

Case number 214043

May 28, 2024

EG Property Syndications

c/ - LANDPARTNERS PTY LTD

Feasibility letter

Developer:	EG Property Syndications
Your WSC's reference:	SY075379.S73
Development:	Lot 6 DP 1217784 1411 THE NORTHERN RD, Bringelly
Development description:	Feasibility application with Sydney Water to determine timing requirements for the delivery of trunk infrastructure to support development of a mixed use facility comprising a service station and small industrial units.
Your application date:	March 27, 2024

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 development. **The information is accurate at the date of this letter only.**

We have not allocated any system capacity to your proposed development. This letter only provides an indication of our systems' capacities and our possible requirements as they exist at the date of this letter. Where there is system capacity identified, it may have been fully utilised by the time you obtain a Development Consent. Our requirements for any future Development Consent may differ significantly to what is identified in this letter. These changes may arise because:

- you change your proposed development e.g. the development description or the plan/site layout
- you decide to do your development in stages then you must submit a new application (and pay another application fee) for each stage
- the demand on our system(s) has changed.

If you obtain Development Consent for that development from your consent authority (this is usually your local Council) they will require you to apply to us for a Section 73 Certificate (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.

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 the liability to the reissue of this Letter or the return of your application fee. You should rely on your own independent professional advice.

To get your Certificate in the future you'll need to do the following things. You can also find about our process at [Plumbing, building & developing on our website.](#)

1. Get Development Consent from a consent authority for your development proposal.

2. Engage a Water Servicing Coordinator

You'll need to engage your current or another Water Servicing Coordinator (WSC) to manage the design and construction of works that you must provide, at your cost to service your **development**.

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

Your WSC will be your point of contact with us. They'll answer questions about our process and any developer charges you might have to pay. They can give you a quote or information about costs for services, works and our costs.

3. Developer Works Deed

After the WSC has submitted your new application, they'll receive the 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 your development does not have water, recycled water and sewer 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. Drinking water, recycled water and Sewer Works

4.1 Drinking water

Your development 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:

At present, there are no drinking water services available in this area.

Sydney Water is currently planning trunk drinking water infrastructures in stages to services Western Sydney Aerotropolis Growth Area, including the proposed development area. The supply to the proposed development is dependent on delivery of major system amplifications.

The servicing of this development is dependent on the following assets:

- New Oran Park reservoir (2 x 24 ML) scheduled delivery by late 2024.
- Badgerys Creek Rd PRV scheduled delivery late 2024.
- DN450 main along The Northern Road from Badgerys Creek Rd scheduled delivery by late 2027.

The timing of the delivery of above assets are subject to funding approval and contractors' delivery schedule. The initial operation of these future mains is dependent on the acceptability of water quality.

The developer will need to deliver the reticulation mains within the development. All mains are required to be sized as per the WSAA code.

4.2 Recycled water

We've assessed your application and found that:

Recycled water for non-drinking water uses will be provided in the Initial Precincts and will be sourced from Upper South Creek Advanced Water Recycling Centre (AWRC), as recommended by the Sub-Regional Planning Study. The Integrated Water Servicing Options analysis is currently in progress to determine the preferred servicing option.

Sydney Water will confirm the requirement for recycled water mains and connections on finalisation of the preferred option and scheme plan for the Initial Precincts. The requirements will include that each lot must have a frontage to a recycled water main that is the right size and

can be used for connection of the lot to the recycled water main. There will be a recycled water trunk main on The Northern Road, and the connection point for the lot will be to this trunk main.

In addition to the above, the Initial Precincts recycled water reticulation network will initially be supplied by the adjacent potable water reticulation network. This arrangement will remain until supply of treated stormwater and/or recycled wastewater from AWRC is established. Once the stormwater and recycled water supply is established, the connections between the potable water and recycled water networks–will need to be decommissioned. The developer must clearly show the locations of any cross connections between the potable water network and recycled water network on the design plans which need to be reviewed by Sydney Water. The developer must also provide to Sydney Water the finished surface levels.

The indicative proposed recycled water mains for the Initial Precincts around the development lot are shown in Figure 1

