor plate with a consolidated side core.
- Rooftop plant, lift overrun, servicing and BMU.
- Provision of vehicular access into the site via a shared basement, with connection points provided to both Block A (at RL 5) and Block B (at RL5.5) basements. Primary access will be accommodated from the adjacent Atlassian site at 8-10 Lee Street, Haymarket, into 4 basement levels in a split-level arrangement. The basement will accommodate:
  - Car parking for 106 vehicles, 4 car share spaces and 5 loading bays.
  - Hotel, commercial and retail and waste storage areas.
  - Plant, utilities and servicing.
  - Provision of end of trip facilities and 165 employee bicycle spaces within the fPPb basement, and an additional 72 visitor bicycle spaces within the public realm.

Delivery of a revitalised public realm across the site that is coordinated with adjacent development, including an improved public plaza linking Railway Square (Lee Street), and Block B (known as 'Central Place Sydney').



The proposal includes the delivery of a significant area of new publicly accessible open space at street level, lower ground level, and at Henry Deane Plaza, including the following proposed elements:

- Provision of equitable access within Henry Deane Plaza including stairways and a publicly accessible lift.
- Construction of raised planters and terraced seating within Henry Deane Plaza.
- Landscaping works within Henry Deane Plaza.
- Utilities and service provision.
- Realignment of lot boundaries.

This report has been prepared in response to the requirements contained within the Secretary's Environmental Assessment Requirements (SEARs) dated 17 December 2021 and issued for the SSD DA. Specifically, this report has been prepared to respond to the SEARs requirement issued below.

Item	Description of requirement	Section reference (this report)
15. Stormwater and Wastewater  (Note: this report addresses Wastewater management only)	<p>Provide an Integrated Water Management Plan for the development that:</p> <ul style="list-style-type: none"><li>■ Is prepared in consultation with the local council and any other relevant drainage or water authority.</li><li>■ Details the proposed drainage design for the site including any on-site treatment, re-use and detention facilities, water quality management measures and the nominated discharge points.</li><li>■ Demonstrates compliance with the local council or other drainage or water authority requirements and avoids adverse impacts on any downstream properties</li><li>■ Where drainage infrastructure works are required that would be handed over to the local council, or other drainage or water authority, provide full hydraulic details and detailed plans and specifications of proposed works that have been prepared in consultation with, and comply with the relevant standards, the local council or other drainage or water authority.</li></ul>	Section 4 and 5
23. Infrastructure Requirements and Utilities	<p>In consultation with relevant service providers:</p> <ul style="list-style-type: none"><li>■ assess the impacts of the development on existing utility infrastructure and service provider assets surrounding the site.</li><li>■ identify any infrastructure upgrades required on-site and off-site to facilitate the development and any arrangements to ensure that the upgrades will be implemented on time and be maintained.</li><li>■ provide an infrastructure delivery and staging plan, including a description of how infrastructure requirements would be co-ordinated, funded and delivered to facilitate the development</li></ul>	Section 4 and 5



### 3 THE SITE

The site is located within the City of Sydney Local Government Area (LGA). The site is situated 1.5km south of the Sydney CBD and 6.9km north-east of the Sydney International Airport within the suburb of Haymarket.

The site is located within the Western Gateway sub-precinct, an area of approximately 1.65ha that is located immediately west of Central Station within Haymarket on the southern fringe of the Sydney CBD. Immediately north of Central Station is Belmore Park, to the west is Haymarket (including the University of Technology, Sydney and Chinatown), to the south and east is rail lines and services and Prince Alfred Park and to the east is Elizabeth Street and Surry Hills.

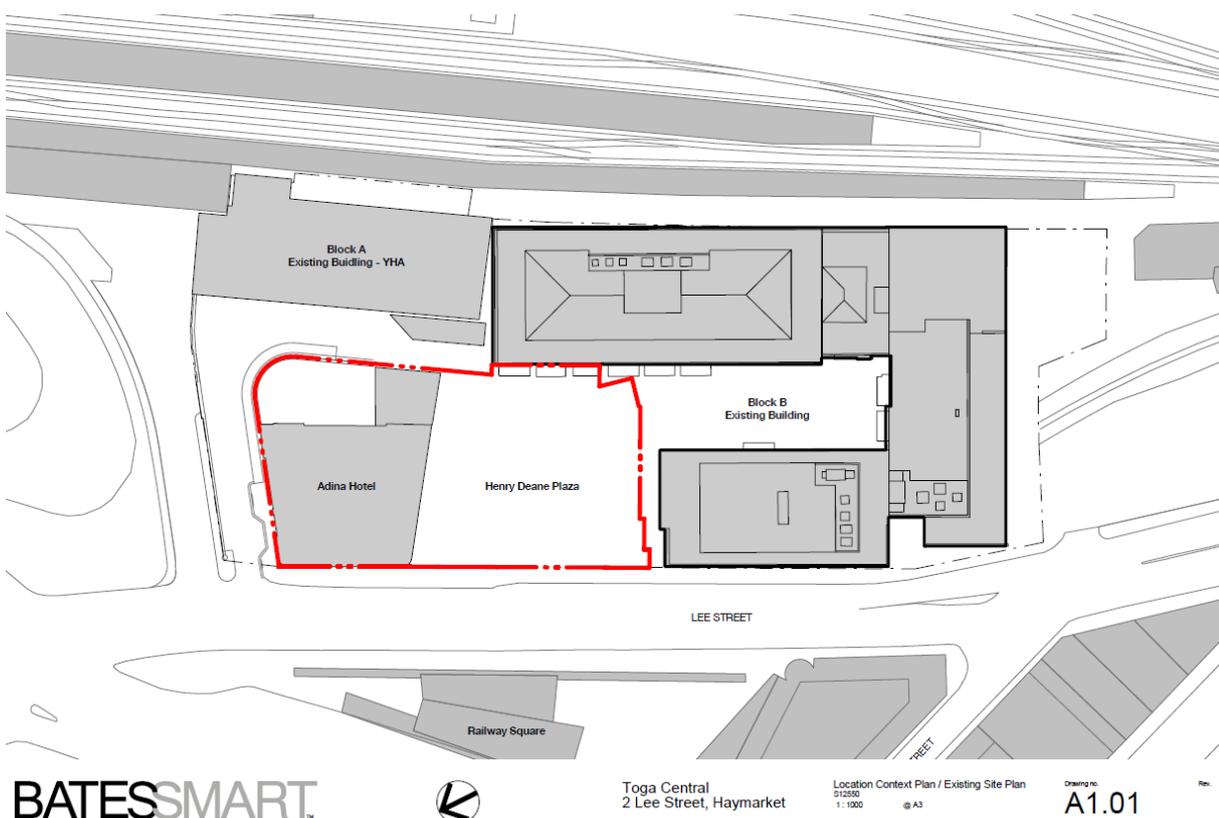
Central Station is a public landmark, heritage building, and the largest transport interchange in NSW. With regional and suburban train services, connections to light rail, bus networks and to Sydney Airport, the area around Central Station is one of the most-connected destinations in Australia.

