

18 July 2019

Aditi Coomar
Principal Planner
Department of Planning & Environment
320 Pitt Street
Sydney NSW 2001
aditi.coomar@planning.nsw.gov.au

RE: Sydney Football Stadium (Stage 2 Design, Construction and Operation) – SSD-9835

Dear Aditi,

Thank you for notifying Sydney Water of the development application listed above. We have reviewed the application based on the information supplied and provide the following comments.

Water

The developer will need to amplify and extend the existing water system to service the development.

Wastewater

The existing wastewater system does not have capacity to support the expected wastewater flows from the development. The developer will need to either amplify the existing system or provide appropriate onsite storage and pump to the Sydney Water system.

Stormwater

The proposed development requires deviation to a major stormwater infrastructure owned by Sydney Water as identified under SSD 9249-Mod 2 (see attached letter from Sydney Water). Sydney Water does not object with the proposed diversion of its stormwater assets. The developer has submitted an application directly to Sydney Water for the proposed deviation works. Sydney Water is currently working with the developer during the development of the design for the deviation to ensure the works meet Sydney Water's requirements.

General requirements for Sydney Water servicing and work on our stormwater systems are included in the attachments.

Heritage

Sydney Water has a State Heritage Listed item, Busby's Bore, in very close proximity of the proposed development. Any impact on Busby's Bore as part of the redevelopment of the Sydney Football Stadium must be referred to Sydney Water for advice about its future management. The applicant is required to consult with the Heritage Council about any work in the vicinity of or about any impacts to Busby's Bore.

This advice is not a formal approval of our servicing requirements. Detailed requirements will be provided when the proponent applied for a Section 73 Certificate prior to commencement of development. Further advice and requirements for this proposal are in the attachments. If you

require any further information, please contact the Growth Planning team at urbangrowth@sydneywater.com.au.

Yours sincerely,



Cassie Loughlin
Growth Intelligence Manager

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
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- 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.

Attachment 3

Building over or adjacent to stormwater assets

Sydney Water's guidelines for building over or adjacent to stormwater assets outline the process and design requirements for such activities. As per the guidelines, the applicant is advised of the following:

- No building or permanent structure is to be proposed over the stormwater channel / pipe or within **1m** from the outside wall of the stormwater asset or within Sydney Water easement whichever is larger. Permanent structures include (but are not limited to) basement car park, hanging balcony, roof eaves, hanging stairs, stormwater pits, stormwater pipes, elevated driveway, basement access or similar structures. This clearance requirement would apply for unlimited depth and height.
- The applicant is required to submit the elevation drawings with the stormwater channel / pipe, to ensure that the proposed buildings and permanent structures are 1m away from the outside face of the stormwater channel and away from the Sydney Water easement.

Locating the exact position of the stormwater channel

The exact position of the stormwater channel is to be identified using pot holing or any other acceptable survey method. Location of the easement position should not be used as location of the stormwater channel.

Dilapidation Survey Report

The proponent is required to undertake a dilapidation survey report / CCTV report of Sydney Water's stormwater channel / pipe prior to commencement of any work on the site. This report should extend at least 10m upstream and downstream from the property boundary. A copy of this dilapidation report is to be provided to Sydney Water.

This dilapidation survey report / CCTV report is to be carried out again upon completion of all construction works, including an assessment report, confirming that no damage has occurred to Sydney Water's stormwater assets during construction.

Bond

A bond may be required for the proposed work adjacent to Sydney Water's stormwater assets. The amount of bond money is determined upon review of the pre-construction CCTV inspection / dilapidation survey report and likely risk to Sydney Water's stormwater assets based on the proposed development and its proximity to Sydney Water's stormwater assets.

Connections to Sydney Water's stormwater channel

If the applicant intends to make a direct connection to Sydney Water's stormwater system, the connection is to be carried out according to Sydney Water's Asset Adjustment and Protection Manual. The applicant is advised of the following:

- For pipes with a diameter 300mm or more the connection angle is to be no greater than 30 degrees in the direction of the channel flow.
- Proposed connections that are 300mm or more in diameter require a qualified structural engineer to design the connection. A structural engineer's certificate is to be attached to the design drawings.
- Proposed connection that are less than 300mm in diameter can use Sydney Water's standard drawings to design the connection drawings.

Flood Impact Assessment (FIA)

The applicant is required to submit a Flood Impact Assessment report based on a current flood model for the proposed development and identify flood hazards. The FIA must:

- demonstrate that there is no potential adverse flood impact offsite due to the development
- evaluate the impacts of flooding on the proposed development.

