Infrastructure Delivery, Management and Staging Plan

Lanceley Place Data Centre, Artarmon

2-8 Lanceley Place & 14 Campbell Street, Artarmon 2064

Date:	1 May 2024	**Issue:**	A
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Prepared by:	Jolene Ng	**Date:**	1 May 2024
Edited by:	David McKay	**Date:**	1 May 2024
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Issuing office:	Sydney, AUS		

DOCUMENT CONTROL

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1.0 EXECUTIVE SUMMARY

This Infrastructure Assessment Report has been prepared by HDR to accompany a State Significant Development Application (SSDA) for the construction and ongoing operation of a data centre facility at 2-8 Lanceley Place & 14 Campbell Street, Artarmon in the Willoughby City Council Local Government Area (LGA). The site is legally described as Lot 11, 12, 13, 14 and 15 in DP 233037.

This report has been prepared to address the Secretary's Environmental Assessment Requirements (SEARs) issued for the Lanceley Place Data Centre project (SSD-66777221) dated 23 January 2024. It outlines the incoming services required, with respect to capacity, availability and connections to facilitate the development.

The proposed data centre development works specific to infrastructure include:

- Reticulation of new Ausgrid HV feeders (33kV) to site.
- Extension of existing pit and pipe system to facilitate incoming communication services pathway via diverse underground routes.
- Connection into existing portable water supply from Sydney Water for hydraulic and wet fire services.
- Connection into existing sewerage system from Sydney Water.
- Modifications of the site stormwater drainage network to direct stormwater runoff to existing water quality devices and on-site detention tank/s.

This report concludes that the proposed data centre development is suitable and warrants approval.

2.0 INTRODUCTION

A State Significant Development Application (SSDA) has been prepared in support of a proposed data centre at 2-8 Lanceley Place and 14 Campbell Street, Artarmon (Lanceley Place Data Centre, Artarmon). The site comprises 5 individual allotments totalling 14,024m^2 in area, is zoned E4 General Industrial and has road frontages to both Lanceley Place and Campbell Street.

The proposal will include:

- Site preparation works including demolition, bulk excavation and removal of existing structures on the site, tree and vegetation clearing, and bulk earthworks;
- Construction, fit out and operation of a ten-storey, 80MVA data centre with a maximum building height of 51.479m (RL 124.5) ridge height (street wall height of 50m) and total gross floor area of 26,769m2 comprising:
    - At-grade parking for 39 car parking spaces and 2 accessible car parking spaces
    - Two (2) 12.5m long vehicle loading dock spaces
    - Five (5) levels of technical data hall floor space with four (4) data halls per floor
    - Ancillary office space
    - A lobby, offices and amenities located on the ground floor
- Provision of required utilities, including:
    - Eight (8) 95,000L above-ground diesel storage tanks
    - Four (4) 1,100kL above-ground water tanks
    - Three (3) 33kV switch-rooms on site.
- Vehicle access provided via Campbell Street and Lanceley Place
- Pedestrian access provided via Campbell Street and Lanceley Place
- Associated landscaping and site servicing
- Installation of services and drainage infrastructure
- A floor space ratio of approximately of 1.91:1. Given this exceeds the Willoughby Local Environmental Plan 2012 (WLEP) control, a request to vary the control for the development under Clause 4.6 of the WLEP will be included with the SSDA.

This report has been prepared to address the Secretary's Environmental Assessment Requirements (SEARs) and accompanying cover letter issued for the Lanceley Place Data Centre project (SSD-66777221) dated 23 January 2024.

Specifically, this report has been prepared to respond to the SEARs requirement issued below:

Table 1

SEARs Item	Secretary's Environmental Assessment Requirements	Section Reference (This Report)
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.	Section 5.0, Figures 3-11, Appendix A, Appendix B

	• 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.	Section 5.1, 5.2 Figures 3-11 Section 5.1, 5.2, 5.7, Appendix A, Appendix B
Water Management Plan	Provide an Integrated Water Management Plan that: • Is prepared in consultation with the local council and any other relevant drainage or water authority. • Outlines the water-related servicing infrastructure required by the development (informed by the anticipated annual and ultimate increase in servicing demand) and evaluates opportunities to reduce water demand (such as recycled water provision). • Details the proposed drainage design (stormwater and wastewater) for the site including any onsite detention facilitation, water quality management measure and nominated discharge points, on-site sewerage management and measure to treat, reuse or dispose of water. • Demonstrates compliance with the local council or other drainage or water authority requirements and avoids adverse downstream impacts.	Section 5.3, 5.4, 5.5 Further details are covered in the Water Management Plan issued by TTW.
Flooding Risk	Identify any flood risk on-site having regard to adopted flood studies, the potential effects of climate change, and any relevant provisions of the NSW Floodplain Development Manual. Assess the impacts of the development, including any changes to flood risk on-site or off-site, and detail design solutions and operational procedures to mitigate flood risk where required.	Section 5.6 Further details are covered in the Flood Risk Assessment issued by TTW.

3.0 SITE DESCRIPTION

The site is located on Cammeraygal Land and is in the Artarmon industrial area within the Willoughby Local Government Area (LGA). It is bounded by Campbell Street to the north and Lanceley Place to the east and has immediate frontages with a concrete batching plant to the south-east, and several buildings including the NextDC Data Centre to the west.

Artarmon Industrial Precinct comprises relatively new commercial and industrial developments and has been subject to several separate DAs which have increased the densities in the area. Other notable nearby land uses include the Home HQ shopping centre, the Artarmon Bunnings Warehouse, the Royal North Shore Hospital and the North Shore Private Hospital.

The site comprises 14,024m^2 and consists of five separate lots. It was most recently occupied by film and television studios tenanted by the Australian Broadcasting Corporation (ABC) which sold the site in 2021. The site was subject to a SSDA application in 2023 which proposed an industrial warehouse and distribution centre (SSD-48478458). The site is currently vacant.

The closest residential uses include residential flat building on the western side of Pacific Highway (approximately 300m west from the site) and in Artarmon (approximately 500m north of the site).

The site is well serviced by transport, and is within close proximity of the Pacific Highway, M1, M2 and the Lane Cove tunnel with bus services linking the area with North Sydney and the Sydney CBD. St Leonards Station, which provides T9 Northern Line and T1 North Shore and Western Line train services, is within a 1km walk of the site.

The future Crows Nest Metro station is located approximately 1.4km from the site which will deliver high frequency metro services across Sydney and is expected to be opened in 2024.

