

MIXED USE DEVELOPMENT 2b-6 Hassall Street, Parramatta

Infrastructure and Water Management Plan for Development Application

Prepared for:



Project Manager:



Architect:



This register identifies each issue of and each amendment to this document by Revision No, Page No, the details of each amendment and date of issue.

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Disclaimer

This report undertaken at concept/schematic design stage describes the intended development design features and desired outcomes. Design features and outcomes provided herein are preliminary in nature and are subject to further review during design development.

EXECUTIVE SUMMARY

The development site is well serviced by existing infrastructure around the site.

Major upgrades to the existing electrical infrastructure will not be required with the existing high voltage feeders having adequate capacity to service the proposed development. A new indoor substation will be provided to Endeavour Energy requirements.

The existing water, gas and sewer mains are adequate for the development. New connections to the mains will need to be made to service the development, and a fire services tank provided.

The existing telecommunications infrastructure is adequate to service the proposed development.

There is an existing Sydney Water sewer within the site which will be diverted within the development. No other services diversions are required.

All services infrastructure connection requirements will be confirmed with the relevant authorities prior to construction certificate, with the exception of telecommunications services which tenants will confirm with their carrier of choice once the development is complete (facilities for multiple carrier connections will be provided).

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1. INTRODUCTION

This report describes the infrastructure services proposed to support the mixed-use development at 2b-6 Hassall St, Parramatta.

2. RESPONSE TO SECRETARY'S ENVIRONMENTAL ASSESSMENT REQUIREMENTS

This report has been prepared to accompany the EIS for the proposed development. It responds to the infrastructure and water management issues addressed in the SEARs as outlined in the table below.

Relevant SEARs	Item discussed at
Infrastructure Management Plan Prepare an Infrastructure Management Plan in consultation with relevant agencies, detailing information on the existing capacity and any augmentation and easement requirements of the development for the provision of utilities including staging of infrastructure.	Section 4.1-4.4
Water Management Plan	Section 4.3

3. DESCRIPTION OF BUILDING

This infrastructure services report has been prepared by Floth and is submitted to the Department of Planning and Environment to accompany a Development Application (DA) for a State Significant Development (SSD) at 2b-6 Hassall Street, Parramatta.

The proposal relates to the broader site redevelopment plan which includes a mixed-use development comprising a tertiary institution, commercial and retail uses. The proposed development has undergone an Architectural Design Competition, which has since been awarded.

Two separate Development Applications have been submitted to the Local Authority, City of Parramatta Council, to enable the necessary Demolition and Early Works to proceed while the design competition was underway. The benefits of this approach included the expedited local assessment and determination of an application for these early works, which are key to ensuring the development can proceed according to the timeline for the project completion in Q1 2021.

The two early works applications include:

- DA/714/2018
 - Demolition of existing structures
 - Removal of trees on site
 - Archaeological testing and salvage work.
- DA/66/2019
 - Site preparation works, including piling
 - Bulk excavation
 - Construction of below ground shoring walls.

This noise impact assessment for the SSD includes the following works:

- Construction and use of one basement level comprising:
 - Car parking,
 - Refuse and recycling facilities,
 - Loading Bay,
 - Bicycle parking, and
 - WSU Net Lettable Area (NLA).

- Construction and use of a 19-storey mixed-use building comprising:
 - Retail tenancies, End of Trip (EOT) and educational use on Ground Level.
 - WSU educational use on Level 1 to Level 8;
 - Commercial office use on Level 9 to 17;
 - Plant room on Level 18;
 - Terrace on Level 12.
- Landscaping and public domain works; and
- Extension and augmentation of services and infrastructure as required.

4. AUTHORITY MAINS INFRASTRUCTURE

4.1 ELECTRICAL SERVICES

4.1.1 Existing Authority Mains

Endeavour Energy have no assets within the site.

Existing Endeavour Energy high-voltage and low-voltage network assets lie within Hassall St.

4.1.2 Authority Augmentation Works

The existing low-voltage Endeavour Energy assets are not adequate to service the development. A new 2 x 1500 kVA indoor substation will be established by the developer to Endeavour Energy's requirements. Endeavour Energy requires the substation to be located at ground level and on the street frontage.

Endeavour Energy have advised that the zone substation has adequate capacity to supply the development.

