

4 September 2017

Kane Winwood  
Team Leader  
Transport Assessments  
The Department of Planning & Environment  
GPO Box 39  
Sydney NSW 2001

**Re: The Northern Road Upgrade (SSI 7127)**

Dear Kane,

Thank you for giving Sydney Water the opportunity to comment on the proposed The Northern Road project. Sydney Water has reviewed the supporting documents and can provide the following comments.

In December 2016, Sydney Water provided information to RMS regarding The Northern Road Upgrade project which has also been attached for your assistance.

**Sydney Water's Initial SSI Submission**

**General:**

Sydney Water must be consulted regarding the following:

- Sydney Water confirms that they are major trunk and reticulation assets within the proposed The Northern Road Upgrade area.
- These assets are used to supply services as per the Sydney Water Operating Licence & regulatory requirements.
- The DN900 and DN750 Raw Water mains is a critical piece of infrastructure transporting water to the Orchard Hills Filtration Plant and supplies more than 250,000 of our existing customers.

For any adjustments of Sydney Water assets:

- Existing Water and Wastewater mains are to be replaced like for like, unless otherwise advised.
- New mains are to be designed and constructed to WSA 03-2011-3.1 SW Edition-2012.
- Water mains must not be located within the roads batter slope, either located at the toe or road shoulder.
- SW's Asset Adjustment and Protection Manual. Provides further details and is available following direct link to the Sydney Water Website.

[http://www.sydneywater.com.au/web/groups/publicwebcontent/documents/document/zgrf/mdy1/~edisp/dd\\_065164.pdf](http://www.sydneywater.com.au/web/groups/publicwebcontent/documents/document/zgrf/mdy1/~edisp/dd_065164.pdf)

- Adjustment/protection, building over/adjacent to asset and/or Section 73 applications are to be submitted through our standard processes. Instructions of the processes and any of related policies can be found on Sydney Water's website.
- A Sydney Water accredited Water Servicing Coordinator can assist with in this process regarding the adjustment/deviation/protection of any/all Sydney Water assets impacted along the proposed route of this proposal and submission of subsequent applications required.
- The assessment of asset adjustments can be undertaken through the Sydney Water Asset Adjustment process, which will consider the need for relocation or protection of our assets. Additionally, if assets are required to be changed, environmental approval will need to cover any works identified that may fall outside of the project boundary, but will be a result of the project works.
- Sydney Water reserves the right to assess, based on final project layout & construction design prepared by the project team and/or their contractors, the impacts on our assets located within the project scope and the potential needs for adjustments funded by the project to accommodate accessibility of our pipes for operational & maintenance purposes, new pavement locations & changes to structures.
- Amplification of the mains may be required to facilitate future growth along the development corridor. This will be assessed as adjustment applications are referred to Sydney Water for investigation. Sydney Water has previously met with RMS to outline our requirements for the allocation of space for the construction of future trunk assets required to service growth.
- Access will need to be retained throughout the life of the project. Staging and timing will need to be undertaken as part of the design work and delivery of the project, to allow for shutdown & reconnection of our assets to ensure that Sydney Water maintains services to our customers in line with our Operating Licence.

Works impacting Sydney Water assets (i.e. DN900 & DN750 Raw Water mains) may impact the timing of RMS's programmed works which could add additional costs to the project. It is essential that RMS provide current Management Control Plans (MCP) regarding these projects to Sydney Water, and that updated copies continue to be forwarded to Sydney Water when changes to the programme occur.



## **Information provided to RMS in 2016 December**

### **Sydney Water's Initial EIS (Stages 4 – 6) submission:**

#### **Stage 4:**

The Northern Road Stage 4 from Mersey Road (just north of) to Adams Road (just north of) Case 154155 has been submitted by WSC (Cardno). An investigation and Letter of Requirements/Works Deeds was issued on 03/02/17. The existing DN150 water main needs to be adjusted. The design plans received 11/07/17 currently being reviewed by internal stakeholders

#### **Stage 5:**

The Northern Road Stage 5 from The Littlefield Road Luddenham and Glenmore Parkway Glenmore Park. RMS has been in discussions with Sydney Water's Delivery Management regarding a trial agreement for the delivery of the pipe adjustment works, however, this is now to include the cut-in works.

#### **Stage 6:**

Stage 6 relates to Northern Road from Adams Road to Littlefields Road. A feasibility Letter of Requirements was issued on 03/02/17. Feasibility letters are only valid on the day that they are issued as their purpose is to provide advice.

There are no water or sewer assets that are impacted. Sydney Water owned land that has received a partial property acquisition from RMS. This property acquisition has been passed on to Group Property for review. The sites is Lot 12 in DP 30775 & Lot 12 in DP 232322.

#### **Sydney Water drinking water and wastewater mains:**

- Sydney Water has no wastewater related comments in relation to the proposed development.
- However, the subject development may impact existing drinking water mains along the Northern Road. Adequate protections of the water main are required during the road works in accordance with the attached technical guidelines.
- Given certain sections of water mains are in Defence Establishment, Orchard Hills's Land, a detailed *Review of Environmental Factors* may be required in dealing with any unexploded explosives that may exist.
- There are high voltage electric cables on pylons in the area, which could be a potential hazard for maintenance staff when attending repair work on the main. This safety issue needs to be addressed in the EIS to minimise the risks of touching HV transmission lines.

#### **Environment**

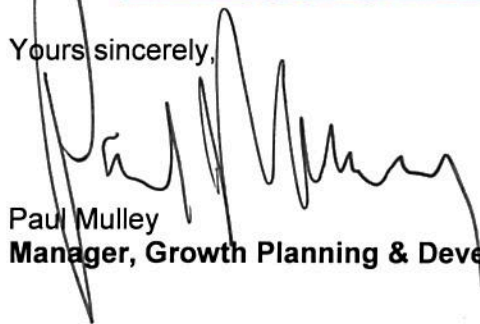
- Sydney Water has no comments in relation to environmental impacts relating to the subject proposal.

**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](mailto: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](mailto:lulu.huang@sydneywater.com.au).

Yours sincerely,

A handwritten signature in black ink, appearing to read "Paul Mulley". The signature is fluid and cursive, with a large initial "P" and "M".

**Paul Mulley**  
**Manager, Growth Planning & Development**

## Attachment 1

### **Sydney Water Servicing**

A Section 73 Compliance Certificate under the Sydney Water Act 1994 must be obtained from Sydney Water prior to development commencement. It is recommended that the Council includes this requirement as a Condition of the DA approval.

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 developer must have the 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](mailto: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](mailto:businesscustomers@sydneywater.com.au)