

Sydney Water Infrastructure Report

Large Erecting Shop (LES), Eveleigh



Job Particulars:

Sydney Water Case No.: 199223
RMA Infrastructure Reference: W-12393
Job Type: Water Reticulation
Sewer Reticulation
Stormwater Asset
Prepared By: Steven Penellum

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Contents

1.0	Executive Summary.....	3
2.0	Introduction	4
	Overview	4
	The Site	5
	Proposed Controls.....	6
3.0	Existing Sydney Water Infrastructure	7
	3.1 Waste Water	7
	3.2 Potable Water	9
	2.3 Stormwater	9
4.0	Servicing the Proposed Development.....	10
	4.1 Proposed Sewer	10
	4.2 Proposed Potable Water	10
	4.3 Proposed Stormwater	10
5.0	Sydney Water Feasibility Application.....	11
	Appendix A – Servicing Strategy	12
	Appendix B – Sydney Water Advice Letter	13

1.0 Executive Summary

A request was made to DPE in February 2022 to request the NSW Minister for Planning and Public Spaces undertake a State-led rezoning to enable the adaptive reuse of the LES site. Specifically, a letter was sent to formally request that DPE prepare Study Requirements to inform a future State Significant Precinct (SSP) Study for the LES site.

The table below provides a summary of the Study Requirements addressed by this report and where the relevant requirement is addressed.

Study Requirements		Reference
1.	Utility Servicing (Sydney Water)	
1.1	Prepare a Utilities Servicing Report for Sydney Water infrastructure for the site that:	This report meets the requirements of the Study Requirements.
	Identifies the existing utilities / authorities that service the site, applicable utilities / authorities requirements, key utilities / authority issues and relevant background;	Refer to page 6, Section 3, of this Report
	Assesses the proposed utilities / authorities requirements against relevant utilities / authorities plans, strategies and policies;	Refer to page 6, Section 3 of this Report
	Considers the significance of the site with respect to utility servicing requirements;	Refer to page 6, Section 3 of this Report
	Explains and justifies the proposed approach to the utility servicing strategy;	Refer to page 10, Section 4 of this Report
	Identifies and addresses the implications of the utility servicing strategy;	Refer to page 10, Section 4 of this Report
	Summarises the key outcomes for servicing the site	Refer to page 10, Section 4 of this Report
	Consultation	Refer to page 11, Section 5 of this Report

2.0 Introduction

Overview

The Large Erecting Shop (LES) is a large industrial building with a footprint of approximately 6,000sqm located at the north west of the South Eveleigh Precinct. The LES ceased formal operation in 1988 and has been largely unoccupied since approximately 2017.

The NSW Government is committed to working with the local community to develop the biggest innovation district of its kind in Australia, being Tech Central. The South Eveleigh Precinct is a key neighbourhood within Tech Central, delivering workplaces and collaboration spaces that support the vision for a new tech and innovation ecosystem. The inclusion of the LES within the broader South Eveleigh Precinct has the potential to support further innovation, collaboration and jobs for the future.

Transport for NSW (TfNSW) is therefore seeking to adaptively use the LES for a mix of uses, including commercial office and retail premises. Such land uses are currently not permitted within the planning controls that apply to the LES building, which still reflect its former infrastructure function. As such, a State-led rezoning application is being proposed to the Department of Planning and Environment (DPE) to amend the planning controls that currently apply to the site under State Environmental Planning Policy (Precincts – Eastern Harbour City) 2021 (Precincts SEPP).

The proposed new planning controls are intended to facilitate the following:

- Alterations within the existing LES to convert the ground level into commercial office and retail premises,
- Creation of two new 'internal' storeys within the existing LES building envelope for use as commercial office premises,
- External upgrade and conservation work to the existing LES building to ensure it is fit for purpose and environmentally sustainable,
- Heritage interpretation and conservation work generally throughout the LES site,
- Services augmentation, and
- Publicly accessible space upgrades.

While external works are required, the proposal does not seek to significantly alter the existing building footprint of the LES. Further it is proposed that the general form of the existing building and key architectural features of the existing building are retained in any future reuse of the building for commercial purposes, noting that the LES is part of the Eveleigh Railway Workshops complex included on the State Heritage Register.

Since 2015 Mirvac has successfully developed the South Eveleigh Precinct. With the completion of the Locomotive Workshop project, which also involved the adaptive use of industrial buildings listed on the State Heritage Register, it is now considered a logical time to adapt and integrate the LES into the broader technology precinct. TAHE, on behalf of TfNSW, are therefore preparing documentation to support the State-led rezoning application.

The Site

The LES is an isolated building at the north west of the South Eveleigh Precinct as identified at **Figure 1**. The South Eveleigh Precinct is located approximately 200m to the south west of Redfern Train Station and approximately 200m to the west of the future Sydney Metro Waterloo Metro Station. The South Eveleigh Precinct includes an overall area of approximately 13.2 hectares.