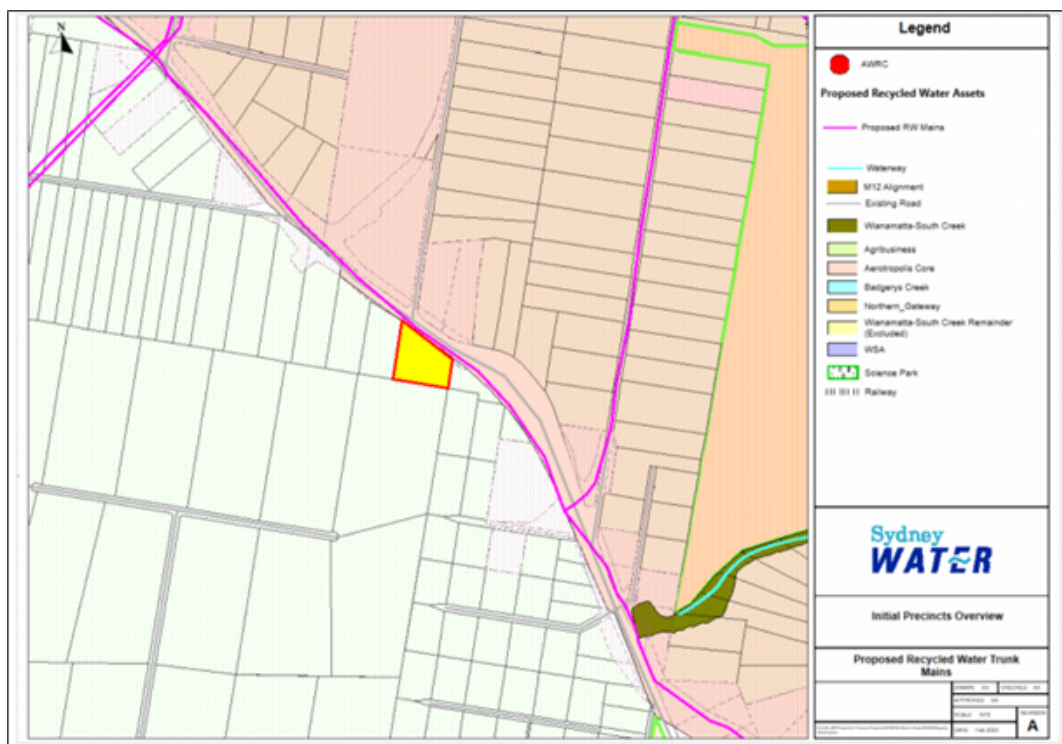


Figure 1 Proposed recycled water trunk mains in the Initial Precincts

4.2.1 Our standards for dual water reticulation

Your development is in an area where both drinking and recycled water systems are available. The drinking and recycled water works required above must comply with the standards for Dual Water Reticulation Systems that are set down in the Water Supply Code of Australia (Sydney Water Edition) (the Code).

These standards require that service connections and property services be provided for both drinking and recycled water for your development. The installation of these services must either be carried out or supervised by a licensed plumber. It must meet the:

- (a) Administrative requirements of the Plumbing Code of Australia; and
- (b) Technical requirements of the Dual Water Drawings Set within the Code.

4.3 Sewer

We've assessed your application and found that:

Currently there is no wastewater services available in this area.

The proposed development is located within the Thompsons Creek wastewater catchment. Thompsons Creek catchment will be serviced via a new wastewater pumping station (SP1241) and carrier, which will transfer flow to the proposed Upper South Creek Advanced Water Recycling Centre (AWRC). SP1241 is currently in concept design and planning to be commissioned by 2028/2029 subjected to funding approval. The trunk mains are scheduled to be delivered in stages. The carrier which services this development is scheduled to be delivered in stage 3, around 2031. Indicative trunk layout and pumping station layout is shown below in Figure 2. Developer to design the reticulation as per WSA code.

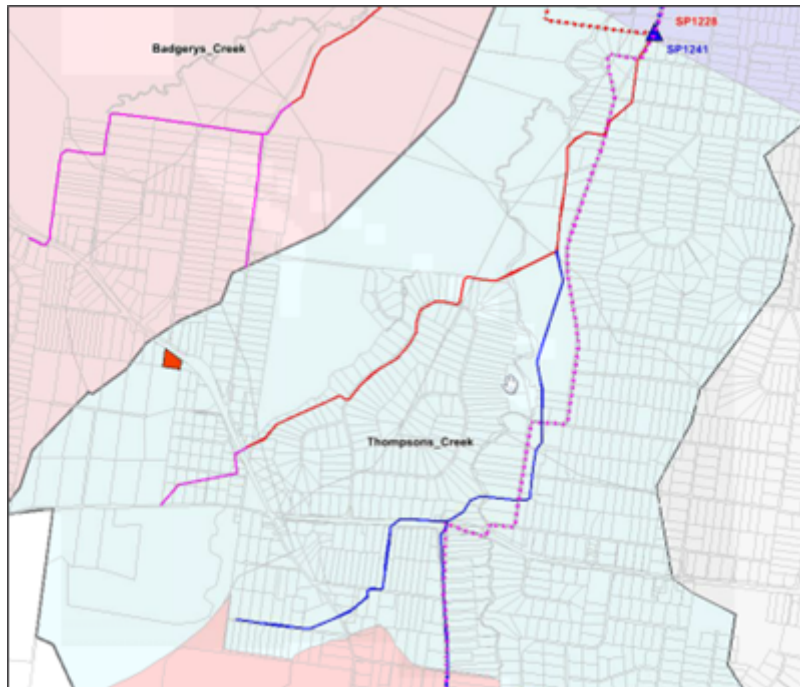


Figure2: Indicative WW locality plan

5. Ancillary adjustments

5.1 Asset adjustments

If any of our drinking water main, recycled water main, sewer or stormwater asset constructed or under construction is found, after the issue of this Notice, to require adjustment or deviation as a result of your development; then this work must be undertaken in conjunction with the abovementioned water, recycled water and sewer extension. 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'll 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. Infrastructure contributions

You will need to pay an infrastructure contribution towards the cost of each Sydney Water system that will serve your development.