Endeavour Energy have advised that the existing high voltage feeder in has adequate capacity to supply the development. The new indoor substation will be connected to this feeder. Cross feeder ties will be provided to the second high voltage feeder in Hassall St to improve network redundancy.

Endeavour Energy's response to our Technical Review Request is included in the appendices.

4.2 COMMUNICATIONS SERVICES

4.2.1 Existing Authority Mains

There are no existing communications services within the site.

Telstra have existing copper and fibre optic services on both sides of Hassall St. Optus and Uecomm have existing fibre optic services on the south side of Hassall St. There are a range of other carrier networks (AAPT, Vocus, TPG/Pipe Networks, NBN) in Station St and Charles St. The network of existing Telstra ducts in Hassall St may be used by multiple carriers to access the site. The new development will include multiple carrier ducts to the north side of Hassall St for communications services lead-ins. Tenants will therefore have access to a range of carriers.

The existing services are likely to be adequate to service the proposed development. Tenants will need to confirm their requirements with their carrier of choice.

4.2.2 Authority Augmentation Works

No augmentation works will be required.

4.3 SYDNEY WATER MAINS

4.3.1 Existing Sewer Mains

The site is adequately served by Sydney Water sewer mains as follows:

- 225 mm VC sewer main in Hassall Street.

4.3.2 Sewer Mains Augmentation Works

Servicing of the proposed development will be governed by the following Sydney Water development guidelines extract:

TABLE 4.3
MINIMUM PIPE SIZES FOR RETICULATION AND PROPERTY CONNECTION SEWERS

Sewer	Minimum size DN
Property connection sewer servicing 1 or more residential lots	150
Property connection sewer servicing commercial and industrial lots $\leq 300 \text{ m}^2$	
Reticulation sewers servicing residential lots	
Reticulation sewer servicing commercial and industrial lots $> 300 \text{ m}^2$ and other complexes where large flows may be expected	225

4.5.5 Maximum EP for reticulation sewers

Irrespective of hydraulic analysis, the maximum EP that may be serviced by reticulation sewers shall be as specified in Table 4.4.

TABLE 4.4
EP CAPACITY LIMITATIONS FOR RETICULATION SEWERS

Pipe size DN	Maximum allowable EP
150	600
225	1600
300	3200

Extract from Sydney Water Development Guidelines

Based on the above information, the sewer connections size for the development will be 150mm.

The existing 225mm sewer main to the site reticulates from Hassall Street via an adjacent property. The sewer main in the adjacent property will not be required to be augmented and will remain in its current location to the existing inspection shaft on the adjacent property boundary line. The existing 150mm sewer main that reticulates within the property caters for three (3) upstream properties that will need to be permanently maintained. The existing 150mm sewer main within the property will need to be diverted to accommodate the future building structure, new sewer & water loads & the upstream properties sewer connections. The proposed building will connect to the diverted sewer.

Sydney Water's notice of requirements for the development are attached. The developer has contracted a Water Servicing Coordinator to satisfy these requirements and obtain a Section 73 certificate for the development.

4.3.3 Existing Potable Water Mains

The site is adequately served by Sydney Water potable water mains as follows:

- 200 mm mPVC potable water main in Hassall Street.
- 200 mm uPVC potable water main in Hassall Street.

4.3.4 Potable Water Mains Augmentation Works

Servicing of the proposed development will be governed by the following Sydney Water development guidelines extract:

3.1.2 Minimum pipe sizes

Minimum pipe sizes shall comply with [Table 3.1](#) except in the following locations where specific design requirements apply:

- Mains in dual water supply systems, see [Clause 3.1.4](#);
- Reduced sized mains for the purpose of maintaining water quality, see [Clause 5.2.4](#).

Minimum pipe diameters have been established to ensure adequate flow rates and residual pressures.

Equivalent pipe diameters for commonly used material are summarised in [Appendix B - Equivalent Pipe Diameters for Commonly Used Materials](#).

For particular types of development such as CBDs, the Water Agency may specify alternative minimum pipe diameters.

