

9 May 2013

**Attention: Tom Mithen**

Karen Jones  
Acting Director, Metropolitan & Regional Projects South  
Department of Planning & Infrastructure  
GPO Box 39  
SYDNEY NSW 2001

**SSD 5752 – Construction of the convention, exhibition & entertainment facilities & associated public domain works at Darling Harbour**

Dear Ms Jones,

Thank you for your letters of 25 March 2013 requesting comment on the proposed development of the International Convention Centre.

Sydney Water requires an integrated servicing strategy for all three South Darling Harbour development precincts. This will need to include, but not be limited by, a water balance study describing the source and use of all water related products for the development site, dwelling and demand forecasts, an assessment of the potential servicing options, and determination of the preferred/adjusted assets to be delivered over time. A full list of requirements will form part of the Notice of Requirement letter.

Future demolition, civil and construction works for this hotel proposal may have an impact on Sydney Water's existing infrastructure and customers connected to those systems. Connected customers shall not be disadvantaged by these works and the Sydney Water Operating Licence shall be observed. The developer is responsible to ensure continuity of supply and any costs to provide interim services should our assets be affected.

Preliminary indicative information is provided for each product currently operated by Sydney Water in the following sections. This information may change as part of the development of the integrated servicing strategy, and / or further refinement of requirements that may occur during the Section 73 process.

**Stormwater**

Our review of the modified stormwater plans is still ongoing and a response will be provided to the Department upon its completion.

**Water**

There is sufficient trunk supply for the proposed development within the Sydney Water network.

The development does not front an appropriate water main. The proponent will be required to provide a number of water main extensions to serve the development. The proposed drinking water infrastructure for this development will be sized and configured according to the Water Supply Code of Australia (Sydney Water Edition WSA 03-2002). Works may include:

**Convention Centre - Building 4**

- Subject to investigation and approval the development may connect domestic and commercial services to the available 250mm water main in Darling Drive.
- Possible adjustments to the 250mm water main may be required to suit potential road re-alignment

**ICC Exhibition Centre - Building 6**

- Subject to investigation and approval the development may connect to either the available 250mm or 300mm water main in Darling Drive.
- Possible adjustments to the 250mm water main may be required to suit potential road re-alignment.

**Public Domain south of Western Distributor - Building 8**

- Possible adjustments to the existing 200mm main serving the public domain
- Works to accommodate levelling and landscaping works.
- The existing assets are to be accurately located on a design and protected by an easement.
- Customers currently connected to existing services are not to be disconnected or disadvantaged.
- Maintain adequate cover to water mains consequent of reducing the levels of the public domain for drainage improvements.

**Public Domain north of Western Distributor - Building 8**

- Possible adjustments to the existing 200mm main serving Harbour side and public domain
- Possible adjustments to the existing 200mm to accommodate building footprint of the proposed Hotel and Convention centre.
- Easements may be required depending on the final location of water mains

**Theatre - Building 9**

- Subject to investigation and approval, the development may connect to either the available 250mm or 300mm water main in Darling Drive.
- Possible adjustments to the 250mm water main may be required to suit potential road realignment.

More detailed requirements will be provided at the Section 73 Application stage.

**Wastewater**

There is sufficient trunk capacity to meet the needs of the proposed development.

Each development component must have a connection point to the wastewater within the development's boundaries. The proponent may be required to construct a wastewater main extension to serve the development components. The proposed wastewater infrastructure for this development will be sized and configured according to the Sewer Supply Code of Australia (Sydney Water Edition) and can be used for connection. Works may include:

**ICC Convention Centre - Building 4**

- Provide an appropriate point of connection via an extension of the 375mm wastewater main in Darling Drive.

**ICC Exhibition Centre - Building 6**

- Provide an appropriate point of connection via an extension of the 750mm or 375mm wastewater main (other than the tunnel) in Darling Drive.

**Theatre - Building 9**

- Provide an appropriate point of connection via an extension of the 300mm wastewater main in Darling Drive.

**Public Domain south of Western Distributor - Building 8**

- The proponent will also be required to:
  - Ensure all wastewater access lids within the floodway are water tight.
  - Accurately locate on a design plan the location of the pressure main from the wastewater pumping station (SP0001) in the public domain. Arrange for an easement over the main.
  - Maintain adequate cover over the pressure main consequent of reducing the levels of the public domain for drainage improvements.

**Public Domain north of Western Distributor - Building 8**

- Possible relocation of "Harbour side" private sewage connection arrangements.

More detailed requirements will be provided at the Section 73 Application stage.

**Sydney Water Servicing**

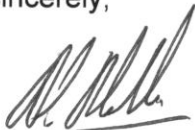
Sydney Water will further assess the impact of any subsequent development when the developer applies for a Section 73 Certificate. This assessment will enable Sydney Water to specify any works required as a result of future development and to assess if amplification and/or changes to the system are applicable.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

The developer should engage a Water Servicing Coordinator (WSC) to get a Section 73 Certificate, manage the servicing aspects of the development and coordinate the production of an integrated servicing strategy.

Sydney Water requests the Department 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)

If you require any further information, please contact Corrine Manyweathers of the Urban Growth Branch on 02 8849 4014 or e-mail [corrine.manyweathers@sydneywater.com.au](mailto:corrine.manyweathers@sydneywater.com.au).

Yours sincerely,



Adrian Miller,  
Manager, Growth Strategy

