

**PRELIMINARY SYDNEY WATER BUILDING PLAN
APPROVAL ASSESSMENT/ASSETS OPTIONS REPORT**
for

**250-266 Victoria St
WETHERILL PARK 2164**

Project No: 2021-0113

FIRST ISSUE

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Prepared For
WOOLWORTHS GROUP



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Revision Control

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1.0 INTRODUCTION

1.1 EXECUTIVE SUMMARY

Woolworths Group have requested this report to be prepared to assess the options for the Sydney Water assets that are impacted by this development.

This report will assist in identifying the available infrastructure services, the impacts a proposed development will have to this infrastructure and any impacts these services may have on the proposed building works.

Sydney Water Building Plan Approval is required prior to the Construction Certificate stage for any development where building works or demolition are taking place.

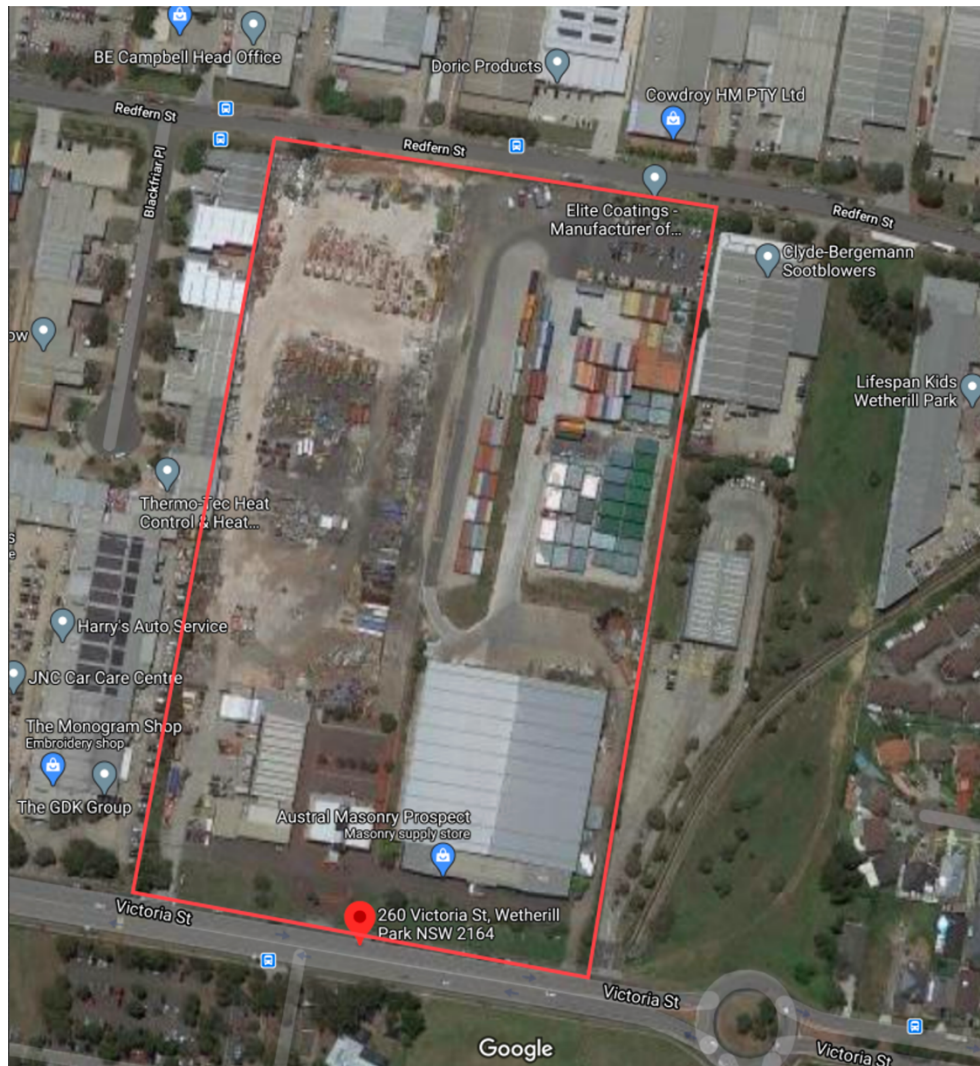
The development involves the conversion of an industrialised area into a Woolworths distribution development.

The infrastructure review will principally review the following services;

- Water Supply
- Sewer

1.2 EXISTING DEVELOPMENT SITE

The existing site is located at 250-266 Victoria St Wetherill Park. The Development covers Lot 1, 2, 3 & 4 of DP 781975.

