

17 January 2020

Our Ref: 183183

Mandana Mazaheri

A Team Leader, Energy and Resources
Department of Planning, Industry & Environment
GPO Box 39
Sydney, NSW 2001

RE: State Significant Development Application Jemena Gas Networks (NSW) Ltd, 194-202 Chandos Road, Horsley Park, SSD 10313

Dear Ms Mazaheri,

Thank you for notifying Sydney Water of the proposed State Significant Development Application SSD 10313 as listed above and comprising a 5-year trial involving the production, storage and utilisation of hydrogen gas. Sydney Water has been in liaison with Jemena Gas Networks to understand the water and wastewater requirements for the trial. We have reviewed the application based on the information supplied and provide the following comments to assist in planning the servicing needs of the proposed development.

Water Servicing

- The existing water services to the site have sufficient capacity to provide water for the trial, which we understand requires circa 1200L/day drawn across the 24-hour period and stored in the on-site storage system.

Wastewater Servicing

- There are no existing wastewater services to the facility. Sydney Water has no objections to the solution proposed in the SSD application of circa "wastewater production of up to a maximum of 500L/day...to be collected and transported to a wastewater treatment facility at a rate of approximately one tanker every ten days".
- Adequate consideration should be given to understanding access requirements to a suitable treatment facility. The proponent should consider contingency planning such as storage and/or a back-up treatment facility should their anticipated disposal route become unavailable.
- The proponent should ensure measures are put in place to adequately control the containment of wastewater onsite to prevent it becoming septic and identify a suitable disposal route should wastewater be stored onsite for 10 days prior to disposal.

Recycled water

- Sydney Water understands that the above SSDA relates only to a 5-year trial period with limited anticipated water demand during this time. Consideration should, however, be given to the longer term increased volumetric water demands and Sydney Water advocates that recycled water is trialled within the pilot as this may be required to provide future volumetric supply post trial. Sydney Water welcome discussions on recycled water supply opportunities as part of the longer-term trial objectives.

Stormwater

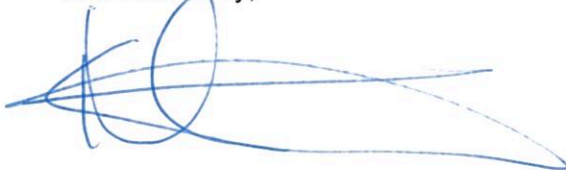
- Requirements for Sydney Water's stormwater assets (for certain types of development) may apply to this site. The proponent should ensure that satisfactory steps/measures are taken to protect existing stormwater assets, such as avoiding building over and/or adjacent to stormwater assets and building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

This advice is not formal approval of our servicing requirements. Detailed requirements, including any potential extensions, amplifications and/or adjustments 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](#).

Sydney Water requests that any changes to water demand during the trial are communicated to the City Growth and Development team as soon as anticipated, in order to ensure adequate provision of services can be maintained.

Further advice and requirements for this proposal are in attachments 1 & 2. If you require any further information, please contact the Growth Planning Team on 02 8849 4900 or email urbangrowth@sydneywater.com.au.

Yours sincerely,



Kristine Leitch

Growth Intelligence Manager
City Growth and Development

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.