The LES site is currently legally described as being part of Lot 5, in Deposited Plan 1175706. This allotment also includes the North Eveleigh Precinct, the rail lines separating the North and South Eveleigh Precincts, and Redfern Railway Station. It is proposed that the LES building will be subdivided from this overall allotment as part of a future application.

The LES is owned by the Transport Asset Holding Entity (TAHE) and managed by Transport Heritage NSW. It is currently being used as a maintenance facility for heritage locomotives but it requires significant capital investment to bring it up to the required standards for continued use and avoid further deterioration.

Figure 1 Site Location



The LES is a rectangular building consisting of two main bays with twin gable roofs running the length of the workshop. Internally, the workshops are articulated with regular cast-iron columns supporting both roof and overhead cranes. Main elevations are regularly articulated with twin semi-circular arched windows with smaller arched windows above. Existing site photographs can be seen in **Figure 2**.

Figure 2 LES Site Photographs



Picture 1 Eastern Elevation of LES
Source: Mirvac



Picture 2 Southern Elevation of LES with train in-situ
Source: Mirvac

Proposed Controls

The proposed amendments to the Precincts SEPP involve the inclusion of the LES site within the 'Business Zone—Business Park' zone, which applies to the majority of the South Eveleigh Precinct and notably is the existing zoning for the adjacent Locomotive Sheds.

Further, the State-led rezoning application proposes new development standards including a maximum gross floor area (GFA) control on the LES site of up to 15,000sqm. Other minor changes as required may be proposed to the Precincts SEPP to facilitate the reuse of the LES building for commercial office and retail purposes

3.0 Existing Sydney Water Infrastructure

The current land title that the LES is located on is known as Lot 5 in DP 1175706. For the purpose of this report, the 'Development Site' refers to the land the LES is located on and the area bounded by the future proposed subdivision to excise the LES site from Lot 5.

Figure 3 details this location overlayed on an extract from Sydney Water Hydra Records providing an overview of the Sydney Water assets in the vicinity of the site.

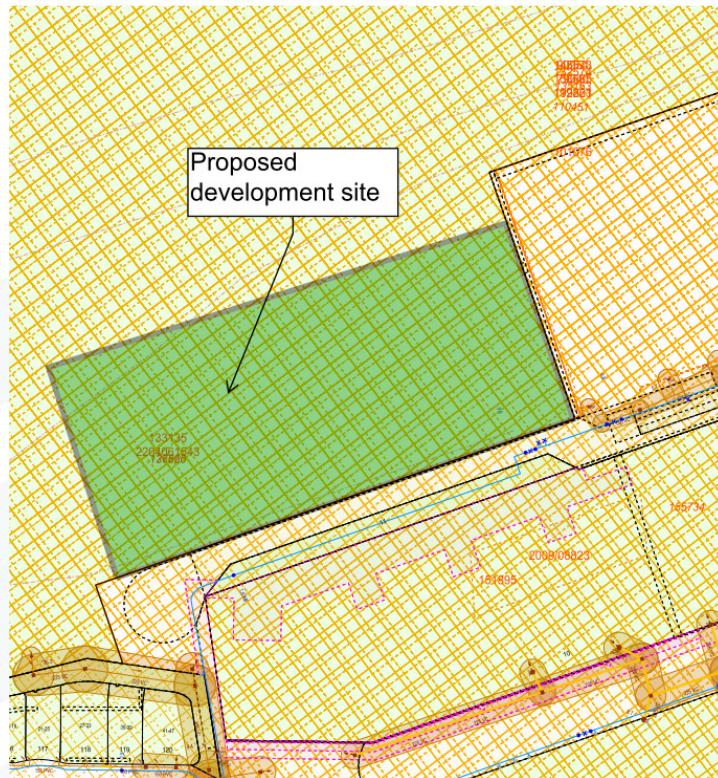


Figure 3 - Hydra Plot (Source: Sydney Water system 12.05.2022)

Only infrastructure in the vicinity of the proposed development site will be discussed and identified.

3.1 Waste Water

The overall lot 5 is serviced by multiple Sydney Water Waste Water connection points. A search on Sydney Water records for the private plumbing Sewer Sanitary Diagram (SSD) indicates that the LES connects to the Sydney Water Waste Water network to the south of the building. Figure 4 details an extract of the SSD showing the LES and the private sewer drainage which services the building.