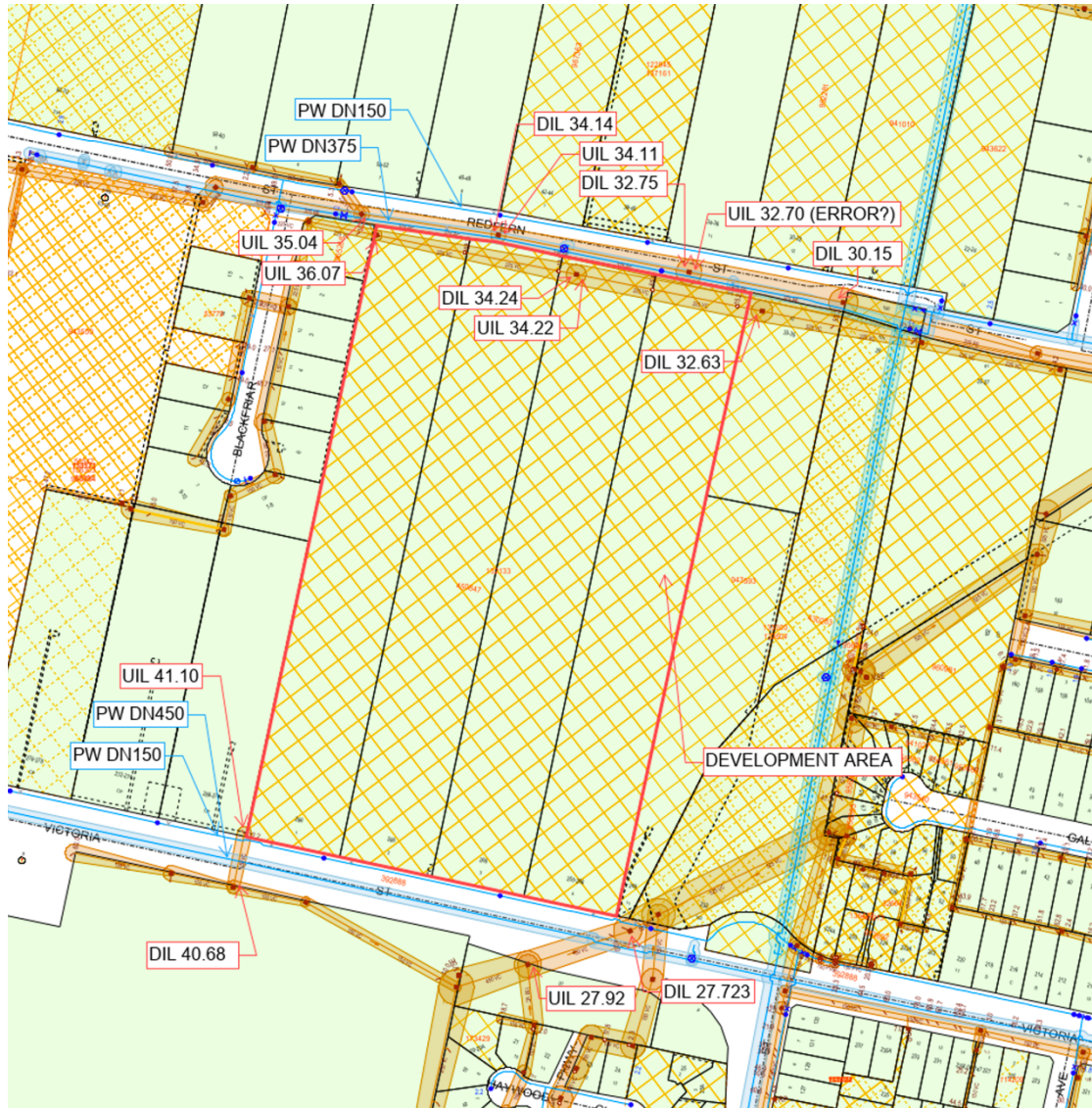


250-266 Victoria St Wetherill Park. Image from Google Maps.

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Hydra view of Sydney Water assets servicing the site.





