



INFRASTRUCTURE DELIVERY, MANAGEMENT AND STAGING PLAN

47669_RPT_01 - 161A-65 Albert Avenue, Chatswood: Mixed-Use Development

POWERED BY
neuron

Date 16/12/2025 - Revision A



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Executive Summary

This Infrastructure Delivery, Management and Staging plan has been prepared by Neuron to accompany a concurrent Rezoning Request and State Significant Development Application (SSDA) for a mixed-use development at 61A-65 Albert Avenue, Chatswood. The site is legally described as Lot 2 DP 1035379. This report has been prepared to address the Secretary’s Environmental Assessment Requirements (SEARS) issued for the project (SSD-85024458) on 23 June 2025.

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Introduction

The application seeks consent for the concurrent rezoning of the site, demolition of the existing building and construction of a 32-storey mixed use tower.

Specifically, the SSDA seeks development consent for the following:

- **Approval of an LEP amendment:** to support the proposed development, a rezoning request is being sought concurrently with the SSDA under the HDA pathway. The rezoning request seeks to amend the Willoughby Local Environmental Plan 2012 (**WLEP 2012**) by:
 - Amend the Height of Building Map reference in clause 4.3 of the WLEP to specify a maximum building height of RL 192m and RL 205m.
 - Amend the Floor Space Ratio map referenced in clause 4.4 of the WLEP to remove the floor space ratio control, as is consistent with other sites in the Chatswood CBD .
 - Amend the Affordable Housing Map referenced in clause 6.8 of the WLEP to specify an affordable housing contribution of 5%.
 - Amend clause 6.24 61A Albert Avenue, Chatswood to:
 - Remove the minimum non-residential floor space ratio restriction that applies to the land.
 - Remove the prohibition of serviced apartments. This is now a redundant sub-clause as serviced apartments are a prohibited use throughout the E2 Commercial Centre zone.
 - Include a notation that permits strata subdivision of land on the site despite clause 4.1A.
 - Include a new subclause that states development for the purpose of advertising structure is permissible on the land with development consent.
 - Insert a new sub-clause within clause 6.24, that states despite clause 6.15(2) Sun Access of the WLEP, development consent may be granted to development on the land that results in minor additional overshadowing between 11am – 12pm within Area 2 of Chatswood Oval, providing it results in no more than 5% additional overshadowing.
- **State significant development consent for the proposed development**, including:
 - Demolition of the existing building known as the Mandarin Centre.
 - Construction of a 32-storey mixed-use tower, including the following elements:
 - Six (6) levels of basement parking
 - Four (4) storey retail podium
 - 28-storey residential tower
 - Augmentation of infrastructure and services.
 - Site landscaping; and
 - Public domain improvements.



Figure 1 – Aerial view of the site (outlined in red)

Source: Urbis, 2025

The purpose of the project is to deliver high-quality mixed-use development with a predominant residential focus within convenient walking distance of Chatswood Train Station and Commercial Core.



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This report has been prepared in response to the requirements contained within the SEARS request dated 23 June 2025. Specifically, this report has been prepared to respond to the SEARS requirement issued below:

Item	Description of Requirement	Section Reference (this report)
23. Infrastructure Requirements and Utilities	- Assesses the capacity of existing services and utilities and identify any upgrades required to facilitate the development. - Assess the impacts of the development on the existing utility infrastructure and service provider assets and describe how any potential impacts will be managed	- Electrical Infrastructure - Communications Infrastructure - Gas Infrastructure - Water Infrastructure - Sewer Infrastructure

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Project Background and History

The site has a long planning history, beginning in 2013 with a Planning Proposal to Willoughby Council to amend the WLEP for mixed-use development, including 70% shop top housing. Despite initial support, the Council rejected the proposal in 2015, leading to a new Planning Proposal in 2016, which was also refused. The Sydney North Planning Panel recognised the proposal's merits in 2019, and the Department of Planning granted Gateway Approval in 2020. The Chatswood CBD Strategy, finalised in 2020, recommended a prohibition on residential uses in the Commercial Core zone, despite market feasibility analyses indicating low demand for new commercial office development.

The proposal was amended to reduce residential floor space to 30%, which was approved but remains commercially unfeasible. Market conditions have worsened, with high office vacancy rates and low demand for new commercial office space in Chatswood CBD. The current proposal seeks a mixed-use development with a predominant residential emphasis, aligning with the original 2014 vision.

The Site

The site is 61A-65 Albert Avenue, Chatswood and is located within the Willoughby local government area (**LGA**). The site is legally described as Lot 2 in Deposited Plan (**DP**) 1035379. It is regularly shaped and falls approximately 3m from West to East. The site is within the Chatswood central business district (**CBD**).

The urban context surrounding the site is characterised by a mix of commercial, retail and residential developments. The surrounding locality is described as:

- Directly north of the site is the Hotel which is a 28-storey tower. Further north is a variety of commercial, and retail uses which form the Chatswood Westfield Shopping Centre.
- The east of the site is bounded by Victor Street. Development consists of predominantly retail continuing the Chatswood Westfield Shopping Centre.
- To the south of the site is a multi-storey car park for the Chatswood Westfield Shopping Centre and high-density residential development. Chatswood Baptist Church adjoins the site on the southern side of Albert Avenue and Chatswood Park is located towards the south-west.
- To the west of the site is the Chatswood interchange which includes Train and Metro services to the Sydney CBD and Sydney's Northern suburbs. These key transport links are located within 160m of the site.

The site currently accommodates the Mandarin Shopping Centre featuring five levels of retail space and three levels of car parking. Retail tenants include Hoyts Cinemas and Strike Bowling