The site is located at 2 & 8A Lee Street, Haymarket and is legally described as Lot 30 in Deposited Plan 880518, Lot 13 in Deposited Plan 1062447 and part of Lot 14 in Deposited Plan 1062447.

The land that comprises the site under the Proponent’s control (either wholly or limited in either height or depth) comprises a total area of approximately **4,159sqm**.

The location of the TOGA Central site is illustrated in **Figure 1**.

Figure 1 – Site Identification Plan



Source: Bates Smart

The site currently comprises the following existing development:

- Lot 30 in Deposited Plan 880518 (Adina Hotel building): the north-western lot within the Western Gateway sub-precinct accommodates a heritage-listed building which was originally developed as the Parcels Post Office building. The building has been adaptively re-used and is currently occupied by the



Adina Hotel Sydney Central. The eight-storey building provides 98 short-stay visitor apartments and studio rooms with ancillary facilities including a swimming pool and outdoor seating at the rear of the site.

- Lot 13 in Deposited Plan 1062447 and part of Lot 14 in Deposited Plan 1062447 (Henry Deane Plaza): the central lot within the Western Gateway sub-precinct adjoins Lot 30 to the south. It accommodates 22 specialty food and beverage, convenience retail and commercial service tenancies. The lot also includes publicly accessible space which is used for pop-up events and a pedestrian thoroughfare from Central Station via the Devonshire Street Tunnel. At the entrance to Devonshire Street Tunnel is a large public sculpture and a glazed structure covers the walkway leading into Railway Square. This area forms part of the busy pedestrian connection from Central Station to Railway Square and on to George and Pitt Streets, and pedestrian subways.

The site is listed as an item of local significance under Schedule 5 of the *Sydney Local Environmental Plan 2012* 'Former Parcels Post Office including retaining wall, early lamp post and building interior', Item 855.

The site is also included within the Central Railway Station State heritage listing. This is listed on the State Heritage Register 'Sydney Terminal and Central Railway Station Group', Item SHR 01255, and in Schedule 5 of the *Sydney Local Environmental Plan 2012* 'Central Railway Station group including buildings, station yard, viaducts and building interiors' Item 824.

The site is not however listed independently on the State Heritage Register. There is an array of built forms that constitute Central Station, however the Main Terminal Building (particularly the western frontage) and associated clocktower constitute key components in the visual setting of the Parcel Post building.



## 4 METHODOLOGY

NDY has obtained Natural Gas, Water and Sewer infrastructure plan from Jemena and Sydney Water respectively on 21/02/2022 via Dial Before You Dig enquiry Job No 31433424 for the area in the vicinity of the site, with objective to assess the impacts of the proposed new development on existing utility infrastructure surrounding the site and identify any infrastructure upgrades required on-site and off-site to facilitate the development and any arrangements to ensure that the upgrades will be implemented on time and be maintained and provide an infrastructure delivery and staging plan, including a description of how infrastructure requirements would be co-ordinated, funded and delivered to facilitate the development.

The plans obtained from Jemena and Sydney Water have been assessed in relation to proposed new development architectural plans. In addition, the size and pressure of the existing Natural Gas, Water and Sewer infrastructure has been reviewed in relation to estimated demand for the proposed Toga Central development.

In addition, Wastewater management strategy has been developed in consultation with Sydney Water as part of concept building services design of the proposed new development.

This review has been undertaken as part of NDY Hydraulic and Fire Protection Services design scope commissioned by Toga.