2.0 EXISTING AUTHORITY INFRASTRUCTURE

2.1 SERVICES SEARCH

MGP have undertaken an online services infrastructure search via a Dial Before You Dig investigation. The investigation has identified the following authority infrastructure that is located in the vicinity of the proposed development site;

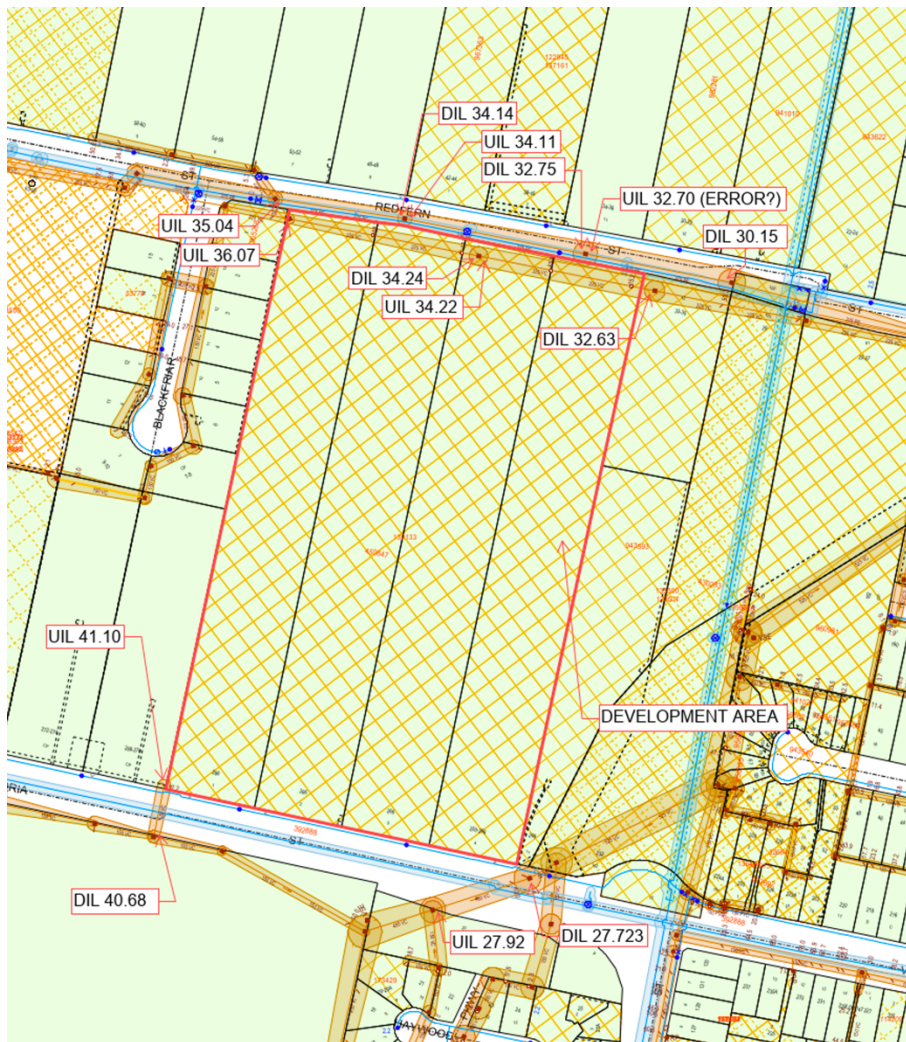
- Endeavour Energy
- Jemena Gas & Petroleum
- NBN Communications
- Optus and / or UECOMM
- Sydney Water
- Telstra Communications
- TPG Telecommunications



2.2 EXISTING SEWER DRAINAGE

MGP Building & Infrastructure services have reviewed the existing Sydney Water sewer main infrastructure services located within the development site.

According to Sydney Water record's an existing 225 VC sewer traverses the development site along the direction of Redfern St. The invert levels of these sewer's are identified in the HYDRA map below.





2.3 EXISTING WATER SUPPLY

MGP Building & Infrastructure services have reviewed the existing Sydney Water watermain infrastructure services located within the development site.

Based on Sydney Water's records there is frontage to water for the development with a DN150 water main located within Redfern St and a DN150 water main located within Redfern St available for connection. There is a DN375 potable water trunk main located within Redfern St and a DN450 potable water trunk main located within Victoria St however these mains will not be available for connection.





3.0 FUTURE CONNECTION REQUIREMENTS

3.1 WATER SUPPLY CONNECTION REQUIREMENTS

The proposed building will need to make new connections to Sydney Water's existing infrastructure.

The final connection arrangement will depend on the final development flow rate requirements and Sydney Water's connection requirements which will be identified in the Letter of Advice.

Sydney Water's requirements for developments are that a suitably sized watermain must be available to provide frontage to the development. The minimum pipe sizes for Greenfield Developments for a commercial development specifies that a DN150 pipe size would be sufficient. Frontage to water to a DN150 pipe exists both on Redfern St and Victoria St.

