

3 May 2022

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Planning Officer
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Sydney Water submission response to the EIS for the proposed Sydney Metro West – Rail Infrastructure, Stations, Precincts and Operations – State Significant Application (SSI-22765520)

Dear Keith,

Thank you for enabling Sydney Water with the opportunity to respond to the proposed Environmental Impact Statement (EIS) relating to the proposed Sydney Metro West project. Sydney Water has reviewed the proposed EIS and has provided the following comments for your consideration. Sydney Water requests that the Department of Planning, Industry and Environment consider the comments and recommendations relating to the provisions of water-related services provided in this letter.

Stakeholder Engagement

Sydney Water recommends that close consultation between the proponent and Sydney Water occur during all stages of the proposed development. Engagement during the preliminary stage of the project will enable for both parties to identify additional risks and other factors that may affect the delivery of the proposed development.

General water-related infrastructure requirements

Sydney Water recommend that the proponent of the EIS consider the service demands for water-related infrastructure requirements within the proposed Sydney Metro West corridor. Following this, the proponent should demonstrate that satisfactory arrangements have been made to prevent any unwarranted damage to Sydney Water’s drinking water, wastewater and recycling water networks.

Spoil, Waste management and resource use

Sydney Water requires that any discharge of treated wastewater into the stormwater system be investigated during detailed construction planning phase. Disposal via Sydney Water Trade Waste agreements are to be investigated during detailed construction planning.

Synthesis of the Environmental Impact Statement

Sydney Water supports any coordination with the proponent to manage the interface of other concurrent projects that are stipulated under the EIS.

Growth Planning and Commercial

Sydney Waters Growth Servicing Plan provides high level planning and timescale intel and highlights where servicing constraints may be currently. Metro should continue to work with their account manager to ascertain construction and servicing demand requirements to enable prudent and efficient delivery of services. We strongly recommend that the Proponent registers each individual development location via the WSC process to ensure Sydney Water has the most accurate and up to date development position, timescales, staging and opportunities.

The staging and timing of growth offers opportunities or necessity for re-alignment and/or amplification of Sydney Water assets. Consequently, it should be noted to Metro and nearby developments, that Sydney Water would like to work collaboratively with them so that we have the necessary data and contacts to ensure timely and efficient asset management.

In particular we require provision of annual and ultimate growth forecasts, staging plans and development timescales related to buildings over and adjacent to stations during the pre-lodgement planning and referral process via the NSW planning portal or as soon as possible. We ask Metro to work with their account manager to facilitate the sharing of this growth information.

This submission constitutes high-level initial advice only. Further advice from Sydney Water may be offered at exhibition, the feasibility or, S73 stages with regards to the protection of our existing assets/easements and any BOA requirements. This will be investigated as we receive more detail. Specific protection requirements, objections or amendments will be documented as this progresses (more information can be found in Appendix 1).

Note:

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.

If you require any further information, please contact Jason Nguyen at jason.nguyen@sydneywater.com.au

Yours sincerely,

A handwritten signature in blue ink, appearing to read "Hanka Shabilla".

Hanka Shabilla
Account Manager – Sydney Metro Projects

Appendix 1

Section 73 Compliance Certificate

A Section 73 Compliance Certificate under the Sydney Water Act 1994 must be obtained from Sydney Water.

The proponent is advised to make an early application for the certificate, as there may be water and wastewater pipes to be built that can take some time. This can also impact on other services and buildings, driveways, or landscape designs.

Applications must be made through an authorised Water Servicing Coordinator. For help either visit www.sydneywater.com.au > Plumbing, building and developing > Developing > Land development or telephone 13 20 92.

Building Plan Approval

The approved plans must be submitted to the Sydney Water [Tap in™](#) online service to determine whether the development will affect any Sydney Water sewer or water main, stormwater drains and/or easement, and if further requirements need to be met.

The [Tap in™](#) service provides 24/7 access to a range of services, including:

- building plan approvals
- connection and disconnection approvals
- diagrams
- trade waste approvals
- pressure information
- water meter installations
- pressure boosting and pump approvals
- changes to an existing service or asset, e.g. relocating or moving an asset.

Sydney Water's [Tap in™](#) online service is available at:

<https://www.sydneywater.com.au/SW/plumbing-building-developing/building/sydney-water-tap-in/index.htm>

Sydney Water recommends developers apply for Building Plan approval early as in some instances the initial assessment will identify that an Out of Scope Building Plan Approval will be required.

Out of Scope Building Plan Approval

Sydney Water will need to undertake a detailed review of building plans:

1. That affect or are likely to affect any of the following:
 - Wastewater pipes larger than 300mm in size
 - Pressure wastewater pipes
 - Drinking water or recycled water pipes
 - Our property boundary
 - An easement in our favour
 - Stormwater infrastructure within 10m of the property boundary.

2. Where the building plan includes:
 - Construction of a retaining wall over, or within the zone of influence of our assets
 - Excavation of a basement or building over, or adjacent to, one of our assets
 - Dewatering – removing water from solid material or soil.

The detailed review is to ensure that:

- our assets will not be damaged during, or because of the construction of the development
- we can access our assets for operation and maintenance
- your building will be protected if we need to work on our assets in the future.

The developer will be required to pay Sydney Water for the costs associated with the detailed review.

Tree Planting

Certain tree species placed in close proximity to Sydney Water's underground assets have the potential to inflict damage through invasive root penetration and soil destabilisation. Sydney Water requires that all proposed or removed trees and vegetation included within the proposal adhere to the specifications and requirements within Section 46 of the Sydney Water Act (1994) and *Diagram 5 – Planting Trees* within our [Technical guidelines – Building over and adjacent to pipe assets](#). Please note these guidelines include more examples of potential activities impacting our assets which may also apply to your development.

If any tree planting proposed breaches our policy, Sydney Water may need to issue an order to remove every tree breaching the act, or directly remove every tree breaching the Act and bill the developer or Council for their removal.