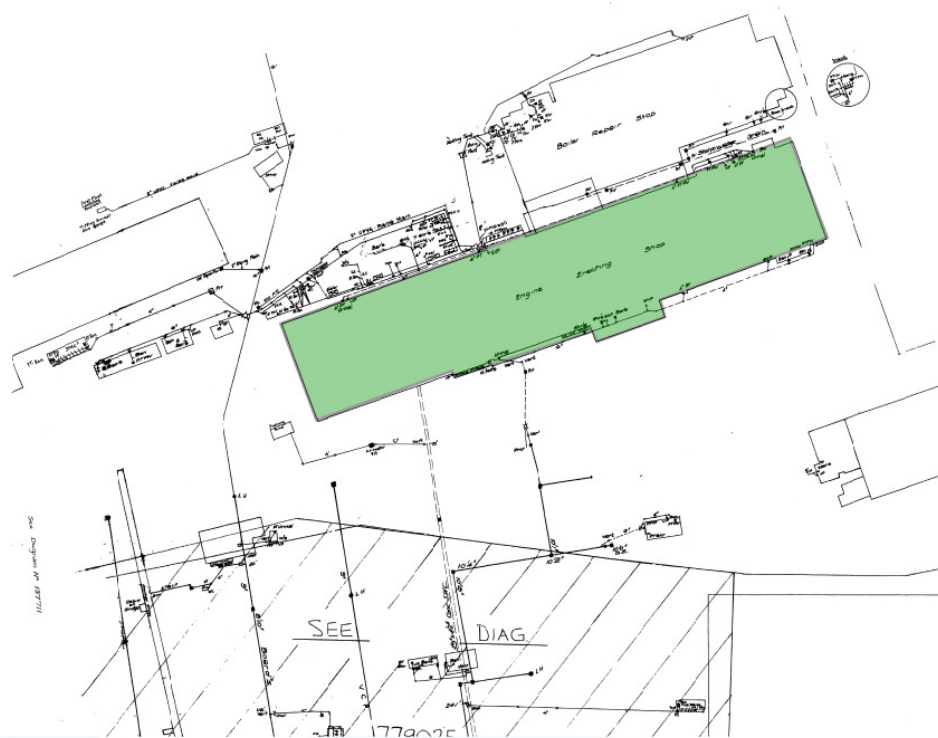


Figure 4 – Extract of SSD 175347

As there has been substantial development and reconfiguration of the Sydney Water Waste Water network to the south, the current SSD does not reflect the current network configuration. It is assumed that as part of the adjustment works that took place to the Sydney Water Waste Water network, the LES private sewer plumbing has been adjusted and now connects to two identified locations as circled in figure 5

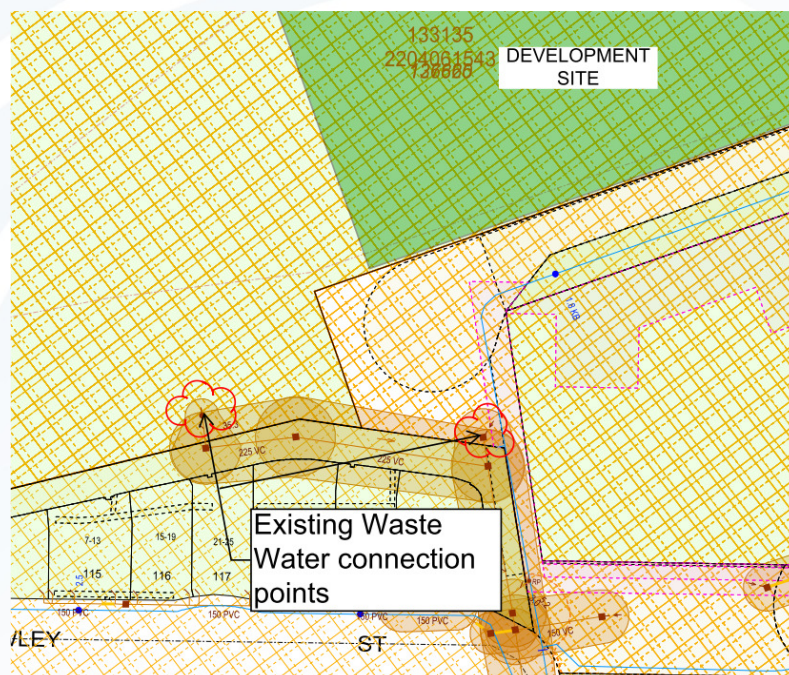


Figure 5 – LES Waste Water connection points

3.2 Potable Water

The current proposed development site is benefitted by a frontage to a DN200 water main in Locomotive St. Figure 6 details the location of this asset