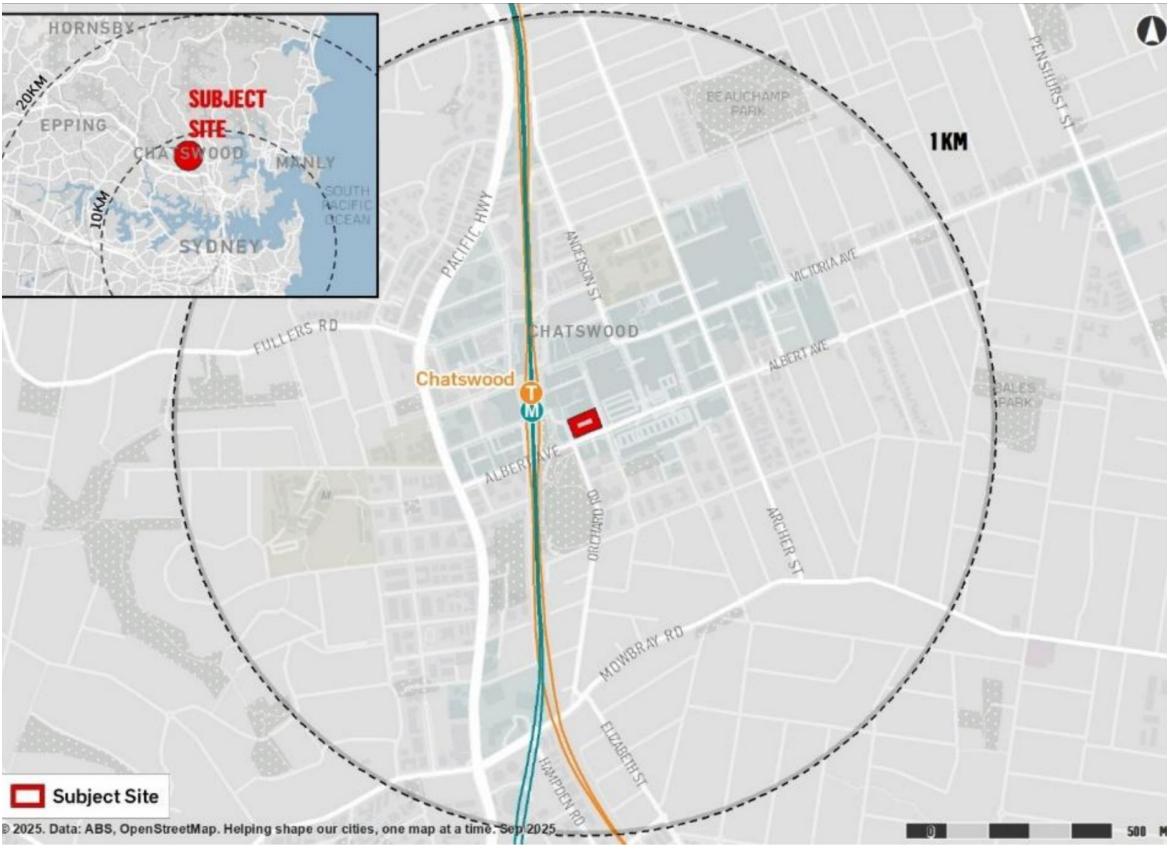


Figure 2 – Locality Plan

Source: Urbis, 2025



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The site will be built in a single stage. From a utilities connection perspective, the building power, water, communications & sewer will all be constructed in this stage. This will include all relevant infrastructure, such as substation, meters, fire pumps and the like.

The proposed development has three stages to consider for the infrastructure utility works and the programme for applications, design and construction need to be carefully developed in order to meet the overall development programme.

Decommissioning the existing utilities

Decommission of existing services on the site in preparation for excavation.

- Power: Application to Ausgrid as part of the overall substation application process in conjunction with a Level 3 ASP. Decommission of existing substation to be completed.
- Communications: Existing NBN, Telstra and Optus connections to be decommissioned.
- Gas: The existing gas connection running into the site will be decommissioned to ensure a clear site.
- Water: Sydney Water Tapin application to disconnect water (or modify for construction purposes)
- Sewer: Sydney Water Tapin application to disconnect sewer (or modify for construction purposes)

Early works utility modifications

To allow the early works of shoring and excavation the following scope is being considered;

- Power: HV Feeder extended to the site in consultation with Ausgrid and an Level 2 ASP. Substation arrangements to be designed by an Level 3 ASP.
- Communications : Chosen fibre/s to be extended to the site.
- Gas: Chosen connection to be extended to the site.
- Water Supply: New Water main/amplification extended to the site.
- Sewer: New sewer main(s) extended to the site.
-

Utility works for the Proposed development

Refer to the subsequent sections of this report for details.

- Power: Builders supply to be further coordinated with Ausgrid. Potential for a temporary power source from a nearby substation, or a temporary substation to be provided during the development phase. New substation arrangement to be built.
- Communications: NBN, Telstra, Optus and Uecomm adjacent to the site.
- Gas: Jemena Gas Network Medium and High Pressure mains adjacent to the site.
- Water supply: Finalised Section 73 application with proposed connection to the adjacent water main.
- Sewer: Finalised Section 73 Application with confirmation of sewer connection to the adjacent main.

ELECTRICAL INFRASTRUCTURE

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EXISTING POWER INFRASTRUCTURE

The Ausgrid network maps indicate that the nearest High Voltage available for substation connection is adjacent to the site with connection opportunities along Albert Avenue and Victor Street.

The existing site is currently served by the standard chamber substation S.7313 (2x 1,000 kVA Tx) within the site. There appears to be no external customers connected to the substation, as such the substation will be decommissioned and removed prior to construction works. There does not appear to be any external customers connected to the substation.

An ASP Level 03 consultant has been engaged to begin the formal application with Ausgrid to confirm the power connection strategy and requirements for this development.



Power Infrastructure Map

- Below Ground High Voltage Power
- Below Ground Low Voltage Power
- Development Location
- Existing Substation
- Proposed Substation
- Proposed Power Connection Strategy

