



14 March 2025

Our reference: 220028, 219447

Stephen Dobbs

Department of Planning, Housing and Infrastructure

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RE: State Significant Development Application SSD-76927247 'The Timberyards' at Sydenham Road, Farr Street, Victoria Road and Mitchell Street, Marrickville (Proposed by RTL Co.)

Thank you for notifying Sydney Water of SSD-76927247 at Sydenham Road, Farr Street, Victoria Road and Mitchell Street, Marrickville, which proposes a rental housing precinct with various dwelling mixes (Build to Rent (BTR), co-living and affordable housing), commercial premises and recreational area. Split into three sub-precinct areas, this proposal should facilitate the delivery of **1188 dwellings** (484 BTR, 115 affordable and 589 co-living) with a GFA of 76,634m². Ultimately, this proposal will contribute to the growth of the overall Victoria Road Precinct.

Our system indicates that the proponent had lodged a Feasibility under CN 220028, which relates to the following SSDA. A Feasibility Advice Letter was provided on 5 February 2025. The servicing advice remains applicable.

Sydney Water has reviewed the application based on the information supplied and provide the following comments to assist in understanding the servicing needs of the proposed development.

Water Servicing

- The development is located within Canterbury Gravity Water Supply Zone. Based on the estimated flow requirement, the current system does not have capacity to service the development.
- Extensions and amplifications of watermains will be required to service the development.

Wastewater Servicing

- Our preliminary assessment indicates that the proponent needs to carry out additional modelling as relating to the following:
 - There is a category 1 overflow 1115074 downstream of the development.
 - The proponent and their Water Servicing Coordinator (WSC) must engage an approved hydraulic consultant to assess the impact of the proposed development on the system.
 - If there is increase in overflow volumes or frequencies, the hydraulic consultants will need to undertake an options assessment to mitigate the impact on the overflows. This will be at the proponent's cost.

Sydney Water Corporation ABN 49 776 225 038

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- **We recommend that the proponent engages directly with their WSC and Sydney Water Case Manager as soon as possible. Hydraulic modelling can take extensive time and early progression of this will reduce the risk of development delays and progression of their Section 73.**

Stormwater

- A 762 X 1219 stormwater channel is along Sydenham Road, adjacent to the development site.
- The proponent must ensure that their proposed buildings and permanent structures must have minimum clearances as per the current [Specialist Engineering Assessment \(SEA\) Procedure](#).
- Additional stormwater requirements have been provided under the Advice Letter issued on 5 February 2025 under CN220028.

Growth information

Sydney Water supports government-backed growth initiatives within our area of operations, striving to provide timely and cost-effective water and wastewater infrastructure without undue impacts. To offer robust servicing advice and investigate staged servicing possibilities, we require the proponent to provide **anticipated ultimate and annual growth data** for this development as outlined in the enclosed Growth Data Form.

Next steps

- Should the Department decide to progress with the subject development application, Sydney Water would require the following conditions be included in the development consent.
 - Section 73 Compliance Certificate
 - Building Plan Approval
 Further details of the conditions can be found in **Attachment 1**.
- **The proponent is strongly advised to continue engaging with their WSC and Sydney Water Case Manager/s under their existing Feasibility or future Anticipated Section 73 application regarding their proposed staging work and hydraulic modelling progression.**
- Anticipated Section 73 applications can be registered with Sydney Water once a development application has been lodged with the relevant consent authority.
- The proponent should complete and return the enclosed Growth Data Form as part of their Anticipated Section 73 application. The Growth Data Form should be updated promptly with Sydney Water in case of changes.
- DPHI is advised to forward the enclosed *Sydney Water Development Application Information Sheet (for proponent)* to assist the proponent in progressing their development. This Info Sheet contains details on how to make further applications to Sydney Water and provides more information on Infrastructure Contributions.

This advice is not formal approval of our servicing requirements. Detailed requirements, including any potential extensions or amplifications, will be provided once the development is

referred to Sydney Water for a Section 73 application. More information about the Section 73 application process is available on our web page in the [Land Development Manual](#).

Council can read further advice on requirements for this proposal in Attachments 1 and 2. DPHI require further information, please contact the Growth Analytics Team at urbangrowth@sydneywater.com.au.

Yours sincerely,



Kristine Leitch

Manager, Growth Analytics and Strategic Partnerships
Growth and Development
Water and Environment Services
Sydney Water, 1 Smith Street, Parramatta NSW 2150

Enclosed:

- Sydney Water Development Application Information Sheet (for proponent)
- Sydney Water Growth Data Form

Attachment 1 – Recommended Development Conditions

Prior to the issue of an Occupation/Subdivision Certificate:

Section 73 Compliance Certificate

A compliance certificate must be obtained from Sydney Water, under Section 73 of the Sydney Water Act 1994. Our assessment will determine the availability of water and wastewater services, which may require extensions, adjustments, or connections to our mains. Make an early application for the certificate, as there may be assets to be built and this can take some time. A Section 73 Compliance Certificate must be obtained before an Occupation or Subdivision Certificate will be issued.

Applications can be made either directly to Sydney Water or through a Sydney Water accredited Water Servicing Coordinator.

Go to the Sydney Water website or call 1300 082 746 to learn more about applying through an authorised WSC or Sydney Water.

Prior to the issue of a Construction Certificate/Complying Development Certificate:

Building Plan Approval (including Tree Planting Guidelines)

The plans must be approved by Sydney Water prior to demolition, excavation or construction works commencing. This allows Sydney Water to determine if sewer, water or stormwater mains or easements will be affected by any part of your development. Any amendments to plans will require re-approval. Please go to [Sydney Water Tap in®](#) to apply.

Sydney Water recommends developers apply for a Building Plan Approval early as to reduce unnecessary delays to further referrals or development timescales.

Tree Planting

Certain tree species placed in proximity to Sydney Water's underground assets have the potential to inflict damage through invasive root penetration and soil destabilisation. Section 46 of the Sydney Water Act specifies what might occur when there is interference or damage to our assets caused by trees.

For any trees proposed or planted that may cause destruction of, damage to or interference with our work and are in breach of the Sydney Water Act 1994, Sydney Water may issue an order to remove that tree or directly remove it and seek recovery for all loss and associated compensation for the removal.

For guidance on types of trees that can cause damage or interference with our assets see Sydney Water webpage Wastewater blockages. For guidance on how to plant trees near our assets, see Diagram 5 – Planting Trees within Sydney Water's [Technical guidelines – Building over and adjacent to pipe assets](#).

Attachment 2 – Sydney Water Requirements for Commercial and Industrial Developments (for proponent's information) (optional)

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 obtain Sydney Water approval for this permit before any business activities can commence. It is illegal to discharge Trade Wastewater into the Sydney Water sewerage system without permission.

The permit application should be emailed to Sydney Water's Business Customer Services at businesscustomers@sydneywater.com.au

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:

<https://www.sydneywater.com.au/plumbing-building-developing/plumbing/backflow-prevention.html>

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 <https://www.sydneywater.com.au/your-business/managing-your-water-use/water-efficiency-tips.html>
- 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: <https://www.sydneywater.com.au/your-business/managing-trade-wastewater/commercial-trade-wastewater.html> or contact Business Customer Services on 1300 985 227 or businesscustomers@sydneywater.com.au.