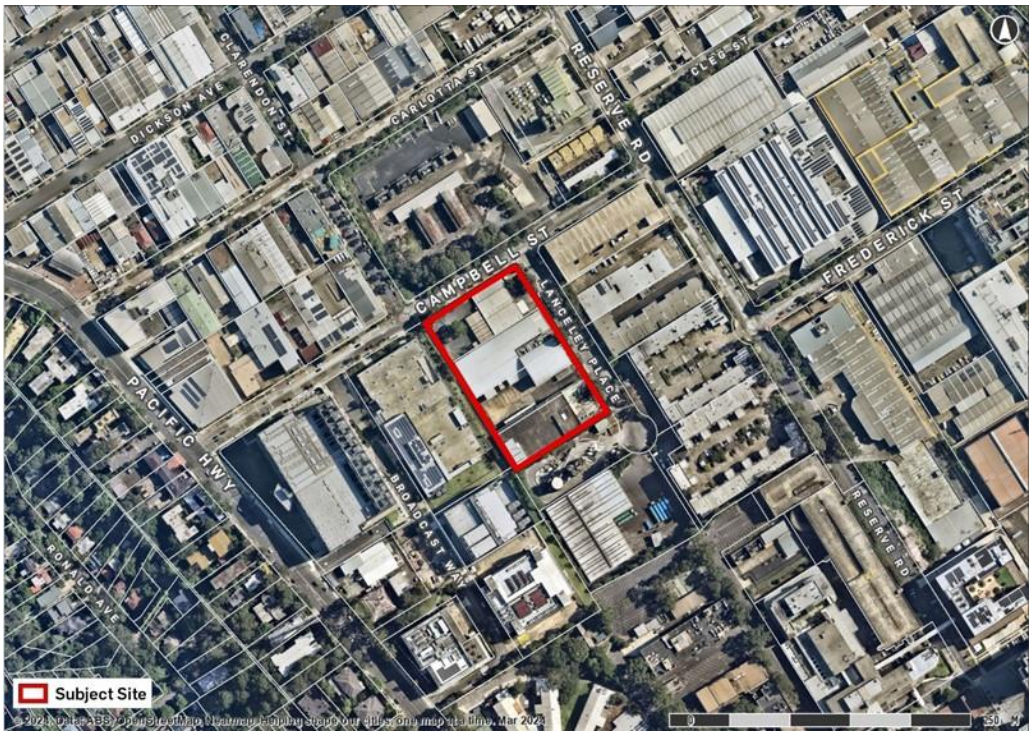

Figure 1 – Site Aerial (Source: Urbis)

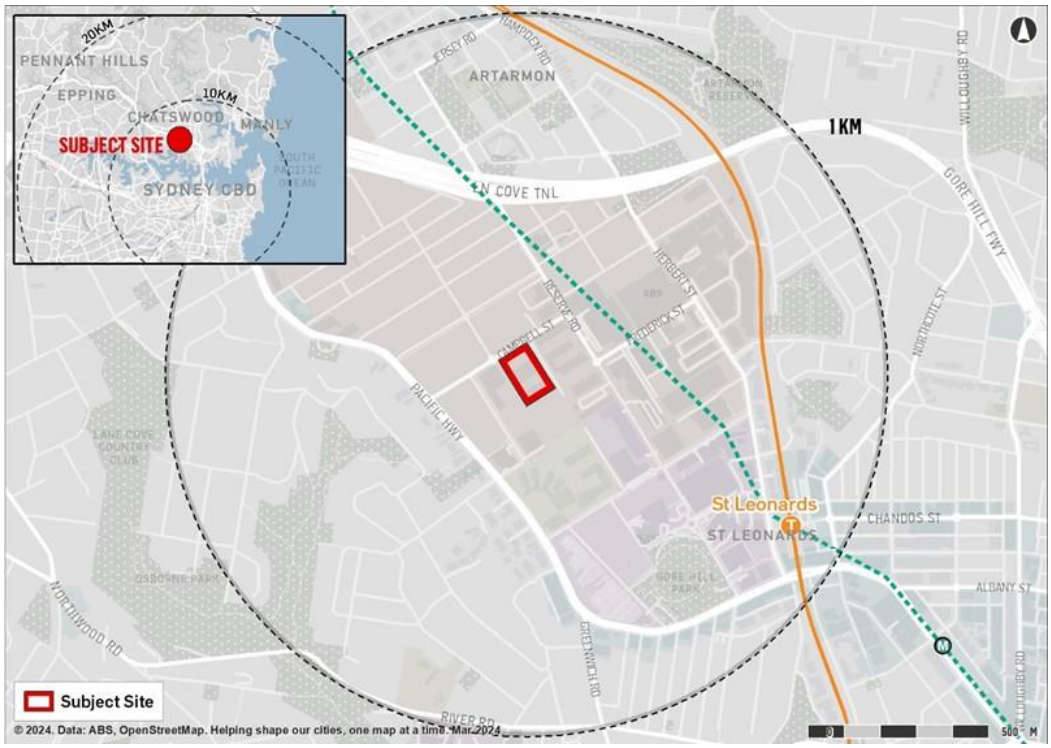

Figure 2 – Local Context (Source: Urbis)

