



6 March 2012

Mr Simon Bennett
Team Leader, Strategic Assessment
Department of Planning and Infrastructure
GPO Box 39
Sydney NSW 2001



Re: MP 09_0213 – Thomas Street Building, University of Technology Sydney

Dear Mr Bennett,

Thank you for your letter of 15 February 2012 about the proposed expansion of the Thomas Street building at the University of Technology Sydney in Broadway. Sydney Water has reviewed the proposal and provides the following comments for the Department's consideration.

Water

The drinking water main available for connection is the 150 mm main on the northern side of Thomas Street.

Wastewater

The existing wastewater system has sufficient capacity to serve the proposed development. The wastewater main available for connection is the 225 mm main off Thomas Street (Asset Number 2717006).

Stormwater

The nearest Sydney Water stormwater asset is the 225mm pipe in the middle of Thomas Street on the opposite side of Jones Street from the proposed development site. The applicant should make every effort to connect to Council's existing stormwater system. Connection to Sydney Water's stormwater pipe system should be the last option.

Provision of onsite detention is to be as per the Sydney Water's letter to Warren Smith and Partners dated 13 July 2011 (attached).

Trade Waste

Please refer to the trade waste requirements enclosed with this letter.

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. 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. The Water Servicing Coordinator will ensure submitted infrastructure designs are sized and configured according to the Water Supply Code of Australia (Sydney Water Edition WSA 03-2002) and the Sewerage Code of Australia (Sydney Water Edition WSA 02-2002). Details are available from Sydney Water's website at www.sydneywater.com.au.

Building Plan Approval

The approved plans must be submitted to a Sydney Water Quick Check agent to determine whether the development will affect any Sydney Water wastewater or water main, stormwater drains and/or easement, and if further requirements need to be met. Plans will be appropriately stamped.

For further assistance please telephone 13 20 92 or refer to Sydney Water's website www.sydneywater.com.au for:

- Quick Check agent details - see Building and Developing then Quick Check; and
- Guidelines for Building Over/Adjacent to Sydney Water Assets - see Building and Developing then Building and Renovating

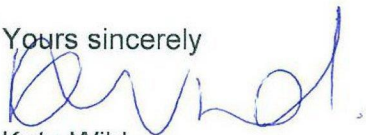
Sydney Water e-planning

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
- consultations and referrals required under any Environmental Planning Instrument
- draft LEPs, SEPPs or other planning controls, such as DCPs
- any proposed development or rezoning that will be impacted by the operation of a Sydney Water Wastewater Treatment Plant
- any proposed planning reforms or other general planning or development inquiries

If you require any further information, please contact David Demer of the Urban Growth Branch on 02 8849 5241 or e-mail david.demer@sydneywater.com.au

Yours sincerely



Kate Wild

Strategic Projects Coordinator

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 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

Telephone: 8849 4459
Fax: 8849 4228
Officer: John Hyde
Our Ref.: 2011/00354F

13 July 2011

Warren Smith and Partners
1st Floor, 123 Clarence Street
Sydney NSW 2000

Attention: Mr Warren Smith

Dear Sir,

ON SITE DETENTION REQUIREMENTS
University of Technology, Broadway, Ultimo

With reference to your email dated 12 July 2011 regarding the above subject.

The requirements are to apply for a year from the date of this letter after which the requirements will be updated on reapplication.

1. An application fee of \$275.70 is payable to Sydney Water.
2. On-Site Detention of stormwater will be required for stormwater discharge. A maximum permitted site discharge (P.S.D.) of 65 litres/sec and a minimum on-site storage of 32 cubic meters is required for storage of the excess flow from a 100 year A.R.I. design storm (Total Site Area 1757 square meter).
3. Hydraulic calculations and plans showing on-site storage are to be submitted for final approval prior to commencement of any drainage works.
4. Applicant should approach Council for their stormwater requirements including any floodway requirements.

Note: Upon completion of the work, the applicant is to submit a certified report from an appropriately qualified engineer or registered surveyor indicating that the OSD structure has been installed as per submitted plan.

If you have any questions about this Notice, you may contact the officer specified at the top of this notice.

Yours sincerely

John Hyde
Development Services Representative