ELECTRICAL INFRASTRUCTURE

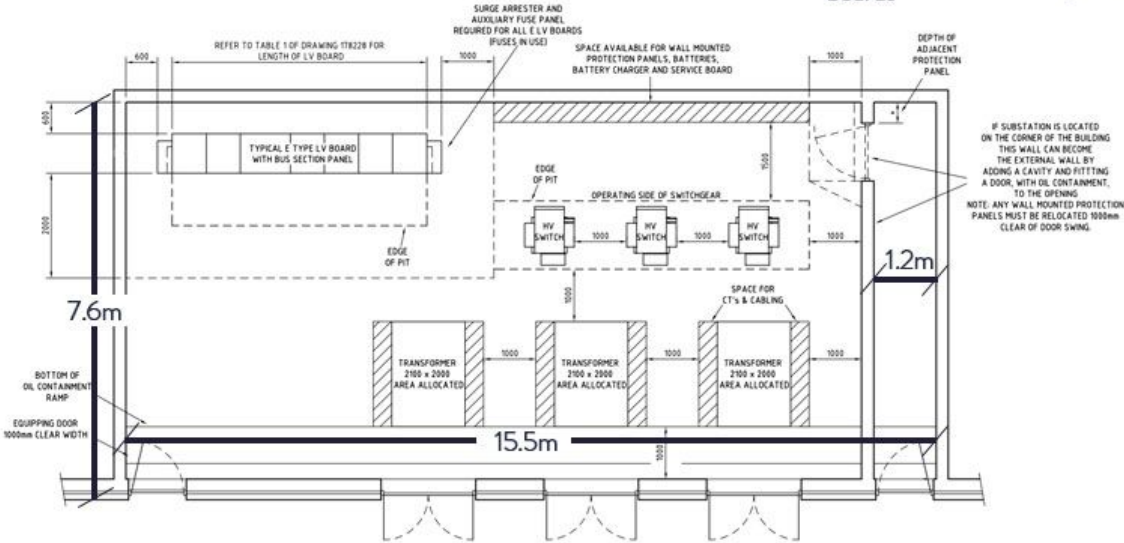
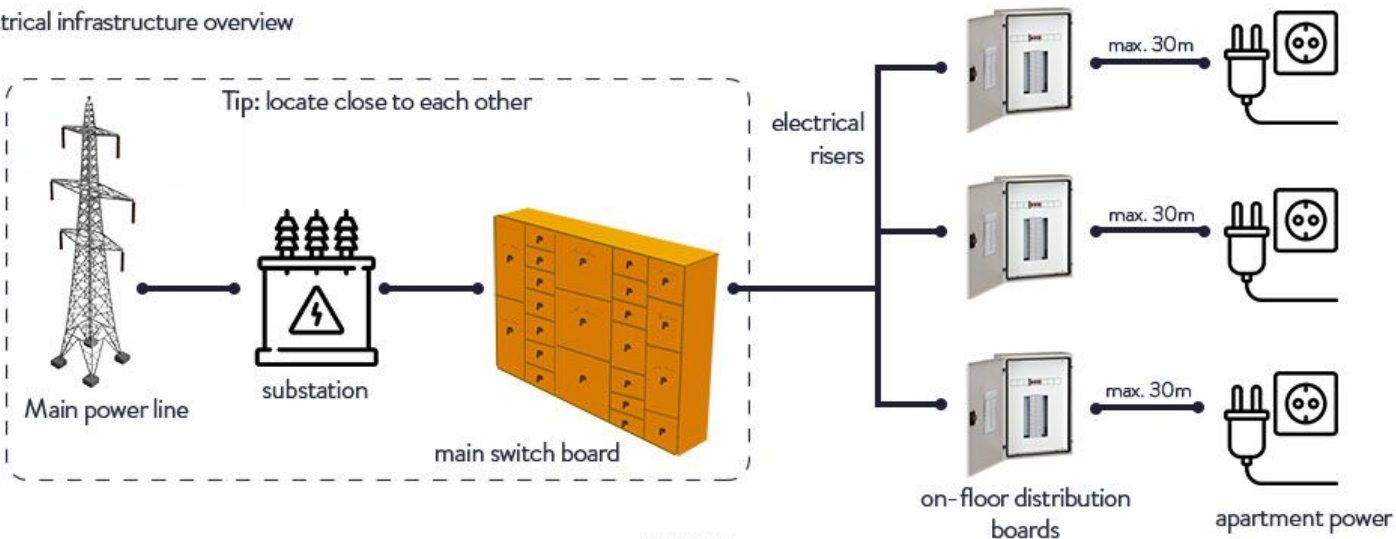
PROPOSED ELECTRICAL SERVICES

The preliminary maximum demand for the site is 5,325 amps (3,828 kVA).

This development will require an indoor substation with three 1,500kVA transformers inside.

An ASP Level O3 consultant, United Consulting Engineers, has been engaged to begin the detailed design of this substation including consultation with Ausgrid. A design offer was submitted and accepted on 18th November 2025, Project No. AN-31261 was assigned to the development. The proposed design scope is now being worked through with Ausgrid, with the aim of obtaining the Design Information Package (DIP). Issuance of the DIP will enable the detailed design of the substation to be progressed.

Electrical infrastructure overview



Plan of a surface chamber substation with three 1,500kVa transformers



Ventilation louvres on the front of a chamber substation



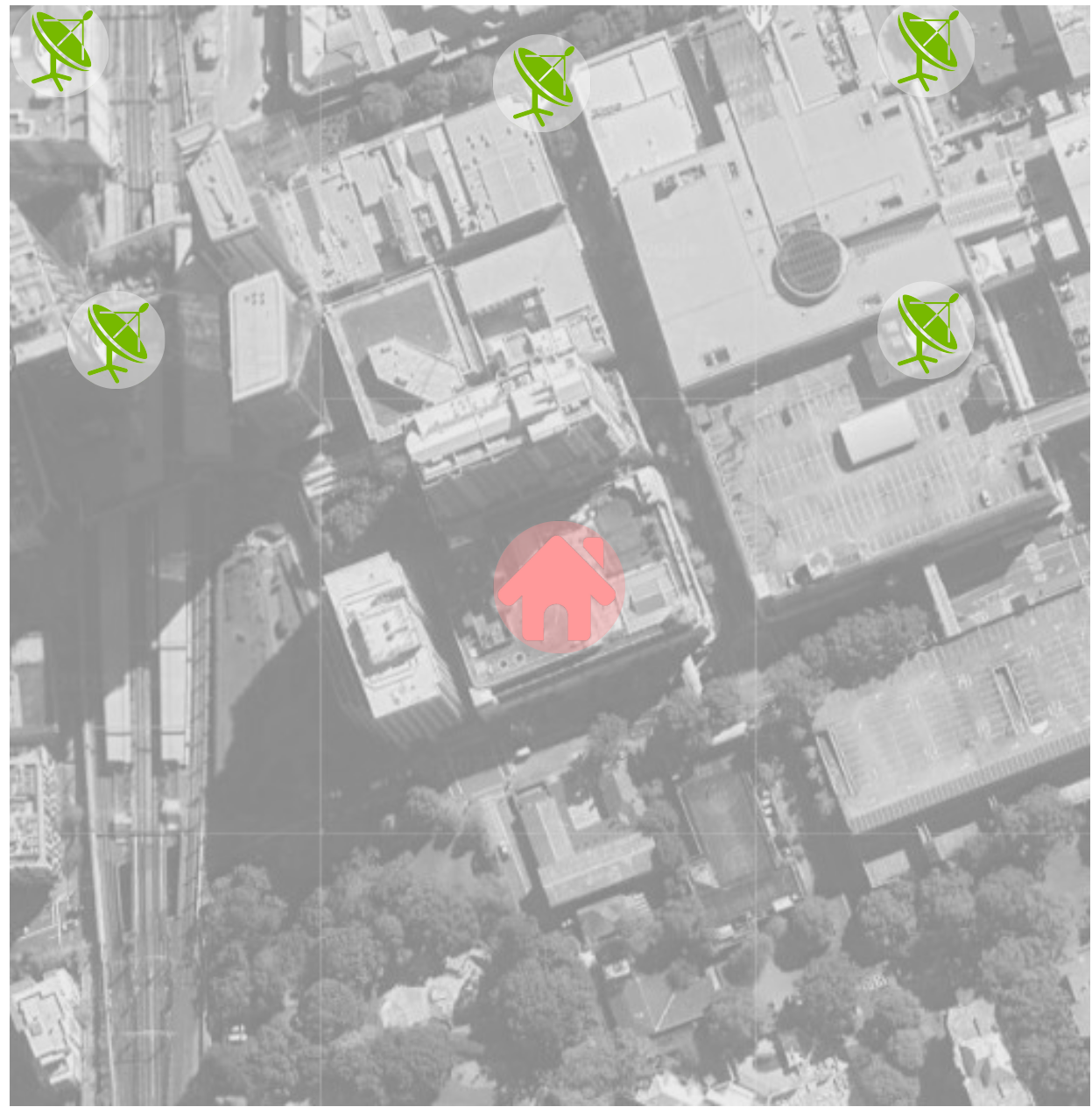
Inside a chamber substation

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COMMUNICATIONS INFRASTRUCTURE

Mobile base stations

There are no carrier mobile base stations located on this site.



