

# Fernhill Estate, Mulgoa Eastern Precinct

Infrastructure Report

July 2014

Fernhill Estate



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## Issue and revision record

Revision	Date	Originator	Checker	Approver	Description	Standard
A	25.10.2013	J. Taylor, N. Franklin	G. Lee	C. Avis	DA Submission	
B	27.06.2014	J. Taylor	G. Lee	C. Avis	DA Submission	
C	07.07.2014	J. Taylor	G. Lee	C. Avis	DA Submission	

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# 1 Introduction

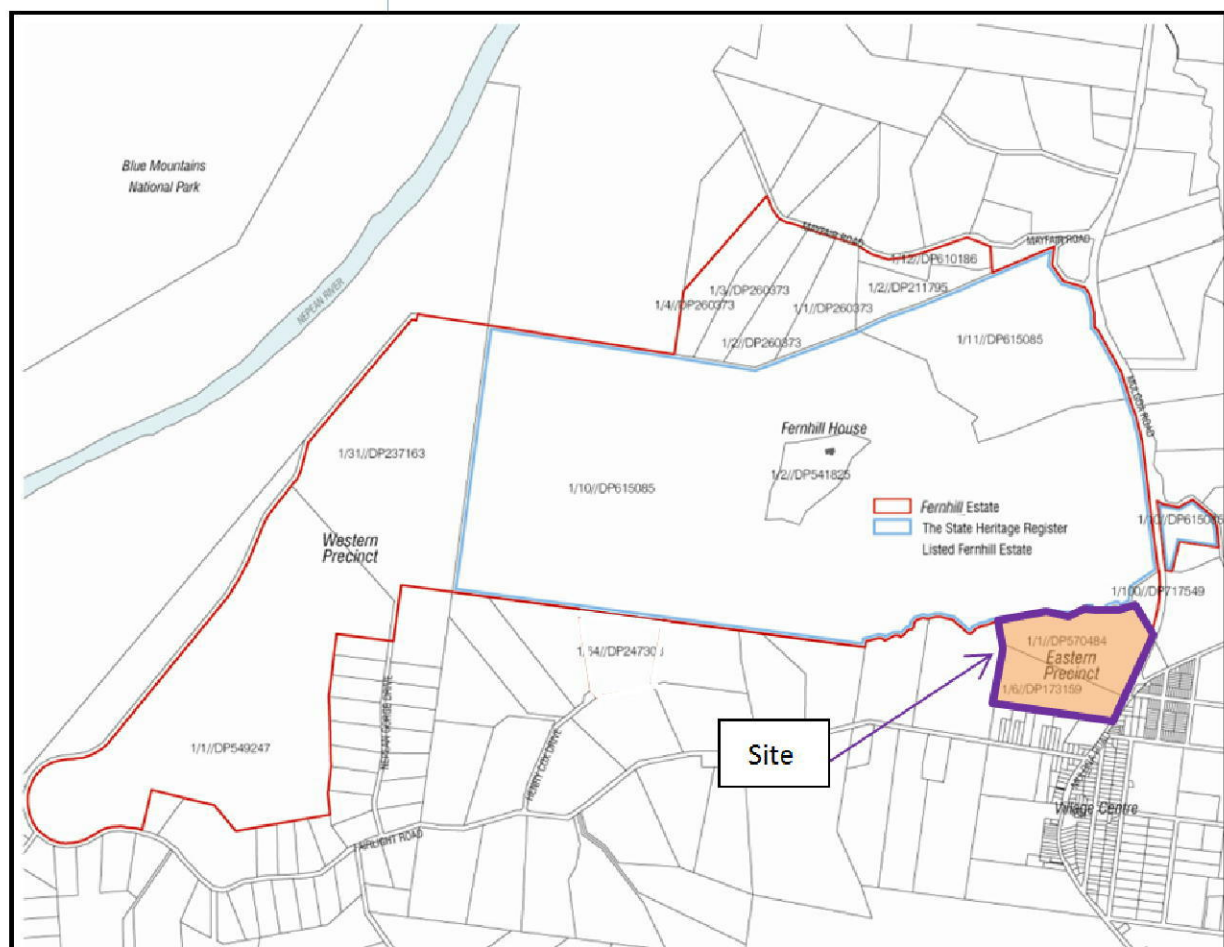
Mott MacDonald has undertaken this Infrastructure Report in support of the Development Application for subdivision and infrastructure works for the proposed residential development located within the Eastern Precinct of the Fernhill Estate, Mulgoa (referred to from this point onward as the 'site').