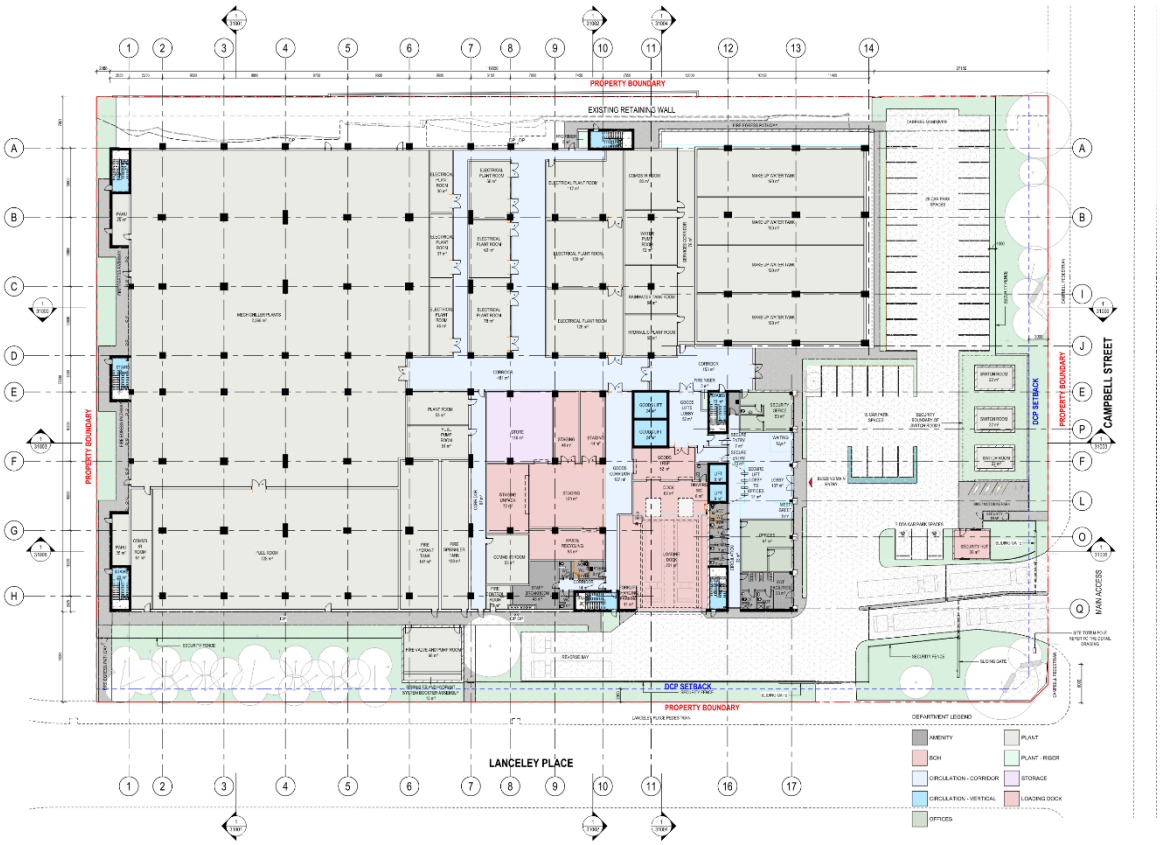

Figure 3 – Site Plan (Source: HDR)

4.0 INCOMING SERVICES

The incoming services outlined within this report include:

- Electricity
- Communication Services
- Portable Water
- Sewerage
- Storm Water
- Overland Flow

It is to be noted that no gas connection is proposed for the development site.

5.1 ELECTRICITY

Under the Proposed Development there is a requirement for three (3) 33kV feeders to attain a final day supply capacity of 80MVA.

Ausgrid have confirmed allocation of three (3) 33kV feeders from the nearby Willoughby Sub-Transmission Station (STS) for this development.

The above feeders serving the site are suitability sized to cater for the Proposed Development.

5.2 COMMUNICATION SERVICES

Initial site location assessment via Before You Dig Australia (BYDA) plans indicates the presence of multiple Telco/ISP/Fibre service providers in the area, including Aarnet, FibreconX, NBN, NextGen, Optus, Superloop, Telstra, TPG and Verizon. Refer to the Figures 3 to 11 for further information.

It is anticipated that carrier services will be organised directly by Goodman. The preferred arrangement for fibre connection points to the site will be 2 or 3 preferably diverse paths with multiple carriers.

The diversely routed telecommunication service pathways within the building to the Telco/MDF rooms should maintain a minimum of 20m separation along the entire route.

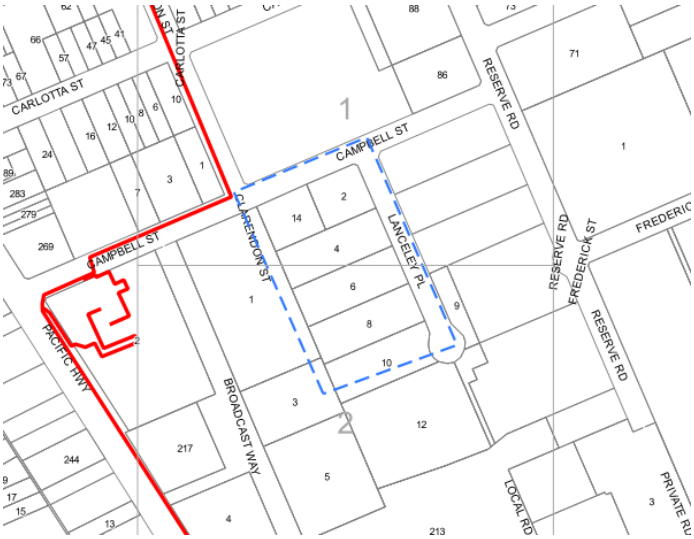

Figure 4 – Aarnet Telecommunication Assets around 2-8 Lanceley Place and 14 Campbell Street, Artarmon (Source: BYDA)

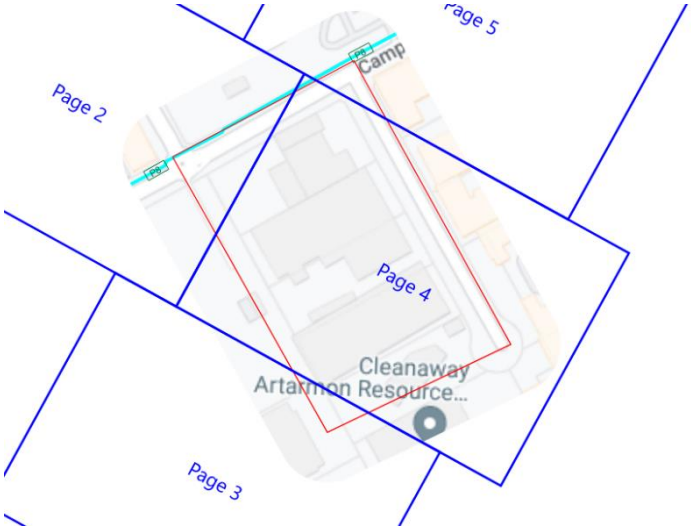

Figure 5 – FibreconX Telecommunication Assets around 2-8 Lanceley Place and 14 Campbell Street, Artarmon (Source: BYDA)

Figure 6 – NBN Telecommunication Assets around 2-8 Lanceley Place and 14 Campbell Street, Artarmon (Source: BYDA)

Figure 7 – Nextgen Telecommunication Assets around 2-8 Lanceley Place and 14 Campbell Street, Artarmon (Source: BYDA)

Figure 8 – Optus Telecommunication Assets around 2-8 Lanceley Place and 14 Campbell Street, Artarmon (Source: BYDA)

