

16 December 2025

Attention: City of Canterbury Bankstown

25492 – 191 Miller Road, Chester Hill – Technical Memorandum

Executive Summary

City of Canterbury Bankstown Council (Council) has required the developer to obtain approval from Sydney Water (SWC) for the proposed development at 191 Miller Road, Chester Hill (the Site) due to the existence of water easement, as documented in the per pre-DA lodgement advice (PRE-DA-42/2025). Vinculum Advisory (VA) have prepared this Technical Memorandum (TM) to facilitate Council's acceptance of the DA submission, particularly regarding Sydney Water easements concerns raised. This TM aims to provide information regarding the watermain asset and associated SWC easement that is within the proposed development. The following TM also provides detail regarding future works that may need to be undertaken to facilitate the development construction.

The details of the proposed project and justification for the TM are outlined in the below figures and table:



Figure 1 – Project location (Extract from Mecone Mosaic)

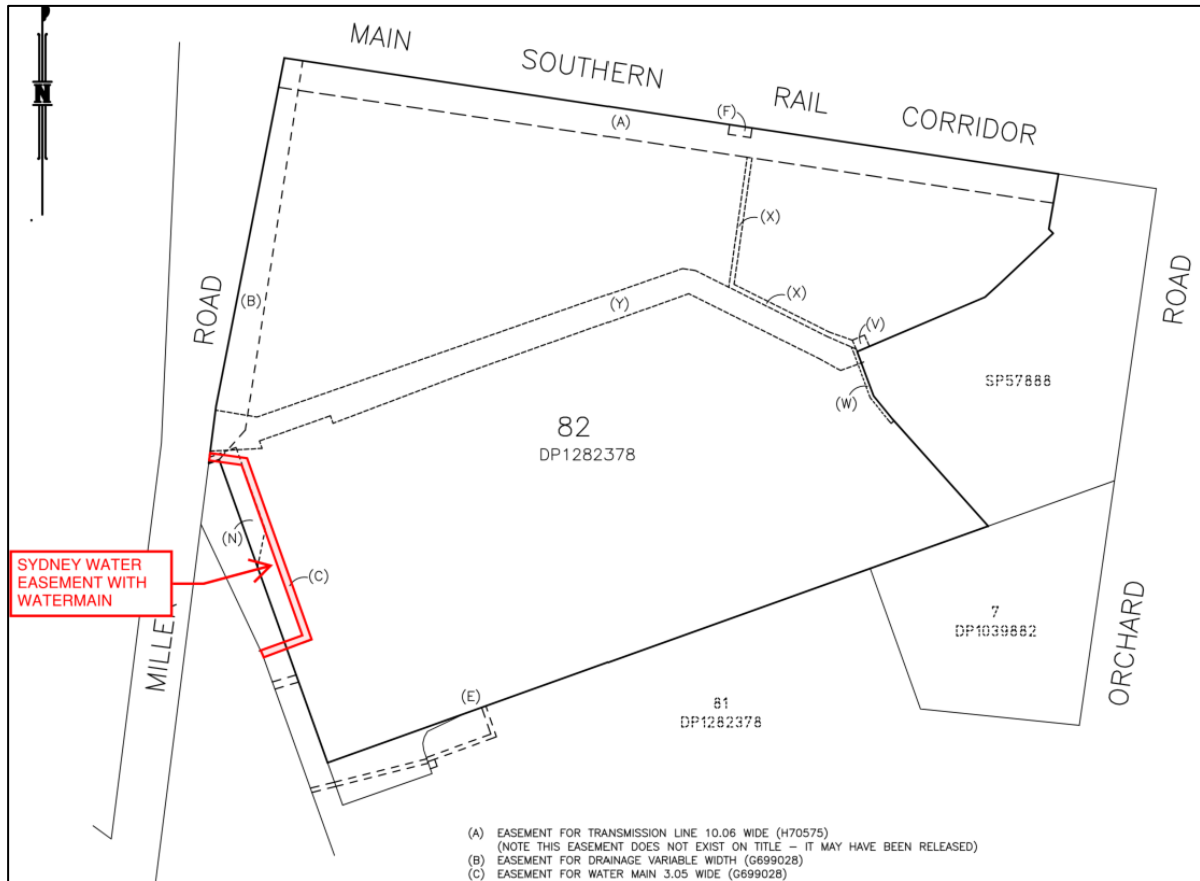


Figure 2 – Plan of Easements showing easement locations around the development (Extract from Plan of Easements)