The site is a 25.9 ha parcel of land fronting Mulgoa Road comprising Lot 1 DP 570484 and Lot 6 DP 173159. It is proposed to develop this precinct to accommodate 50 residential zoned lots ranging in size from approximately 750-1800 square metres.

Refer to Civil Development Application Plans for the proposed works:

- MMD-322876-C-DR-00-WE-0100 to 0170

Figure 1.1: Eastern Precinct of Fernhill Estate (Site Location)



## 2 Proposed Development

The site will comprise 50 residential lots (between 750 –1800 square metres) with water and sewerage services provided by conventional means. The existing lake is to be retained as a feature of the development. The existing dam, located to the south of the Pond will also be retained. Electricity and telecommunications services will be provided to the proposed development. Each residence will incorporate BASIX requirements such as low energy devices, energy efficient design and water saving fittings.

At this stage it is not expected that gas will be provided to the proposed development as it is understood that the cost to extend the gas from Regentville (located South-West of Penrith) would be prohibitive and Jemena (gas management & infrastructure company) have no plans to extend the existing gas line to Mulgoa township and the proposed development.



## 3 Existing Services

### 3.1 Potable Water

The Fernhill Estate currently is not connected to the town water supply. Supply to the existing Fernhill Homestead is understood to be from onsite dams and rainwater collection. The nearest town water is a 100 mm main in Mulgoa Road and in Fairlight Rd. It is understood that potable water is available but the capacity of the delivery system is limited to Mulgoa. Sydney Water has advised in their previous Feasibility Letter dated 30th March, 2010 that:

*“Depending on the final development layout of the subject area amplifications of the existing system will be necessary.”*

### 3.2 Sewer

The site is currently not connected to mains sewer. It sits just outside the boundary of the Mulgoa/ Wallacia/ Silverdale (MWS) Sewerage Scheme. Any extension of the MWS Sewerage Scheme to serve the site will require approval from the relevant authority, Sydney Water (SW). SW has advised in their previous Feasibility Letter dated 30th March, 2010 that:

*“Strategic level wastewater modelling has indicated that the Eastern Precinct can be accommodated within the existing scheme.”*

This advice appears to indicate that the current boundary of the MWS Sewerage Scheme can be extended by Sydney Water to include the proposed development without requiring referral to the Department of Planning.

### 3.3 Electrical

Power supply to the area is provided by Endeavour Energy. Overhead power lines are located along Mulgoa Road and Fairlight Road. The State Heritage Register (SHR) listed Fernhill Estate and various other dwellings on other lots outside of the SHR area as having electrical supply. Recent advice from Endeavour Energy indicates local electricity infrastructure has capacity for the proposed development.

### **3.4 Telecommunications**

The site currently has telecommunication services available. Information from Telstra is that there are telecommunications services located in Mayfair Rd, Fairlight Rd and Mulgoa Rd.

### **3.5 Gas**

Mulgoa does not have natural gas available at this point in time. The nearest gas services are located at Penrith at the corner of the M4 Motorway and Mulgoa Rd.



## 4 Proposed Servicing

### 4.1 Potable Water

Water supply to Mulgoa is from the Warragamba Water Supply Scheme which supplies the townships of Warragamba, Silverdale, Wallacia, Luddenham and Mulgoa. The scheme has limited capacity and will need to be augmented to serve the proposed development. It is understood that the supply to Mulgoa is at or nearing capacity and augmentation will be required to allow the extension of the system to serve the site.