## 5 ASSESSMENT AND FINDINGS

### 5.1 Physical impact on the existing infrastructure

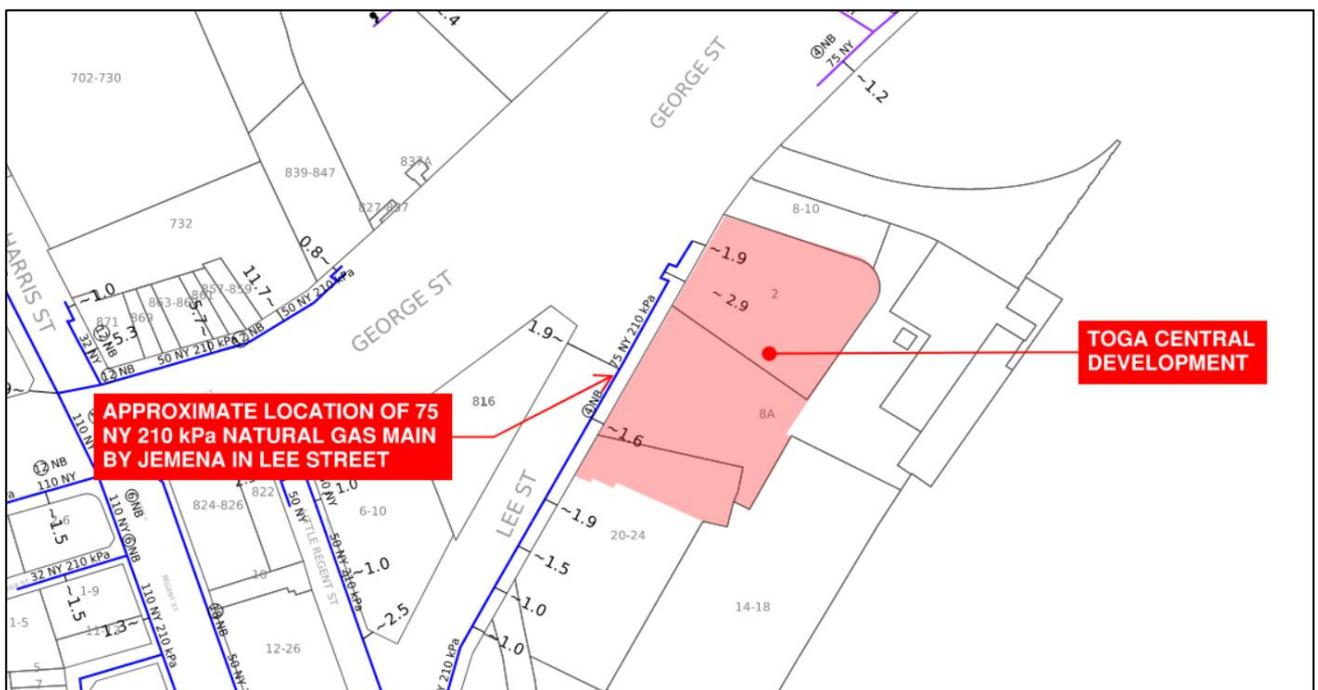
#### 5.1.1 Natural Gas

Jemena has confirmed that their Natural Gas assets are affected by the excavation works associated with the proposed new development.

It is essential that the location of gas pipe/s are confirmed by carefully pot-holing by hand excavation prior to proceeding with mechanical excavation in the vicinity of gas pipes. If the gas main cannot be located, local depot must be contacted.

In accordance with clause 34(5) of the Gas Supply (Safety and Network Management) Regulation 2013 (NSW), all excavation, (including pot-holing by hand to confirm the location of pipes) shall be performed in accordance with “Work Near Underground Assets Guideline” published in 2007 by the Work Cover Authority. A copy of this Guideline is available at: [www.safework.nsw.gov.au](http://www.safework.nsw.gov.au).

Figure 2 – Excerpt from Jemena Natural Gas infrastructure plan, Seq No 208365521, Job No 31433424



