

10 March 2021

Our Ref: 189915, 186839

David Schwebel

Department of Planning, Industry and Environment

David.schwebel@dpie.nsw.gov.au

RE: SSD-10479 200 Aldington Road Industrial Estate

Thank you for notifying Sydney Water of SSD-10479 200 Aldington Road Industrial Estate, which proposes the stage 1 Development Application comprising estate-wide earthworks, infrastructure and services, construction, fit-out and operation of Stage 1 warehouse building. 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 proposed development is currently located within Cecil Park Reduced Water Supply Zone (WSZ) and is part of Prospect South Delivery System. Cecil Park WSZs are currently supplied with rural drinking water infrastructure and do not have capacity to service developments within Mamre Road precinct prior to delivery of major system amplifications.

Cecil Park Reservoirs are currently at capacity and cannot accommodate demands from new developments without the additional transfer flow rate from the Liverpool Water Supply Zone (WSZ) and trunk infrastructure proposed within Cecil Park WSZs.

Sydney Water are currently delivering the following trunk drinking water infrastructure to increase supply to the area –

- Rising Main (DN900) and pump WP0432 and 60ML reservoir at Liverpool
- DN1200/DN1050 from Cecil Park reservoir up to Western Rd, with offtakes at Range Rd and Western Rd connecting existing mains in Elizabeth Drive. This work is in delivery and proposed to be operational in 2022.

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Once the above infrastructure is operational (c2022), additional amplification works are required to service this development via the Cecil Park Remainder WSZ due to high ground levels –

- **CN189915 – requires approximately 0.9km of DN300 amplification to connect to the proposed developer delivered main servicing the Oakdale development, refer to attached plan.**

Note - CN186839 also requires this section of main.

Precinct trunk drinking water mains and reticulation mains are required to be sized as per the WSAA code.

Waste Water Servicing

The Mamre Road precinct does not have wastewater servicing available. Sydney Water have finalised the preferred wastewater servicing option for the precinct.

The above noted development stage is located within the eastern catchment of the Mamre Road precinct which can be serviced by the proponent with extension of the St Marys wastewater

network. Wastewater mains are required to be sized to service the natural catchment as per the WSAA code. **Please note that this advice applies to SSD-10479 only as updated advice will be required for future developments spanning across the eastern and western catchments.**

Refer to attached indicative wastewater servicing plan. Additional reticulation mains are required to service the precinct and are required to be sized to service the natural catchment as per the WSAA code.

Recycled Water Servicing

- Sydney Water are currently developing an integrated water servicing scheme as part of the Mamre and Aerotropolis' precinct planning process. This is part of our strategy to deliver sustainable urban water services including recycled water for new homes and businesses in Western Sydney. Renee Ingram, Renee.Ingram@sydneywater.com.au is liaising with Catherine Van Laeren (DPIE) on the State Environmental Planning Policy (SEPP) requirements.
- In December Sydney Water wrote to The Mamre Road Landowners Group, of which the proponent is a member, to advise that Sydney Water will be progressing with recycled water in the Mamre precinct and as a result the Mamre precinct will require reticulation for recycled water to be installed. A briefing will be held in early 2021 and we advise the proponent to attend this or contact Chris.Gantt@sydneywater.com.au for more information

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 are in attachments 1 & 2. If you require any further information, please contact the Growth Planning Team at urbangrowth@sydneywater.com.au.

Yours sincerely,

A handwritten signature in black ink, appearing to read "K. Leitch", with a stylized flourish extending to the right.

Kristine Leitch

Commercial Growth 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>

Attachment 2

Requirements for Business Customers for Commercial and Industrial Property Developments.

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 obtain Sydney Water approval for this permit before any business activities can commence. It is illegal to discharge Trade Wastewater into the Sydney Water sewerage system without permission.

The permit application should be emailed to Sydney Water's Business Customer Services at businesscustomers@sydneywater.com.au

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.