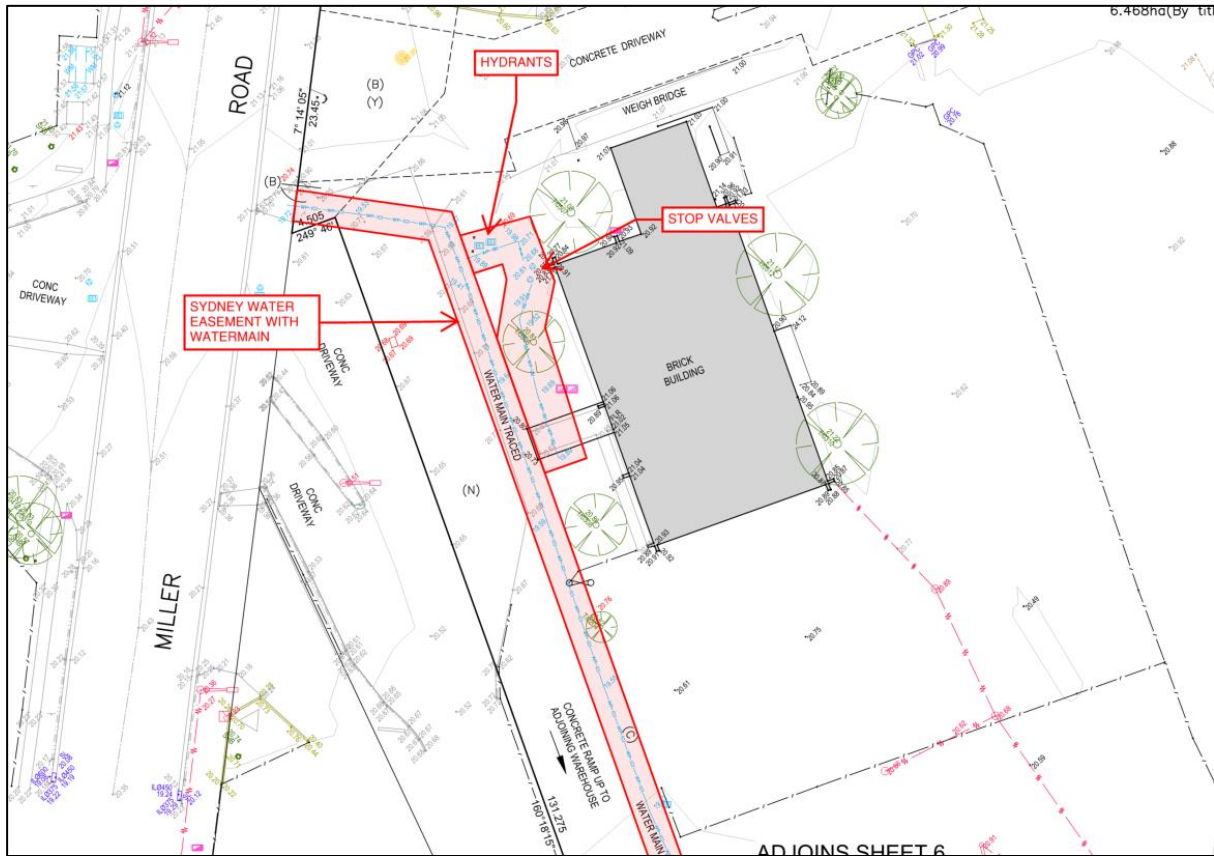


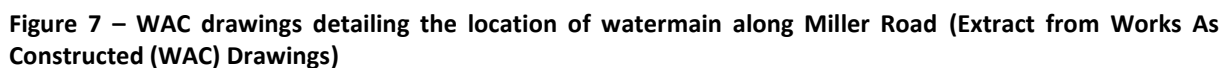
Figure 3 – Detailed Survey with the watermain within the property highlighted in red (Extract from Detailed Survey)



