

9 February 2021

Our Ref: 182654

**David Glasgow**

Planning Officer

Key Sites, Industry and Regional Assessment

Department of Planning, Industry and Environment

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**RE: State Significant Development – SSD-10405 Atlassian Office and Hotel Development  
at 8-10 Lee Street, Haymarket**

Thank you for notifying Sydney Water of SSD-10405, which proposes the construction of a 39-storey mixed-use tower including office space and a hotel, with basement loading dock facilities and end of trip facilities. The total GFA is 70,256 sqm. 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 and Wastewater Servicing**

- Sydney Water's servicing requirements for this proposed development are provided under the Notice of Requirements for the Feasibility study that the proponent has already lodged with us – CN 182654. Or any future Notice of Requirements.
- Please note there are multiple trunk wastewater mains traversing the property which may be impacted by this proposal.
- As specified under this Feasibility study, **the developer must engage a hydraulic engineer and conduct a detailed planning study to determine required augmentations and proposed connection points** for potable water and wastewater. This needs to be provided to Sydney Water for review. Service location and potholing of existing sewer mains are to be undertaken accurately to identify the location of existing assets.
- Detailed servicing requirements will be provided at the Section 73 application stage.

**Stormwater**

With reference to proposed development at the above location.

As per our available records, a major 1,500mm Sydney Water stormwater pipe is located within the development boundary.

A section of the 1,500mm pipe is within the pedestrian subway tunnel and another section of this 1,500mm pipe is free of any buildings over this pipe and open to sky.

**Building over Sydney Water's 1,500mm stormwater pipe**

As per current Sydney Water's guidelines for building over and adjacent to stormwater channel, no new buildings or permanent structures are to be proposed over Sydney Water's stormwater pipe/channel or within 1m from the outside face of the stormwater pipe/channel. These clearance requirements would apply for unlimited depth and height.

Considering the specific circumstances at this location, Sydney Water will not object to any building over the 1,500mm pipe, provided the extent of the building over this pipe **is limited to** the existing pedestrian subway tunnel. No building over this 1,500mm pipe is permitted where the current air space above this 1,500mm pipe is open to sky.

### **Building under the existing Sydney Water's 1,500mm pipe**

Sydney Water's concurrence to the proposed building under Sydney Water's 1,500mm pipe is subject to engineering evaluation where the proponent is required to provide evidence that the current proposal would not increase the risk to Sydney Water.

Under the current circumstance, the followings are attributed to Sydney Water's existing 1,500mm pipe:

- Sydney Water's 1,500mm pipe is not reliant on any buildings or structures for its structural stability.
- In the event, If the existing stormwater pipe is leaked or failed, it will not flood any building or property below the existing pipe level.

The proponent is required to provide their construction and other necessary details to ascertain, that the proposed building under the Sydney Water's stormwater pipe **maintains the above status quo**.

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](mailto:urbangrowth@sydneywater.com.au).

Yours sincerely,

**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](http://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](mailto:businesscustomers@sydneywater.com.au) at [businesscustomers@sydneywater.com.au](mailto: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](mailto:businesscustomers@sydneywater.com.au).