

15 November 2021

Our Ref: 185134

Andy Nixey

Key Sites Assessments

Department of Planning, Industry and Environment

Andy.Nixey@planning.nsw.gov.au

RE: Telopea Concept Plan and Stage 1A (SSD-14378717)

Thank you for notifying Sydney Water of SSD-14378717 Telopea Concept Plan and Stage 1A, which proposes a concept proposal for a mixed-use redevelopment including approximately 4,700 dwellings including a mix of social, affordable and market dwellings, inclusion of a new retail precinct, a proposed childcare facility, proposed combined library and community centre, proposed combined church, Residential Aged Care Facility (RACF) and Independent Living Unit (ILU) facility as well as the delivery of new public open space. The SSD also seeks consent for Stage 1A which includes site establishment works, construction of 5 residential buildings comprising a total of 443 apartments and Torrens title subdivision. 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.

Water Servicing

- The capacity of existing water services and detailed requirements for amplifications will need to be confirmed following further detailed planning linked to the provision of finalised ultimate and annual staging data.
- As per the Feasibility lodged with Sydney Water under CN 185134, amplifications and upgrades of existing water mains and/or construction of additional pipes are likely to be required.
- Detailed requirements will be provided at the Section 73 phase.

Wastewater Servicing

- The capacity of existing wastewater services and detailed requirements for amplifications will need to be confirmed following further detailed planning linked to the provision of finalised ultimate and annual staging data.
- As per the Feasibility lodged with Sydney Water under CN 185134, the majority of the existing sewer mains within the existing development have capacity to service the proposed development. However, as identified in the EIS, amplifications are likely to be required along parts of Evans Road and Moffats Drive.
- Detailed requirements will be provided at the Section 73 stage.

Recycled Water Servicing

- Sydney Water notes the creation of a sustainable place is one of the project objectives, with the potential for recycled water to be collected and used to irrigate landscape across the Telopea neighbourhood.

- Sydney Water supports recycled water and Integrated Water Management initiatives. Developments in GOP that take on board dual piping for alternative water sources offer opportunities in helping market viability for both public or private water providers and to ensure recycled water usage can be optimised across GOP.
- Sydney Water supports City of Parramatta Council's position on recycled water which mandates the installation of a dual reticulation system in new buildings to support the immediate or future connection to a recycled water in certain growth areas.
- Integrated Water Management (IWM) recognises recycled water as a reliable water servicing option when integrated into water supply and stormwater design. Recycled water can be used to great effect when greening urban areas, mitigating urban heat island effect and in improving flood resilience.
- Sydney Water is currently investigating recycled water services from the proposed new plant at Camellia in line with Greater Sydney Commission's recommendation for the Greater Parramatta to Olympic Peninsula (GOP) Place-based Infrastructure Compact (PIC). There is the potential for Telopea to be serviced from Camellia by 2026-2027. There are opportunities for dual reticulation to be offered to all 4700 dwellings within the Telopea precinct.

Growth Data

Sydney Water welcomes continuing engagement and collaboration with the Applicant. As part of these discussions, Sydney Water also requires advice on the anticipated yearly staging of this proposed growth. This information is critical for assessing the total impact of the proposed changes and enables Sydney Water to effectively plan for water related infrastructure in a controlled and sequenced manner. The delivery of water and wastewater infrastructure to service growth is subject to internal funding gateways which require detailed timescales and confidence in the proposed growth to support the funding approvals.

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 Attachments 1 & 2. If you require any further information, please contact the Growth Planning Team at urbangrowth@sydneywater.com.au.

Yours sincerely,

A handwritten signature in black ink, appearing to read "K. Leitch", with a stylized flourish at the end.

Kristine Leitch

Commercial Growth Manager

City Growth and Development, Business Development Group
Sydney Water, 1 Smith Street, Parramatta NSW 2150

Attachment 1

Growth Data Information

This data collected will inform Sydney Water's planning investigations for servicing the proposed development and wider area. Ideally updates should be provided every quarter for each development. Development intel helps to ascertain demonstrated demand and development confidence which supports business cases, planning studies, and commercial opportunities. The data collected will be treated as commercial in confidence. It is understood that the data may be indicative only at this stage.

	Ultimate Growth	Ultimate EP (if known)	Number of Stages
Single dwellings			
Multi dwellings			
Jobs			

	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Single dwellings										
Multi dwellings										
Jobs Numbers										
OR: Jobs in GFA										

High water users

Insert details on any proposed high demand water users (data centres, food production etc)

Attachment 2

Section 73 Compliance Certificate

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 [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>

Sydney Water recommends developers apply for Building Plan approval early as in some instances the initial assessment will identify that an Out of Scope Building Plan Approval will be required.

Out of Scope Building Plan Approval

Sydney Water will need to undertake a detailed review of building plans:

1. That affect or are likely to affect any of the following:
 - Wastewater pipes larger than 300mm in size
 - Pressure wastewater pipes
 - Drinking water or recycled water pipes
 - Our property boundary
 - An easement in our favour
 - Stormwater infrastructure within 10m of the property boundary.
2. Where the building plan includes:
 - Construction of a retaining wall over, or within the zone of influence of our assets
 - Excavation of a basement or building over, or adjacent to, one of our assets
 - Dewatering – removing water from solid material or soil.

The detailed review is to ensure that:

- our assets will not be damaged during, or because of the construction of the development
- we can access our assets for operation and maintenance
- your building will be protected if we need to work on our assets in the future.

The developer will be required to pay Sydney Water for the costs associated with the detailed review.

Tree Planting

Certain tree species placed in close proximity to Sydney Water's underground assets have the potential to inflict damage through invasive root penetration and soil destabilisation. Sydney Water requires that all proposed or removed trees and vegetation included within the proposal adhere to the specifications and requirements within Section 46 of the Sydney Water Act (1994) and *Diagram 5 – Planting Trees* within our [Technical guidelines – Building over and adjacent to pipe assets](#). Please note these guidelines include more examples of potential activities impacting our assets which may also apply to your development.

If any tree planting proposed breaches our policy, Sydney Water may need to issue an order to remove every tree breaching the act, or directly remove every tree breaching the Act and bill the developer or Council for their removal.

Attachment 3

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:

<https://www.sydneywater.com.au/plumbing-building-developing/plumbing/backflow-prevention.html>

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 <https://www.sydneywater.com.au/your-business/managing-your-water-use/water-efficiency-tips.html>
- 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:

<https://www.sydneywater.com.au/your-business/managing-trade-wastewater/commercial-trade-wastewater.html> or contact Business Customer Services on 1300 985 227 or businesscustomers@sydneywater.com.au.