Mobile Base Station Map



Existing Mobile Base Station

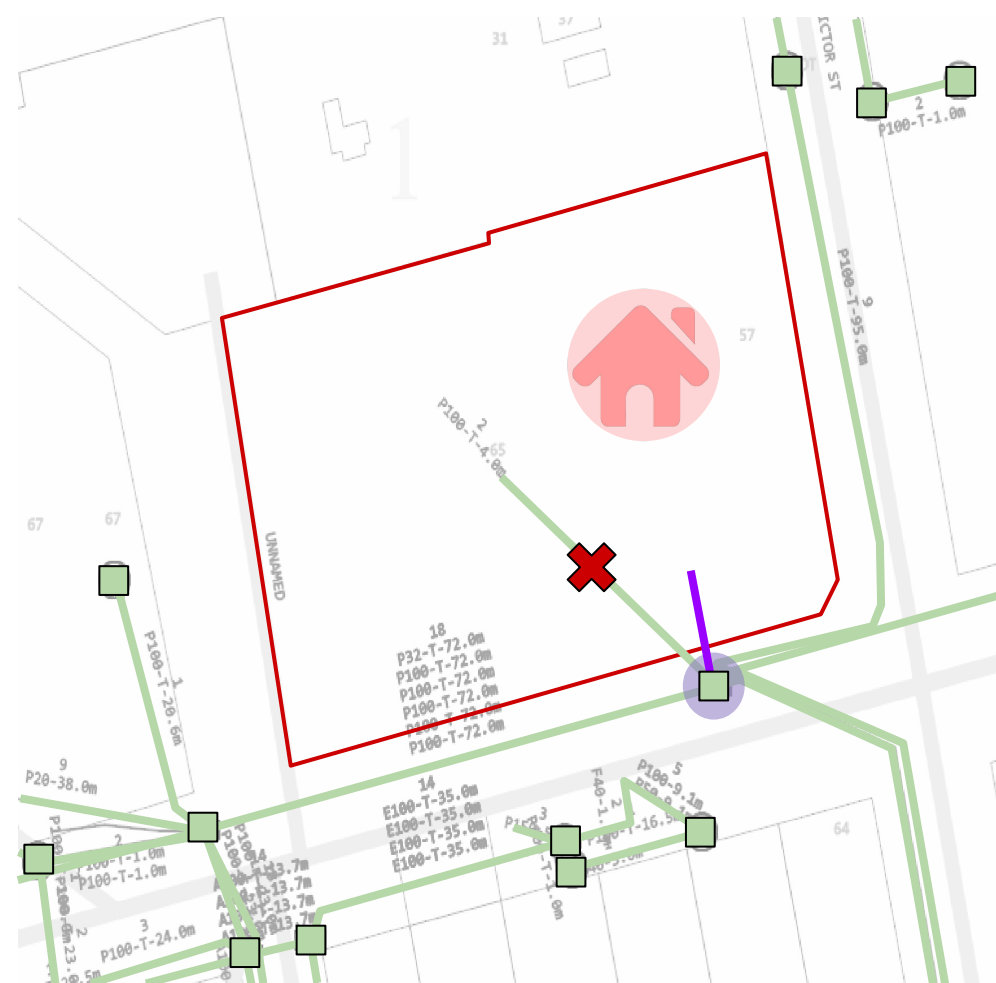


Development Location

COMMUNICATIONS INFRASTRUCTURE

NBN

The existing NBN carrier service infrastructure is illustrated below. As shown, there are connection opportunities available for this site. An application to NBN will be required to confirm the connection. There is existing NBN infrastructure running through the site that will be removed. Consultation with NBN will be undertaken during the next stage of the project to coordinate the required works.

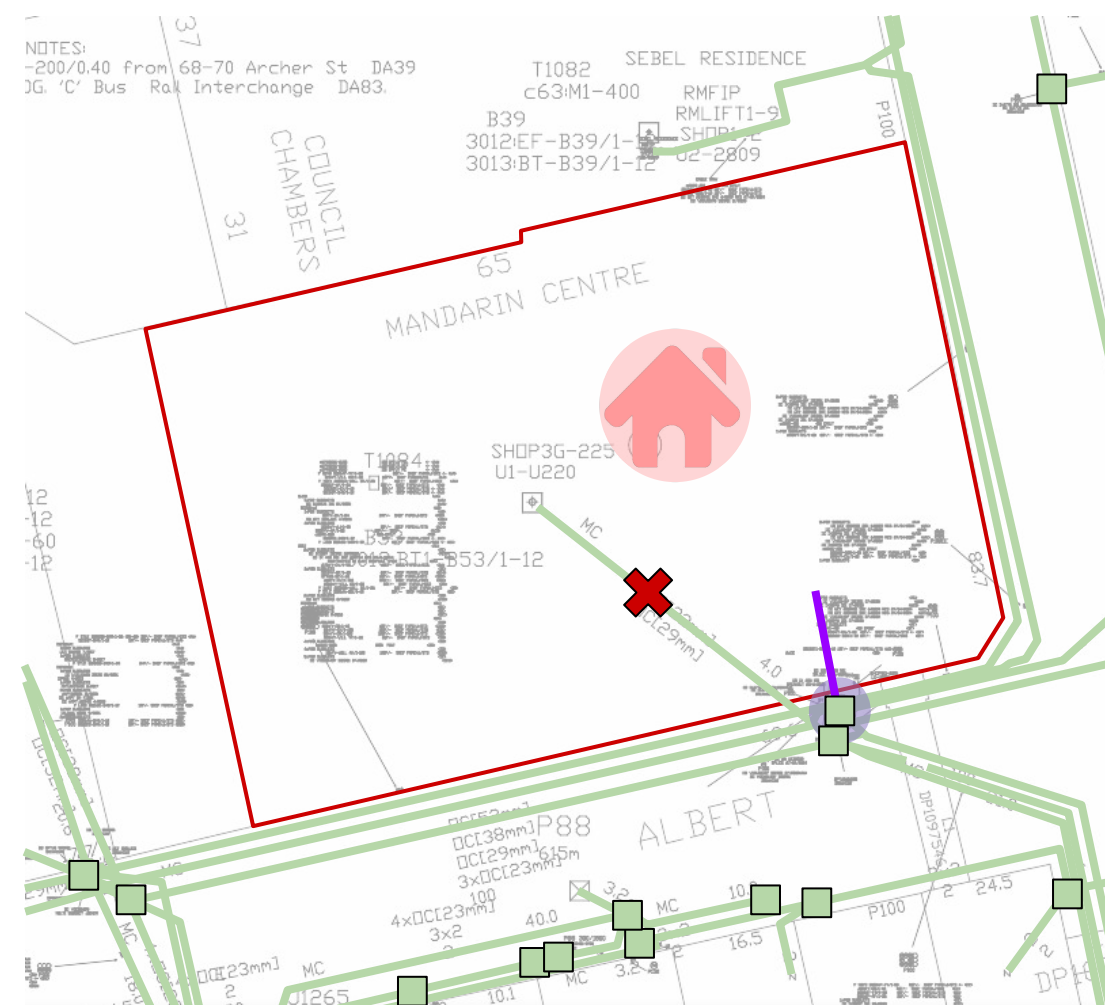


Fibre Infrastructure Map



Telstra

The existing Telstra carrier service infrastructure is illustrated below. As shown, there are connection opportunities available for this site. There is existing Telstra infrastructure already running through the site that will be removed. Consultation with Telstra will be undertaken during the next stage of the project to coordinate the required works.