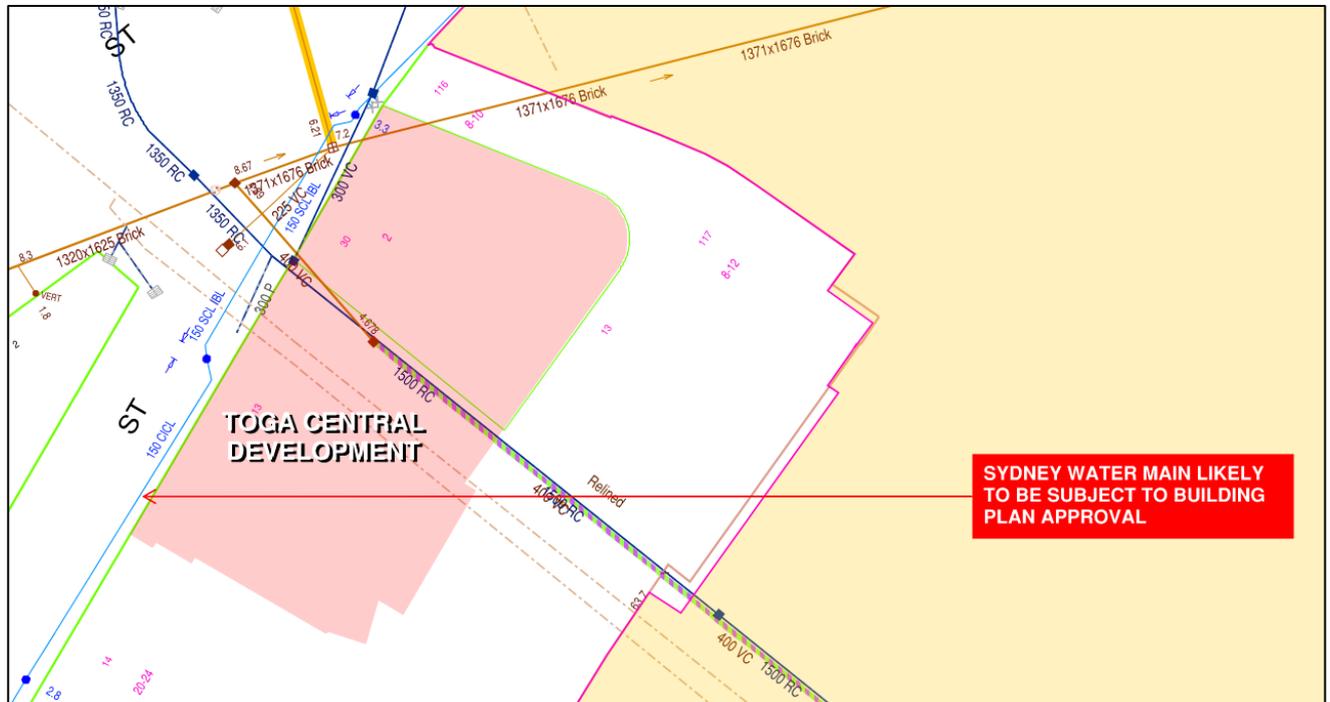
#### 5.1.2 Water

Preliminary enquiry with Sydney Water has indicated that proposed Toga Central Development structure is near Sydney Water assets and might impact our infrastructure. Subject to formal Building Plan Assessment (BPA) submission, it is likely that the depth of excavation will have an impact on the zone of influence of the existing DN150 potable water main reticulating along the site boundary in Lee Street. For location, refer Figure 2 below. This process will be managed by a Sydney Water accredited Water Servicing Coordinator, who will make formal submissions to Sydney Water as part of In-scope or Out-of-scope BPA process. Prior to issue of the Construction Certificate, a formal Building Plan Approval must be obtained from Sydney Water



for the proposed structure subject to specific requirements imposed to mitigate any impact of proposed new structure on Sydney Water assets.

Figure 3 – Excerpt from Sydney Water infrastructure plan, Seq No 208365524, Job No 31433424

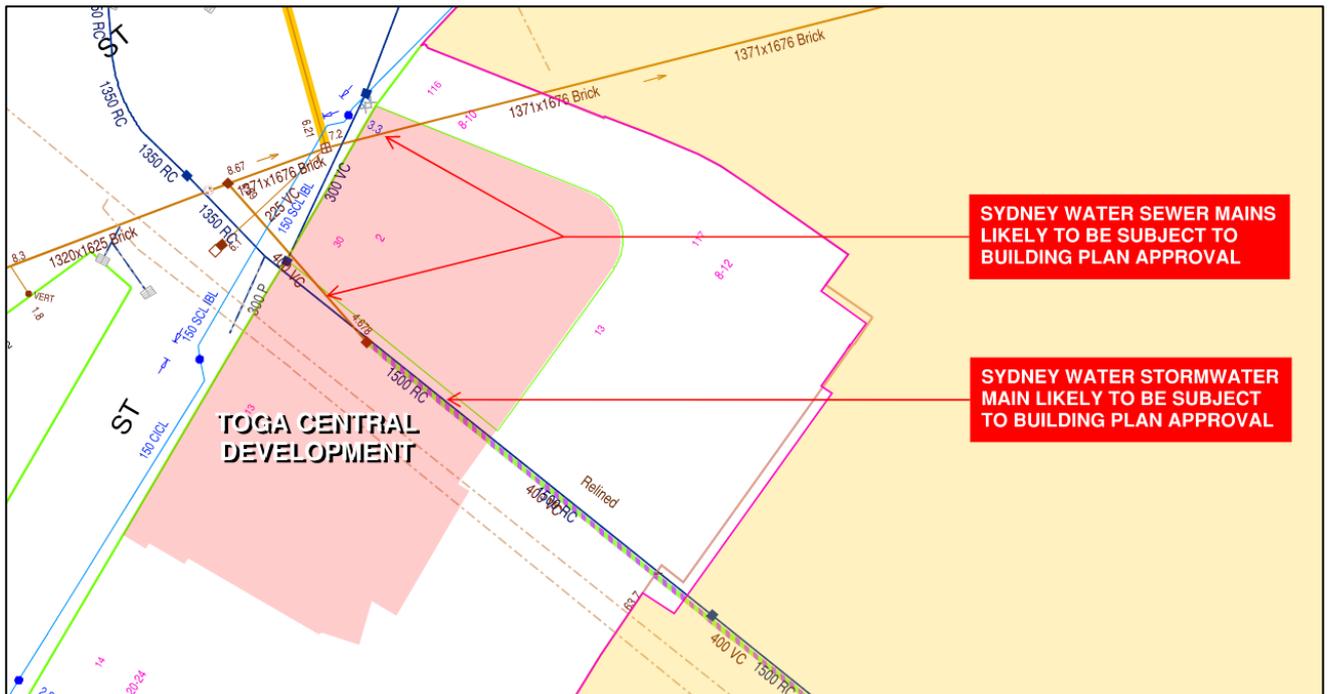


### 5.1.3 Sewer

Preliminary enquiry with Sydney Water has indicated that proposed Toga Central Development structure is near Sydney Water assets and might impact our infrastructure. Subject to formal Building Plan Assessment (BPA) submission, it is likely that the depth of excavation will have an impact on the zone of influence of the existing DN400 VC sewer main pipe and 1371 x 1676mm sewer brick culvert traversing the development site. For location, refer Figure 2 below. This process will be managed by a Sydney Water accredited Water Servicing Coordinator, who will make formal submissions to Sydney Water as part of Out-of-scope BPA process. Prior to issue of the Construction Certificate, a formal Building Plan Approval must be obtained from Sydney Water for the proposed structure subject to specific requirements imposed to mitigate any impact of proposed new structure on Sydney Water assets.



