

**16-20 MIDDLE HARBOUR RD
LINDFIELD NSW 2070**

Integrated Water Management Report

For

Wastewater

Project No : 8374

Revision : 1 – Final Issue

REVISION SCHEDULE

No.	DATE	DESCRIPTION
1	12 th June, 2025	Final Issue

INTRODUCTION

This Integrated Water Management Report outlines the proposed wastewater strategy for the residential development located in Lindfield, New South Wales. The development will consist of multiple residential buildings with associated communal spaces and infrastructure. This report has been prepared to support the State Significant Development Application (SSDA), ensuring alignment with the objectives of the NSW Government's water-sensitive urban design guidelines and Sydney Water's servicing requirements.

SITE DESCRIPTION

- **Location:** 16-20 Middle Harbour Road, Lindfield, NSW
- **Local Government Area:** Ku-ring-gai Council
- **Zoning:** R4 High Density Residential
- **Size of development:** Approx. 3805m²
- **Proposed yield:** 100 residential apartments and basement parking

The development site is situated within an established urban catchment serviced by Sydney Water infrastructure.

WASTEWATER SERVICING STRATEGY

EXISTING INFRASTRUCTURE

A review of Sydney Water's servicing diagrams indicates that the site is currently serviced by a 225mm diameter gravity-fed wastewater network per Figure 1. Existing sewer mains are located along the northern boundary, with sufficient capacity expected to service the proposed development, subject to formal capacity assessment and approval from Sydney Water.

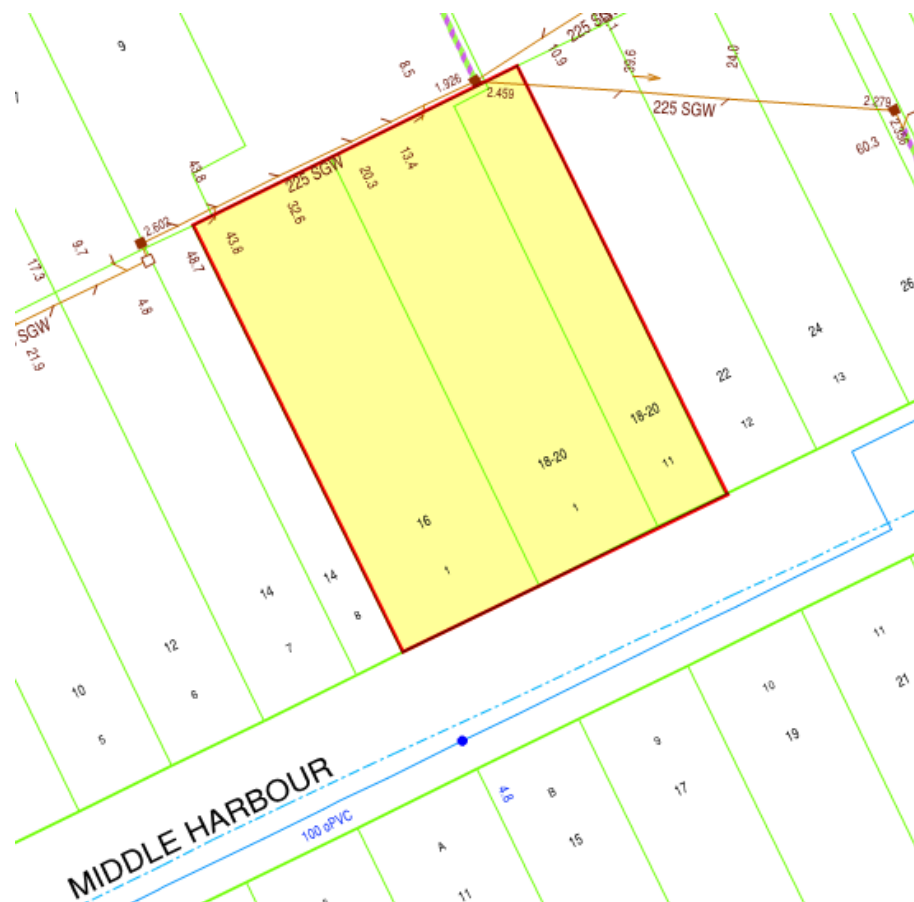


Figure 1 – Authority Sewer Mains
Source: BYDA Sydney Water

PROPOSED CONNECTION

The development will connect to the existing sewer main via a new junction or extension, depending on final civil and hydraulic designs. All connection works will be undertaken in accordance with Sydney Water's standards and will be subject to Section 73 compliance requirements.

- **Connection type:** Gravity connection (preliminary)
- **Discharge point:** Nearest gravity sewer located in 11 Russell Avenue (DP183629) Southern Boundary.
- **Responsibility:** The developer will engage an accredited Sydney Water Servicing Coordinator to manage design approvals and Section 73 certification.

DESIGN CONSIDERATIONS

- All wastewater infrastructure will be designed in accordance with *WSAA Code*, *Sydney Water standards*, and *AS/NZS 3500*.
- Backflow prevention and overflow provisions will be included where necessary, particularly for low-lying ground floor levels.
- Odour, maintenance access, and structural protection considerations will be incorporated into the final design.

WASTEWATER VOLUME & LOAD ESTIMATION

Preliminary daily wastewater generation has been estimated based on standard usage rates from Sydney Water:

Proposed average daily potable water use	
53.000	kL residential
0.000	kL non-residential
53.000	kL total PW
Proposed average daily recycled water use	
0.000	kL residential
0.000	kL non-residential
0.000	kL total RW
Proposed average daily wastewater discharge	
39.750	kL residential
0.000	kL non-residential
39.750	kL total WW

Figure 2 – Water and Wastewater Load Estimation

Total Estimated Daily Wastewater : 39,750 L/day

Note: Final flows to be confirmed during detailed design.

REGULATORY & APPROVAL PATHWAY

The development will be subject to the following wastewater-related approvals:

- **Section 73 Certificate** from Sydney Water
- **Plumbing and Drainage Approvals** from Fair Trading NSW
- **Design Compliance and Construction Approvals** by Sydney Water-accredited Service Providers

SUSTAINABILITY AND WATER REUSE CONSIDERATIONS

To reduce demand on Sydney Water's infrastructure, the development will incorporate water efficiency measures and explore options for non-potable reuse. These may include:

- Use of dual-flush toilets, low-flow taps and fixtures
- Potential reuse of rainwater or greywater for landscape irrigation or toilet flushing
- Education of residents on water conservation practices

CONSTRUCTION PHASE WASTEWATER MANAGEMENT

During construction:

- Temporary site amenities will discharge to sewer via approved connections or pumped holding tanks with licensed disposal.
- Sediment and erosion control measures will be implemented to prevent contamination of stormwater and sewer networks.

CONCLUSION

The proposed wastewater management strategy for the 16-20 Middle Harbour Road Lindfield residential development is feasible, sustainable, and compliant with regulatory requirements. Preliminary assessments indicate that Sydney Water's infrastructure can accommodate the proposed loads, subject to detailed design and Section 73 approval. The development will make a positive contribution to the local area while ensuring that wastewater is managed responsibly.

We trust this report is in accordance with all requirements; however, we would be pleased to provide any supplementary information that may be required.