3.2 SEWER DRAINAGE

Sydney Water's requirements for sewer supply are that a suitable point of connection is to be provided 1.0m inside the property boundary.

The current Sydney Water DN225 VC sewerage main that traverses the development site has multiple points of connection within the property boundary. The proposed hydraulic connections will need to be confirmed and all other existing connections are to be sealed.



4.0 CONCLUSION

4.1 SEWER AND POTABLE WATER MAINS

According to Sydney Waters records a DN225VC sewer traverses the development and there are two potable water mains located adjacently to the development.

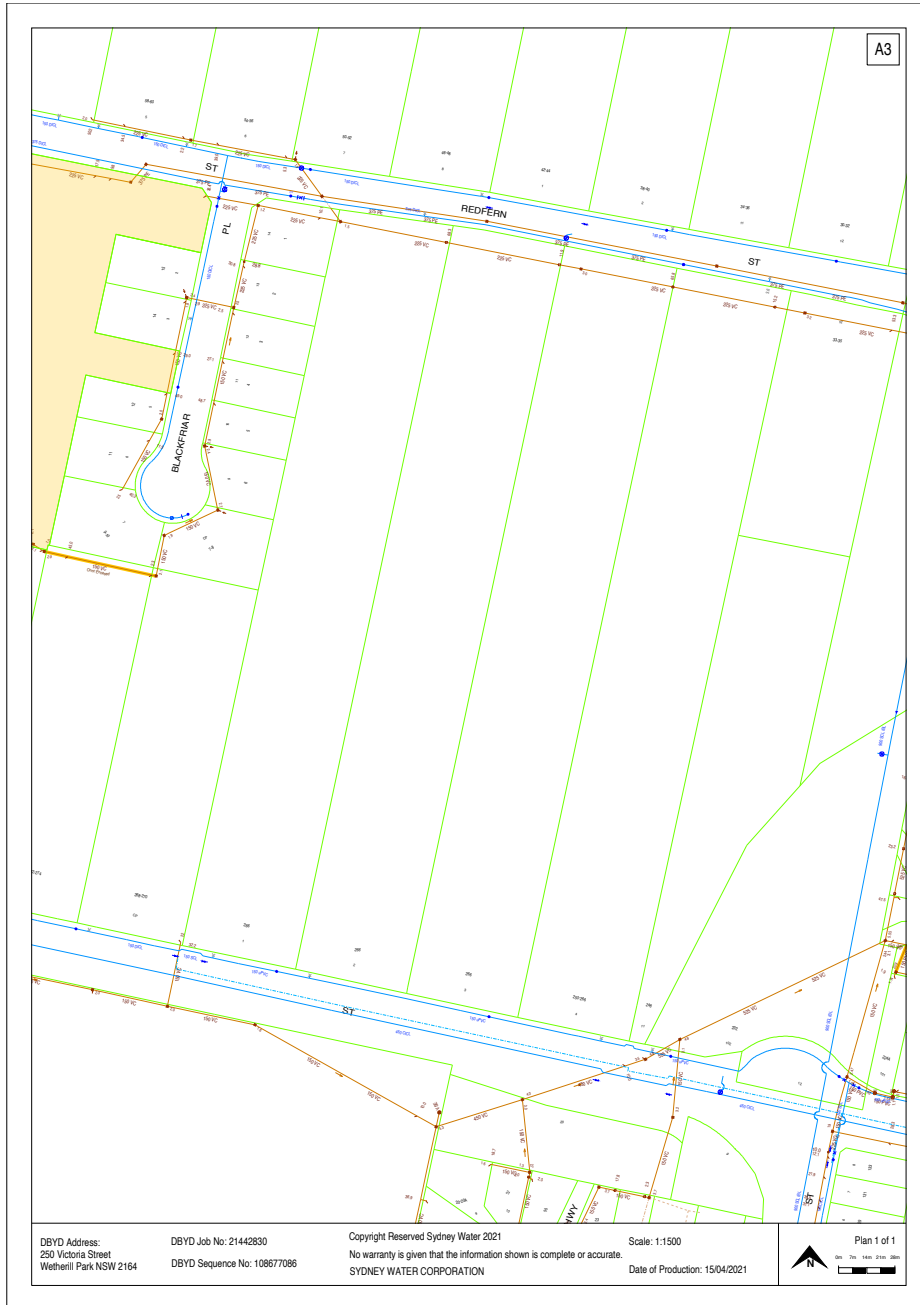
The feasibility application submitted with the case number CN190563 will advise the conditions in terms of possible adjustments and available connections.

