Sydney WATER

24 January 2018 Our Ref: Case 169040

Ms Karen Harragon
Director – Social and other infrastructure assessments
Department of Planning and Environment
GPO Box 39
Sydney NSW 2001

Re: Alexandria Park Community School Redevelopment, Park Road, Alexandria (SSD 8373)

Dear Ms Harragon,

Thank you for notifying Sydney Water of the development application listed above; seeking to redevelop Alexandria Park Community School to accommodate up to 1000 primary school students and 1200 secondary school students. The proposal is likely to impact upon Sydney Water's existing assets and services located within the proposed site.

Sydney Water has reviewed the proposal and provide following comments for your consideration. Consideration needs to be given to the potential impact on Stormwater infrastructure.

Stormwater
Sydney Water **objects** to the current proposal as it does not comply with the Sydney Water's guidelines for Building Over or Adjacent to Stormwater Assets.

As per the guidelines, the applicant is advised of the followings:
- No building or permanent structure is to be constructed:
  - 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 eves, 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/ Sydney Water easement, 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.

Water
- Our initial strategic investigation shows that there is sufficient capacity in the trunk water system to supply drinking water to the proposed development. The proposed site can be serviced via the existing 150mm main in Park Road.

Wastewater
- Our initial strategic investigation shows that there is sufficient capacity in the trunk wastewater system to accommodate the proposed development. The proposed site can be serviced via the existing 225mm wastewater main in Park Road.

This advice is not a 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 certificate.

More information about the Section 73 application process is available on our web page in the Land Development Manual.

Sydney Water E-Planning

Sydney Water has an email address for planning authorities to submit statutory or strategic planning documents for review. This email address is urbangrowth@sydneywater.com.au

Further advice and requirements for this proposal are in the attachment. If you require any further information, please contact Lulu Huang of Growth Planning and Development on 02 8849 4269 or email lulu.huang@sydneywater.com.au.

Yours sincerely

Paul Mulley
Manager, Growth Planning and Development

Attachment 1

Sydney Water Servicing

A Section 73 Compliance Certificate under the Sydney Water Act 1994 must be obtained from Sydney Water.

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

If this property is to be developed for Industrial or Commercial operations, it may need to meet the following requirements:

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 wait for approval of this permit before any business activities can commence.

The permit application should be emailed to Sydney Water's Business Customer Services at businesscustomers@sydneywater.com.au

It is illegal to discharge Trade Wastewater into the Sydney Water sewerage system without permission.

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. Visit www.sydneywater.com.au > Plumbing, building & developing > Plumbing > Backflow prevention to find a plumber.

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. Visit www.waterrating.gov.au/ to take you to the WELS (Water Efficiency Labelling and Standards (WELS) Scheme
- Consider installing rainwater tanks to capture rainwater runoff, and reusing it, where cost effective. Visit www.sydneywater.com.au > Plumbing, building & developing > Plumbing > Rainwater *tanks*
- 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.