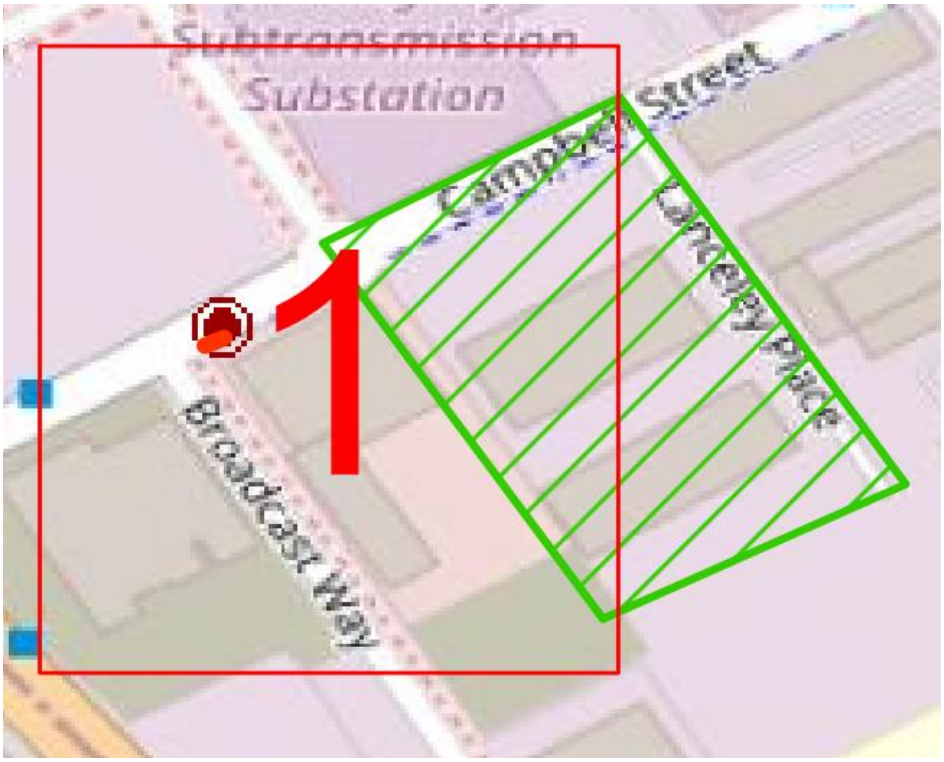

Figure 9 – Superloop Telecommunication Assets around 2-8 Lanceley Place and 14 Campbell Street, Artarmon (Source: BYDA)

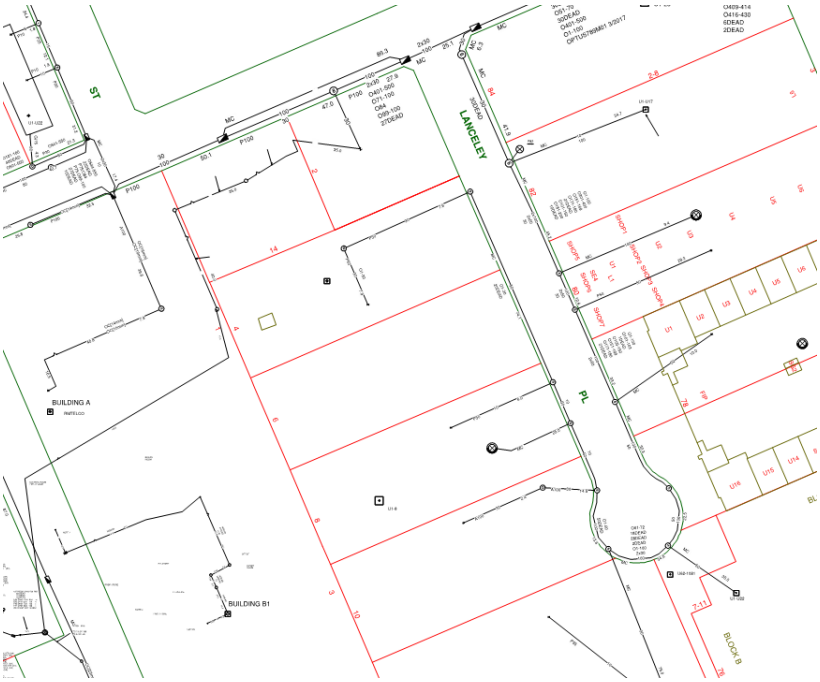

Figure 10 – Telstra Telecommunication Assets around 2-8 Lanceley Place and 14 Campbell Street, Artarmon (Source: BYDA)

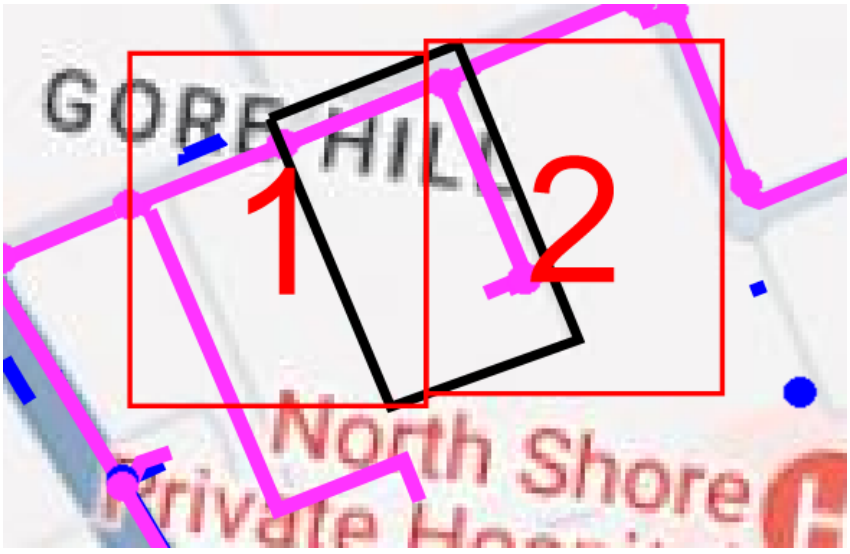

Figure 11 – TPG Telecommunication Assets around 2-8 Lanceley Place and 14 Campbell Street, Artarmon (Source: BYDA)

Figure 12 – Verizon Telecommunication Assets around 2-8 Lanceley Place and 14 Campbell Street, Artarmon (Source: BYDA)

5.3 POTABLE WATER

The existing Sydney Water potable supply is suitable to supply the combined water and wet fire services demand across the entire Proposed Development.

The required flow rate for the site is 44.2L/s.

The Pressure and Flow Enquiry which was conducted indicates that the street flow rate is capable of delivering 26L/s for the 100mm water main and 67L/s for the 150mm water main respectively. Refer to Appendix A for the Pressure and Flow Statements.

With the indicated flow rate of 44.2L/s it is anticipated that tanks and pumps will be required to meet Uptime and Tenant requirements for the make-up water system serviced by the 150mm water main.

A new Pressure and Flow Enquiry will be conducted as part of detail design with existing pressure and flow information provided as part of this report.

The project will follow the Section 73 submission requirements to Sydney Water under detailed design.

Figure 13 – Existing Sydney Water Potable Water Assets around 2-8 Lanceley Place and 14 Campbell Street, Artarmon (Source: BYDA)

5.4 SEWERAGE

This site is serviced via existing 225mm Sydney Water Sewer mains in Lanceley Place which run along the north and east boundaries of the property.