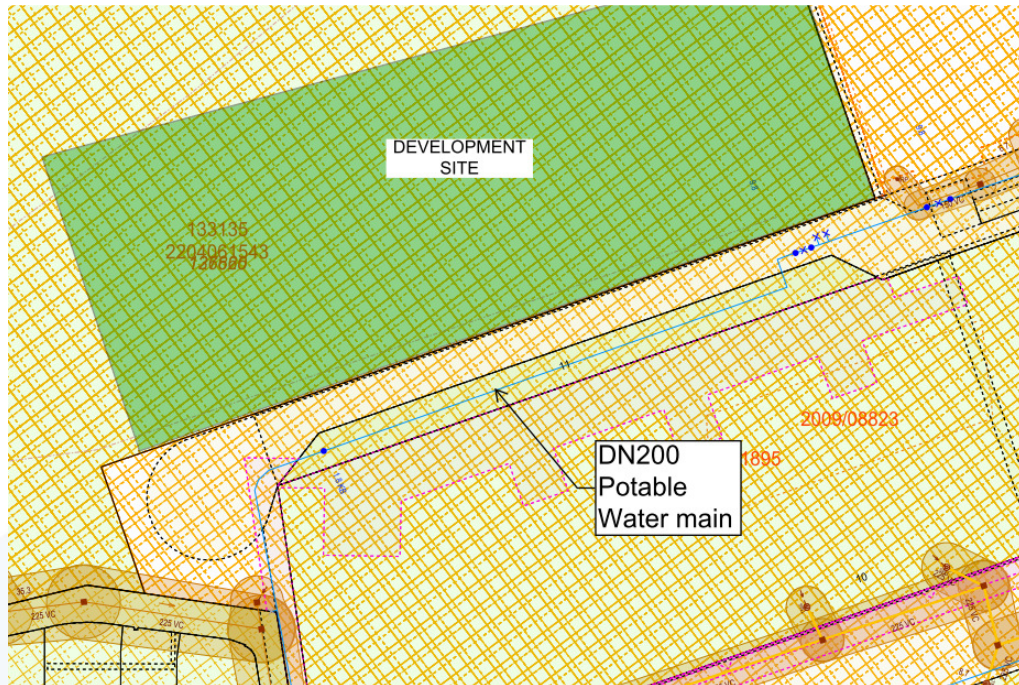


Figure 6 – Potable Water

The current site has an existing connection to this DN200 main, the metering location currently sits within the developments site.

As part of the development works, this connection and metering, along with any encroaching private service that benefits the remaining site will need to be relocated.

2.3 Stormwater

There is currently no Sydney Water stormwater systems that immediately benefitting the development site (within 20m).

Sydney Water manages larger stormwater infrastructure within the catchment and their on-site detention requirements will need to be considered.

4.0 Servicing the Proposed Development

4.1 Proposed Sewer

As part of Sydney Water servicing requirements, a Sydney Water Waste Water point of connection will be required within the proposed lot and be sufficiently sized for connection.

The proposed servicing strategy is to connect directly into the DN225 Waste Water network to the south of the site and extend a Sydney Water owned main into the sites boundaries to provide a point of connection. The private plumbing of the LES building will then connect to this new proposed connection point. Appendix B details this scope.

The sizing of the proposed new extension would be a DN225 pipe. This sizing meets current codes and standards.

Any existing private plumbing that services the remaining lot 5 buildings that traverses into and within the proposed development site will need to be reconfigured to an alignment outside of the development site and connect to the point of connection within the proposed new lot for the Sydney Trains site.

4.2 Proposed Potable Water

As part of Sydney Water servicing requirements, a potable water main is required to front the site that can be used for connection and appropriately sized.

The proposed servicing strategy would be to connect the existing a DN200 potable water main in Locomotive St.

The DN200 sizing meets current codes and standards for this type of development.

Sydney Trains currently has their connections and metering arrangement within the proposed development site. This connection and meter configuration will need to be relocated outside of the development site. The servicing strategy plan attached as Appendix A identifies a proposal to relocate this service.

4.3 Proposed Stormwater

The stormwater connections would be to council systems. Sydney Water will detail OSD requirements for the development as the council system eventually drains into a Sydney Water owned system. Approval of the OSD design will be required from Sydney Water's stormwater group.

Designs of the OSD system must follow and meet:

- Sydney Water's OSD guidelines
- The requirements in their Onsite stormwater detention policy
- current best practice/principles outlined in the Australian rainfall and run-off guideline.

