

5 March 2021

Case Ref: 183535

**Marcus Jennejohn**

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**RE: State Significant Development Modification – SSD-6966-Mod-1 at One Sydney Harbour, Barangaroo South**

Thank you for notifying Sydney Water of SSD-6966-Mod-1 at One Sydney Harbour, Barangaroo South, which propose modifications to the Barangaroo residential R5 building including the addition of two key worker housing (KWH) apartments, plus various alterations and additions to awning, podium and façade. 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 has no objection to the proposed modification as the additional development will not have a significant additional impact on the existing system.
- Sydney Water is currently working with the developer, Lendlease, under the Section 73 application they have lodged with Sydney Water (CN 183535) regarding the servicing arrangements for the initial proposal under SSD-6966.
- At the Section 73 application phase for the development modification proposal, the developer must update Sydney Water with the additional apartments proposed and any *potential* additional flows to our wastewater system. This will allow Sydney Water to understand the entire scope of potential loads on our wastewater system to inform future works in the area.

**Stormwater**

- Requirements for Sydney Water's stormwater assets (for certain types of development) may apply to this site. The proponent should ensure that satisfactory steps/measures are taken to protect existing stormwater assets, such as avoiding building over and/or adjacent to stormwater assets and building bridges over stormwater assets. More information regarding Sydney Water's stormwater policy is available via the following web page [Building over or adjacent to Sydney Water stormwater assets](#)
- The proponent should consider taking measures to minimise or eliminate potential flooding and/or degradation of water quality, should avoid adverse impacts on any heritage items, and should create pipeline easements where required.

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 Attachment 1. If you require any further information, please contact the Growth Planning Team at [urbangrowth@sydneywater.com.au](mailto:urbangrowth@sydneywater.com.au).

Yours sincerely,

A handwritten signature in black ink, appearing to read "K. Leitch", with a large, sweeping horizontal stroke 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](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>

