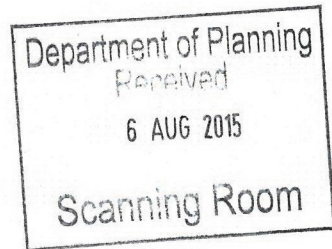


PCU060886

30 July 2015

Natasha Harras
Team Leader
Regional Assessments
Department of Planning & Environment
GPO Box 39
Sydney NSW 2001



Modification Application to the State Significant Development at the M2 site within the North Ryde Station Urban Activation Precinct (SSD 5093 MOD 1)

Dear Ms Harras,

Thank you for your letter notifying Sydney Water of modifications to the State Significant Development at the M2 site within the North Ryde Station Urban Activation Precinct. We have reviewed the proposal and provide the following comments for your consideration.

Location of relocated pipe in relation to Sydney Water assets

- The proponent is to ensure that the location of the relocated gas pipe does not adversely effect the operation of any Sydney Water assets.
- This is to be completed before construction work commences, and is a condition of obtaining a Section 73 Certificate from Sydney Water.

Water and Wastewater

- Our previous comments related to servicing and associated works, dated 11 August 2014 and addressed to Amy Watson are still applicable to the proposed development. I have attached a copy of the previous correspondence for your review.
- These conditions will be assessed as part of the Section 73 application process.

Sydney Water E-Planning

Sydney Water has an email address for planning authorities to submit statutory or strategic planning documents for review. This email address is urangrowth@sydneywater.com.au

Further advice and requirements for this proposal are at attachment 1 (overleaf). If you require any further information, please contact Beau Reid of the Urban Growth Branch on 02 8846 4357 or e-mail beau.reid@sydneywater.com.au.

Yours sincerely,

Greg Joblin
A/Manager, Growth Strategy

Attachment 1

Sydney Water Servicing

A Section 73 Compliance Certificate under the Sydney Water Act 1994 must be obtained from Sydney Water.

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 > Plumbing, building and developing > Developing > Land development or telephone 13 20 92.

Building Plan Approval

You must have your building plans stamped and approved before any construction is commenced. Approval is needed because construction/building works may affect Sydney Water's assets (e.g. Water, sewer and stormwater mains).

For further assistance please telephone 13 20 92 or refer to the Building over or next to assets page on the Sydney Water website (see Plumbing, building and developing then Building over or next to assets).

11 August 2014

Attention; Mark Brown
Amy Watson
Team Leader – Key Sites and Social Projects
GPO Box 39
Sydney NSW 2001

RE: M2 site within North Ryde Station Urban Activation Precinct (SSD 5093)

Dear Mr Brown,

Thank you for your letter notifying Sydney Water of the proposed development referenced above. We have reviewed the application and provide the following comments for your consideration.

Water

- Of the 3 nearby water supply systems, only two have a direct frontage to the property
 - The very large Chatswood zone has a frontage off Epping Rd and has sufficient bulk capacity
 - The very small Marsfield zone has a frontage off Waterloo Rd and doesn't have sufficient capacity
- The local 150mm reticulation on Epping Rd is too small to supply the property. However, a bulk supply can be brought to the site from the 750mm Ryde to Chatswood main in Coxs Rd. The single purpose principal bulk supply main should be at least 300mm in diameter and service the property via the Epping Rd entry. An open cross connection would be arranged with the existing 150mm in Epping Rd to provide a very limited alternate supply
- The delivery of bulk supply to the property shall ensure Operating Licence compliance at the property entry
- If Sydney Water is to own the internal mains, they shall be designed to minimum mains size according to the Water Supply Code and Operating Licence compliance
- A cross connection to the Waterloo Rd reticulation mains (Marsfield zone) cannot be permitted as this is a different zone and pressure condition
- Early connections cannot be supported by the existing Epping Rd mains
- The existing 100mm water main within the property is off the wrong zone. The pipe must be disconnected at Waterloo Rd and the off-take rehabilitated
- New water mains shall be provided by Water Servicing coordinators.

Wastewater

- The property drains to the reticulation sewers in Waterloo Rd, and thence to the West Lane Cove Subm Sec, which has sufficient capacity for the development
- If the internal sewers are to be owned by Sydney Water, they shall be designed to the Sewerage Code of Australia according to minimum main sizing
- The West Lane Cove Sub-main is approx. 250m distant from the Waterloo Rd entry
- The local reticulation in Waterloo Rd has insufficient capacity for the development. Sewerage Code of Australia minimum main sizing indicates that a continuous length of 375mm is required
- New sewers shall be provided by Water Servicing Coordinators.

Sydney Water E-Planning

Sydney Water has an email address for planning authorities to submit statutory or strategic planning documents for review. This email address is urbangrowth@sydneywater.com.au

Further advice and requirements for this proposal are at attachment 1 (overleaf). If you require any further information, please contact Hannah Gilvear of the Urban Growth Branch on 02 8849 5296 or e-mail hannah.gilvear@sydneywater.com.au.

Yours sincerely,



Emma Whale
A/Manager, Growth Strategy

Attachment 1

Sydney Water Servicing

A Section 73 Compliance Certificate under the Sydney Water Act 1994 must be obtained from Sydney Water.

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 > Plumbing, building and developing > Developing > Land development or telephone 13 20 92.