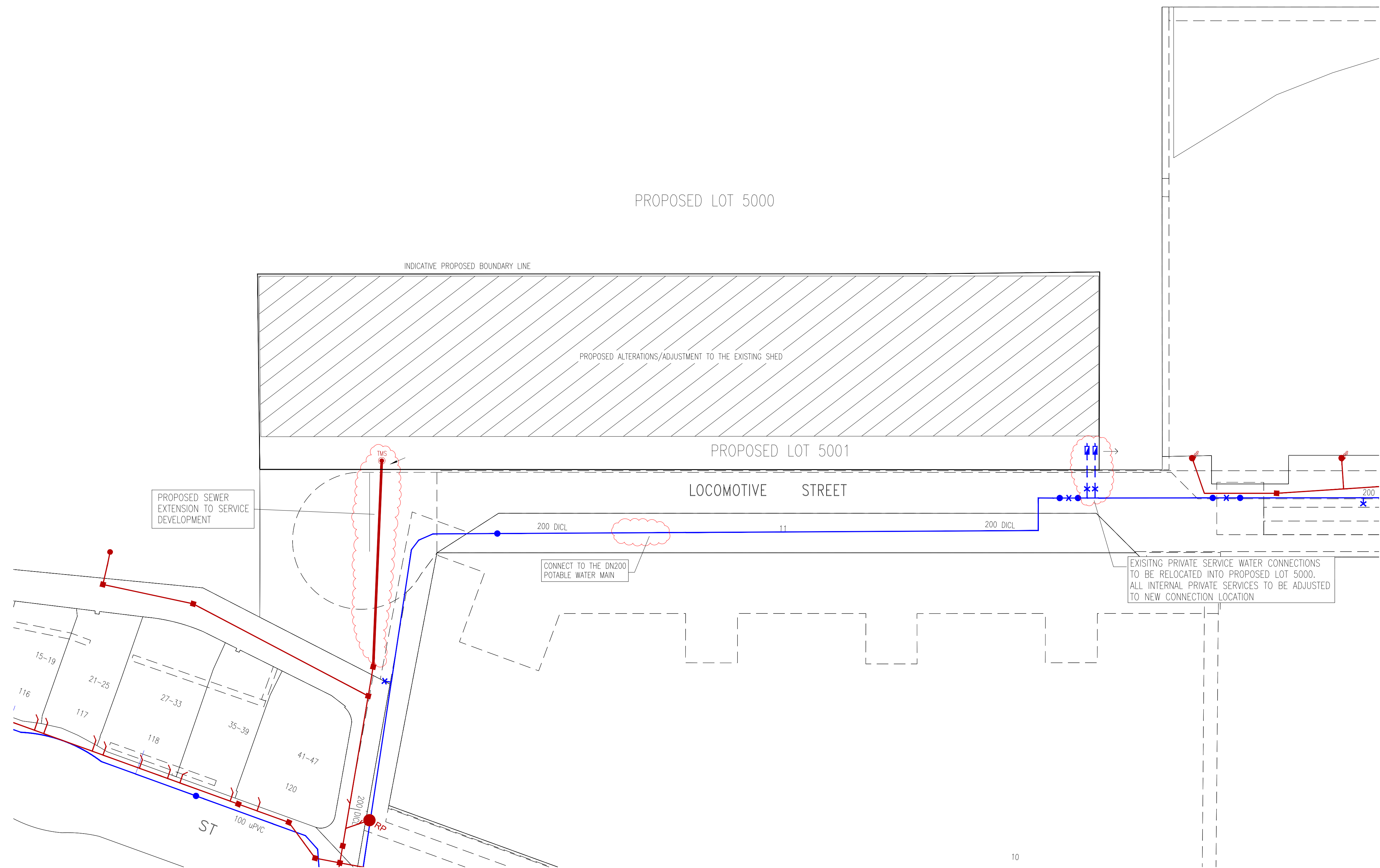
5.0 Sydney Water Feasibility Application

A feasibility application was lodged to Sydney Water and an advice letter received. The advice letter is attached as Appendix B.

In summary:

- Sydney Water has advised capacity in both the waste water and potable water system for the proposal.
- Concurrence of servicing strategy as nominated in Section 4 of this report
- Confirmation OSD is required to be designed to Sydney Water's requirements and approved by Sydney Water

Appendix A – Servicing Strategy



REFERENCE SCHEME ONLY, SUBJECT TO DESIGN DEVELOPMENT, SSDA AND PLANNING APPROVALS

EXISTING LOTS (Proposed Development of)				DEVELOPMENT TYPE		NUMBER OF PROPOSED LOTS / UNITS	PRE ALLOCATED PLAN NUMBER	U.B. DIRECTORY (39th Edition)	Water Service Co-Ordinator:
(1)		(7)		PROPOSED DEVELOPMENT	Total Lots 0	Total Units 1	N/A		RMA Infrastructure Pty. Ltd. PO Box 273 Penrith NSW 2751 Tel (02) 4722 274
(2)		(8)						SCALE 1:500	
(3)		(9)							
(4)		(10)							
(5)		(11)							
(6)		(12)							
MUNICIPALITY City of Sydney								SHEET 1 OF 1	eDeveloper Case No. 199223

Appendix B – Sydney Water Advice Letter

Case Number: 199223

August 3, 2022

MIRVAC PROJECTS PTY LTD
c/- RMA INFRASTRUCTURE PTY LTD.

