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Our Ref: 201476

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**RE: Significant State Development MP06\_0162 MOD 9 Barangaroo Concept Plan (Mod 9)**

**Central Barangaroo (Block 5, 6 and 7)**

Thank you for notifying Sydney Water of MP06\_0162 MOD 9 Barangaroo Concept Plan (Mod 9), which proposes modification of the approved building envelopes of Blocks 5, 6 and 7 (Central Barangaroo) including additional height, block alignments, additional GFA and flexible allocation of GFA across the blocks. This modification application seeks to increase the total permissible gross floor area (GFA) within Barangaroo from 602,354 sqm to 708,041 sqm including 116189 sqm of above ground GFA and 28166 sqm of below ground GFA for Central Barangaroo.

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 development is within the Crown Street Water supply zone.
- Due to the significance of the proposed development, a servicing strategy is required to be carried out including the following steps:
  - Indicate a breakdown of the flow demands, and its implication to Sydney Water's system,
  - Develop servicing options,
  - Identify potential asset requirements, and
  - Select a preferred servicing option to service the proposed development
- The proponent should engage a hydraulic consultant to carry out an options assessment in consultation with Sydney Water.

**Wastewater servicing**

- The proposed development is within Sydney West SCAMP and is a part of Bondi System.
- The proposed modification development is a part of the Barangaroo Development which also comprises of Barangaroo South, Barangaroo Central and Headland Park.
- The pumping station SP1129 has not sufficient capacity to accommodate wastewater discharge from the entire development under "supplier of last resort" (CN123877).
- To understand the implication of the proposed development to Sydney Water sewer system, the proponent should engage a hydraulic consultant to identify a feasible servicing option in consultation with Sydney Water.

## Recycled Water

- Due to the size and scope of the rezoning proposal, it is recommended that the proponent consider recycled water initiatives.
- Sydney Water is open to working in partnership with developers to consider recycled water servicing solutions that may offset potable water demands.
- Consideration should be given to rainwater capture and stormwater runoff reduction.
- The proponent is advised to contact their Sydney Water Account Manager to investigate the potential for a commercial arrangement to supply recycled water to the development.

## Feasibility

- The proposal presents potentially large servicing demands and as such, further investigation will be required to determine the servicing requirements for this site. It is recommended that a Water Servicing Coordinator is engaged as soon as possible, and a feasibility application is lodged with Sydney Water prior to subsequent development occurring.
- **It is recommended that an inception meeting is held with Sydney Water after the proponent has prepared a detailed concept servicing proposal for potable water and wastewater services.**

## Building Plan Approval

- Due to the proximity of the proposed development to Sydney Water's critical assets, the approved plans must be submitted to the Sydney Water [Tap in™](#) online service **as early as possible** if the proponent has not done so already. This is to determine whether the development will affect any of Sydney Water's water mains, wastewater mains, stormwater drains and/or easement and if further requirements need to be met prior to the commencement of any construction work.

## Growth Data

- To do fully support all growth and developments in Barangaroo and to fully assess proposed developments, we require the ultimate and annual growth data for this development as noted in the appendix, be fully populated and returned to Sydney Water.
- Sydney Water acknowledges that timescales and final growth numbers may alter however, in order to provide robust servicing advice and to investigate the potential for staged servicing to meet timescales, we require a realistic indication of demand and staging timescales. Failure to provide this may result in Sydney Water being unable to formulate proper planning requirements.
- **The Growth Data Form in the Appendix 1 should be completed and provided to their account manager.**

### Trade wastewater requirement

- If this proposed development is going to generate trade wastewater, the developer must submit an application requesting permission to discharge trade wastewater to Sydney Water's wastewater system. Applicant must wait for approval and issue of a permit before any business activities can commence.
- The permit application can be made on Sydney Water's web page through Sydney Water Tap In. <http://www.sydneywater.com.au/tapin/index.htm>

This advice is not formal approval of our servicing requirements. Further detail around our servicing requirements, including any potential asset alterations or amplifications which may be necessary, will be provided under the feasibility application and subsequent Section 73 application. More information about this process is available on our web page in the [Land Development Manual](#).

Further advice and requirements for this proposal are in **Attachments 1**. Should the Department require any further information, please contact Account Manager Grant MacDonnell via [grant.macdonnell@sydneywater.com.au](mailto:grant.macdonnell@sydneywater.com.au) or the Growth Planning Team via [urbangrowth@sydneywater.com.au](mailto:urbangrowth@sydneywater.com.au).

Yours sincerely,



**Kristine Leitch**

Commercial Growth Manager

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## Attachment 1

### 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](http://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 2

### 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](mailto: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](mailto:businesscustomers@sydneywater.com.au).