Figure 4 – Site Photo showing the water meter for the watermain within the site (Extract from Site Photos)



Figure 5 – Site Photo showing the water meter and the two stop valves for the watermain within the site (Extract from Site Photos)



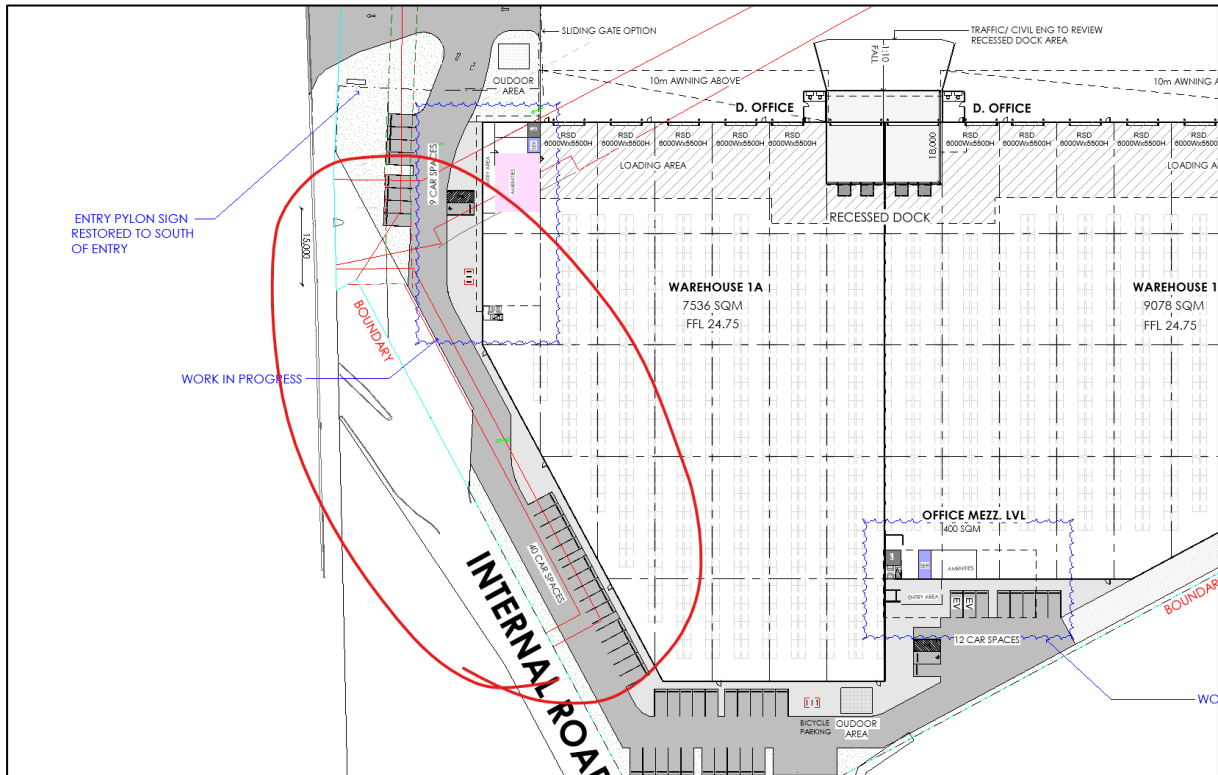


Figure 8 – Civil Plans detailing the proposed works in relation to the watermain circled red (Extract from Civil Plans)

