

23 December 2020

Our Ref: 188451

Rodger Roppolo

Planner

Department of Planning Industry and Environment
4 Parramatta Square, Parramatta 2150

RE: State Significant Development SSD-10382 at 90-102 Regent Street, Redfern

Thank you for notifying Sydney Water of SSD-10382 at 90-102 Regent Street, Redfern which proposes the construction of an 18-storey building comprising of student accommodation. Sydney Water has reviewed the application based on the information supplied and provides the following comments to assist in planning the servicing needs of the proposed development.

Water Servicing

- The site is on the border of two reservoir zones.
- Botany Gravity and Centennial Park.
- The development must be served from the Centennial Park system.
- The 150mm drinking water main in Marian street is supplied by Centennial Park and will serve the proposed development.
- The site is within a high growth precinct. Depending on the timing of the development, amplification of this main may be required.
- Alternatively, the development's fire-fighting needs may not be met by the existing watermain, amplification could be a solution to meeting those needs.

Wastewater Servicing

- The site has a wastewater main within the northern portion.
- This main has capacity to serve the proposed development.
- A portion of the main will need to be disused as part of the construction process.

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](#).

Further advice and requirements for this proposal can be found in Attachment 1. If you require any further information, please do not hesitate to contact the Growth Planning Team at urbangrowth@sydneywater.com.au.

Yours sincerely,



Kristine Leitch

Growth Intelligence Manager

City Growth and Development, Business Development Group

Sydney Water, 1 Smith Street, Parramatta NSW 2150

Attachment 1

Sydney Water Servicing

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 Sydney Water [Tap in™](#) online self-service replaces our Quick Check Agents as of 30 November 2015.

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>