### 4.2 Fire Services

Water for fire fighting for the proposed development will be provided from the town mains via hydrants spaced at 80 metre intervals.

### 4.3 Sewer

Previous Sydney Water advice indicates that the existing MWS Sewerage System has capacity for approximately 80 additional lots. As the proposed development consists of 50 lots it is proposed to provide a conventional sewerage system for this area which would be taken over by Sydney Water. The sewer from each property would drain via gravity to a pumping station located on the site which would then discharge to the Mulgoa sewerage system via a rising main.

Sydney Water have verbally advised that under their public service provider mandate, that Sydney Water through a Commercial Agreement mechanism would ultimately take ownership of the required pumping station and rising main.

### 4.4 Electrical

Endeavour Energy has previously advised that there is sufficient capacity in the existing network to cater for the additional lots.

It is envisaged that a new branch from the existing overhead power lines along Mulgoa Road will be grounded to deliver power to the proposed development. The supply configuration for the site will be confirmed at the detailed design stage including anticipated substation kiosks.

Refer Appendix A for advice received from Endeavour Energy on servicing.

#### 4.5 Telecommunications

Telecommunication services are currently available to the Fernhill Estate. Above ground telephone services are located along Mulgoa Road and Fairlight Road to Park River Close. Telstra has previously advised that these services can be upgraded and extended to the proposed development. Refer Appendix C for Existing Services Plans. It is anticipated that the telecommunications connections to the site will be similar to that of the electrical connections (this being grounded lines from Mulgoa Road to supply the proposed development).

#### 4.6 Gas

Gas services in this area are provided by Jemena. They have advised that the nearest gas services to Mulgoa are located at Regentville at the corner of the M4 Motorway and Mulgoa Rd. Jemena currently have no plans to extend gas to Mulgoa. If the developer wishes to extend gas to the proposed subdivisions it is understood that they would need to fund a steel lead-in gas main from Regentville to Mulgoa Village (a distance of approximately 8kms) and then extend the plastic reticulation lines throughout the development.

If gas is to be provided, Jemena require the lead-in gas main to have capacity for all future development in the Mulgoa, Wallacia, Silverdale, Warragamba and Luddenham areas. The cost of this is expected to be prohibitive in the vicinity of \$ 4 M. The above figure does not include reticulation throughout the subdivision.

Refer Appendix B for advice received from Jemena on servicing.

## 5 Roads and Transport

A separate Traffic Impact and Parking Assessment (TIPA) has been prepared by Mott MacDonald in support of the proposed development.

Refer to Civil Development Application Plans for typical road cross sections and Road Hierarchy.

## 6 Stormwater Management

### 6.1 Water Quantity and Quality

Preliminary water quantity and quality modelling of the proposed development has been undertaken by Mott MacDonald.

The Stormwater Management investigations include following items:

- Management of the increase in stormwater discharge from the site;
- Possible treatment measures required to reduce the volume of pollutants that are able to enter the downstream stormwater network; and
- Hydrological investigations of the proposed development to determine the flooding extents.

Outcomes from these investigations can be found within the Fernhill Estate, Mulgoa, Eastern Precinct Stormwater Management Report by Mott MacDonald dated.

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## Appendix A. Endeavour Energy Advice



**From:** David Ho [mailto:David.Ho@endeavourenergy.com.au]

**Sent:** 21 June 2013 4:09 PM

**To:** Lee, Greg A

**Subject:** FW: ENL2054 - Fernhill Estate Eastern Precinct | Lot 1 DP 570484, Fairlight Road MULGOA

Dear Greg,

Thank you for your enquiry regarding electricity supply to proposed development at above location. This enquiry has been registered under Customer Application Process (CAP) Number ENL2054; please quote this number for all future correspondence.

Endeavour Energy acknowledges that Development scope as described in previous ENL1250 is now reduced to Eastern & Western Precinct. The Eastern Precinct comprising Lot 1 DP 570181 and Lot 6 D P173159 is 27.57Ha with parcel of land fronting Mulgoa Road. It is proposed to develop this precinct to accommodate 54 residential zoned lots ranging from approximately 900 to 1500sqm sized lots. Supply will be required in June 2014 or after.