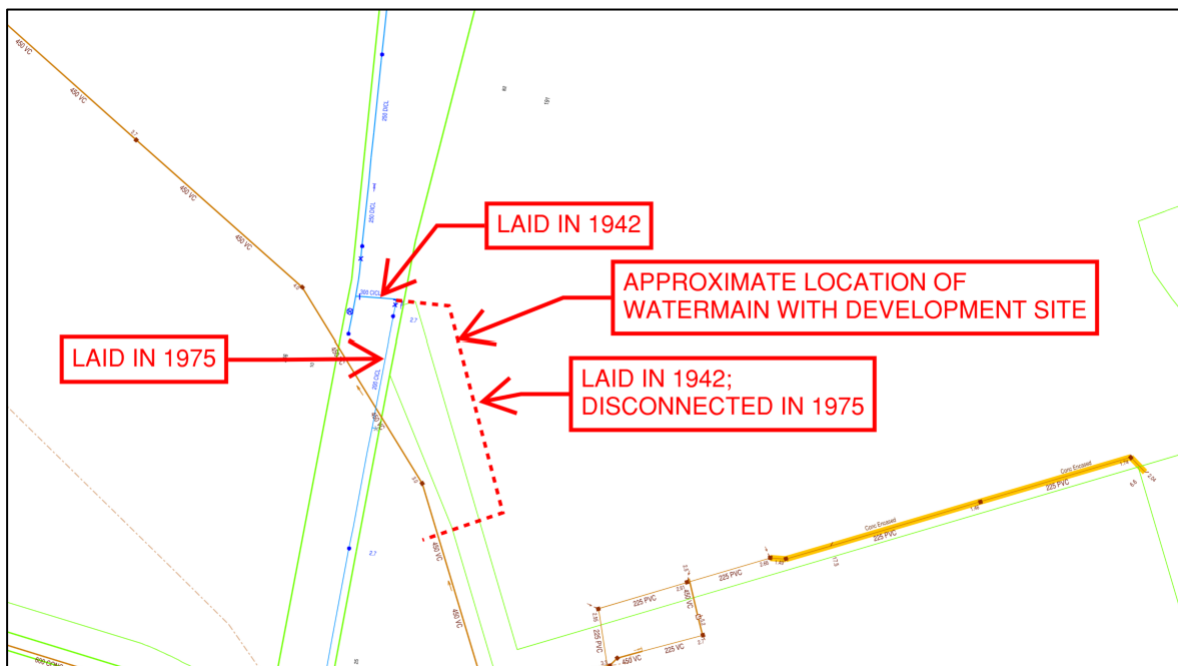


Figure 9 – Mark up of BYD referral from Sydney Water with dates extracted from the WAC and HYDRA outputs (Extract from BYD Referral)