Sydney Water has provided a high level assessment noting there are several high-risk overflow structures downstream of the development site. Due to high flow from the development, it is likely to have impact on these high-risk overflow structures. The Lanceley Pl asset will require review with the WSC and Sydney Water to ascertain any protection required of the asset. The asset must be maintained as it serves upstream sites on the drainage network.

A new site connection is required to serve the Proposed Development, and the proposed connection is to be made at the existing sewer manhole located at the corner of Campbell Street and Lanceley Pl.

The discharge from the date centre is 13.05 L/s as provided by WSC.

The new site connection and suitability to connect to existing would be carried out under the Section 73 process, with potable and wastewater modelling under the WSC process in line with latest advice from Sydney Water for new Data Centre developments.

Refer to Appendix B for the Sydney Water Feasibility Letter.

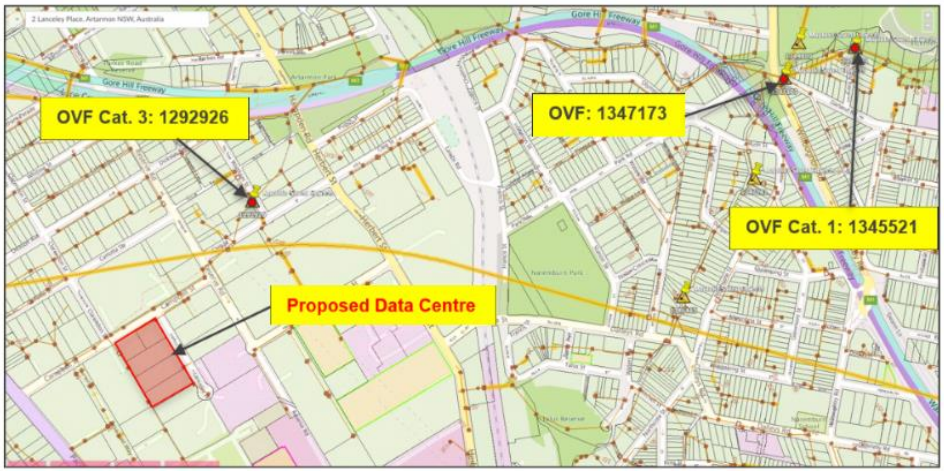

Figure 14 – Existing Sydney Water Sewer Infrastructure and Proposed Development (Source: Sydney Water Feasibility Letter)

Figure 15 – Existing Sydney Water Sewer Assets & Proposed Work around 2-8 Lanceley Place and 14 Campbell Street, Artarmon (Source: BYDA)

5.5 STORMWATER

Existing Stormwater Drainage System

The local stormwater system is owned and operated by Willoughby City Council. The figure below shows the site connecting to the council-owned stormwater pipe system that runs through the centre of Lanceley Place via several discharge points along Lanceley Place.

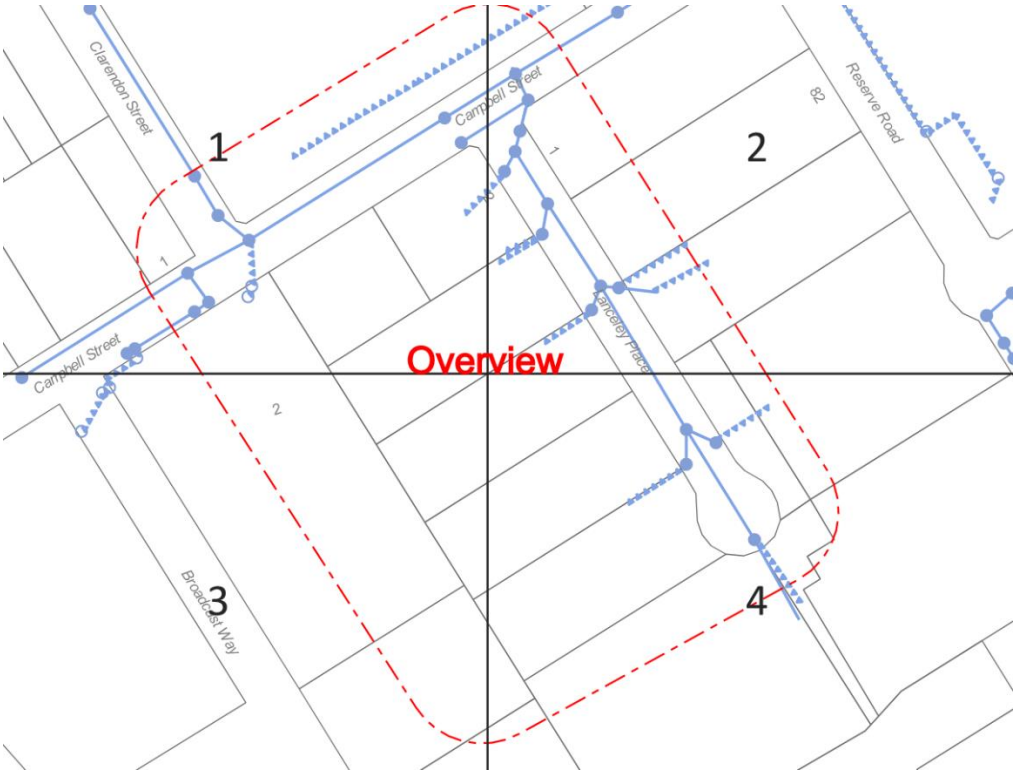

Figure 16 – Existing Stormwater Infrastructure (Source: BYDA)

There is a 825mm diameter pipe running through the centre of the Lanceley Place and the existing site is serviced by discharging into multiple kerb inlet pits with 375 mm diameter pipe along the east boundary, ultimately connected to the existing stormwater infrastructure at Campbell Street.

5.6 OVERLAND FLOW

According to the latest survey and existing topography, the existing site overland flow is from northwest to northeast of the site onto the Lanceley Place. The site is not impacted largely by the overland flow by the neighbouring development. The overland flow is aimed to be maintained in the new development of the site.

However, as the adjacent Campbell Street and Lanceley Place are impacted by overland flows for both 1% AEP and PMF storm event. Further detail is provided in Flood Risk Assessment Report that has been prepared by TTW and submitted as part of the planning application.