TABLE 3.1
MINIMUM PIPE SIZES FOR PARTICULAR DEVELOPMENTS

ZONING/DEVELOPMENT	MINIMUM PIPE SIZE (DN)	
	Cast iron outside diameter series	ISO series ⁽³⁾
Low and medium density residential	100 ⁽¹⁾	125 ⁽¹⁾
High density residential (≥ 4 storeys)	150	180
Multiple developments of high density residential (≥ 8 storeys)	200 or 225 ⁽²⁾	250 or 280 ⁽²⁾
Industrial and commercial	150	180

NOTES:

- The Water Agency may authorise smaller pipe sizes to address issues such as water quality, provided that requirements for fire fighting supply are otherwise met.*
- The Water Agency to nominate the preferred size.*
- For steel (SCL) and polyethylene (PE) pipes only.*

Extract from Sydney Water Development Guidelines

Based on the above information, the probable potable water connection size for the development will be at least 150 mm diameter and can connect to either the 200 mm mPVC potable water main or 200mm uPVC potable water main in Hassall Street.

In addition, a minimum 150 mm diameter connection to the existing 200 mm uPVC main on the south side of the site will be required to meet the fire services demands for the site. A suitably-sized fire services tank will be provided as required to meet the demand requirements of the fire services systems flow, less the available infill.

Sydney Water's notice of requirements for the development are attached. The developer has contracted a Water Servicing Coordinator to satisfy these requirements and obtain a Section 73 certificate for the development.

Potable water demand will be reduced by onsite rainwater capture and re-use. The rainwater tank will be sized such that min 90% of the water captured on site will be available for re-use (based on available rainfall statistics).

4.4 JEMENA MAINS

4.4.1 Existing Authority Mains

The site is adequately served by Jemena gas mains as follows:

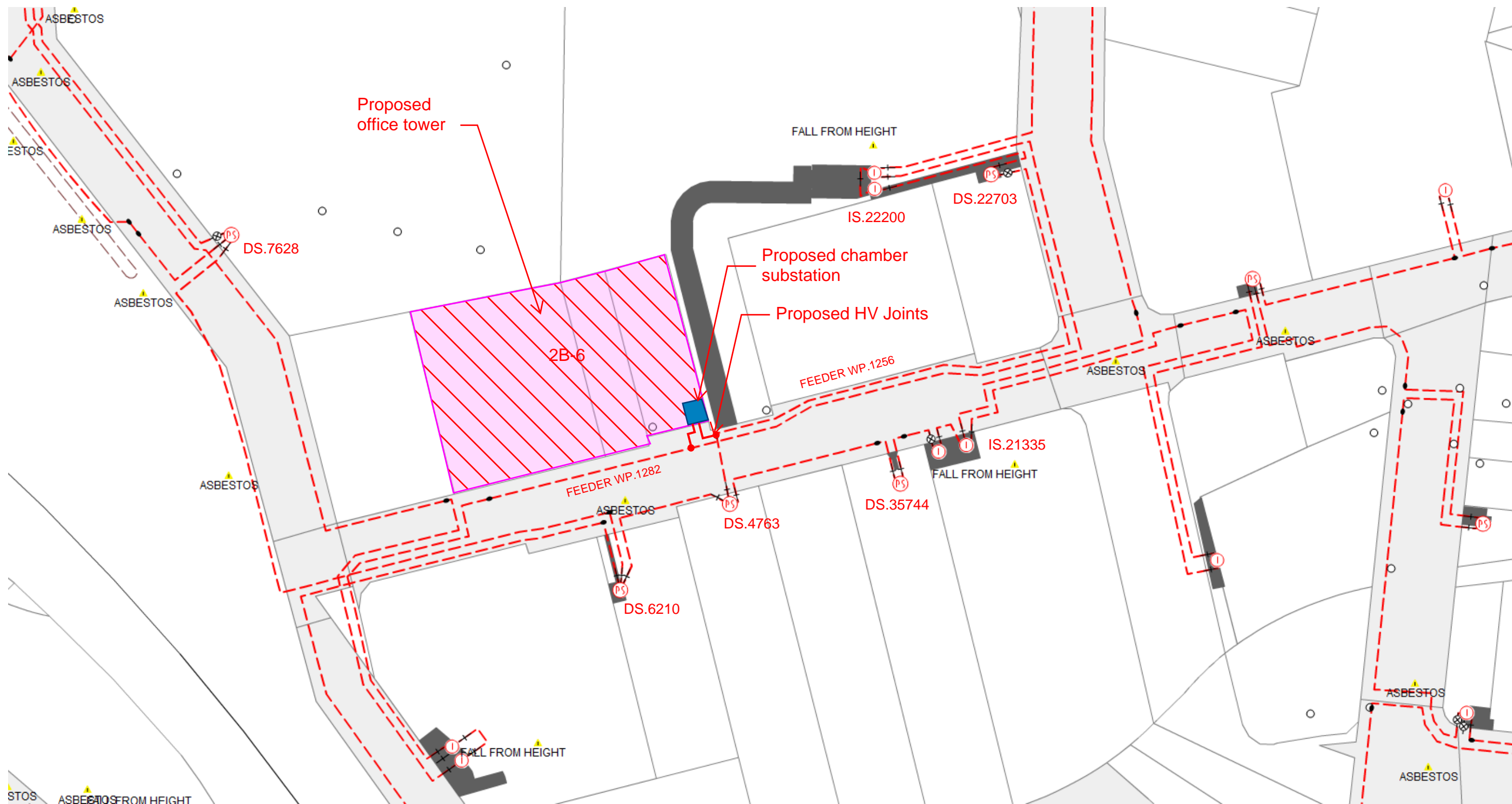
- 50mm nylon natural gas main (7kPa) in Hassall Street.