Endeavour Energy has assessed the anticipated load required for the proposed development and would confirm that at present existing 11kV feeder A095 has sufficient capacity to supply the required load. To get supply connections, a new sub must be established on the property and cut into this feeder.

Please note that the advice provided is in response to an enquiry only and does not constitute a formal method of supply. Only once a application is received and subsequent designs have been certified or approvals granted will Endeavour Energy reserve capacity on the network.

If you have any questions regarding this matter, please contact me.

Regards,

**David Ho**

Contestable Projects Manager | **Network Connections** | Network Operations

☎ Direct: (02) 9853 7901 | 📠 Fax: (02) 9853 7903

✉ Email: [david.ho@endeavourenergy.com.au](mailto:david.ho@endeavourenergy.com.au)

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.....  
Think before you print. This message is intended for the addressee named and may contain confidential information. If you are not the intended recipient, please delete it and notify the sender. Views expressed in this message are those of the individual sender and not necessarily the views of the business.  
.....

## Appendix B. Jemena Advice



## Peter Wiggan

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**From:** Hilton, Neale [Neale.Hilton@jemena.com.au]  
**Sent:** Tuesday, 11 May 2010 1:00 PM  
**To:** pwiggan@hughestrueman.com.au  
**Subject:** RE: Gas Services to Fernhill Estate Mulgoa

Peter,

- The closest suitable network currently terminates at Jemena's Secondary Receiving Station on Mulgoa Rd, adjacent to the M4 off ramp.
- There are no current plans to extend our network into the Mulgoa/ Wallacia town ships at present.
- Costs associated with the supply of Natural Gas infrastructure as based on a case by case basis. Jemena evaluates the potential yield based on the development timeframes and costs to supply. At this point Jemena does not seek to recover full Capital costs however due to a low expected yield a substantial contribution would be required. A brief analysis to provide a Natural gas main to the entrance of the Mulgoa town ship reveals an approximate \$3.9million contribution. This does not include local reticulation into the proposed estates due to the absence of road layouts.

Neale Hilton  
Network Dev. Manager

### Jemena

Level 14, 1 O'Connell Street, SYDNEY NSW 2000  
Locked Box 2/159 Ridgecrop Drv, CASTLE HILL NSW 2154  
M: 0402 060 151 | F: (02) 9899 3571  
E: [neale.hilton@jemena.com.au](mailto:neale.hilton@jemena.com.au)  
W: [www.thenaturalchoice.com.au](http://www.thenaturalchoice.com.au)

---

**From:** Peter Wiggan [mailto:[pwiggan@hughestrueman.com.au](mailto:pwiggan@hughestrueman.com.au)]  
**Sent:** Wednesday, 5 May 2010 3:00 PM  
**To:** Hilton, Neale  
**Subject:** Gas Services to Fernhill Estate Mulgoa

Neale,

Thanks for your time this morning. We are acting on behalf of the owners of the Fernhill Estate (Owsten Nominees) which is located just north of the village of Mulgoa. Refer attached map. There is currently a proposal before Penrith Council to rezone part of the property for development. The Eastern Precinct would comprise 80 lots and the Western Precinct 90 lots. The likely timeframe for the development of the Eastern Precinct is 2011/12.

The purpose of my inquiry is find out if it is feasible to extend gas to the proposed development. The information that would assist our investigation is as follows;

- Where are the nearest gas services to Mulgoa?
- Does Jemena have any plans in the foreseeable future to extend gas services to the Mulgoa/Wallacia area?
- If the developers of the property wanted gas to be put onto the development, how do they make application and how would it be funded?
- Can Jemena provide a ball park estimate of the cost per metre to extend gas to Mulgoa?

Thanks again for your help. A short email response to each of the above questions would be most appreciated.