5.7 CONSTRUCTION

The proposal will be delivered as follows:

- Construction is anticipated to commence mid-2025. A detailed construction delivery and staging plan would be developed by the construction contractor prior to the commencement of construction. The detailed construction and staging plan would describe the dates of commencement and anticipated duration for the construction of each key project element.
- Site preparation and site establishment including set up of restricted areas, hoardings and other safety measures including traffic management measures and construction controls.
- Site compounds established.
- Connection to services, including potable water, wastewater, electricity and communications would be undertaken at agreed stages during construction. Minor power use will be required during construction. The use of potable water will be minimised and construction use limited to small amounts for potable use, dust suppression and washing of hard surfaces for safety management.
- Commence construction to agreed scope and programme.
- Installation of security measures.
- Site commissioning and testing. Commissioning will include testing all elements of the development including safety, quality systems and processes.
- Sign off from relevant infrastructure authorities to be obtained as relevant.
- Following commissioning, the construction stage will be complete. The site will move into business as usual operations.

APPENDIX A – SYDNEY WATER PRESSURE AND FLOW STATEMENT

Statement of Available Pressure and Flow

Jim Gorringe
Pitt Street
Sydney, 2001

Attention: Jim Gorringe Date: 16/02/2024

Pressure & Flow Application Number: 1824737
Your Pressure Inquiry Dated: 2024-02-13
Property Address: 2 Lanceley Place, Artarmon 2064

The expected maximum and minimum pressures available in the water main given below relate to modelled existing demand conditions, either with or without extra flows for emergency fire fighting, and are not to be construed as availability for normal domestic supply for any proposed development.

ASSUMED CONNECTION DETAILS

Street Name: Campbell Street	Side of Street: South
Distance & Direction from Nearest Cross Street	60 metres West from Lanceley Place
Approximate Ground Level (AHD):	75 metres
Nominal Size of Water Main (DN):	150 mm

EXPECTED WATER MAIN PRESSURES AT CONNECTION POINT

Normal Supply Conditions	
Maximum Pressure	98 metre head
Minimum Pressure	50 metre head

WITH PROPERTY FIRE PREVENTION SYSTEM DEMANDS	Flow l/s	Pressure head m
Fire Hose Reel Installations (Two hose reels simultaneously)	0.66	50
Fire Hydrant / Sprinkler Installations (Pressure expected to be maintained for 95% of the time)	10 15 20 25 30 40 50 60	51 50 50 50 49 48 47 45
Fire Installations based on peak demand (Pressure expected to be maintained with flows combined with peak demand in the water main) Maximum Permissible Flow	10 15 20 25 30 40 50 60 67	50 50 49 49 48 47 46 44 43

(Please refer to reverse side for Notes)

For any further inquiries regarding this application please email :

hydraulicassessment@sydneywater.com.au

General Notes

This report is provided on the understanding that (i) the applicant has fully and correctly supplied the information necessary to produce and deliver the report and (ii) the following information is to be read and understood in conjunction with the results provided.

1. Under its Act and Operating Licence, Sydney Water is not required to design the water supply specifically for fire fighting. The applicant is therefore required to ensure that the actual performance of a fire fighting system, drawing water from the supply, satisfies the fire fighting requirements.

2. Due to short-term unavoidable operational incidents, such as main breaks, the regular supply and pressure may not be available all of the time.

3. To improve supply and/or water quality in the water supply system, limited areas are occasionally removed from the primary water supply zone and put onto another zone for short periods or even indefinitely. This could affect the supply pressures and flows given in this letter. This ongoing possibility of supply zone changes etc, means that the validity of this report is limited to one (1) year from the date of issue. It is the property owner's responsibility to periodically reassess the capability of the hydraulic systems of the building to determine whether they continue to meet their original design requirements.

4. Sydney Water will provide a pressure report to applicants regardless of whether there is or will be an approved connection. Apparent suitable pressures are not in any way an indication that a connection would be approved without developer funded improvements to the water supply system. These improvements are implemented under the Sydney Water 'Urban Development Process'.

5. Pumps that are to be directly connected to the water supply require approval of both the pump and the connection. Applications are to be lodged online via Sydney Water Tap in™ system -
Sydney Water Website – www.sydneywater.com.au/tapin/index.htm. Where possible, on-site recycling tanks are recommended for pump testing to reduce water waste and allow higher pump test rates.

6. Periodic testing of boosted fire fighting installations is a requirement of the Australian Standards. To avoid the risk of a possible 'breach' of the Operating Licence, flows generated during testing of fire fighting installations are to be limited so that the pressure in Sydney Water's System is not reduced below 15 metres. Pumps that can cause a breach of the Operating Licence anywhere in the supply zone during testing will not be approved. This requirement should be carefully considered for installed pumps that can be tested to 150% of rated flow.

Notes on Models

1. Calibrated computer models are used to simulate maximum demand conditions experienced in each supply zone. Results have not been determined by customised field measurement and testing at the particular location of the application.

2. Regular updates of the models are conducted to account for issues such a urban consolidation, demand management or zone change.

3. Demand factors are selected to suit the type of fire-fighting installation. Factor 1 indicates pressures due to system demands as required under Australian Standards for fire hydrant installations. Factor 2 indicates pressures due to peak system demands.

4. When fire-fighting flows are included in the report, they are added to the applicable demand factor at the nominated location during a customised model run for a single fire. If adjacent properties become involved with a coincident fire, the pressures quoted may be substantially reduced.

5. Modelling of the requested fire fighting flows may indicate that local system capacity is exceeded and that negative pressures may occur in the supply system. Due to the risk of water contamination and the endangering of public health, Sydney Water reserves the right to refuse or limit the amount of flow requested in the report and, as a consequence, limit the size of connection and/or pump.

6. The pressures indicated by the modelling, at the specified location, are provided without consideration of pressure losses due to the connection method to Sydney Water's mains.

Statement of Available Pressure and Flow

Jim Gorringe
Pitt Street
Sydney, 2001

Attention: Jim Gorringe Date: 16/02/2024

Pressure & Flow Application Number: 1824852
Your Pressure Inquiry Dated: 2024-02-13
Property Address: 2 Lanceley Place, Artarmon 2064

The expected maximum and minimum pressures available in the water main given below relate to modelled existing demand conditions, either with or without extra flows for emergency fire fighting, and are not to be construed as availability for normal domestic supply for any proposed development.

ASSUMED CONNECTION DETAILS

Street Name: Lanceley Place	Side of Street: West
Distance & Direction from Nearest Cross Street	114 metres South from Campbell Street
Approximate Ground Level (AHD):	73 metres
Nominal Size of Water Main (DN):	100 mm

EXPECTED WATER MAIN PRESSURES AT CONNECTION POINT

Normal Supply Conditions	
Maximum Pressure	100 metre head
Minimum Pressure	52 metre head

WITH PROPERTY FIRE PREVENTION SYSTEM DEMANDS	Flow l/s	Pressure head m
Fire Hose Reel Installations (Two hose reels simultaneously)	0.66	52
Fire Hydrant / Sprinkler Installations (Pressure expected to be maintained for 95% of the time)	10 15 20 25	46 38 28 16
Fire Installations based on peak demand (Pressure expected to be maintained with flows combined with peak demand in the water main)	10 15 20 25	45 37 27 14
Maximum Permissible Flow	26	12

(Please refer to reverse side for Notes)

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6. The pressures indicated by the modelling, at the specified location, are provided without consideration of pressure losses due to the connection method to Sydney Water's mains.