Feasibility Letter

Developer: MIRVAC PROJECTS PTY LTD
Your reference: W-12393
Development: Lot 5 DP1175706
Locomotive St, Eveleigh
Development Description: Existing large erecting shed (LES) is currently going through a planning & rezoning proposal. Proposal is to convert the existing LES into office space. Consultation with Sydney Water is required to confirm capacity within the potable water and wastewater network to support the proposal and determine any further potential requirements.
Your application date: May 16, 2022

Dear Applicant

This Feasibility Letter (Letter) is a guide only. It provides general information about what our requirements could be if you applied to us for a Section 73 Certificate (Certificate) for your proposed subdivision. **The information is accurate at today's date only.**

If you obtain development consent for that subdivision from your consent authority (this is usually your local Council) they will require you to apply to us for a Section 73 Certificate. You will need to submit a new application (and pay another application fee) to us for that Certificate by using your current or another Water Servicing Coordinator (WSC).

We'll then send you either a:

- Notice of Requirements (Notice) and Developer Works Deed (Deed)
or
- Certificate.

These documents will be the definitive statement of our requirements.

There may be changes in our requirements between the issue dates of this Letter and the Notice or Certificate. The changes may be:

- if you change your proposed development e.g., the development description or the plan/site layout, after today, the requirements in this Letter could change when you submit your new application
- if you decide to do your development in stages then you must submit a new application (and pay another application fee) for each stage.

No warranties or assurances can be given about the suitability of this document or any of its provisions for any specific transaction. It does not constitute an approval from us and to the extent that it is able, we limit its liability to the reissue of this Letter or the return of your application fee. You should rely on your own independent professional advice.

What You Must Do To Get A Section 73 Certificate In The Future.

To get a Section 73 Certificate you must do the following things. You can also find out about this process by visiting [Plumbing, building & developing](#) page on our website.

1. **Obtain Development Consent from the consent authority for your subdivision proposal.**
2. **Engage a Water Servicing Coordinator (WSC).**

You must engage your current or another authorised WSC to manage the design and construction of works that you must provide, at your cost, to service your subdivision. If you wish to engage another WSC (at any point in this process) you must write and tell us.

You'll find a list of WSC's at [Listed providers](#) on our website.

The WSC will be your point of contact with us. They can answer most questions that you might have about the process and developer charges and can give you a quote or information about costs for services/works (including our costs).

3. **Developer Works Deed**

After the WSC has submitted your new application, they'll receive our Notice and Developer Works Deed. You and your accredited Developer Infrastructure Providers (Providers) will need to sign and lodge both copies of the Deed with your nominated Coordinator. After we've signed the documents, one copy will be returned to the WSC.

The Deed sets out for this project:

- your responsibilities
- our responsibilities
- the Provider's responsibilities.

You must do all the things that we ask you to do in that Deed. This is because lots in your subdivision do not have sewer and storm water services and you must construct and pay for the following works extensions under this Deed to provide these services.

Note: The Coordinator must be fully authorised by us for the whole time of the agreement.

4. Water, Sewer and Stormwater Works

4.1 Water

Each lot in your subdivision must have a frontage to a water main that is the right size and can be used for connection.

We've assessed your application and found that:

- The proposed development is within the Botany Gravity water supply zone (WSZ).
- The existing network has the capacity to service the proposed development based on the demand requirements submitted.

We anticipate that your requirement for drinking water will be:

- The connect to the existing DN200 in Locomotive Street to service the proposed development.
- This will be further reviewed once a Section 73 application is submitted.

4.2 Sewer

Each lot in your subdivision must have a sewer main that is the right size and can be used for connection. That sewer must also have a connection point within each lot's boundaries.

We've assessed your application and found that:

- The proposed development lies in Alexandria Scamp and is a part of Botany Catchment.
- Modelling assessment shows that the existing DN300 and downstream sewer main has sufficient capacity to service the proposed development. Refer to Figure 1