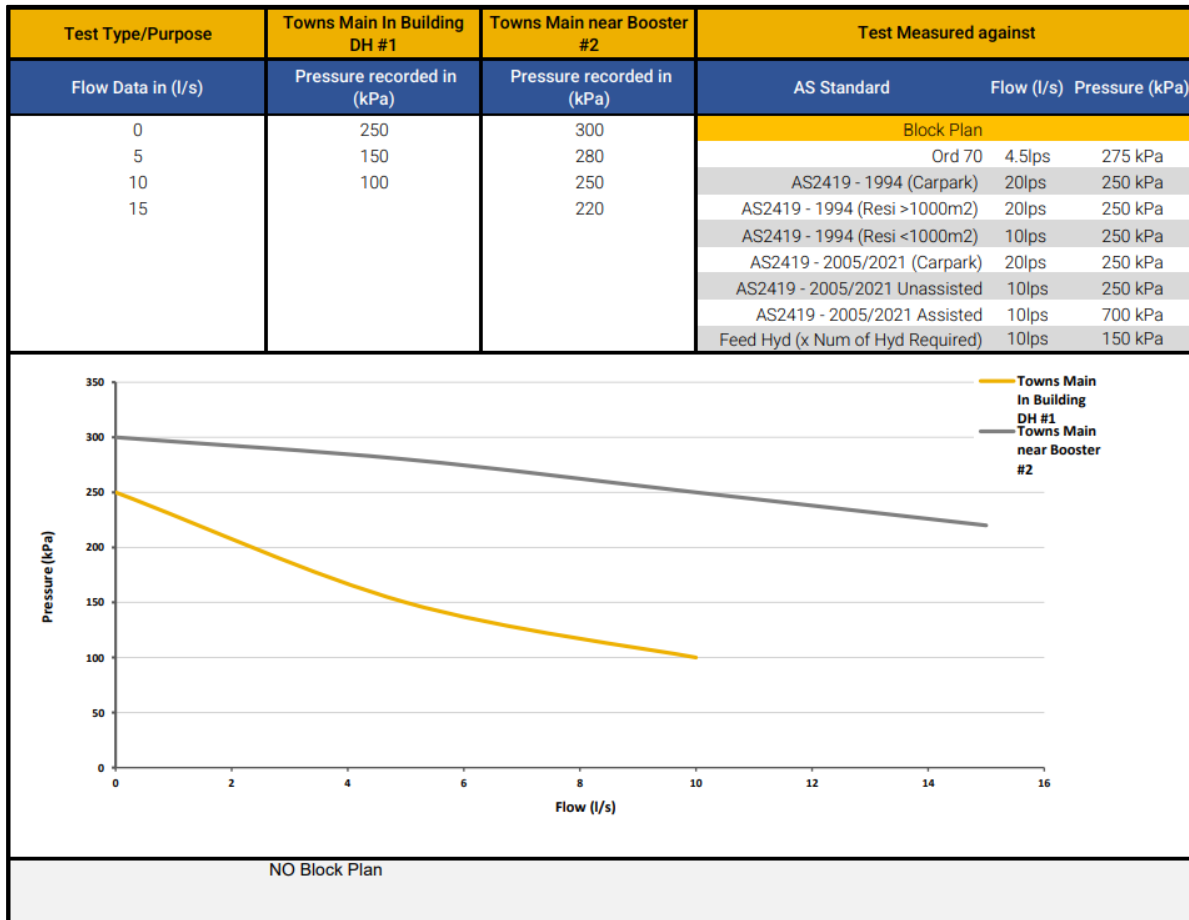


Figure 10 – Hydrant Pressure and Flow test results (Pressure and Flow Test Result Extract)

Technical Memorandum

Item:	Description:
Project Address:	191 Miller Road, Chester Hill, NSW, 2162
Project Background (Reason for Technical Memorandum):	This TM has been developed to facilitate Council's acceptance of the DA submission, particularly regarding SWC easement concerns raised. Information to be provided will include the following: • Asset History • Easement Dealings • Survey Plan • Property Title • Easement Summary • Consultation with SWC • Pressure and Flow Test
Sydney Water Assets Description:	The following assets lay within the zone of influence of the proposed development: • A watermain with various materials and sizes. The water main as shown in Figure 6 comprises of the following mains: ○ Disconnected DN300 CICL watermain; ○ Disconnection DN250 Asbestos Cement watermain; and ○ Disconnected DN250 CICL watermain. • The asset is not shown on any Sydney Water HYDRA/ BYD documentation • In accordance with the WAC plans, it is assumed that these mains were laid in 1942 and were disconnected in 1975. • This watermain likely once connected into a DN300 CICL water main that is situated within Miller Road. • This watermain has two hydrants, two stop valves and a meter within the development site. • This asset includes an easement which is 3.05m wide, which is owned by Sydney Water. • The watermain is likely disused or is now a private asset.
Project Description:	The proposed works over and adjacent to the watermain asset as shown in Figure 8 includes: • Demolition of current structures adjacent to the watermain; • Industrial development which includes: ○ A warehouse to the east of the easement; and ○ A car park and driveway access.