APPENDIX B – SYDNEY WATER FEASIBILITY LETTER

Case Number: 208562

October 16, 2023

Goodman Property Services (Aust)
c/- AT&L AND ASSOCIATES PTY LTD

Feasibility Letter

Developer:	**Goodman Property Services (Aust)**
Your reference:	**22-1062**
Development:	**Lot 14 DP233037 2 LANCELEY PL, Artarmon**
Development Description:	**Feasibility application for the purposes of determining if this site is suitable for a data centre, based on the high level details provided in the additional requirements form attached.** **Please note revised advice is requested based on the revised information attached.**
Your application date:	**August 25, 2023**

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.**

We have not allocated any system capacity to your proposal from the investigation into this Feasibility advice. This advice is only an indication of our systems and possible requirements as of today. Where there is system capacity, it may have been fully utilised by the time you obtain a Consent. The requirements applied to any approved Development proposal may differ significantly in the future since the original advice was issued.

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 eg 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.

Infrastructure contributions for drinking water and wastewater will be payable on all developments that require a Section 73 Compliance Certificate to be issued from 1 July 2024 onwards. Infrastructure contributions help recover the cost of providing infrastructure to new developments. Please refer to the Costs section of this letter for more information.

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. Water and Sewer Works

3.1 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 development is located within Pymble WSZ, in Pymble Reduced 1 pressure zone. The development has a frontage to existing DN150 main in Campbell St (constructed 1974) and existing DN100 main in Lanceley Pl (constructed 1967).
- High level assessment suggests the system may have the capacity to service the development. However, augmentation of existing assets may be required.

- Due to high demand requirement and high head loss in the pipes, the developer may need to conduct a hydraulic investigation to identify any amplification requirements in local reticulation and trunk pipes. This will be further reviewed in the S73 application.

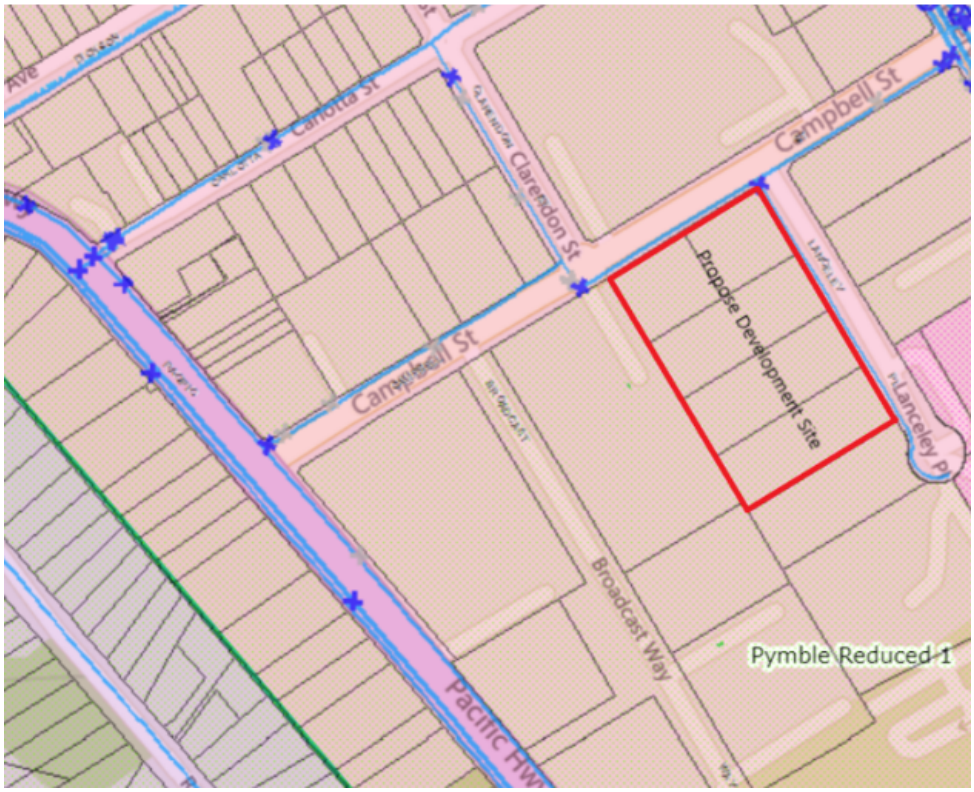

Figure 1 – Drinking Water Location Map

3.2 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 proposed development site (data centre) is in Naremburn SCAMP which is a part of NSOOS 2 Catchment. The site is currently serviced by a DN225 main in Lanceley Pl which run along the north and east boundaries of the property. The discharge from the date centre is 13.05 L/s as provided by WSC.
- There are several high-risk overflow structures downstream of the development site. Due to high flow from the development, it is likely to have impact on these high-risk overflow structures.

- Hydraulic investigation may need to be carried out by the developer to identify any amplification requirements in reticulation pipe and impacts to high-risk ERSs.
- Sydney Water is undertaking detail planning work for this area. Further information about the status of the project will be provided during S73 application.
- If any of the existing Sydney Water assets is impacted, the developer must provide a design for sewer diversion and adjustment works or any changes to the existing main and its long section to Sydney Water for its review and approval.
- All work must comply with relevant WSA code.
- This will be further assessed during S73 application.