After a DA has been issued a new S73 application will need to be lodged to Sydney Water. All invert levels and Sydney Water infrastructure need to be confirmed prior to all works undertaken. Please note MGP has not been to site.



5.0 APPENDIX

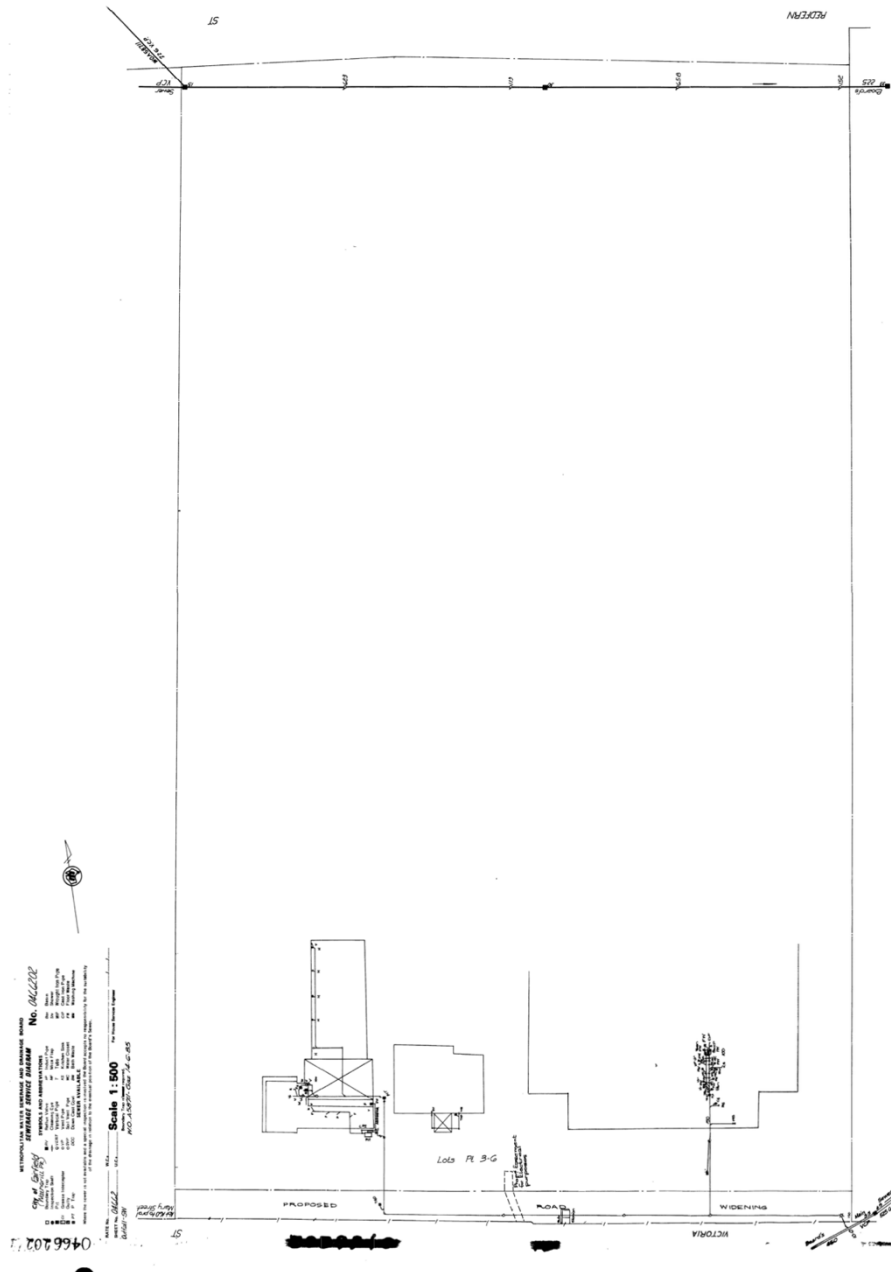
5.1 APPENDIX A - SYDNEY WATER





5.2 APPENDIX B – SEWER SERVICE DIAGRAM (SSD)

5.2.1 250-266 Victoria St Wetherill Park





5.3 APPENDIX C – ABBREVIATION TABLE

ACRONYM	MEANING
DN	Nominal pipe size
CICL	Cast Iron Cement Lined
SGW	Salt Glazed Ware
DBYD	Dial Before You Dig
PW	Potable Water
WW	Waste Water
DICL	Ductile Iron Cement (mortar) Lined