Figure 4– Excerpt from Sydney Water infrastructure plan, Seq No 208365524, Job No 31433424



## 5.2 Cumulative Impacts

### 5.2.1 Natural Gas

Based on the information provided by Jemena, a DN75 NY 210 kPa Natural Gas main is reticulating along Lee St/George St frontage of Toga Central development site. This natural gas main is available for direct connection via path valve, typically constructed at the site boundary and funded by Jemena. The exact location of the gas connection for the proposed development is subject to final coordination and formal approval by Jemena, which the development will be seeking upon DA approval. The gas demand for Toga Central will be covering several food and beverage retail tenancies only, and base building demand will be covered by energy efficient electrical solution, such as air to water heat pumps for potable hot water and heating hot water. It is estimated that the existing Natural Gas main in Lee Street has sufficient capacity to cater for Toga Central development gas demand and no amplification is anticipated. Subject to final confirmation of Jemena assets' location by Survey and non-destructive excavation, no diversion or relocation of Jemena assets is anticipated.

### 5.2.2 Water

Based on the information provided by Sydney Water, a DN150 Water main is reticulation along Lee St frontage of Toga Central development site. This potable water main is available for direct connection via tap-in and path valve. The exact location of the water connection for the proposed development is subject to final coordination and Sydney Water Section 73 Notice of Requirements (NOR), which will be applied for by appointed Developer's agent (Water servicing Coordinator, or WSC) following DA Approval. The assessment of Sydney Water infrastructure capacity in relation to proposed new development's demand will be undertaken by Sydney Water as part of Section 73 process. It is noted that preliminary enquiries and discussions between Toga and Sydney Water have taken place and Sydney Water is currently reviewing options for water servicing based on constructability and available capacities in the network.



### 5.2.3 Sewer

Based on the information provided by Sydney Water, a DN400 is traversing the development site and is highly likely to serve as point of connection, subject to final coordination and Sydney Water Section 73 Notice of Requirements (NOR), which will be applied for by appointed Developer's agent (Water servicing Coordinator, or WSC) following DA Approval. The assessment of Sydney Water infrastructure capacity in relation to proposed new development's demand will be undertaken by Sydney Water as part of Section 73 process.

### 5.2.4 Recycled Water

Noting that no information regarding any recycled water infrastructure was available at the time this report was issued, preliminary building services concept design and spatial studies have allowed for a separate recycled water infrastructure connection and building infrastructure including pumps, tanks and rising mains should recycled water authority or private infrastructure become available for connection in the future.

## 5.3 Wastewater Management

Wastewater from the proposed new development be directly discharged to Sydney Water sewer network via a minimum of 1 (one) gravity connection, subject to Section 73 Notice of Requirements issued by Sydney Water following DA Approval (please note that a separate application by WSC will be required).

Tradewaste will be pre-treated on site by Sydney Water approved provisions. This will be achieved by installation of suitably sized Grease Arrestors located in the basement. The Grease Waste system will be designed and installed in accordance with Sydney Water policies and PCA guidelines.

The development team is currently engaging in preliminary discussions with Sydney Water regarding potable water and wastewater infrastructure requirements, noting that Section 73 process will formally commence upon issuance of a Development Approval (refer section 8 of this report).



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## 6 MITIGATION MEASURES

### 6.1.1 Natural Gas

No additional mitigation measures are anticipated, other than location of existing natural gas main prior to commencement of excavation works and compliance with “Work Near Underground Assets Guideline” published in 2007 by the Work Cover Authority.

### 6.1.2 Water

Any mitigation measures will be subject to Sydney Water Building Plan Assessment and Section 73 Notice of Requirements. This information is typically available after DA Approval and prior to issue of the Construction Certificate.

### 6.1.3 Sewer

Any mitigation measures will be subject to Sydney Water Building Plan Assessment and Section 73 Notice of Requirements. This information is typically available after DA Approval and prior to issue of the Construction Certificate.



## 7 CONCLUSION

In summary, Sydney Water and Jemena have infrastructure in the direct vicinity of the site that is suitably sized to cater for proposed new Toga Central development.

No existing gas infrastructure is located on the development site, thus no relocation or diversion is anticipated.

Subject to final design coordination and DA approval, a formal gas connection application will be submitted to Jemena, upon which an offer is anticipated subject to any conditions that may be imposed by the authority.

Upon the acceptance of gas connection offer by Toga, gas fitting sub-contractor will need to be engaged to coordinate the works with Jemena. Typically, Jemena will construct the connection to the main finished with the path valve at the boundary at their cost, and the gas fitting sub-contractor will be responsible for gas installation on site and for final connection. The timing of the above listed activities is subject to detailed construction program, which is to be confirmed upon DA approval.

With regards to Sydney Water infrastructure, the application process will be managed by a Sydney Water accredited Water Servicing Coordinator appointed by Toga.

Toga will need to obtain Building Plan Approval from Sydney Water to issuance of a Construction Certificate.

Typically, Sydney Water accepts building over their assets under condition that the structural design does not have any adverse impact on the asset. Noting that the design of structural footings in the vicinity of the asset is subject to design development process, it is anticipated that a suitable solution will be developed in due course.

Upon application submission for the Building Plan Approval, Sydney Water will request additional reports and make a detailed assessment of the proposed design solution to verify and establish any potential structural impact on the stormwater culvert as part of a standard Out-of-Scope Building Plan Approval process.

In summary, the extent of the impact that Toga Central development may cause to Sydney Water's assets will be assessed in detail by Sydney Water following DA approval and prior to issuance of CC. Based on our experience, it is achievable to construct a high rise building in Sydney CBD area over a major Sydney Water asset, and we are positive that appropriate structural design solution and construction methodology will be developed that satisfy Sydney Water requirements.



## 8 COMMUNICATION WITH SYDNEY WATER

### 8.1 Applications

Toga has submitted application for Feasibility Assessment to Sydney Water on 07/09/2021. The letter has been formally issued by Sydney Water on 04/02/2022. For Details refer to Appendix A of this report.

