

11 September 2015

Mr Thomas Piovesan
Industry Assessments
Department of Planning and Environment
GPO Box 39
Sydney NSW 2001

RE: IKEA Multi-Function Logistics Unit, Sydney Business Park, Marsden Park (SSD 6954)

Dear Mr Piovesan,

Thank you for your letter notifying Sydney Water of the proposed development listed above. We have reviewed the application and provide the following comments for your consideration.

The proposed development is located within the Marsden Park Industrial Precinct. The precinct was released under the NSW Government's Precinct Acceleration Protocol (PAP). Under the PAP, the PAP proponent is required to deliver the necessary water and wastewater infrastructure to service the precinct. As Sydney Water has been chosen as the water related service provider for Marsden Park Industrial, we have a servicing strategy for the precinct.

Water Servicing

The proposed development will be serviced by an extension of the Minchinbury water system via a new 200mm water main from the existing main in Hollinsworth Road.

Wastewater Servicing

The proposed development site is located in the wastewater catchment for the new Wastewater Pumping Station, SPS 1160 (within the adjacent Marsden Park precinct). The new pumping station and associated pressure mains will transfer wastewater to the Riverstone Wastewater Treatment Plant.

The adjacent Marsden Park precinct was also released under the Precinct Acceleration Protocol. The PAP proponent for the first stage of development in the Marsden Park precinct is therefore responsible for delivering the new pumping station to which wastewater from the proposed development will ultimately drain. As Sydney Water is not delivering this work we do not have a committed delivery date for when the pumping station will be commissioned.

While the proposed development is located within the catchment of the future pumping station, lead in mains will be needed to extend serviced from the new development to the trunk infrastructure. An indicative plan of the lead in infrastructure is provided in Attachment 3. As this lead in infrastructure will service both part of the Marsden Park and Marsden Park Industrial precinct, the PAP proponents are ultimately responsible for the planning, design and delivery of

this infrastructure. The timing and staging of the lead in infrastructure will be dependent on the timing and staging of development within the catchment of the lead in.

If the proponent wishes to consider short term wastewater servicing options for the proposed development before the ultimate infrastructure is delivered, detailed assessment of the proposal will be required and be subject to the following information:

- Timing and staging of ultimate services
- Preliminary development program including lot registration and occupancy
- Potential alternate servicing options and
- Proposed wastewater flows.

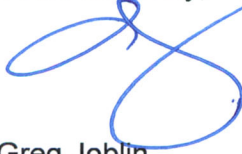
As the proposed development is within a Precinct Acceleration Protocol area, the work will need to be delivered in line with Sydney Water's Precinct Acceleration Protocol Guidelines available on our website.

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 at attachments 1, 2 and 3 (overleaf). If you require any further information, please contact Beau Reid of Urban Growth Strategy on 02 8846 4357 or e-mail beau.reid@sydneywater.com.au.

Yours sincerely,

A handwritten signature in blue ink, appearing to be "Greg Joblin", with a long horizontal line extending to the right.

Greg Joblin
A/Manager, Growth Strategy

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

You must have your building plans stamped and approved before any construction is commenced. Approval is needed because construction/building works may affect Sydney Water's assets (e.g. Water, sewer and stormwater mains).

For further assistance please telephone 13 20 92 or refer to the Building over or next to assets page on the Sydney Water website (see Plumbing, building and developing then Building over or next to assets).

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 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

Servicing Map for IKEA Multi-Function Logistics Unit, Marsden Park

