



PCU003711

15 March 2010

Kerry Hamann
Department of Planning
GPO Box 39
Sydney NSW 2001

Sydney
WATER

Department of Planning
Received
23 MAR 2010
Scanning Room

Dear Mr Hamann,

Re: Smartskip materials recycling facility MP09_0025

I refer to MP09_0025 Smartskip materials recycling facility, 19-23 Fariola Street and 29 Derby Street, Silverwater. Sydney Water has reviewed the proposal and provides the following comments for the Departments consideration.

Sydney Water Servicing

Sydney Water will further assess the impact of the development when the proponent applies for a Section 73 Certificate. This assessment will enable Sydney Water to specify any works required as a result of the development and to assess if amplification and/or changes to the system are applicable. Sydney Water requests the Department continue to instruct proponents to obtain a Section 73 Certificate from Sydney Water.

The proponent must fund any adjustments needed to Sydney Water infrastructure as a result of any development. The proponent should engage a Water Servicing Coordinator to get a Section 73 Certificate and manage the servicing aspects of the development. Details are available from any Sydney Water Customer Centre on 13 20 92 or Sydney Water's website at www.sydneywater.com.au.

Stormwater

Though there are no existing Sydney Water stormwater assets directly affected by the development, the stormwater from the site drains to the Sutherland Street-Derby Street trunk drainage stormwater channel 87. Sydney Water is concerned with the water quality that will generate from this site and enter our stormwater system.

The Department should ensure that the proposed development as a whole meets contemporary water quality discharge requirements. As a minimum, the 1997 NSW Environmental Protection Authority guidelines should apply.

Pollutant	Requirement
Suspended Solids	80% reduction of the average annual load
Total Phosphorous	45% reduction of the average annual load
Total Nitrogen	45% reduction of the average annual load
Litter	Retention of litter greater than 50mm for flows up to 25% of the 1 year ARI peak flow
Coarse Sediment	Retention of sediment coarser than 0.125mm for flows up to 25% of the 1 year ARI peak flows
Oils and Grease	In areas with concentrated hydrocarbon deposition, no visible oils for flows up to 25% of the 1 year ARI peak flow

NSW EPA – Managing Urban Stormwater – Council Handbook 1997

The majority of the site is proposed to be concrete, replacing the existing gravel base. On-site detention is required to Auburn Council's requirements to reduce the stormwater flows to the Sydney Water stormwater system.

Sydney Water e-planning

Sydney Water has created a new email address for planning authorities to use to submit statutory or strategic planning documents for review. This email address is urbangrowth@sydneywater.com.au. The use of this email will help Sydney Water provide advice on planning projects faster, in line with current planning reforms. It will also reduce the amount of printed material being produced. This email should be used for:

- Section 62 consultations under the *Environmental Planning and Assessment Act 1979*
- consultations where Sydney Water is an adjoining land owner to a proposed development
- Major Project applications under Part 3A of the *Environmental Planning and Assessment Act 1979*
- consultations and referrals required under any Environmental Planning Instrument
- draft LEPs, SEPPs or other planning controls, such as DCPs
- any proposed development or rezoning within a 400m radius of a Sydney Water Sewage Treatment Plant
- any proposed planning reforms or other general planning or development inquiries

If you require any further information, please contact Alexandra Plumb of the Urban Growth Branch on 02 8849 6066 or e-mail alexandra.plumb@sydneywater.com.au

Yours sincerely



Adrian Miller
Manager Urban Growth Strategy and Planning