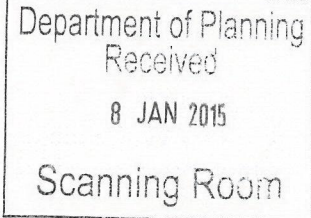


PCU057808



23 December 2014

**Attention: Natasha Harras**  
Mr Cameron Sargent  
Acting Manager – Key Sites  
Department of Planning and Infrastructure  
PO Box 39  
Sydney NSW 2000

**RE: Exhibition of Mixed Use Building, Block 11 and Modification to the Concept Approval at Central Park, Chippendale (SSD 6376)**

Dear Ms Harras,

Thank you for your letter notifying Sydney Water of the proposed development referenced above. We have reviewed the application and provide the following comments for your consideration.

#### **Water**

- For the proposed development, the drinking water main available for connection is the 150mm main on the south side of Wellington Street.

#### **Wastewater**

- For the proposed development, the wastewater main available for connection is the 225mm main constructed in Wellington Street.

#### **Recycled Water**

- The development will be serviced by a private reticulated wastewater scheme. The scheme includes a connection from the private system servicing the building to the existing Sydney Water 300mm sewer main located in Wellington Street.
- It is under abnormal system conditions, such as a failure in the private reticulated system, the overflow will discharge to the Sydney Water wastewater system.

#### **Stormwater**

##### **Building Adjacent to Stormwater Channel**

- Sydney Water has noted that the stormwater structures within the development site are located in the “Public Open Space North”. The proponent should ensure that no major amenities are proposed over the stormwater channel or stormwater easement or are within 1m from the outside face of the stormwater channel.



**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 at attachment 1 and 2 (overleaf). If you require any further information, please contact Hannah Gilvear of the Urban Growth Branch on 02 8849 5296 or e-mail [hannah.gilvear@sydneywater.com.au](mailto:hannah.gilvear@sydneywater.com.au)

Yours Sincerely



Greg Joblin  
**A/Manager, Growth Strategy**

Attachment 1

**Sydney Water Servicing**

A Section 73 Compliance Certificate under the Sydney Water Act 1994 must be obtained from Sydney Water.

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.



## 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 15 meters 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)