

12 May 2020

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RE: State Significant Development – Pick n Payless Metal Recovery and Recycling Facility at 57-69 Tattersall Road, Kings Park (SSD-8375)

Thank you for notifying Sydney Water of the abovementioned SSD, which proposes the operation of a metal recovery and recycling facility with a processing capacity of 130,000 tonnes of scrap metal per annum. 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.

Before the proposal can progress, Sydney Water requires the proponent to provide the following servicing information:

Water Servicing

- Sydney Water’s potable water system has no constraints in the area surrounding the development, however, there is insufficient information in the reports provided with the SSD to fully understand the impact of the development on Sydney Water systems.
- The developer needs to provide the total maximum potable water demand for the development, exclusive of any rainwater supply proposed for the development as this does not negate the requirements of the Code. This is because rainwater is not a constant/reliable source of water and Sydney Water must understand the maximum potential daily demand for the development, which we will then use to assess the impact of the development on Sydney Water’s systems.
- The developer is proposing to connect to the DN300 watermain for firefighting. This is a trunk main and not available for connection. The developer will need to connect into the DN150/100 that also runs along Tattersall Rd. Note that the code specifies that the minimum pipe size for commercial / industrial developments should be a DN150. Depending on the potable water demand for the development, upsizing may be required. Also note, that it is the developer’s responsibility to ensure that the actual performance of their firefighting system, drawing off the reticulation main, satisfies the relevant firefighting requirements.

Wastewater Servicing

- The report states that there will be no toilet / kitchen etc facilities associated with this development but that there will be 60 new staff. Details on how the potable / wastewater demand generated from these staff will be managed needs to be provided.
- Limited information has been provided on potential wastewater generated on site with discharge to sewer. While it is specified that *“3 x 4,000L sumps have been installed in the floc stockpiling area on the southern boundary of the hardstand area... The wastewater transported off site for disposal at an appropriately licensed liquid waste treatment*

facility.” it is not clear if this transportation of liquid waste applies to all liquid waste generated at this site. The developer needs to specify if there will be *other* wastewater generated on site that will be discharged to sewer, and if so how much.

Trade Waste

- Sydney Water stipulates no connections to our wastewater assets associated with the discharge of fire retardant be permitted.
- In the event of a fire, Sydney Water may be in a position to review how a one-off discharge request may be approved, however, that would be assessed at the time and not as an ongoing approval.
- The proponent therefore will need to alter their firefighting scheme design to ensure the disposal of fire water is not directed to our sewer network. This may include on-site storage of fire water and its subsequent removal off-site.
- Details of our trade waste requirements can be found in Attachment 2.

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 the Attachments 1 & 2. If you require any further information, please 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>

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

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.