Regards,

Peter Wiggan

## Appendix C. Existing Services Plans



Legend

ee

Existing electricity (underground)

eeOH

Existing electricity (overhead)

esw

Existing stormwater drainage

es

Existing sewer

ew

Existing water

et

Existing telecommunications

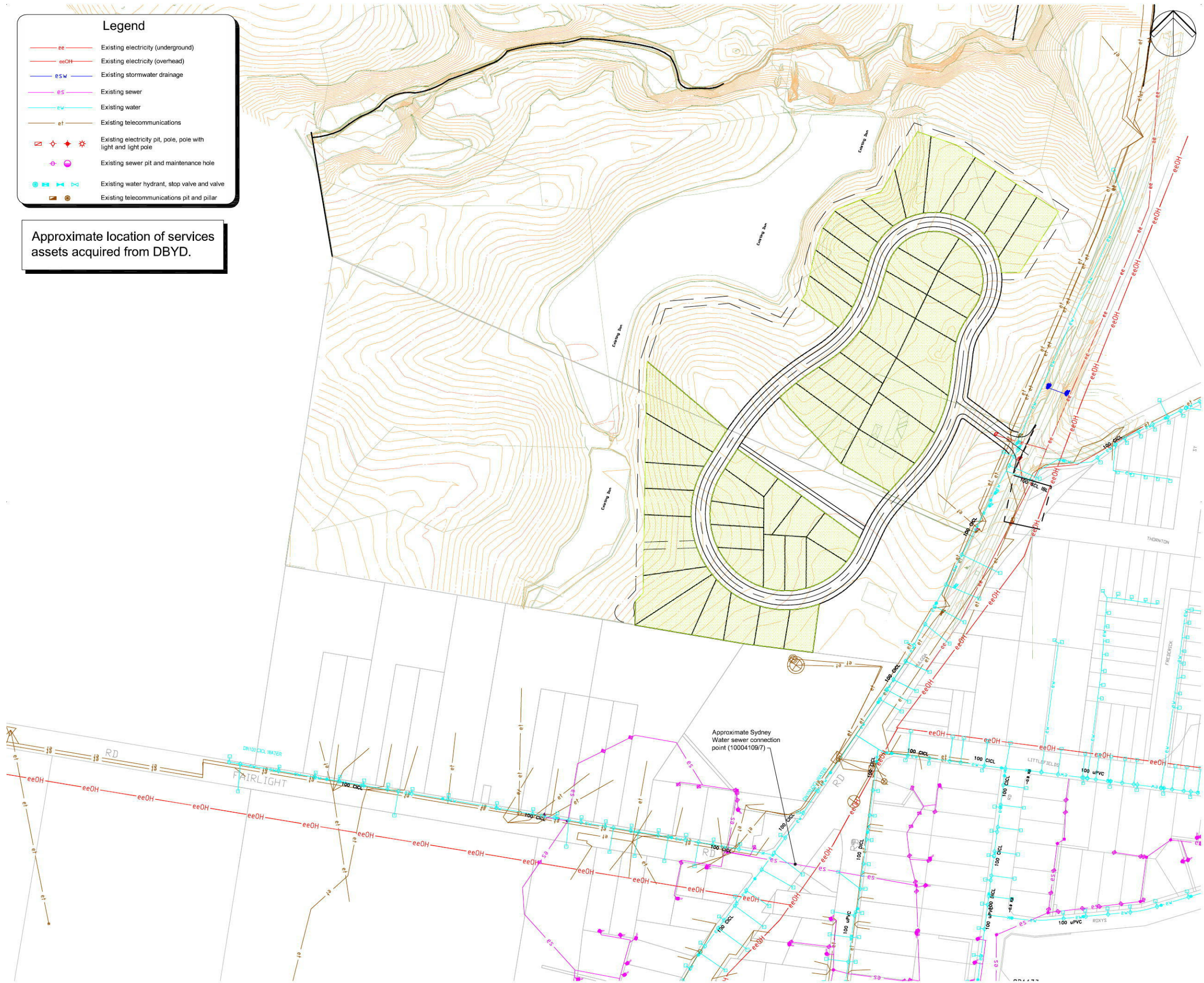
Existing electricity pit, pole, pole with light and light pole

Existing sewer pit and maintenance hole

Existing water hydrant, stop valve and valve

Existing telecommunications pit and pillar

Approximate location of services  
assets acquired from DBYD.