Fibre Infrastructure Map

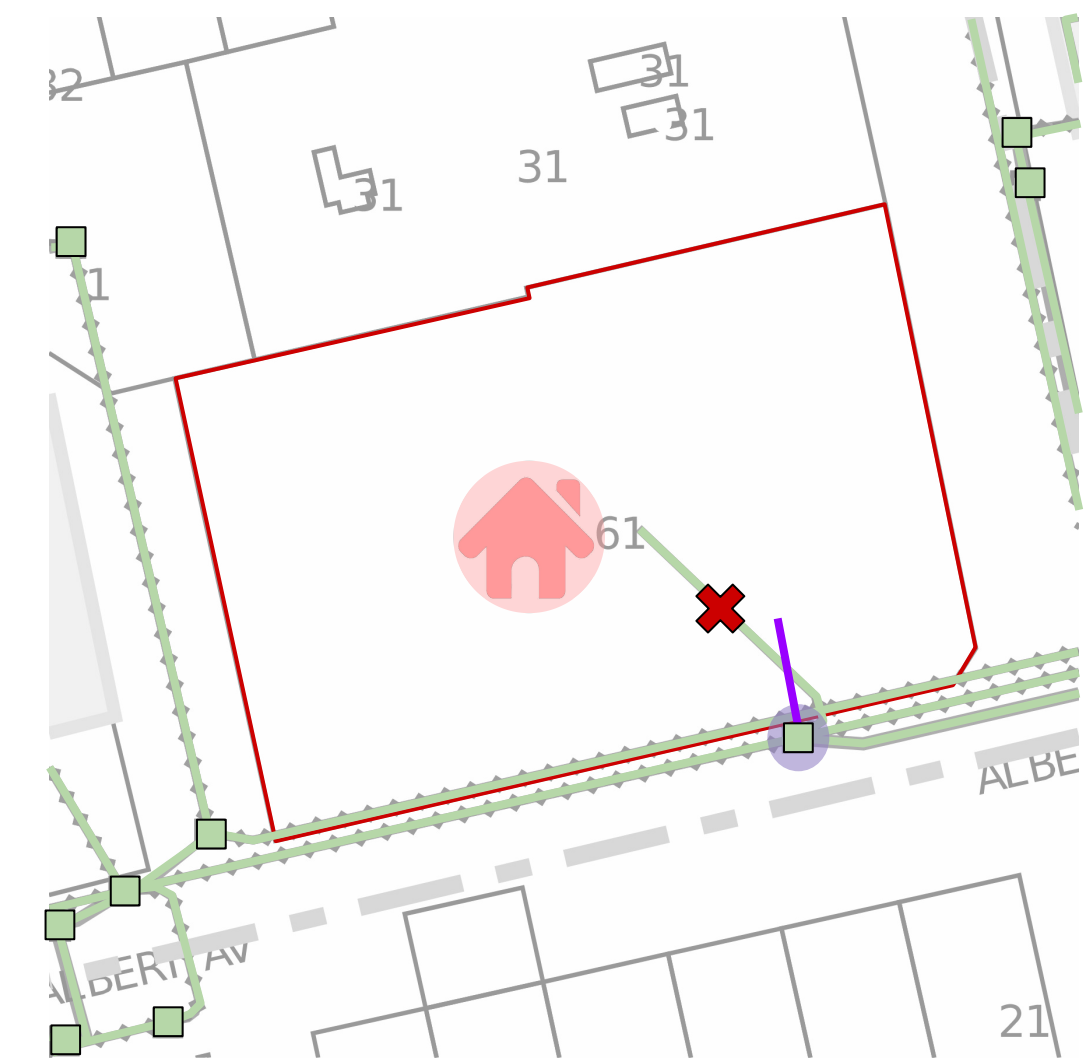


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COMMUNICATIONS INFRASTRUCTURE

Optus

The existing Optus carrier service infrastructure is illustrated below. As shown, there are connection opportunities available for this site. There is existing Optus infrastructure already running through the site that will be removed. Consultation with Optus will be undertaken during the next stage of the project to coordinate the required works.