Based on the Jemena DBYD the 50mm nylon natural gas main (7kPa) in Hassall Street is sufficient for future property connection. The final location for the gas connection is subject to Jemena approval.

4.4.2 Authority Augmentation Works

No augmentation works are likely to be required.

APPENDIX A – ENDEAVOUR ENERGY RESPONSE TO TECHNICAL REVIEW REQUEST



APPENDIX B – SYDNEY WATER NOTICE OF REQUIREMENTS

Case Number: 174571

21 November 2018

Charter Hall Direct Property Management
c/- MGP Building & Infrastructure Services Pty Ltd

**NOTICE OF ANTICIPATED REQUIREMENTS
for
SECTION 73 SUBDIVIDER/DEVELOPER COMPLIANCE CERTIFICATE
(Sydney Water Act 1994, Part 6, Division 9)
PENDING DEVELOPMENT CONSENT**

Developer: Charter Hall Direct Property Management
Your reference: 2018-0467
Development: Lot 22, DP 608861 - 2B Hassall St, Parramatta
Development Description: Demolition of existing structures, tree removal and archaeological investigations.
Council: Parramatta Council
Your application date: 19 November 2018

Dear Applicant

Sydney Water has assessed your application for the anticipated requirements of a Section 73 Compliance Certificate (the Certificate) pending development consent for the development shown above. Detailed information on your anticipated requirements is outlined below.

You have until 21 November 2019 to meet those requirements and receive the Certificate. If you have not received the Certificate by then you will have to reapply (and pay another application fee) and Sydney Water will issue you with a new notice. We may have extra requirements and charges may change in the new notice.

The Water Servicing Coordinator (Coordinator) will be your point of contact with Sydney Water. They can answer most questions you might have on our developer process and charges.

This is not a final notice and Sydney Water is not liable for any actions you take as a result of this Notice. You do not have the authority to start construction of works.

Once you receive final development consent you should submit a copy to Sydney Water. Provided that there have been no significant changes to the development, we will send you a Confirmation Letter.

If the development application has been subject to significant change then this anticipated requirement application will be terminated and you must submit a formal Section 73 application.

You can also find out about this process by visiting www.sydneywater.com.au > Plumbing, building & developing > Developing > Land development. If you want to find out the status of your application, simply select 'Developer Application Progress' and enter your case number (shown above) and email address. A response will be sent automatically to you.

What You Must Do To Get A Section 73 Certificate

Summary

This is a summary of Sydney Water's requirements. The detailed list begins on the next page.

You must do all of the following things:

1. Engage a Water Servicing Coordinator (Coordinator) before you sign the enclosed Agreement.
2. Sign both originals of the enclosed Agreement and give them to the Coordinator. You must do all the things that we ask you to do in that Agreement.
3. After you have signed the Agreement you then need to build the required sewer works at your own cost.
4. See Section 4 for any Ancillary Matters
5. Have your building plans approved because what you are building may be over or near our pipes and we need to check your property building plans. Your Coordinator can tell you more about this and help with the approval.
6. The Final Development Consent

Other things you need to do:

At the end of this Notice are some other things that you may need to do. They are NOT a requirement to be met before the Certificate can issue but may well be a requirement in the future because of the impact of your development on our assets. You must read them before you go any further.