Notes

100

0

25

50

100

PLAN

SCALE 1:1500

@ A1

Key to symbols

New residential

Reference drawings

P2	07.07.14	ADS	Re-issued for DA Approval	GL	CJA
P1	01.07.14	ADS	Issued for DA Approval	GL	CJA
Rev	Date	Drawn	Description	Ch'k'd	App'd

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Client

Title

Fernhill Estate  
Proposed Eastern Precinct  
Existing Services Plan

Designed	GL	Eng check	GL
Drawn	ADS	Coordination	GL
Dwg check	GC	Approved	CJA
Scale at A1	1:1500	Status	PRE
Drawing Number	MMD-322876-C-SK-00-XX-0100	Rev	P2

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Document Set ID: 6093947  
Version: 1, Version Date: 14/08/2014

Preliminary - For Information

P:\Parramatta\Projects\322876\06 CAD\6\_4 Working drawings\Civil\Autocad\Sketches\MMD-322876-C-SK-00-XX-0100.dwg Jul 7, 2014 - 8:31PM sin55926



## Appendix D. Sydney Water Advice

Case Number: 133505

9 August 2013

ANGAS SECURITIES  
c/- MOTT MACDONALD AUSTRALIA

### FEASIBILITY LETTER

**Developer:** ANGAS SECURITIES  
**Your reference:** 322876  
**Development:** Lot 1 DP 570484 & Lot 6 DP 173159  
59R MULGOA RD, Mulgoa  
**Development Description:** Subdivision of Lot 1 DP 570484 and Lot 6 DP 173159 rural residential lots (Part of Fernhill Estate) into 53 New Residential Lots, 2 Reserves, 1 Existing lot (currently onsite sewer) and 1 Residue lot.  
**Your application date:** 5 June 2013

Dear Applicant

This Feasibility Letter (Letter) is a guide only. It provides general information about what Sydney Water's requirements could be if you applied to us for a Section 73 Certificate (Certificate) for your proposed subdivision. **The information is accurate at today's date only.**

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

Sydney Water will then send you either a:

- Notice of Requirements (Notice) and Developer Works Deed (Deed) or
- Certificate.

These documents will be the definitive statement of Sydney Water's requirements.

There may be changes in Sydney Water's requirements between the issue dates of this Letter and the Notice or Certificate. The changes may be:

- if you change your proposed development eg the development description or the plan/

site layout, after today, the requirements in this Letter could change when you submit your new application; and

- if you decide to do your development in stages then you must submit a new application (and pay another application fee) for each stage.

## What You Must Do To Get A Section 73 Certificate In The Future.

To get a Section 73 Certificate you must do the following things. You can also find out about this process by visiting [www.sydneywater.com.au](http://www.sydneywater.com.au) > Building and Developing > Developing Your Land.

1. **Obtain Development Consent from the consent authority for your subdivision proposal.**
2. **Engage a Water Servicing Coordinator (Coordinator).**

**You must engage your current or another authorised Coordinator** to manage the design and construction of works that you must provide, at your cost, to service your subdivision. If you wish to engage another Coordinator (at any point in this process) you must write and tell Sydney Water.

For a list of authorised Coordinators, either visit [www.sydneywater.com.au](http://www.sydneywater.com.au) > Building and Developing > Developing Your Land or call **13 20 92**.

The Coordinator will be your point of contact with Sydney Water. They can answer most questions that you might have about the process and developer charges and can give you a quote or information about costs for services/works (including Sydney Water costs).

### 3. **Developer Works Deed**

**After** the Coordinator has submitted your new application, they will receive the Sydney Water 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 Sydney Water has signed the documents, one copy will be returned to the Coordinator.

The Deed sets out for this project:

- your responsibilities;
- Sydney Water's responsibilities; and
- the Provider's responsibilities.