### 8.2 Meetings

Date: 24/4/22

Meeting attended by Toga (Dan Skinner, David Springford, James Grljusich) MGP (Alex Ross) and Sydney Water (Lesley Nicol)

Agenda:

- This meeting discussed Toga's proposed development and requirements for Section 73.

Date: 31/5/22

Meeting attended Sydney Water (Laurie Duncan, Jeya Jeyadevan), MGP (Alex Ross), NDY (Goran Muratbegovic) and Toga (David Springford, Matthew Woods)

Agenda:

- Toga's proposal including a proposal to share incoming water infrastructure upgrades with the Atlassian development,
- Toga's proposed development over the Sydney Water stormwater and sewer assets and
- Toga's basement connection to the Atlassian Site which will require tunnelling under the Sydney Water assets.



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## 9 APPENDIX A – SYDNEY WATER FEASIBILITY LETTER

Case Number: 191999

February 4, 2022

Toga Central Developments Pty Ltd  
c/- MGP Building and Infrastructure Services Pty Ltd

## Feasibility Letter

**Developer:** Toga Central Developments Pty Ltd  
**Your reference:** 2021-0363  
**Development:** Lot 2-6 Lee, Chippendale  
**Development Description:** Development for 43 storey building above ground and three stories inclusive of: Commercial space (over circa 20 levels), Retail area, Hotel rooms, Basement and parking – two subterranean levels  
**Your application date:** September 7, 2021

Dear Applicant

This Feasibility Letter (Letter) is a guide only. It provides general information about what our requirements could be if you applied to us for a Section 73 Certificate (Certificate) for your proposed development. **The information is accurate at today's date only.**

If you obtain development consent for that development from your consent authority (this is usually your local Council) they will require you to apply to us for a Section 73 Certificate. You will need to submit a new application (and pay another application fee) to us for that Certificate by using your current or another Water Servicing Coordinator (WSC).

We'll then send you either a:

- Notice of Requirements (Notice) and Developer Works Deed (Deed)
- or

- Certificate.

These documents will be the definitive statement of our requirements.

There may be changes in our requirements between the issue dates of this Letter and the Notice or Certificate. The changes may be:

- if you change your proposed development e.g. the development description or the plan/site layout, after today, the requirements in this Letter could change when you submit your new application
- if you decide to do your development in stages then you must submit a new application (and pay another application fee) for each stage.

## What You Must Do To Get A Section 73 Certificate In The Future.

To get a Section 73 Certificate you must do the following things. You can also find out about this process by visiting [Plumbing, building & developing](#) page on our website.

1. **Obtain Development Consent from the consent authority for your development proposal.**
2. **Engage a Water Servicing Coordinator (WSC).**

**You must engage your current or another authorised WSC** to manage the design and construction of works that you must provide, at your cost, to service your development. If you wish to engage another WSC (at any point in this process) you must write and tell us.

You'll find a list of WSC's at [Listed providers](#) on our website.

The WSC will be your point of contact with us. They can answer most questions that you might have about the process and developer charges and can give you a quote or information about costs for services/works (including our costs).

### 3. **Developer Works Deed**

**After** the WSC has submitted your new application, they'll receive the our Notice and Developer Works Deed. You and your accredited Developer Infrastructure Providers (Providers) will need to sign and lodge both copies of the Deed with your nominated Coordinator. After we've signed the documents, one copy will be returned to the WSC.

The Deed sets out for this project:

- your responsibilities
- our responsibilities
- the Provider's responsibilities.

**You must do all the things that we ask you to do in that Deed.** This is because your development does not have water services and you must construct and pay for the following works extensions under this Deed to provide these services.