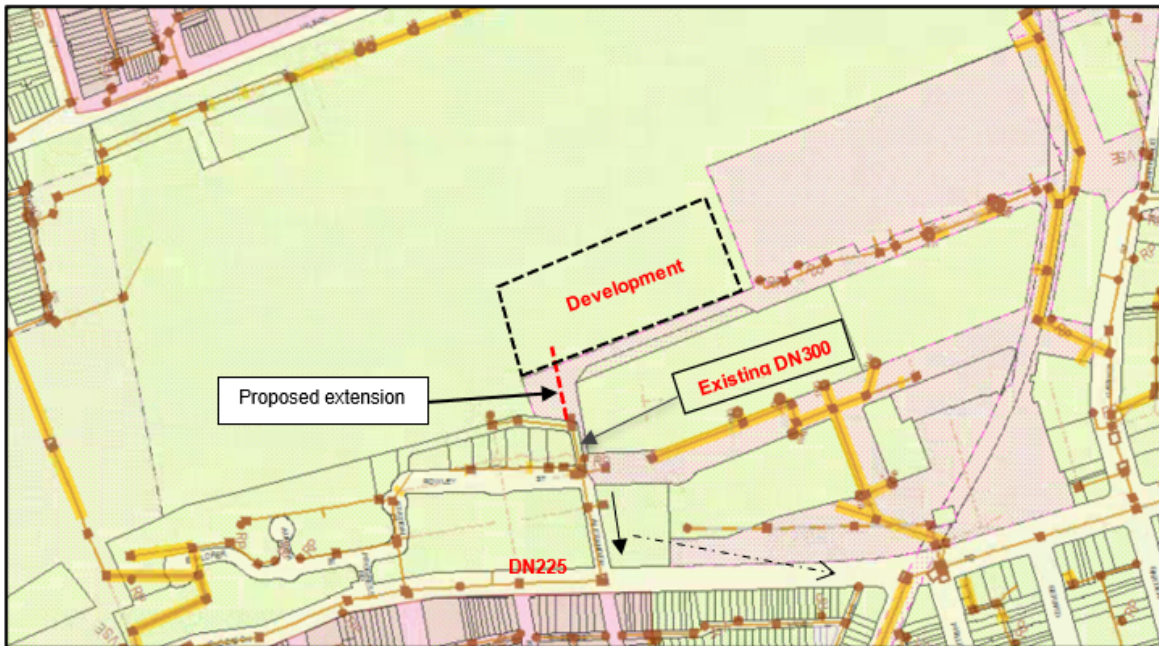


Figure 1

We anticipate that your requirement for sewer will be:

- **You must construct a sewer main extension to serve the proposed development.**
The terms of the Deed define this extension as 'Major Works'.
- The developer must provide a design for sewer extension and adjustment works or any changes to the existing main and its long section to Sydney water for its review and approval.
- Because your development requires adjustment/deviation of a "live" sewer main you must work with your WSC to ensure that:
 - Your Building Plans are approved prior to temporary pipework and excavation
 - You submit your temporary pipework design (if required) with your permanent wastewater deviation design for approval
 - Accept in writing to bonding conditions that will be provided in the Bond Agreement
 - Submit your Bond and signed Bond Agreement
 - Submit the Construction Commencement Notice for construction of the temporary pipework
 - Have your temporary pipework constructed by a listed provider, and then
 - Complete your permanent deviation works.

4.3 Stormwater

We've assessed your application and found that:

- You must construct Stormwater works.

On-site Stormwater Detention (OSD)

The proposed development will require an OSD system to offset stormwater run-off. To determine the required On-Site Detention and Permissible Site Discharge (PSD), the following site-specific information is required to be submitted:

- Total site area (m²)
- Existing pre-development impervious area (m²)
- Proposed post-development impervious area (m²)

If a percentage of the site area does not drain into the OSD system, the rate of discharge from the OSD storage must be restricted so that the total flow from the site (from the OSD storage and free runoff) does not exceed the specified PSD.

On Site Detention is to be designed according to the Sydney Water's values and the details of the On-Site Detention are to be submitted to Sydney Water for review and approval.

The following details are to be included in your submission for On Site Detention approval:

- Location of the On-Site Detention in relation to the development
- Location of the On-Site Detention in relation to overall stormwater network of the property
- Plan and Elevation of the On-Site Detention tank with all dimensions
- Orifice plate calculation

If the proposed subdivision is required to discharge stormwater into our stormwater channel, then a separate application is to be forwarded to us.

All stormwater connections should comply with our On-Site Detention policy and connection requirements. For further details please contact our Stormwater Team at stormwater@sydneywater.com.au

5. Ancillary Matters

5.1 Asset adjustments

After we issue this Notice (and more detailed designs are available), we may require that the water main/sewer main/stormwater located in the footway/your property needs to be adjusted/deviated. If this happens, you'll need to do this work as well as the extension we have detailed above at your cost. The work must meet the conditions of this Notice and you will need to complete it **before we can issue the Certificate**. We'll need to see the completed designs for the work, and we'll require you to lodge a security. The security will be refunded once the work is completed.

5.2 Entry onto neighbouring property

If you need to enter a neighbouring property, you must have the written permission of the relevant property owners and tenants. You must use our **Permission to Enter** form(s) for this. You can get copies of these forms from your WSC or on our website. Your WSC can also negotiate on your behalf. Please make sure that you address all the items on the form(s) including payment of compensation and whether there are other ways of designing and constructing that could avoid or reduce their impacts. You will be responsible for all costs of mediation involved in resolving any disputes. Please allow enough time for entry issues to be resolved.

5.3 Costs

Construction of these **future** works will require you to pay project management, survey, design, and construction costs **directly to your suppliers**. Additional costs payable to us may include:

- water main shutdown and disinfection
- connection of new water mains to our system(s)
- design and construction audit fees
- contract administration, Operations Area Charge & Customer Redress prior to project finalisation
- creation or alteration of easements etc
- water usage charges where water has been supplied for building activity purposes prior to disinfection of a newly constructed water main.