Item:	Description:
	The design has been considered to ensure that the proposed building footprint remains outside the easement and beyond the zone of influence associated with the disconnected pipe.
Asset History:	There is a DN300 CICL that crosses Miller Road that was laid in 1942. In accordance with the WAC drawings shown in Figure 6 and Figure 7, the watermain within the property were also laid in 1942 and were connected into the DN300 CICL. In 1975, the DN200 CICL watermain, which is situated along Miller Road, was laid. The watermain within the property was disconnected in 1975 as well. This information is summarised in Figure 9.
Property Title, Easement Dealings and Easement Summary:	The plan of easements is shown in Figure 2, with the Sydney Water easement for the watermain is highlighted red. In accordance with the NSW title documentation for Lot 82 DP 1282378, the land is burdened with this easement for the watermain at a width of 3.05 meters. The easement was created in 1957 to benefit Sydney Water in supplying a large fertiliser plant that was at the development site at the time. As noted above, all watermains within the easement are now disconnected. Whilst these assets are disconnected, the easement is still active, and an easement release process will still be required. This easement should be released from title as no Sydney Water watermain exists within this easement.
Survey Plan:	The survey of the site is detailed in Figure 3. The water meter as shown in Figure 4 and Figure 5 is not shown on the survey, however the site photos provide confirmation that it is there. The watermain is shown on the detailed survey, but not on the BYD or HYDRA output. This indicates that the asset is not on Sydney Water GIS system, detailing that the asset within the development area is not a Sydney Water main and a private asset (see below) .
Pressure and Flow Test:	A pressure and flow test was conducted on surrounding hydrants, with the results from the test shown in Figure 10. Since there is evidence of pressures and flows within the hydrants it is confirmed that the asset that remains within the easement and remains within the development area is live.
Potential Risks to Sydney Water Assets:	• Since the assets do not appear to be SWC owned, there is no impact on Sydney Water assets. • There may be a requirement to release the current easement in order to facilitate the construction of the carpark within the easement. Since there are no SWC assets within this easement this easement is to be released from the title.

Item:	Description:
Proposed Asset Protection, Mitigation Measures and Future Works:	Vinculum Advisory note that the following measures are required: • Confirmation from SWC that they don't have any interests in the disconnected assets and as such can be removed. This is currently being sought through a Feasibility Application (CASE 230062 made on 16/12/2025) as per the advice shown in Appendix I; • Release the subject easement. This can be undertaken through the section 73 process; • Confirmation of private buildings serviced by the live main within the subject easement and safe transition/disconnection through the proposed development works.
Stakeholder Engagement & Approvals:	Sydney Water approval required for easement release.
Supporting Documentation:	Appendix A1 – Plan of Easement Appendix A2 – Easement Dealing Appendix A3 – Easement WSC Advice Letter Appendix A4 – NSW Title Search Appendix B – Detailed Survey Appendix C – Site Photos Appendix D – Works As Constructed (WAC) drawings Appendix E – Civil Plan Mark Up Appendix F – Before You Dig (BYD) Referral from Sydney Water Appendix G – Mark Up Package Appendix H – Pre-DA Lodgement Advice Appendix I – Correspondence Appendix J – Pressure and Flow Test

Conclusion

Based on the proposed scope of works, Vinculum Advisory believes that this TM is suitable to facilitate Council's acceptance of the DA submission, particularly regarding SWC assets and easements concerns recently raised. We welcome Council's and SWC review of this request and any additional information or clarification requested.

Yours faithfully,



Luis Llorente,

Principal Water

Water Service Coordinator

BEng (Civil), CPEng (PM) MIEAust, NER

APPENDIX A – EASEMENT DOCUMENTATION

APPENDIX B – DETAILED SURVEY

APPENDIX C – SITE PHOTOS

APPENDIX D – WACs

APPENDIX E – CIVIL PLAN MARK UP

APPENDIX F – BYD REFERRALS

APPENDIX G – MARK UP PACKAGE

APPENDIX H – PRE-DA LODGEMENT ADVICE

APPENDIX I – CORRESPONDENCE

APPENDIX J – PRESSURE AND FLOW TEST