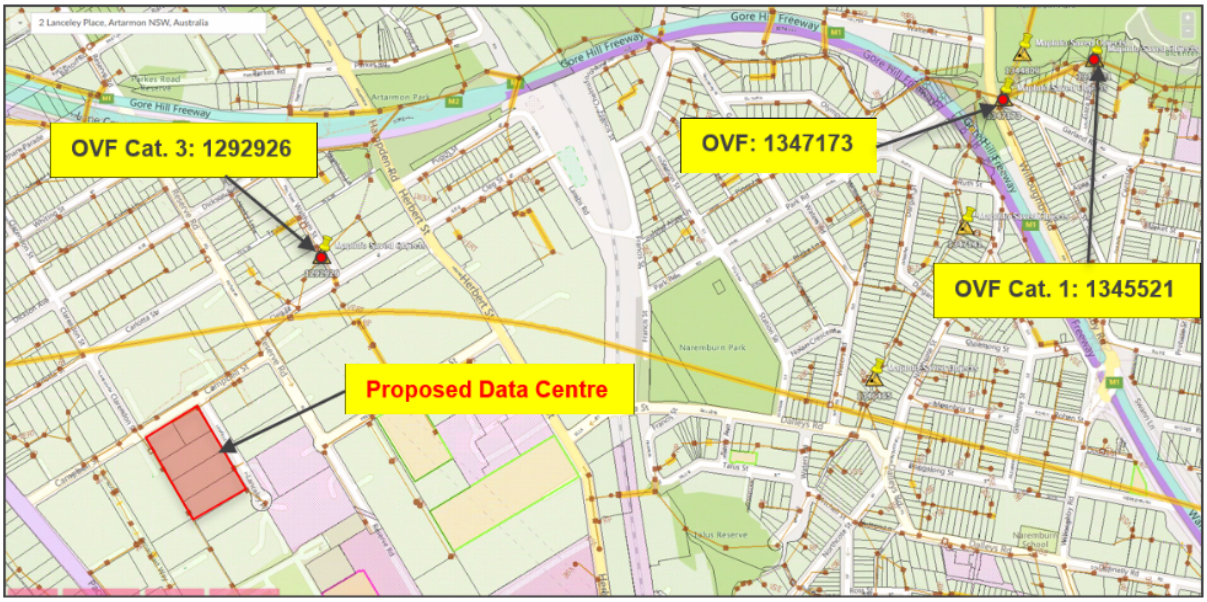

Figure 2 – Existing sewer Infrastructure and proposed development

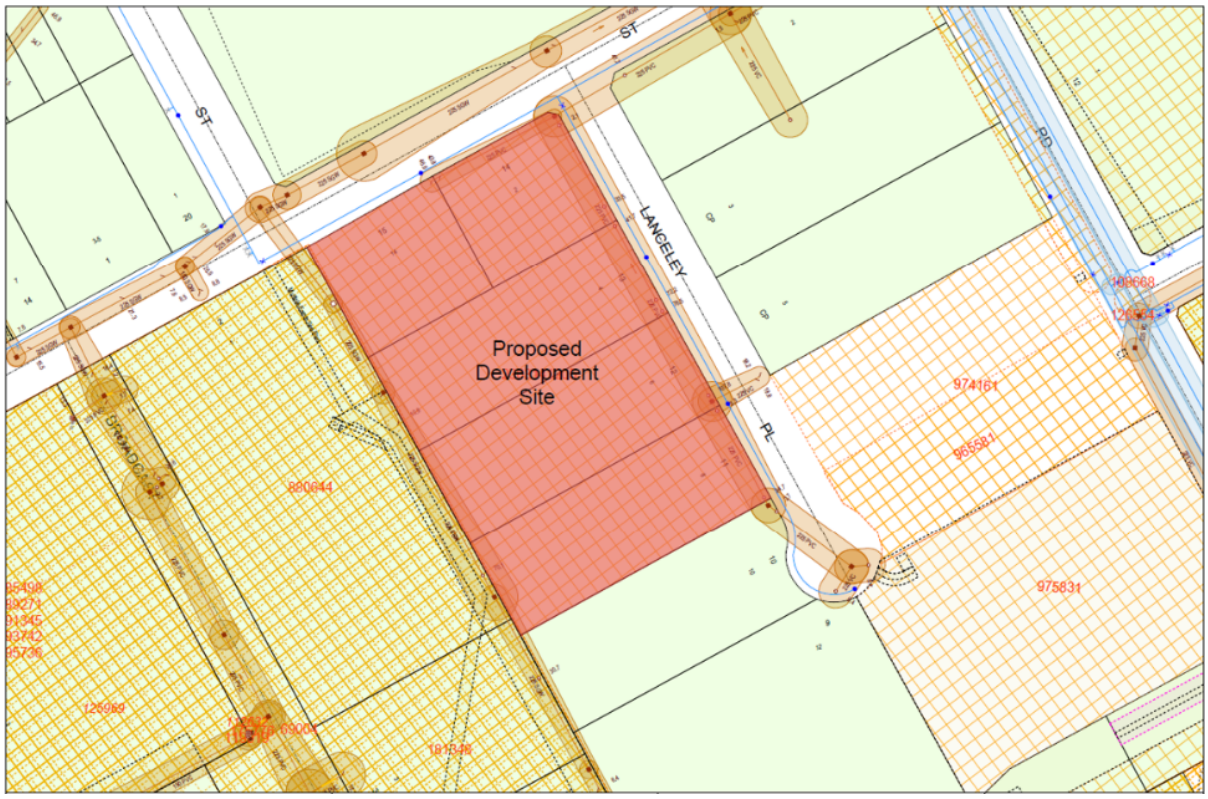

Figure 3 – Proposed Development Site (provided by developer)

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.

Infrastructure Contributions

Infrastructure contributions for drinking water and wastewater will be payable on all developments that require a Section 73 Compliance Certificate to be issued from 1 July 2024 onwards.

The infrastructure contributions are set in accordance with the Development Servicing Plans registered with the Independent Pricing and Regulatory Tribunal (IPART) and in accordance with *Independent Pricing and Regulatory Tribunal Act*.

The contributions will be gradually reintroduced such that they will be capped at 25 percent in 2024-25 and 50 percent in 2025-26, with full contributions payable from 1 July 2026 onwards, in line with a transition plan approved by the NSW Government.

You can find more information on the reintroduction of drinking water and wastewater contributions at https://www.sydneywatertalk.com.au/infrastructure-contributions.

If applicable, Sydney Water will confirm the amount of the infrastructure contribution for your development, we anticipate this information will be available in late 2023.

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.

Approval of your building plans

Please note that the building plans must be approved when each lot is developed. This can be done at in our Tap in™ system Sydney Water Tap in ™.

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

If our stormwater channel, pipe, or culvert is located within ten (10) metres of your development site it must be referred to us for a detailed review.

Your Coordinator can tell you about the approval process including:

- Possible requirements
- Their costs
- Timeframes.

If your building plans need to be referred to us for detailed review you will be required to pay us for the costs associated with the detailed review.

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

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. Visit www.sydneywater.com.au > Plumbing, building & developing > Plumbing > Backflow prevention to find a plumber.

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. Visit www.waterrating.gov.au/ to take you to the WELS (Water Efficiency Labelling and Standards (WELS) Scheme
- Consider installing rainwater tanks to capture rainwater runoff, and reusing it, where cost effective. Visit www.sydneywater.com.au > Plumbing, building & developing > Plumbing > Rainwater *tanks*
- 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.

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 are available 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 ™. 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.

END