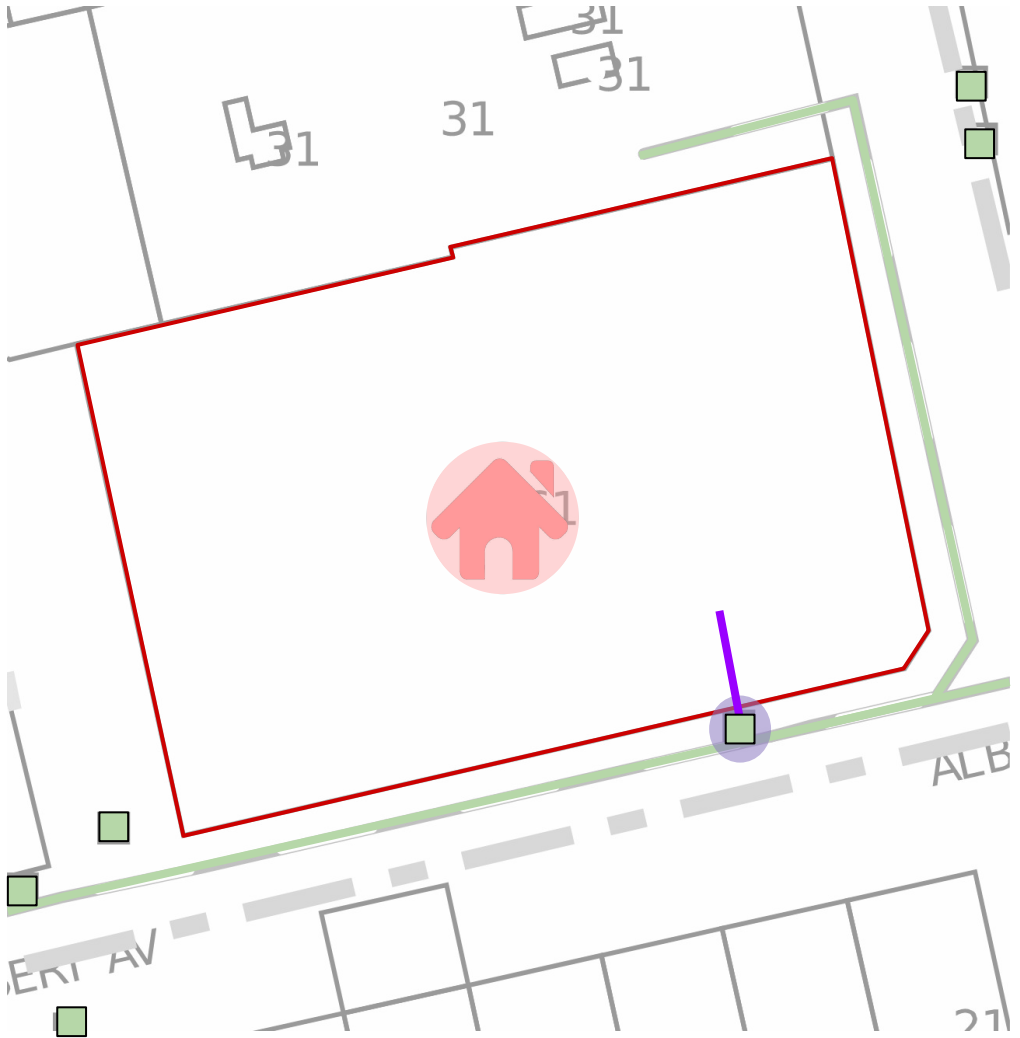


Fibre Infrastructure Map

-  Fibre
-  Development Location
-  Proposed Fibre Connection Strategy
-  Existing Pit

Uecomm

The existing Uecomm carrier service infrastructure is illustrated below. As illustrated, there is a connection opportunity available for this site. Consultation with Uecomm will be undertaken during the next stage of the project to coordinate the required works.



Fibre Infrastructure Map

-  Fibre
-  Development Location
-  Proposed Fibre Connection Strategy
-  Existing Pit

GAS INFRASTRUCTURE

As illustrated, the dial before you dig investigation reveals that there are existing gas mains running close to the proposed development. This includes a 210 kPa medium pressure main on Albert Avenue and also a 1050 kPa high pressure main on Victor Street.

Two connection strategies are available for the proposed development:

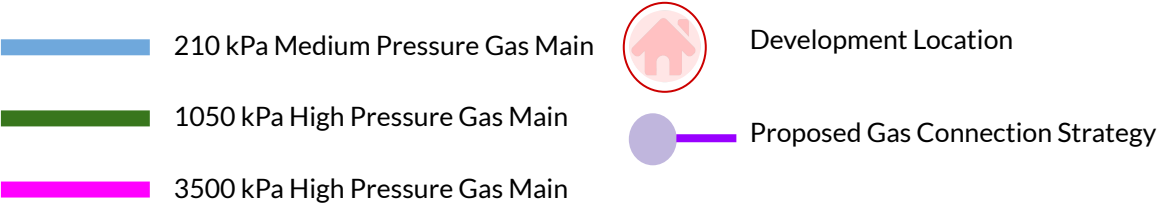
1. A connection to the medium pressure gas main on Albert Avenue.
2. A connection to the high pressure gas main on Victor Street.

The existing service connection to the site will need to be removed.

Consultation with Jemena will be undertaken during the next stage of the project to confirm the capacity of the adjacent mains, and coordinate the required connection works.



Gas Infrastructure Map



WATER INFRASTRUCTURE

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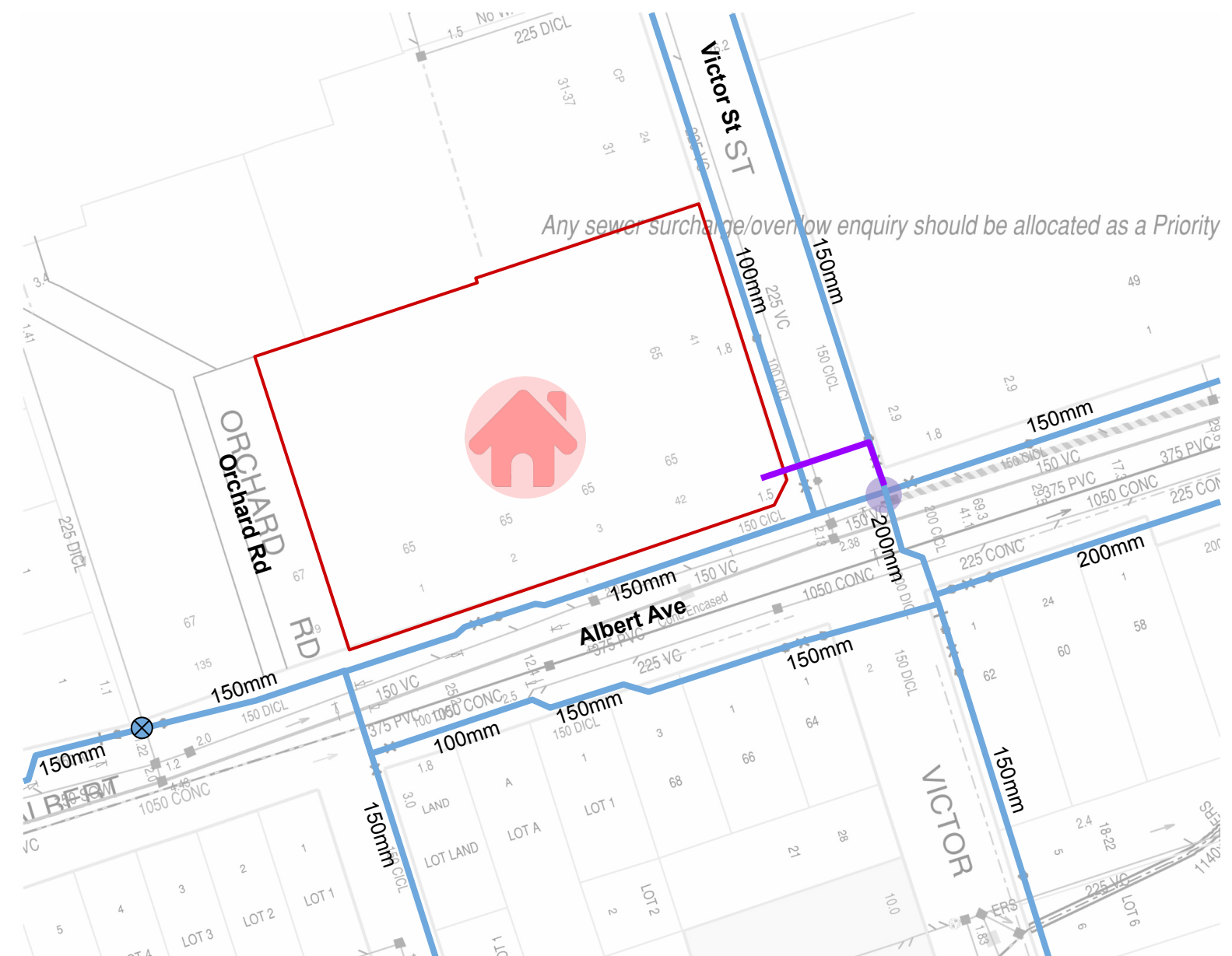
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There are multiple existing water mains running close to the proposed development. There are 200mm and 150mm water mains running along Albert Avenue. There are also 150mm and 100mm water mains running along Victor Street.

