



PCU057366

Sydney
WATER

Department of Planning
Received
9 DEC 2014
Scanning Room

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Attention: Andrew Hatcher
Mr Cameron Sargent
Team Leader – Industry and Key Sites
GPO Box 39
Sydney NSW 2001

Building R1, Building R7 and Building C2/C6 at Barangaroo

Dear Mr Sargent,

Thank you for your letter notifying Sydney Water of the proposed development referenced above. We have reviewed the application and provide the following comments for your consideration.

Sydney Water is currently liaising with the developer regarding the servicing strategy for the Barangaroo development. Further detailed requirements will be provided for water and wastewater when the developer lodges the Section 73 Application for the proposed buildings.

Water

- Potable water for the Barangaroo development will be supplied by Sydney Water. The potable water supply to the site will be via a proposed ring main extended from the existing watermain in Hickson Road. This Sydney Water watermain will be located in the road corridor above the basement of buildings C2, C3 and C4.
- A potable water top-up facility will be provided to the Recycled Water Plant and will service only the Barangaroo development. When the recycled water demand exceeds the supply from the RWP, potable water will be used for Barangaroo South and Barangaroo Central to top up the recycled water tank.
- A potable water back-up supply will be via an extension from the proposed Sydney Water ring main. The back-up supply may require when the RWP is offline or during seasonal variations to cover the peak demand if required.

Recycled Water

- Recycled water will be provided to the development by Lend Lease Recycled water (Barangaroo South) from the proposed private Recycled Water Plant.

Wastewater

- Within the Barangaroo development, Lend Lease Recycled Water (Barangaroo South) will collect waste water through a private sewerage network which will discharge to an internal private Recycled Water Plant (RWP).
- Wastewater discharge from the treatment plant, containing treatment by-products, will flow to Sydney Water sewer in Hickson Road which discharges to SP1129. Wastewater discharge will be covered under consent to discharge industrial trade wastewater.
- In an emergency situation, when the recycled water plant is not operational or during planned maintenance period; Partial or full discharge of wastewater from the development will be discharged in Sydney Water 450mm sewer main in Hickson Road via a gravity overflow connection. In this situation, Recycled Water Plant Operator is to inform Sydney Water Service that the emergency discharge from Barangaroo is required. This will allow Sydney Water service to prepare for accepting the flow and also avoid any maintenance activities on SP1129.
- In addition, an alarm/alert system will be installed such that SWC are made aware of any overflow above normal discharge conditions agreed in the Trade Waste Agreement.

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

Attachment 2

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.

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/>

Sydney Water E-Planning

Sydney Water has an email address for planning authorities to submit statutory or strategic planning documents for review. This email address is urbangrowth@sydneywater.com.au

If you require any further information, please contact Hannah Gilvear of the Urban Growth Branch on 02 8849 5296 or e-mail hannah.gilvear@sydneywater.com.au

Yours Sincerely

A handwritten signature in black ink, appearing to be 'Greg Joblin', with a long horizontal stroke extending to the right.

Greg Joblin
A/Manager, Growth Strategy