For **State significant developments** the applicant is also required to submit a Flood Hazard management plan as per Floodplain Development Manual. The flood models need to assess 5, 20, 100 year and 100 year plus climate change storm events.

Sydney Water requires the models to be 1D/2D models. Models should be simple and easy to read illustrating in maps:

- Flood levels
- Velocities
- Hazards

On-site Stormwater Detention (OSD)

Sydney Water guidelines for OSD outline the circumstances when a development is required or exempted from providing an OSD system and its design specifications.

Positive Covenant for On-site Stormwater detention

The developer will be required to create a Positive Covenant over the On-site Stormwater Detention. The Positive Covenant must follow the rules laid out in Sydney Water's Policy and Guidelines on the "Documentation Standards for On-site stormwater detention guide".

You should contact Sydney Water's Group Property to get the specific details via email acquisitions@sydneywater.com.au or phone 02 8849 6223 or 02 8849 4532.

Discharged Stormwater Quality Targets

Stormwater run-off from the site should be of appropriate quality before discharged into a Sydney Water asset or system. Developments must demonstrate stormwater quality improvement measures that meet the following specified stormwater pollutant reductions:

Pollutant	Pollutant load reduction objective (%)
Gross Pollutants (>5mm)	90
Total Suspended Solids	85
Total Phosphorus	65
Total Nitrogen	45

The applicant may use our tool through the website below, to determine whether their development is Deemed to Comply. In some cases though, we may request an eWater MUSIC model before approving the connection.

<https://stormwater.flowmatters.com.au/#!/>

27 June 2019

Aditi Coomar
Principal Planner
Department of Planning & Environment
320 Pitt Street
Sydney NSW 2001
aditi.coomar@planning.nsw.gov.au

RE: Sydney Football Stadium Modification 2 (SSD 9249-Mod-2)

Dear Aditi,

Thank you for notifying Sydney Water of the development application listed above. We have reviewed the application based on the information supplied and provide the following comments.

The proposed works include deviation to a major stormwater infrastructure owned by Sydney Water. Sydney Water does not object with the proposed diversion of its stormwater assets however, prior to any further approvals the applicant must address the following Sydney Water requirements:

- **Hydraulic Capacity Feasibility Study**
This study must demonstrate that the hydraulic capacity and performance of the existing stormwater system will not be impacted. This ensures the existing capacity of the stormwater system is maintained.
- **Disconnection / connection methodology**
Clearly describe and specify how disconnection / connection of Sydney Water's stormwater assets will take place.
- **Interim Operating Procedure**
An Interim Operating Procedure (IOP) must be prepared by the proponent to own, operate and maintain temporary stormwater assets. The IOP will indicate that the applicant / developer will own, operate and maintain the temporary stormwater assets and must address any impacts (including financial). Once Sydney Water's stormwater assets are disconnected, Sydney Water will have no responsibility on the operations and maintenance of the temporary stormwater asset. Sydney Water may resume to own, operate and maintain the permanent stormwater drainage system if it is constructed to Sydney Water's requirements.
- **Risk management controls and emergency response plan**
A risk workshop must be conducted with relevant design consultants, Water Servicing Coordinators and contractors to identify key risks, management controls and develop and emergency response plan to ensure safety of people and property in the event of asset and/or embankment failing or flooding. This plan is to be developed and approved by the relevant authorities.
- **Backfilling**
Plans must provide detailed specifications for any redundant pipes that will be backfilled.

The developer has submitted an application directly to Sydney Water for the proposed deviation works. Sydney Water is currently working with the developer during the development of the design for the deviation to ensure the works meet Sydney Water's requirements.

While the proposed modification does not directly relate to provision of water or wastewater services for the development, Sydney Water confirms that the developer has also lodged an application for services (to obtain a Section 73 Certificate). It should be noted that there are constraints within both the water and wastewater system. Sydney Water is currently assessing the application for services and will provide requirements for works to our water and wastewater system directly to the developer as part of this process.

Sydney Water has a State Heritage Listed item, Busby's Bore, in the vicinity of the proposed development. Any future impact on Busby's Bore as part of the redevelopment of the Sydney Football Stadium must be referred to Sydney Water. The applicant is required to obtain Heritage Council approval for any work in the vicinity of Busbys Bore.

General requirements for Sydney Water servicing and work on our stormwater systems are included in the attachments.

Further advice and requirements for this proposal are in the attachment/s. If you require any further information, please contact the Growth Planning team at urbangrowth@sydneywater.com.au.

Yours sincerely,

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Cassie Loughlin
Growth Intelligence Manager

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