

17 December 2018

Our Ref: Case 175681

Wendy Connell  
Development Assessment Planner  
Penrith City Council  
PO Box 60, Penrith NSW 2751

**RE: Proposed Development at 123 Mulgoa Road PENRITH - DA18/0999**

Dear Ms Connell,

Thank you for notifying Sydney Water of the development application listed above. We have reviewed the application and provide the following information to assist in your assessment of the proposal. Information about drinking water and wastewater for the proposal is included below.

Following confirmation on increased growth numbers within the CBD, Thornton and Panthers areas and the Nepean Hospital upgrades, Sydney Water is finalising our business case to carry out options planning works for both water and wastewater servicing the broader Penrith CBD area. Our options project will begin early in 2019. As a result, we are currently advising our Water Service Coordinators (WSC's) that until we are further forward with this, we are unable to provide advice on capacity availability and sizing on a number of developments in the area.

I hope this meets with your understanding. If you have any queries, you may contact Kristine Leitch of Growth Planning and Development on 02 8849 4900 or email [kristine.leitch@sydneywater.com.au](mailto:kristine.leitch@sydneywater.com.au)

Yours sincerely



Fernando Ortega  
**A/ Manager, Growth Planning and Development**

08 March 2019

Our Ref: Case 175681

Wendy Connell  
Development Assessment Planner  
Penrith City Council  
PO Box 60, Penrith NSW 2751

**RE: Proposed Development at 123 Mulgoa Road PENRITH - DA18/0999**

Dear Ms Connell,

This is in addition to our letter dated 17 December 2018 in response to the development proposal at 123 Mulgoa Road, PENRITH – DA18/0999 to facilitate the development of a proposed mixed use residential & retail development providing for the construction of one (1) x five (5) storey mixed use building comprising of 1,225m<sup>2</sup> retail floor space and 82 apartments, and an additional four (4) residential flat buildings four to five (4-5) storeys in height containing 248 apartments.

Sydney Water does not object to the proposed development. We are currently working to support development in the wider Penrith area by carrying out options planning. Sydney Water is aiming to finalise our options study by mid-2019 to assess services, sizing and amplifications required across the wider Penrith CBD area.

**Water Servicing**

- This development is under the Penrith North Water Supply Zone.
- The existing drinking watermain within the development site has limited capacity to service the proposed development site.
- Therefore, amplifications or extensions to the drinking water network is required complying with the Water Services Association of Australia (WSAA) code – Sydney Water edition.

**Wastewater Servicing**

- The existing sewer main within the development site has limited capacity to service the proposed development site.
- Therefore, amplifications or extensions to the sewer network is required complying with the Water Services Association of Australia (WSAA) code – Sydney Water edition.

This advice is not a formal approval of our servicing requirements. Detailed requirements, including any potential extensions or amplifications will be provided **once the development is referred to Sydney Water for a Section 73 application after the completion of our planning study.** Additionally, please let us know in advance if there will be any changes to the DA. Additionally, please let us know in advance if there will be any changes to the DA.

Further advice and requirements for this proposal are in the attachments. If you require any further information, you may contact Kristine Leitch of Growth Planning and Development on 02 8849 4900 or email [kristine.leitch@sydneywater.com.au](mailto:kristine.leitch@sydneywater.com.au)

Yours sincerely

A handwritten signature in black ink, consisting of several overlapping loops and a long horizontal stroke extending to the right.

Fernando Ortega  
**A/ Manager, Growth Planning and Development**

## Attachment 1

### Sydney Water Servicing

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 Sydney Water [Tap in™](#) online self-service replaces our Quick Check Agents as of 30 November 2015.*

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>

## 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:

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