**You must do all the things that we ask you to do in that Deed.** This is because lots in your subdivision do not have 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. **Water and Sewer Works**

#### 4.1 **Water**

Each lot in your subdivision must have:

- a frontage to a drinking water main that is the right size and can be used for connection; and
- its own connection to that water main and a property service (main to meter) that is available for the fitting of a meter.

Sydney Water has assessed your application and found that:

- There is a 100mm drinking water main available on the Western side of Mulgoa Road.
- Detailed requirements will be provided at the Section 73 application phase.
- **You must construct a water main extension to serve 53 Lots.** These works must be constructed by a constructor with the appropriate capability. Your Coordinator will be able to provide further advice about this.

### **Residue Lots**

This notice does not relate to the “residue lot”.

Therefore, Sydney Water will only make a requirement for that lot when an approval within the meaning of Section 69 of the *Water Board Act 1994* is obtained and an application for a Section 73 Certificate is made.

- **You must provide a water service connection and property service (also known as a “property service (main to meter) at your cost for all lots off the water main construction required above and your Coordinator must manage the work. See section below for details.**
- **Property Service (Main to Meter) Installation Details**

The property service connection must be carried out by a Sydney Water listed Driller and the installation of the property service must either be carried out or supervised by a licensed plumber. They must meet the:

- (a) Administrative requirements of the New South Wales Code of Practice for Plumbing and Drainage; and
- (b) Sydney Water Property Service (Main to Meter) Installations Technical Requirements.

**Before the Certificate can issue, your Coordinator must give Sydney Water:**

- All the “Work as Constructed” information that shows what was constructed; and
- Certification that the property service works comply with Sydney Water’s requirements.
- The drainage reserve on the subdivision plan do not need services, no servicing requirements have been made.

### **4.2 Sewer**

Each lot in your subdivision must have a sewer main that is the right size and can be used for connection. That sewer must also have a connection point within each lot's boundaries.

Sydney Water has assessed your application and found that:

- **You must construct a waste water main extension to serve 53 lots.** The terms of the Deed define this extension as 'Major Works'.
- The Developer is to design and construct a wastewater main (connecting to the 150 mm main constructed under PRO 10004109/7), which will provide a point of connection at least 1m inside all the property boundaries.
- Detailed requirements will be provided at the Section 73 application phase
- You must use Sydney Water's **Technical Specifications for Low Infiltration Sewer Systems** to plan, design and construct the sewer. This specification must be used in conjunction with (and have precedence over) the Sewerage Code of Australia, WSA02-2002 (Sydney Water Edition). A Defect Liability Period of 12 months will apply to the works following their completion and acceptance by Sydney Water. Sydney Water will carry out Validation Testing one month prior to the expiry of that period. If we find any defects we will tell you. It will be your responsibility to rectify any notified defects.
- Any tender called by you for the works will need to provide for the above requirements.

### Funding of works

Under Sydney Water's 'Funding of infrastructure to service growth' policy we may agree to contribute towards a portion of the cost of the works you are required to build. Your Water Service Coordinator can advise you in relation to this policy, the likelihood of Sydney Water sharing a portion of the cost and the process you need to satisfy Sydney Water's probity requirements.

The funding assessment will be made at the detailed design stage, prior to any construction works commencing. A firm commitment would not be made by Sydney Water until we:

- Have reviewed the detailed design and;
- Have reviewed the detailed construction quotations needed to meet our probity requirements and;
- Come to an agreement on the amount.

## 5. Ancillary Matters

### 5.1 Asset adjustments



After Sydney Water issues this Notice (and more detailed designs are available), Sydney Water may require that the water main/sewer main/stormwater located in the footway/your property needs to be adjusted/deviated. If this happens, you will 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 will need to complete it **before we can issue the Certificate**. Sydney Water will need to see the completed designs for the work and we will 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 Sydney Water's **Permission to Enter** form(s) for this. You can get copies of these forms from your Coordinator or the Sydney Water website. Your Coordinator 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 Sydney Water may include:

- water main shutdown and disinfection;
- connection of new water mains to Sydney Water system(s);
- design and construction audit fees;
- contract administration, Operations Area Charge & Customer Redress prior to project finalisation;
- creation or alteration of easements etc; and
- 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 Coordinator can tell you about these costs.