**Note:** The Coordinator must be fully authorised by us for the whole time of the agreement.

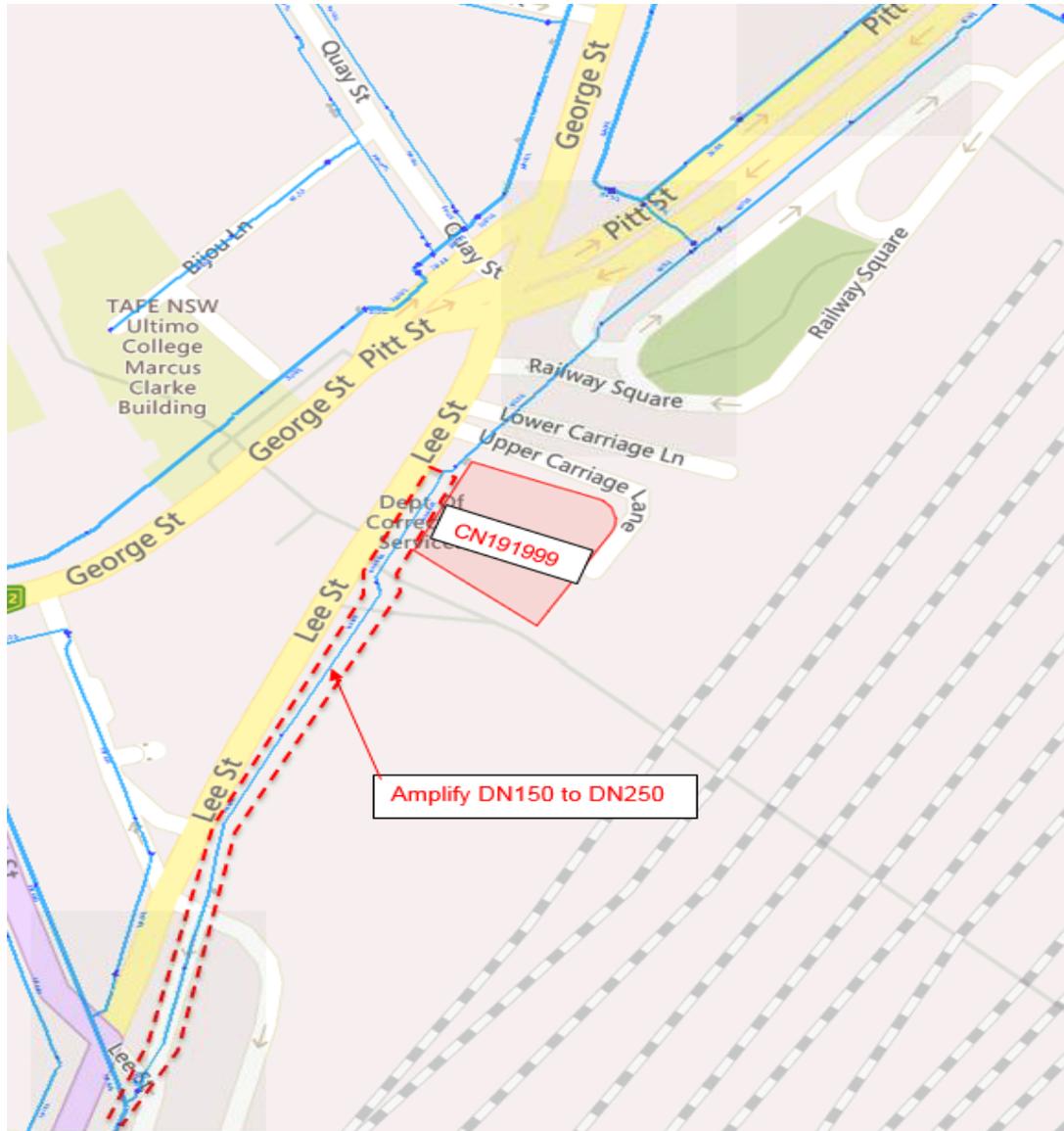
## 4. Water, Sewer and Stormwater Works

### 4.1 Water

Your development must have a frontage to a water main that is the right size and can be used for connection.

We've assessed your application and found that:

- The proposed commercial redevelopment site is under Centennial Park Water Supply Zone. The system has the capacity to service this development.
- As per the WSA Code, the developer must upsize the existing DN150 main currently servicing this site to DN250 as per the figure below. These works must be constructed by a constructor with the appropriate capability. Your Coordinator will be able to provide further advice about this.



## 4.2 Sewer

Your development 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 your development's boundaries.

We've assessed your application and found that:

- The development site is under Bondi Sewerage System.

- The DN400 sewer traversing the south boundary of the site has the capacity to service the proposed redevelopments.
- If these commercial developments are going to generate trade wastewater, the developer must submit an application requesting permission to discharge trade wastewater to Sydney Water's sewerage system. Applicant must wait for approval of this permit before any business activities can commence.

### 4.3 Stormwater

#### Building over or adjacent to stormwater assets

Sydney Water's guidelines for building over or adjacent to stormwater assets outline the process and design requirements for such activities. As per the guidelines, the applicant is advised of the following:

- No building or permanent structure is to be proposed over the stormwater channel / pipe or within **1m** from the outside wall of the channel / pipe or within 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 for 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.

Despite limited information in the submission to fully understand the extent of the impact that your development may cause to Sydney Water's 1,500mm pipe, it appears that the proposed development has building structures over and under this 1,500mm pipe. This is not complied with current Building Over and Adjacent to stormwater assets requirements.

Proponent is required to revise the proposed development to ensure, it complies with the current Building Over and Adjacent to stormwater assets requirements.

#### Locating the Exact Position of the Stormwater Channel

Exact position of the stormwater pipe/ channel is to be identified using potholes or any other acceptable survey method. Location of the easement position should not be used as location of the stormwater channel/ pipe/ Asset.

### Dilapidation Survey Report

The proponent is required to undertake a dilapidation survey report / CCTV report of the Sydney Water's stormwater channel/ pipe prior to commencement of any work on the site. This report should extent at least 5m upstream and downstream from the property boundary. A copy of this dilapidation report is to be provided to Sydney Water.

This dilapidation survey report/ CCTV Report is to be carried out again upon completion of the all construction work and need to provide an assessment report. This assessment report needs to compare the pre-construction CCTV / Dilapidation report with post-construction CCTV / Dilapidation report, confirming that no damage has occurred to Sydney Water's stormwater pipe/ channel/ assets during construction.

### Stormwater connections to Sydney Water's Stormwater pipe/Channel

Design of the stormwater work on Sydney Water's stormwater assets are to be carried out by Sydney Water accredited providers for stormwater design. Construction of the stormwater work is to be carried out by Sydney Water accredited providers for construction for sewer and water and based on their capability { S1 (up to 300mm connection), W1 (up to 375mm connection), S2, W2 & W3 for any size of connection}.

If you have intention to make direct stormwater connection to Sydney Water's stormwater system, then the connection is to be carried out according to the Asset Adjustment and Protection Manual. Further details regarding this process can be obtained from your Water Servicing Coordinator. The applicant is advised of the following:

- For pipes with a diameter 300mm or more the connection angle is to be no greater than 30 degrees in the direction of the channel flow.
- Proposed connections that are 300mm or more in diameter require qualified structural engineers to design and verify the connection details. A structural engineer's certificate is to be attached with the design drawings.
- All structural details are to be drawn in the design drawing.

- Connection details are to be complied with connection principles as per the Deems to Comply drawing for sewer DTC-2200. That is stub at the connection point, followed by rocker pipe. Rocker pipe lengths are available on the table in the same drawing.
- Relevant Deems to Comply drawing for sewer is to be used, when designing Access Chamber.
- Proposed connections that are less than 300mm in diameter can use Sydney Water's standard drawings to design the connection details.