DETAILED REQUIREMENTS

1. Water Servicing Coordinator

You must engage your current or another authorised Coordinator 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 Coordinator (at any point in this process) you must write and tell Sydney Water.

For a list of authorised Coordinators, either visit www.sydneywater.com.au > Plumbing, building & developing > Developing > Providers > Lists or call **13 20 92**.

Coordinators will give you a quote or information about costs for services/works, including Sydney Water costs.

2. Developer Works Deed

After you engage a Coordinator, you must engage other Developer Infrastructure Providers (Providers) to carry out, where needed, the design and construction of the works. They must all have the appropriate capability. Your Coordinator can assist you.

You and your Providers will need to enter into an agreement with Sydney Water. To do this you need to sign and lodge **both originals** of the enclosed Developer Works Deed (Deed) with your nominated Coordinator. You will then need to work with your Coordinator to have the other Providers sign the Deed.

Before signing the Deed, each party must also read and understand the conditions of the agreement that are set out in the Developer Works Deed – Schedule 1: Standard Terms document. That document as well as information about it are available at sydneywater.com.au > Plumbing, building & developing > Developing > Developer deeds & standard terms

The Deed and the Standard Terms set out for this development all parties' roles and responsibilities as well as other information.

You must do all the things that we ask you to do in the Deed. This is because your development does not have sewer services and you must construct and pay for the following works extensions under this Deed to provide these services.

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.

Sydney Water has assessed your application and found that:

- The property has frontage to a DN200 watermain in Hassall Street that can provide for the domestic needs of the development. Refer to additional advice on "Large Water Service Connections", "Fire Fighting", "Private Water Services, Connection and Metering" and "Disused Water Service Sealing" located below.
- **Note: Once you have received your final Development Consent and the WSC has determined there are significant changes to the development that affect your design, your WSC will be required to submit a new application.**

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.

Sydney Water has assessed your application and found that:

- The existing 150 mm sewer main traversing the site may require amplification. An accredited Hydraulic Designer will be engaged by the developer to ensure that the proposed wastewater infrastructure for this development will be sized & configured according to the Sewerage Code of Australia.
- Evidence of Code compliance should be attached with the design i.e. flow schedule and catchment plan.
- Because your development may require a deviation of a "live" wastewater main you must work with your Water Service Coordinator to ensure that:
 - Your Building Plans are approved prior to temporary pipework and excavation,
 - You submit your temporary pipework design (if required) with your permanent wastewater deviation design for approval,
 - Accept in writing to bonding conditions that will be provided in the Bond Agreement,
 - Submit your Bond and signed Bond Agreement,
 - Submit the Construction Commencement Notice for construction of the temporary pipework,
 - Have your temporary pipework constructed by a listed provider, and then
 - Complete your permanent deviation works

4. Ancillary Matters

4.1 Flow Management and Isolation of Sydney Water's Asset.

The above works will be constructed with a connection/cut-in to Sydney Water's (wastewater, water and/or stormwater) assets. To see that it complies with Occupational Health and Safety and Environmental legislation you must talk to your coordinator about the timely submission to Sydney Water of a request for flow management and asset isolation requirements.

4.2 Asset Adjustments

After Sydney Water issues this Notice (and more detailed designs are available), Sydney Water may require that the water main/sewer main/stormwater located in the footway/your property be adjusted/deviated. If this happens, you will 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**. Sydney Water will need to see the completed designs for the work and we will require you to lodge a security. The security will be refunded once the work is completed.

4.3 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 Sydney Water's **Permission to Enter** form(s) for this. You can get copies of these forms from your Coordinator or the Sydney Water website. Your Coordinator 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.

4.4 Costs

Construction of these works will require you to pay project management, survey, design and construction costs **directly to your providers**. Additional costs payable to Sydney Water may include:

- design and construction audit fees;
- contract administration, Operations Area Charge & Customer Redress prior to project finalisation; and
- creation or alteration of easements etc.

