



Water Related Infrastructure Requirements Report

TAFE NSW – Kingswood Campus - Construction Centre of Excellence

2-44 O'Connell St Kingswood NSW 2747

Revision History

REVISION	DATE	BY	CHECKED	COMMENTS
A	15/12/2020	DL	MK	Draft Issue
B	04/03/2021	DL	MK	Issue for State Significant Development Application

The recipient of the latest issue as noted above will be responsible for superseding/destroying all previous documents.

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1. Introduction

This report has been prepared to accompany a detailed State Significant Development Application (SSDA) SSD_ 8571481 for the development of an educational facility at the TAFE Nepean Kingswood Campus, located at 2-44 O'Connell Street, Kingswood (the site). The legal description of the site is Lot 1 in DP 866081. The site comprises a rectangular lot with an area of approximately 23 hectares.

The purpose of this report is to provide:

- Determine service demands following servicing investigations and demonstrate that satisfactory arrangements for drinking water and wastewater services have been made.
- Obtain endorsement and/or approval from Sydney Water to ensure that the proposed development does not adversely impact on any existing water, wastewater or stormwater main, or any other Sydney Water asset, including any easement of property.

Specifically, the SSDA seeks development consent for the construction and operation of the TAFE NSW Construction Centre of Excellence (TAFE CCoE) a multi-level, integrated educational facility designed to accommodate specialised training and education for construction-related TAFE NSW courses (the project). The TAFE CCoE will be a new learning environment with an emphasis on flexibility and adaptability, to encourage cross-disciplinary collaboration, industry engagement and educational excellence. On 27 February 2019, the NSW Government announced the delivery and associated funding for the CCoE.

The proposed development is classified as State Significant Development (SSD) on the basis that it falls within the requirements of clause 4, Schedule 19 of the State Environmental Planning Policy (State and Regional Development) 2011 (SRD SEPP), being 'development for the purpose of a tertiary institution... that has a capital investment value of more than \$30 million'.

The Minister for Planning, or their delegate, is the consent authority for the SSDA and this application is lodged with the NSW Department of Planning, Industry and Environment (NSW DPIE) for assessment.

This report has been prepared in response to the requirements contained within the Secretary's Environmental Assessment Requirements (SEARs) issued for the project. Specifically, this report has been prepared to respond to the Water Related Infrastructure Requirements Section 16 of SEARs Report.

2. Water Related Infrastructure Requirements

2.1. Sewer Drainage

The site is currently serviced by the 225mm VC (vitreous clay) sewer main located in the North Western corner of the site extending across O’Connell St near the Great Western Highway and through the neighbouring residential properties. Sydney Water are to be approached in regard to a feasibility study of their sewer assets and new connections prior to an official Section 73 application that would be submitted post DA approval.

Dial Before You Dig diagrams indicate no Sydney Water assets are within close proximity to the building and it should not have any adverse impact on Sydney Water Existing infrastructure physically pending Sydney Water plan approval post DA.

The internal sewer drainage installation will be designed and installed throughout generally as a gravity drainage system reticulating to a sewer pump station. From the pumping station a rising main extending and connecting to the existing sewer main is proposed.

The sewer system will be design in accordance with the requirements set out in Australian Standard AS3500.2, Sydney Water, Sydney TAFE NSW hydraulic services standards, all relevant Australian Standards, National Construction Code and the requirements of all controlling authorities to ensure full compliance of the works.