## OTHER THINGS YOU MAY NEED TO DO

Shown below are other things you need to do that are NOT a requirement for the Certificate. They may well be a requirement of Sydney Water in the future because of the impact of your development on our assets. You must read them before you go any further.

## Stamping and approval of your building plans

Please note that the building plans must be stamped and approved when each lot is developed. This can be done at a Quick Check agency. For an agency list visit [www.sydneywater.com.au](http://www.sydneywater.com.au) > Building and Developing > Quick Check or call 13 20 92).

**This is not a requirement for the Certificate** but the approval is needed because the construction/building works may affect Sydney Water's assets (e.g. water, sewer and stormwater mains).

Where a Sydney Water stormwater channel, pipe or culvert is located within ten (10) metres of your development site it must be referred to Sydney Water for further assessment.

Your Coordinator can tell you about the approval process including:

- Possible requirements;
- Costs; and
- Timeframes.

**Note:** You must obtain our written approval before you do any work on Sydney Water's systems. Sydney Water will take action to have work stopped on the site if you do not have that approval. We will apply Section 44 of the *Sydney Water Act 1994*.

## Backflow Prevention Water supply connections

A backflow prevention containment device appropriate to the property's hazard rating must be installed at the property boundary. The device is to be installed on all water supplies entering the property, regardless of the supply type or metering arrangements. It is needed to reduce the risk of contamination by backflow from these supplies.

A licensed plumber with backflow accreditation can advise you of the correct requirements for your property. To view a copy of Sydney Water's Backflow Prevention Policy and a list of backflow accredited plumbers visit [www.sydneywater.com.au](http://www.sydneywater.com.au) > Plumbing > BackflowPrevention.

## The water service for your development

Sydney Water does not consider whether the existing water main(s) talked about above is adequate for fire fighting purposes for your development. We cannot guarantee that this water supply will meet your Council's fire fighting requirements. The Council and your hydraulic consultant can help.

You must make sure that each dwelling/lot has its own 20mm meter.

When access to the water supply is required, the property owner or agent must apply to Sydney Water online. Sydney Water must install a water meter before any water is used. It is illegal for anyone other than a Sydney Water employee to remove the locking mechanism on the water meter.

The online application can be found by visiting our website [www.sydneywater.com.au](http://www.sydneywater.com.au) > Plumbing. The applicant will need to have the:

1. Account (Property) Number which can be obtained from the Coordinator; and
2. Serial Number which can be found on the metal tag on your property service.

You can find more information by using the "Ask Sydney Water" section of our website.

### **Fire Fighting**

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 subdivision and the ability of Sydney Water's system to provide that flow in an emergency. Sydney Water's Operating Licence directs that Sydney Water's mains are only required to provide domestic supply at a minimum pressure of 15 m head.

### **Disused Water Service Sealing**

You must pay to disconnect all disused private water services and seal them at the point of connection to a Sydney Water water main. This work must meet Sydney Water's standards in the NSW Code of Practice for Plumbing and Drainage (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.

### **Disused Sewerage Service Sealing**

Please do not forget that you must pay to disconnect all disused private sewerage services and seal them at the point of connection to a Sydney Water sewer main. This work must meet Sydney Water's standards in the NSW Code of Practice for Plumbing and Drainage (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 Sydney Water's soffit requirements for property connection and drainage.

### **Other fees and requirements**

The requirements in this Notice relate to your Certificate application only. Sydney Water may be involved with other aspects of your development and there may be other fees or requirements. These include:

- plumbing and drainage inspection costs;
- the installation of backflow prevention devices; and
- council fire fighting requirements. (It will help you to know what the fire fighting

requirements are for your subdivision 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 Sydney Water and to the extent that it is able, Sydney Water limits its liability to the reissue of this Letter or the return of your application fee. You should rely on your own independent professional advice.**

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**END**