### On-site Stormwater Detention (OSD)

On Site Detention is not required for any development at this location.

### **Funding of works**

Under our '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 our Schedule of Rates or via the Procurement process. Your WSC can advise you in relation to this policy, the likelihood of us sharing a portion of the cost and the process you need to satisfy our probity requirements.

If you do choose to request a quote through the Schedule of Rates for our 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 us until we:

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

## **5. Ancillary Matters**

### **5.1 Asset adjustments**

After we issue this Notice (and more detailed designs are available), we may require that the water main/sewer main/stormwater located in the footway/your property needs to be adjusted/deviated. If this happens, you'll 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**. We'll need to see the completed designs for the work, and we'll require you to lodge a security. The security will be refunded once the work is completed.

## 5.2 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 our **Permission to Enter** form(s) for this. You can get copies of these forms from your WSC or on our website. Your WSC 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.

## 5.3 Costs

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

- water main shutdown and disinfection
- connection of new water mains to our system(s)
- design and construction audit fees
- contract administration, Operations Area Charge & Customer Redress prior to project finalisation
- creation or alteration of easements etc
- water usage charges where water has been supplied for building activity purposes prior to disinfection of a newly constructed water main.

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 WSC can tell you about these costs.

## 6. Approval of your Building Plans

You must have your building plans approved **before the Certificate can be issued. Building construction work MUST NOT commence until we have granted approval.** Approval is needed because construction/building works may affect our assets (e.g. water and sewer mains).

Your WSC can tell you about the approval process including:

- Your provision, if required, of a “Services Protection Report” (also known as a “pegout”). This is needed to check whether the building and engineering plans show accurately where our assets are located in relation to your proposed building work. Your WSC will then either approve the plans or make requirements to protect those assets before approving the plans
- Possible requirements
- Their Costs
- Timeframes.

We recommend that you apply for Building Plan Approval early as in some instances your WSC may need to refer your building plans to us for detailed review. You’ll be required to pay us for the costs associated with the detailed review.

You can also find information about this process (including technical specifications) on our [Plumbing, building & developing](#) page on our website or call us on 13 20 92.

**Notes:**

- **The Certificate will not be issued until the plans have been approved and, if required, our assets are altered or deviated**
- **You can only remove, deviate, or replace any of our pipes using temporary pipework if you have written approval from us. You must engage your WSC to arrange this approval**
- **You must obtain our written approval before you do any work on our systems. We’ll 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*.**

## 7. Special Requirements

### Multi-level individual metering requirements

Your development must either allow for or provide individual metering. This means that you must:

1. comply at all times and in all respects with the requirements of our “*Multi-level Individual Metering Guide*”. You can find this in the [Meters & metered standpipes](#) page on our website.
2. provide and install plumbing and space for individual metering in accordance with our “*Multi-level Individual Metering Guide*”.
3. if and when you implement a strata/ stratum plan (or strata/ stratum subdivide) you must:
  - a. engage an Accredited Metering Supplier (“**AMS**”) to provide individual metering in accordance with the “*Multi-level Individual Metering Guide*” and meet the cost of the meters and metering system.
  - b. transfer the meters and metering system to us once the Testing Certificate has been issued by us to the AMS and the AMS has confirmed that payment for the meters and metering system has been paid in full.

**Before the Section 73 Certificate can be issued**, you will be required to sign an undertaking to show that you understand and accept these metering requirements and associated costs.

Visit [Meters & metered standpipes](#) to see the *Multi-level individual metering guide* and find out more.

## **OTHER THINGS YOU MAY NEED TO DO**

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

### **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 our sewer main. This work must meet our 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 our soffit requirements for property connection and drainage.

### **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](mailto: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.

#### **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](mailto:businesscustomers@sydneywater.com.au)

## **Fire Fighting**

Definition of fire fighting 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 fire fighting flow of the development and the ability of our system to provide that flow in an emergency. Sydney Water's Operating Licence directs that our 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 through [Sydney Water Tap in](#)™ and may be of some assistance when defining the fire fighting 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 Connection**

A water main will be available, once you have completed your drinking water main construction to provide your development with a domestic supply. The size of your development means that you will need a connection 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](#)<sup>TM</sup>. 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 us
- a pump application form (if a pump is required)
- all pump details (if a pump is required).

You'll have to pay an application fee.

We don't consider whether a water main is adequate for fire fighting purposes for your development. We can't guarantee that this water supply will meet your Council's fire fighting requirements. The Council and your hydraulic consultant can help.

### **Disused Water Service Sealing**

You must pay to disconnect all disused private water services and seal them at the point of connection to our water main. This work must meet our 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.

### **Other fees and requirements**

The requirements in this Notice relate to your Certificate application only. We may be involved with other aspects of your development 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 fire fighting requirements. (It will help you to know what the fire fighting requirements are for your development as soon as possible. Your hydraulic consultant can help you here.)

**No warranties or assurances can be given about the suitability of this document or any of its provisions for any specific transaction. It does not constitute an approval from us**

**and to the extent that it is able, we limit its liability to the reissue of this Letter or the return of your application fee. You should rely on your own independent professional advice.**

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**END**



## NORMAN DISNEY & YOUNG CONSULTING ENGINEERS

NDY Management Pty Limited trading as Norman Disney & Young  
ABN 29 003 234 571  
60 Miller Street  
North Sydney NSW 2060  
Telephone: +61 2 9928-6800  
Facsimile: +61 2 9955-6900

## OFFICES

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## NDY QA SYSTEM

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