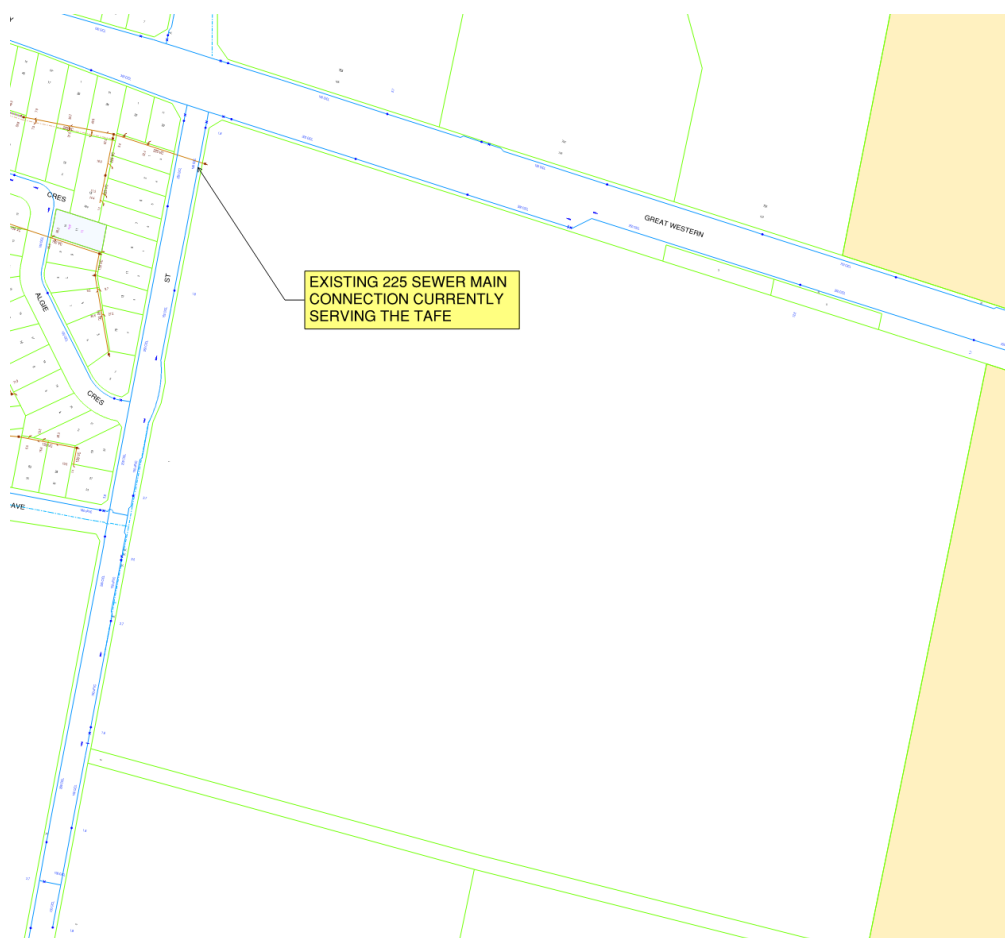


Photo: Sydney Water Diagram showing existing sewer main connection.

2.2. Domestic Potable Water Services

Currently the TAFE site is served by an 80mm water meter located at the Western boundary on O'Connell St. This meter is proposed to be upgraded to a 150mm water meter and water main connection to allow for the CCOE CW water requirements as well as future use. From the upgraded water meter, a new water service is proposed to extend to the new building.

Sydney Water are to be approached in regard to a feasibility study of their water mains assets and new connections prior to an official Section 73 application that would be submitted post DA approval.

The internal potable water supply installation will be designed and installed throughout in accordance with the requirements set out in accordance with Australian Standard AS3500.1, Sydney Water, TAFE NSW hydraulic services standards, all relevant Australian Standards, National Construction Code and the requirements of all controlling authorities to ensure full completion of the works.

Dial Before You Dig diagrams indicate no Sydney Water services are within close proximity to the building and it should not have any adverse impact on Sydney Water Existing infrastructure physically pending Sydney Water plan approval post DA.

Tap ware throughout the facility is to be compliant with the WELS tap ware labelling scheme.

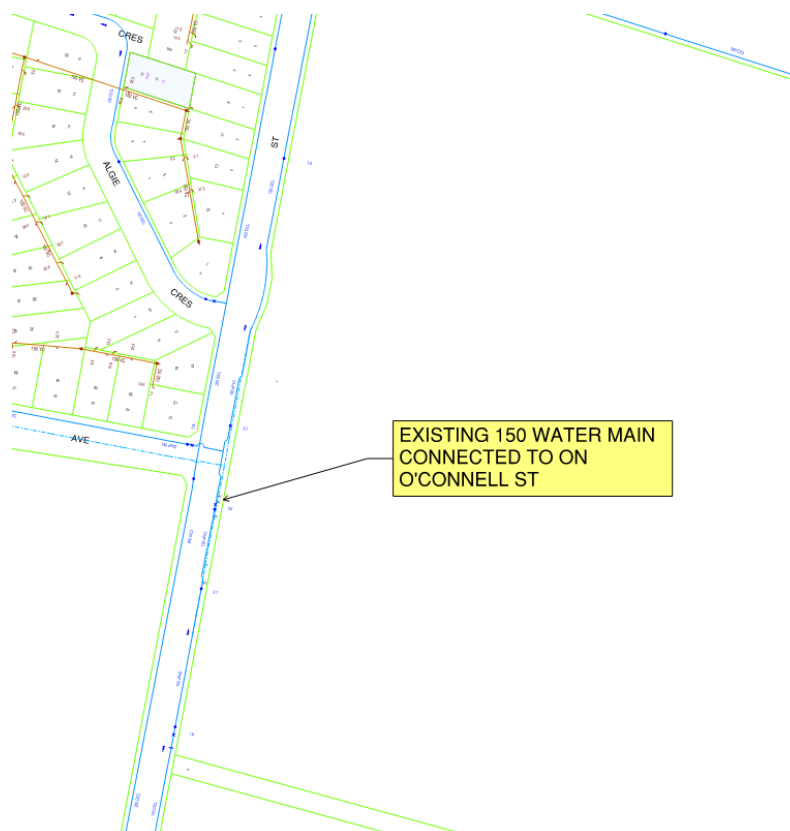


Photo: Existing Domestic Water Connection to water mains