Note: Payment for any Goods and Services (including Customer Redress) provided by Sydney Water will be required prior to the issue of the Section 73 Certificate or release of the Bank Guarantee or Cash Bond.

Your WSC can tell you about these costs.

6. Approval of your Building Plans

You must have your building plans approved **before the Certificate can be issued. Building construction work MUST NOT commence until we have granted approval.** Approval is needed because construction/building works may affect our assets (e.g., water and sewer mains).

Your WSC can tell you about the approval process including:

- Your provision, if required, of a “Services Protection Report” (also known as a “pegout”). This is needed to check whether the building and engineering plans show accurately where our assets are in relation to your proposed building work. Your WSC will then either approve the plans or make requirements to protect those assets before approving the plans
- Possible requirements
- Their Costs
- Timeframes.

We recommend that you apply for Building Plan Approval early as in some instances your WSC may need to refer your building plans to us for detailed review. You’ll be required to pay us for the costs associated with the detailed review.

You can also find information about this process (including technical specifications) on our [Plumbing, building & developing](#) page on our website or call us on 13 20 92.

Notes:

- **The Certificate will not be issued until the plans have been approved and, if required, our assets are altered or deviated**
- **You can only remove, deviate, or replace any of our pipes using temporary pipework if you have written approval from us. You must engage your WSC to arrange this approval**
- **You must obtain our written approval before you do any work on our systems. We’ll take action to have work stopped on the site if you do not have that approval. We will apply Section 44 of the *Sydney Water Act 1994*.**

OTHER THINGS YOU MAY NEED TO DO

Shown below are other things you need to do that are NOT a requirement for the Certificate. They may well be a requirement from us in the future because of the impact of your development on our assets. You must read them before you go any further.

Disused Sewerage Service Sealing

Please do not forget that you must pay to disconnect all disused private sewerage services and seal them at the point of connection to our sewer main. This work must meet our standards in the Plumbing Code of Australia (the Code) and be done by a licensed drainer. The licensed drainer must arrange for an inspection of the work by a NSW Fair Trading Plumbing Inspection Assurance Services (PIAS) officer. After that officer has looked at the work, the drainer can issue the Certificate of Compliance. The Code requires this.

Disused Water Service Sealing

You must pay to disconnect all disused private water services and seal them at the point of connection to our water main. This work must meet our standards in the Plumbing Code of Australia (the Code) and be done by a licensed plumber. The licensed plumber must arrange for an inspection of the work by a NSW Fair Trading Plumbing Inspection Assurance Services (PIAS) officer. After that officer has looked at the work, the drainer can issue the Certificate of Compliance. The Code requires this.

Soffit Requirements

Please be aware that floor levels must be able to meet our soffit requirements for property connection and drainage.

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 Waste 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

Fire Fighting

Definition of firefighting systems is the responsibility of the developer and is not part of the Section 73 process. It is recommended that a consultant should advise the developer regarding the firefighting flow of the subdivision and the ability of our system to provide that flow in an emergency. Sydney Water's Operating Licence directs that our mains are only required to provide domestic supply at a minimum pressure of 15 m head.

A report supplying modelled pressures called the Statement of Available pressure can be purchased through [Sydney Water Tap in](#)™ and may be of some assistance when defining the firefighting system. The Statement of Available pressure may advise flow limits that relate to system capacity or diameter of the main and pressure limits according to pressure management initiatives. If mains are required for firefighting purposes, the mains shall be arranged through the water main extension process and not the Section 73 process.

Large Water Service Connection

A water main is available to provide your subdivision with a domestic supply. The size of your subdivision means that you will need a connection larger than the standard domestic 20 mm size.

To get approval for your connection, you will need to lodge an application with [Sydney Water Tap in](#)™. You, or your hydraulic consultant, may need to supply the following:

- a plan of the hydraulic layout
- a list of all the fixtures/fittings within the property
- a copy of the fire flow pressure inquiry issued by us
- a pump application form (if a pump is required)
- all pump details (if a pump is required).

You'll have to pay an application fee.

We don't consider whether a water main is adequate for firefighting purposes for your development. We can't guarantee that this water supply will meet your Council's firefighting requirements. The Council and your hydraulic consultant can help.

Other fees and requirements

The requirements in this Notice relate to your Certificate application only. We may be involved with other aspects of your development and there may be other fees or requirements. These include:

- plumbing and drainage inspection costs
- the installation of backflow prevention devices.
- trade waste requirements
- large water connections and
- council firefighting requirements. (It will help you to know what the firefighting requirements are for your subdivision as soon as possible. Your hydraulic consultant can help you here.)

No warranties or assurances can be given about the suitability of this document or any of its provisions for any specific transaction. It does not constitute an approval from us and to the extent that it is able, we limit its liability to the reissue of this Letter or the return of your application fee. You should rely on your own independent professional advice.

END