The development is likely to require 200mm mains connections to 200mm mains at the crossing of Victor Street and Albert Avenue. A preliminary pressure and flow inquiry has been carried out for this main.

A Sydney Water Coordinator, Stantec, has been engaged and has begun consultation with Sydney Water. A feasibility Application and Growth Data has been submitted.



Water Infrastructure Map

- Water Main
- Closed Stop Valve
- Development Location
- Proposed Water Connection Strategy
- Proposed Water Upgrade Strategy

SEWER INFRASTRUCTURE

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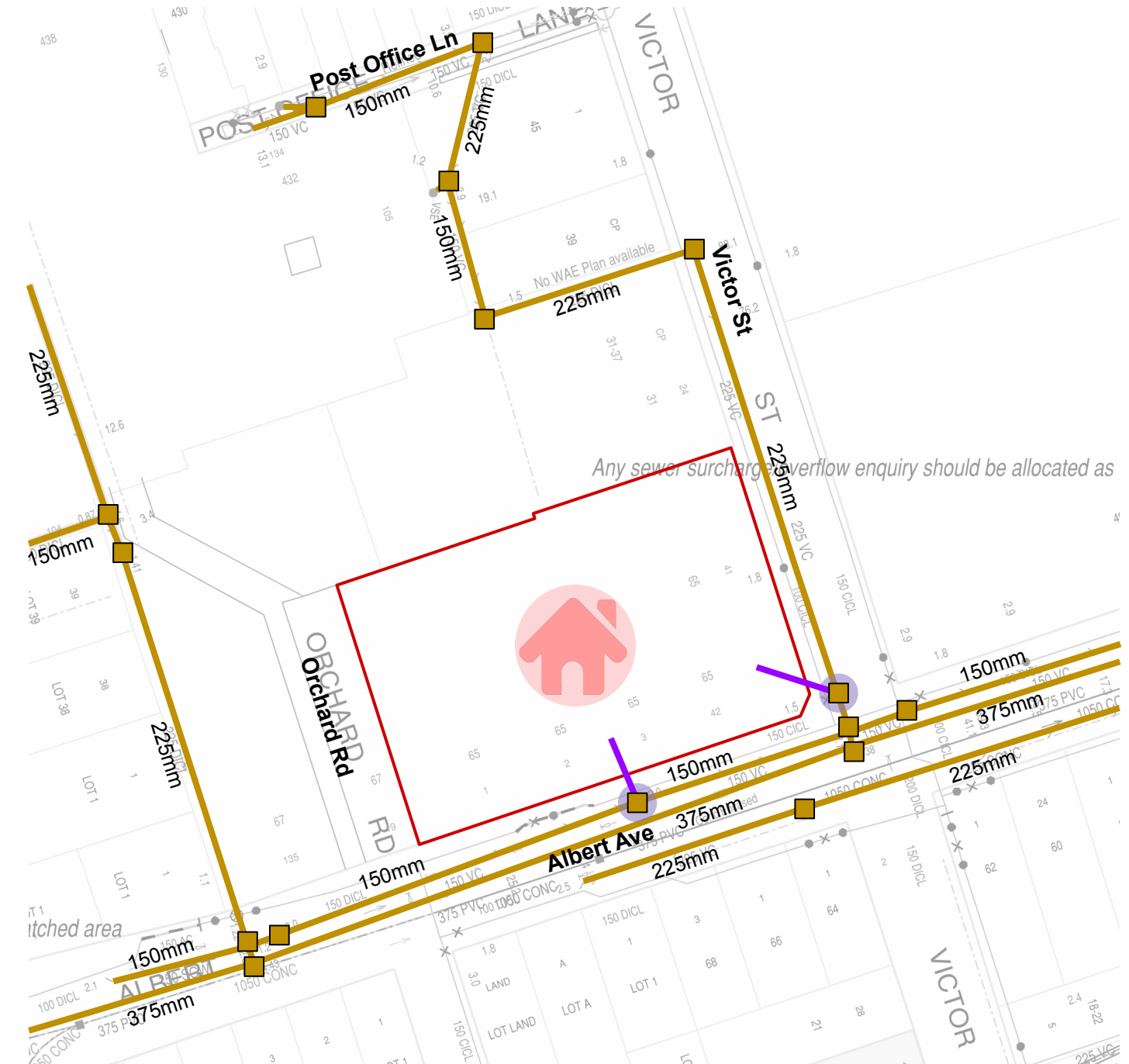
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The dial before you dig investigation reveals there are multiple existing sewer main running close to the proposed development. There is a 150mm, 225mm and 375mm sewer mains running along Albert Avenue. There is also a 225mm sewer mains running along Victor Street.

Based on the preliminary calculations, this site is likely to require either a new 300mm mains sewer connection or multiple smaller connections.

A connection to the 150mm sewer main on Albert Avenue and another connection to the 225mm main on Victor Street have been propose, as illustrated in the adjacent image.

A Sydney Water Coordinator will be engaged during the next stage of the project to begin consultation with Sydney Water and complete the section 73 application.



Sewer Infrastructure Map

— Sewer Main

■ Sewer Manhole



Development Location



Proposed Sewer Connection Strategy



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APPENDIX A - AUSGRID DESIGN SERVICES OFFER

OFFER to provide DESIGN RELATED SERVICES



DESIGN RELATED SERVICES OFFER

Premises address: 65 ALBERT AVENUE, CHATSWOOD 2067

NMI - Number:

Webform Ref 2079763

MC Reference: 1900153190

AP Reference: 800770570

This offer is made on 13/11/2025

By Ausgrid of 24 Campbell St, Haymarket NSW 2000.

To the **connection applicant** named in the *connection application* received on 28/10/2025 in respect of the *premises* referred to above.

Ausgrid has determined that network alterations are required to connect your development and we cannot proceed to a connection offer at this stage. To enable Ausgrid to further consider and process your application you will need to develop a network design that can be certified as Ready for Construction (RFC) and be provided an RFC number. Your application remains technically incomplete until you have been issued an RFC number.

This Design Related Services Offer provides guidance on how to develop a design that can be certified as Ready for Construction.

Scope of Network Alterations

Ausgrid has determined that the following works are likely to be required:

- Establishment of a 3x1500 kVA Multi Transformer Surface Chamber Substation and installation of associated 11 kV cables for connection.