Note: Payment for any Goods and Services (including Customer Redress) provided by Sydney Water will be required prior to the issue of the Section 73 Certificate or release of the Bank Guarantee or Cash Bond. Your Coordinator can tell you about these costs.

5. Approval of your Building Plans

You must have your building plans approved by a Water Servicing Coordinator **before the Certificate can be issued. In any case, building construction work MUST NOT commence until Sydney Water has granted approval.** Approval is needed because construction/building works may affect Sydney Water's assets (e.g. water, sewer and stormwater mains).

Where a Sydney Water stormwater channel, pipe or culvert is located within ten (10) metres of your development site it must be referred to Sydney Water for further assessment.

Your Coordinator can tell you about the approval process including:

- Your provision, if required, of a "Services Protection Report" (also known as a "pegout"). This is needed to check whether the building and engineering plans show accurately where Sydney Water's assets are located in relation to your proposed building work. Your Coordinator will then either approve the plans or make requirements to protect those assets before approving the plans;
- Possible requirements;
- Costs; and
- Timeframes.

You can also find information about this process (including technical specifications) if you either:

Visit www.sydneywater.com.au > Plumbing, building & developing > Building > Building over or next to assets. Here you can find Sydney Water's *Technical guidelines - Building over and adjacent to pipe assets*; or Call 13 20 92.

Notes:

- **The Certificate will not be issued until the plans have been approved and, if required, Sydney Water's assets are altered or deviated;**
- **You can only remove, deviate or replace any of Sydney Water's pipes using temporary pipework if you have written approval from Sydney Water's Urban Growth Business. You must engage your Coordinator to arrange this approval; and**

- **You must obtain our written approval before you do any work on Sydney Water's systems. Sydney Water will take action to have work stopped on the site if you do not have that approval. We will apply Section 44 of the *Sydney Water Act 1994*.**

6. The Final Development Consent

This application is based on the development and consent shown on Page 1. You must give us the **final** Development Consent before we issue the Certificate so we can make sure that the development is the same.

If the development is the same and all the requirements of this Notice have been met, we will issue the Certificate. If the development is NOT the same you must reapply (and pay another application fee) and we will issue another Notice. The requirements and charges may change in that Notice.

OTHER THINGS YOU 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 of Sydney Water in the future because of the impact of your development on our assets. You must read them before you go any further.

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 a Sydney Water sewer main. This work must meet Sydney Water's 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 Sydney Water's 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](mailto:businesscustomers@sydneywater.com.au) 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 who can be found on the Sydney Water website:

<http://www.sydneywater.com.au/Plumbing/BackflowPrevention/>

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 <http://www.sydneywater.com.au/Water4Life/InYourBusiness/RWTCalculator.cfm>
- 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:

<http://www.sydneywater.com.au/OurSystemsandOperations/TradeWaste/> or contact Business Customer Services on **1300 985 227** or businesscustomers@sydneywater.com.au

Private Water Services Connection and Metering

To provide domestic water to the total development you will need to connect to the Sydney Water main. You must lodge an application for this connection at Sydney Water Tap inTM. We will then tell you about any requirements you need to meet.

Visit www.sydneywater.com.au > Plumbing, building & developing > Building > Sydney Water Tap inTM to find out more. Visit www.sydneywater.com.au > Plumbing, building & developing > Plumbing > Meters & metered standpipes to find out more about our metering requirements for your development.

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 Sydney Water's system to provide that flow in an emergency. Sydney Water's Operating Licence directs that Sydney Water's 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 inTM 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.

Disused Water Service Sealing

You must pay to disconnect all disused private water services and seal them at the point of connection to a Sydney Water water main. This work must meet Sydney Water's 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.

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 Sydney Water;
- A pump application form (if a pump is required);
- All pump details (if a pump is required).

You will have to pay an application fee.

Sydney Water does not consider whether a water main is adequate for fire fighting purposes for your development. We cannot guarantee that this water supply will meet your Council's fire fighting requirements. The Council and your hydraulic consultant can help.

Other fees and requirements

The requirements in this Notice relate to your Certificate application only. Sydney Water 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.)

END OF NOTICE

After you have submitted the design to comply with the anticipated requirements Sydney Water will review the information and issue you with a partial design package.