The infrastructure contributions are calculated in accordance with the Development Servicing Plans registered with the Independent Pricing and Regulatory Tribunal (IPART) under the *Independent Pricing and Regulatory Tribunal Act*.

An estimate of your infrastructure contributions is shown in the table below. These amounts have the NSW Government-directed cap applied for the current financial year. **These amounts are subject to the NSW Government transition pathway and other factors and will change** – see Section 6.1 Price Changes for full details.

No payments can be accepted for these estimates. Should you obtain Development Approval for this proposal and apply for a Section 73 Certificate in the future, then we'll advise you of the applicable charges to your Development.

Development Servicing Plan (DSP)	Basis of Calculation	Charge (\$) for Applicable Period (5/28/24-6/30/24)
Greater Sydney Drinking Water	Other Flow 13.953 @ \$820.46 per ET = \$11448.28 based on Flow rates in paragraph below less Credit of \$0.0 for previous payment/use	\$11,448.28
Nepean River Wastewater	Other Flow 11.842 @ \$4005.1 per ET = \$47428.82 based on Flow rates in paragraph below less Credit of \$0.0 for previous payment/use	\$47,428.82
DEVELOPER CHARGES TOTAL:		\$58,877.10

- The charges in the table, and our detailed requirements are based on your development needing an average day water demand of 6 kl, and an average day sewer discharge of 4.5 kl.

- **If the development generates a greater demand, you may have to pay more in charges, and we may need to revise the requirements. If you are going to sell the development, you have to explain the situation to prospective buyers as part of the requirements of Vendor Disclosure.**

6.1 Price changes

The infrastructure contribution you must pay may also change due to:

1. Changes to the Consumer Price Index (CPI). Our prices increase by CPI each financial year. CPI is the weighted average of the capital cities CPI for the 12 months to the end of the previous March.
2. The NSW Government-directed transition pathway for infrastructure contributions for drinking water and wastewater infrastructure:

Financial Year payment is made	Percentage of infrastructure contribution payable
1 July 2023 to 30 June 2024	Infrastructure contribution capped at 0% of the full price
1 July 2024 to 30 June 2025	Infrastructure contribution capped at 25% of the full price
1 July 2025 to 30 June 2026	Infrastructure contribution capped at 50% of the full price
1 July 2026 onwards	Full price payable

No transition pathway applies to your recycled water infrastructure contribution.

3. Any updates to our Development Servicing Plans (including prices). Our Development Servicing Plans must be updated every five years. The next updates will be introduced by 31 December 2028.

Your infrastructure contributions become payable once your WSC has submitted all Project Completion Packages under each Developer Works Deed to us confirming that the works required under the Notice are complete.

6. Approval of your Building Plans

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 located 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
- Specialist Engineering Assessment requirements
- Possible requirements
- Costs
- Timeframes.

You can also find information about this process (including technical specifications) if you either:

- Visit [Plumbing, building & developing](#). Here you can find our *Technical guidelines - Building over and adjacent to pipe assets* or
- Call 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’ll apply Section 44 of the *Sydney Water Act 1994*.**

Other things you need to do

There might be other things you need to do that are NOT a requirement for the Certificate. These could be requirements set by 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 don’t 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.

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 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

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. Visit www.sydneywater.com.au > [Plumbing, building & developing](#) > Plumbing > Backflow prevention to find a plumber.

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. Visit www.waterrating.gov.au/ to take you to the WELS (Water Efficiency Labelling and Standards (WELS) Scheme
- Consider installing rainwater tanks to capture rainwater runoff, and reusing it, where cost effective. Visit www.sydneywater.com.au > [Plumbing, building & developing](#) > Plumbing > Rainwater *tanks*

- 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.

Fire Fighting

If your Development is within the Rouse Hill Development Area then your firefighting service must be drawn from the recycled water system.

For all other areas with recycled Water available, only Domestic supply is from the recycled system. The Fire Services from these areas is from the drinking water mains.

Definition of fire fighting 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 fire fighting flow of the development and the ability of our systems to provide that flow in an emergency. Our 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 on-line through [Sydney Water Tap in](#)™ and may be of some assistance when defining the fire fighting 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 fire fighting purposes, the mains shall be arranged through the water main extension process and not the Section 73 process.

Large Water Service Connections (Dual Water)

A drinking water main and a recycled water main will be available, once you have completed your drinking and recycled water main construction to serve your development. The size of your development means that you will need dual water connections larger than the standard domestic 20 mm size.

To get approval for your connection, you will need to lodge an application on our [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 fireflow 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.

The service connection will need to meet with:

Administrative requirements of the Plumbing Code of Australia; and
Technical requirements of the Dual Water Drawings Set within the Code.

We don't consider whether a water main is adequate for fire fighting purposes for your development. We can't guarantee that this drinking/recycled water supply will meet firefighting requirements. You should seek specific advice about firefighting requirements, the Council/Private Certifier and your hydraulic consultant can help.

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.

Other fees and requirements

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

- construction/building plan approval fees
- 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 development 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 OF ADVICE