These works are classified as contestable, which means that you are required to fund the design and some or all of the construction works. If you have not already done so, you will need to engage and manage suitably qualified contractors, known as Accredited Service Providers (ASPs) to undertake the design and construction.

Initially, your ASP Level 3 (ASP/3) will undertake the design, and then your ASP Level 1 (ASP/1) will undertake construction in accordance with the design and Ausgrid's policies and standards. The timeframe for the works will vary depending on factors such as the complexity and the way in which you manage your ASP's.

Once the works have been satisfactorily completed and electrified, the premises connection assets will be owned and maintained by Ausgrid as part of the electricity distribution network.

Contract for Design Related Services

This letter is an offer for the Customer to enter into a Contract for Design Related Services with Ausgrid. It remains open for acceptance for 45 business days. If the offer is accepted by the Applicant, the Applicant does so as the Customer's agent. No work will be undertaken by Ausgrid until a Design Contract is in place.

Please note that from 13 September 2024 the terms of our design related services offer, and its associated processes have changed. As part of the design process, we will require you to engage an ASP/3 to undertake the design process, and an ASP/1 to attend a pre-construction meeting prior to Ausgrid certifying the design as Ready for Construction.

You are encouraged to contact ASP/3's and ASP/1's to understand the likely overall costs you will incur for design and construction before you accept and commit to the Contract for Design Related Services.

IMPORTANT: The contractual arrangements provide the framework for a design to be prepared by your ASP/3, and NOT by Ausgrid. Ausgrid's fees as outlined below are for the design related network services we provide during the design phase and are **IN ADDITION** to the fees charged by your ASP/3 in preparing the design.

Acceptance Fees

The acceptance fees relating to the Contract for Design Related Services are outlined in the attached Acceptance Fee Summary and also detailed on the Ausgrid Portal page. Ausgrid will invoice the Customer once we receive acceptance via the Ausgrid Portal along with a Customer Details Form (attached). The Contract will commence when you pay the invoiced fee.

The acceptance fees are an estimate for the *Ausgrid* services required and are payable up front by the **Customer**. Further fees may apply for any additional services required and these will be quoted via the Ausgrid Portal on each occasion.

Ausgrid's published rates for our services are amended from time to time in our Alternative Control Services Fee Schedule Publication, and in accordance with the Contract, *Ausgrid* reserves the right to charge the rates that are applicable at the time the service is provided.

Fees for *Ausgrid's* services are in addition to the design and construction costs charged by your ASP's, and some fees may not be refundable if the service has already been provided. Fees and rates are set by the Australian Energy Regulator.

WHAT TO DO NEXT

- To move ahead, please accept the offer (see below) outlined in this document and then have the **Customer** pay the invoice that will be forwarded
- **Complete and forward the [Customer Details Form](#)**
- Engage an ASP Level 3 designer
 - On the Ausgrid Portal, nominate the ASP/3 as the designer for this project
 - Advise the ASP/3 that the Design Information Category for this project is **Standard**

Enquiries:

connections.technical.enquiries@ausgrid.com.au

Enclosures:

Contract terms – via website at:

<https://ausgrid.com.au/CDRS>.

Customer Details Form – via website at

<https://ausgrid.com.au/customerdetailsform>

Acceptance Fee Summary – attached

PLEASE REVIEW THE OFFER OUTLINED IN THIS LETTER, ALONG WITH THE TERMS LINKED ABOVE, THEN PROCEED TO THE AUSGRID PORTAL

IF YOU WISH TO ACCEPT THIS OFFER

SELECT "ACCEPT" AGAINST THE OFFER ON THE AUSGRID PORTAL WITHIN 45 BUSINESS DAYS

RETURN THE [CUSTOMER DETAILS FORM](#) BY EMAIL TO contestability@ausgrid.com.au

IF YOU WISH TO DECLINE THE OFFER

SELECT "DECLINE" AGAINST THE OFFER ON THE AUSGRID PORTAL.

Should you wish to proceed in the future, a new connection application will need to be lodged.

DESIGN RELATED SERVICES OFFER

ACCEPTANCE FEE SUMMARY

Service Description	Unit	Quantity	Price per unit	Total Price
Design Certification - Other - R3	Hour	55.00000	\$258.87	\$14,237.85
Design Information - Standard	Hour	13.00000	\$258.87	\$3,365.31
Network Compliance Activities - Level 1 ASP works (R2)	Hour	1.50000	\$198.81	\$298.22
Administration of Contestable Works - General - Design	Service	1.00000	\$281.49	\$281.49
Process and project facilitation (R3)	Hour	1.50000	\$258.87	\$388.31
SUBTOTAL				\$18,571.18
GST (10%)				\$1,857.12
TOTAL				\$20,428.30

These fees are an **initial estimate** for the services we will require to provide throughout the design contract and are payable up front by the **Customer**, on acceptance of the contract.

IMPORTANT: Additional services may be required through the course of the design contract (e.g. asset number requests, specialist services, consultancy services). The fee for such services will be billed to the **Customer** in accordance with the contract and are payable prior to design being certified as Ready for Construction. Typical examples include, but are not limited to, fees for asset creation, additional certification effort and requests to vary network standards.

TO AVOID DELAYS, DON'T FORGET TO RETURN A COPY OF THE COMPLETED **CUSTOMER DETAILS FORM** TO AUSGRID (contestability@ausgrid.com.au)



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APPENDIX B - PRESSURE AND FLOW RESULTS

Statement of Available Pressure and Flow

Tahnee Church
7 Macquarie Place
Sydney, 2000

Attention: Tahnee Church

Date: 15/08/2025

Pressure & Flow Application Number: 2204589
Your Pressure Inquiry Dated: 2025-08-11
Property Address: 65 Albert Avenue, Chatswood 2067

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: Albert Avenue	Side of Street: North
Distance & Direction from Nearest Cross Street	5 metres South from Victor Street
Approximate Ground Level (AHD):	91 metres
Nominal Size of Water Main (DN):	200 mm (As per diagram provided)

EXPECTED WATER MAIN PRESSURES AT CONNECTION POINT

Normal Supply Conditions	
Maximum Pressure	39 metre head
Minimum Pressure	26 metre head

WITH PROPERTY FIRE PREVENTION SYSTEM DEMANDS	Flow l/s	Pressure head m
Fire Hose Reel Installations (Two hose reels simultaneously)	0.66	26
Fire Hydrant / Sprinkler Installations (Pressure expected to be maintained for 95% of the time)	10	28
	15	27
	20	26
	25	26
	30	25
	40	23
	50	22
	60	20
Fire Installations based on peak demand (Pressure expected to be maintained with flows combined with peak demand in the water main)	10	25
	15	24
	20	23
	25	22
	30	21
	40	19
	50	17
	60	15
Maximum Permissible Flow	90	7

(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 as 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.

