

5 July 2023

Our Ref: 195185, 207407

Jasper Allenby

Department of Planning and Environment
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RE: State Significant Development SSD-39587022 – Central Barangaroo Early Works

Thank you for notifying Sydney Water of SSD-39587022 – Central Barangaroo Early Works at Lot 52 DP1213772, which proposes to partially demolish the existing shoring wall capping beam, excavation of land around the secant pile retention wall and the construction of a new secant pile retention wall (approx. 150m long). Included in these works are archaeological investigations, perimeter retention wall interface works and relocation of the stormwater services.

Sydney Water has reviewed the supplied documents and provides the following comments to assist in the planning of the proposal:

The Applicant must confirm if the ultimate development plan at this site requires relocation of pump station SP1129. If relocation of SP1129 is required as part of future development plans, then an Options Study for relocation of the pump station should be carried out up front. **The preferred option for the final location of SP1129 must be endorsed by Sydney Water before early works construction activity on the site can begin. Sydney Water cannot support SSD-39587022 until it is confirmed that SP1129 will not require relocation or until a preferred option for relocation has been endorsed by Sydney Water.**

Sydney Water notes no relocation of SP1129 is proposed as part of SSD-39587022 however the decision on the pump station relocation is critical as it will impact the ultimate development plan.

Sydney Water requests that the project team present an update of the build program including the early works package to facilitate early stakeholder engagement for the critical interfaces in question. Early engagement with us before the submission of Sydney Water applications is critical.

The interface between proposed early works and Sydney Water assets must be managed in accordance with Sydney Water's [Technical Guidelines: Building over and adjacent to pipe assets](#). The works in question appear to be within the zone of influence of multiple Sydney Water assets. This will require Building Plan Approval applications with the support of specialist engineering assessments to identify the risk of loading on the early works to our assets.

The Building Plan Approval applications will also require the project team to demonstrate sufficient operational requirements which include but is not limited to access requirements in relation to early works build, and long-term operational considerations for new built form and the impact to existing assets.

The early works have a critical interface with Sydney Water Pumping station (SP1129). The Building Plan Approval application must demonstrate that the asset is protected through construction of the early works via the submission of engineering packages which comply to

Sydney Water's engineering competency standards. The packages must also demonstrate operational requirements which include but are not limited to 24/7 access through construction of early works and post early works.

Sydney Water is working on a long-term strategic outlook for a number of pump stations within the CBD area, including SP1129. The early works package should be informed around Sydney Water's long-term approach for the pump station in question. Space Proofing of future corridors is currently being investigated by Sydney Water. More information can be provided to help inform the early works design and subsequent design stages to align with Sydney Water's strategic objective for the pump stations within the city area.

Next Steps

- If pump station SP1129 is proposed to be relocated, then it is recommended that an inception meeting is held with Sydney Water. We recommend that the proponent reaches out to Sydney Water as soon as possible to prevent any unnecessary delays to their programme.
- Following the inception meeting with Sydney Water, the proponent would need to undertake the Options Study for the relocation of SP1129.
- Once potential issues surrounding relocation of pump station SP1129 has been resolved, then the proponent can submit their Building Plan Approval application.

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 Building Plan Approval. More information about the Building Plan Approval is available on our web page in the [Land Development Manual](#).

Further advice and requirements for this proposal are in Attachment 1. If the Department require any further information, please contact the Growth Planning Team at urbangrowth@sydneywater.com.au. If the Applicant requires further information, please contact Grant Macdonnell, Infrastructure Account Manager South, at Grant.Macdonnell@sydneywater.com.au.

Yours sincerely,

A handwritten signature in black ink, appearing to read "L Salli".

Lyndall Salli

Acting Commercial Growth Manager
City Growth and Development, Business Development Group
Sydney Water, 1 Smith Street, Parramatta NSW 2150

Attachment 1

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.