

08 August 2011

Ms Caroline Owen  
Department of Planning & Infrastructure  
GPO Box 39,  
Sydney NSW 2001

**Re: MP 10\_0189 Residential Development at the Royal Rehabilitation Centre  
Sydney**

Dear Ms Owen,

Thank you for your letter of 28 June 2011 requesting comment on the proposed residential development at the above address.

Sydney Water provides the following further comments for the Department's consideration. Water and wastewater extensions will be required to service the proposed development, as outlined below.

**Northern Beaches Ocean Outfall System (NBOOS)**

The Northern Beaches Ocean Outfall System was constructed in Tunnel in 1930 through this site. The tunnel is approximately 35m deep at the western boundary and approximately 7m to the roof of the tunnel at the eastern boundary.

The zone of influence for the tunnel at the eastern boundary is within a few metres of the existing surface level so it is critical that any proposed excavation in this area be assessed by Sydney Water's Geologist before any excavation takes place.

**Water**

The existing water system has capacity to service the proposed development, however an extension of the drinking water system will be required from the 150mm main in Charles Street and the 100mm main in Kenneth Street. Additionally, the 150mm main in Charles Street forms part of a pressure reduced zone. Extensions from either main must be separated from the other by means of a closed stop valve.

**Wastewater**

The current wastewater system has sufficient capacity to service the proposed development, however wastewater extensions are required from the 225mm and 150mm mains on and around the proposed development site.

Please note that the 225mm main in the northern corner of the property located in Victoria Road shown as existing in Drawing Number H-01 Revision A in the proponent's Environmental Assessment, does not appear in Sydney Water's records. Verification of this main must be made before any extensions or connections can be made.

The proposed development conflicts with the location of the 150mm wastewater main traversing the property and the Northern Beaches Ocean Outfall. A wastewater deviation may be required.

**Trade Waste Information**

Should this development generate trade wastewater, there is no guarantee that Sydney Water will accept the trade wastewater to its sewerage system. In the event trade wastewater is generated, the property owner is required to submit an application for permission to discharge trade wastewater to the sewerage system before business activities commence. A boundary trap will be required where arrestors and special units are installed for trade waste pre-treatment.

If this development type is “Industrial” then the property may be part of sewerage catchment subject to a wastewater reuse scheme. This may impact the level of pollutants such as Total Dissolved Solids (TDS) that Sydney Water will accept from the property to the sewerage system. Businesses wishing to discharge wastewater (other than domestic sewage) should first contact a Sydney Water Trade Waste Office. A boundary trap will be required where arrestors and special units are installed for trade waste pre-treatment.

Prospective Purchasers should be made aware of the above situation under the requirements of vendor disclosure. For further information please visit the Sydney Water website at:  
<http://www.sydneywater.com.au/OurSystemsandOperations/TradeWaste/>

### **Sydney Water Servicing**

Sydney Water will further assess the impact of any subsequent development when the developer applies for a Section 73 Certificate. This assessment will enable Sydney Water to specify any works required as a result of future development and to assess if amplification and/or changes to the system are applicable. The developer must fund any adjustments needed to Sydney Water infrastructure as a result of the development.

The developer 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).

Sydney Water requests the Council to continue to instruct proponents to obtain a Section 73 Certificate from Sydney Water. Details are available from any Sydney Water Customer Centre on 13 20 92 or Sydney Water’s website at [www.sydneywater.com.au](http://www.sydneywater.com.au).

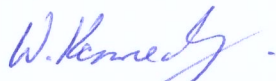
### **Sydney Water e-planning**

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](mailto: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 Ainsley Rotgans of the Urban Growth Branch on 02 8849 4004 or e-mail [ainsley.rotgans@sydneywater.com.au](mailto:ainsley.rotgans@sydneywater.com.au).

Yours sincerely,



Wayne Kennedy,  
Manager of Urban Growth Strategy and Planning