

Project: 2 Figtree Drive (Site 53), Sydney Olympic Park

Project No: 160013

Date: 3rd May, 2017



JHA Response to SOPA- SSD 7662 (Dated 13th March, 2017)

Report Reference	Item Ref No.	Report Excerpt	Alluvium Excerpt	JHA Response
NSW EPA – Mixed Use Development at Site 53, 2 Figtree Drive, Sydney Olympic Park (SSD 7662)	3. Water Quality	Information should also be provided on measures to collect and manage any seepage waters from basement or underground car parking areas in a manner that will prevent pollution waters.	N/A	Ground water investigations undertaken by JBS&G have indicated that the seepage water is high in ammonia concentrations and is unable to be discharged directly into the stormwater drainage system. Based on the investigations, the anticipated seepage rates have been estimated to be in the order of 1kL day. In order to adhere to the stormwater discharge requirements, seepage water is proposed to be diluted at a ratio of 10:1, with non-potable water. The dilution will be undertaken at the seepage water pumping station and controlled via the pump control panel. Refer to updated Water Cycle Management Plan, which illustrates the proposed seepage water dilution and discharge strategy
Sydney Olympic Park – SSD 7662 – Site 53 2 Figtree Drive, Sydney Olympic Park	Attachment 1 - Item 1	Compliance of the Site 53 Stormwater Management and Water Quality Report with SOPA Stormwater Management and Water Sensitive Urban Design Policy (POL13/04), January 2014	Locally harvested rainwater shall be the primary source of non- potable water for developments located within a Sydney Olympic Park non- potable stormwater harvesting catchment. Where practical, at least 90% of non- potable demand shall be met from this source, which may be supplemented by recycled water, as a back-up of harvested rainwater is insufficient to meet demand	Harvested rainwater will be used as the primary source of non- potable water for the proposed development. A rainwater harvesting tank model analysis has identified that 90% of non- potable demand is not achievable. Refer to updated Water Cycle Management Plan, which identifies the optimum rainwater tank capacity for the development.
			Individual water metering must be provided where possible to all residential units with a development	Individual water meters to apartments will be provided for potable water only. An authorities main meter assembly will be provided at the boundary to monitor the overall WRAM’s consumption
	Attachment 1 -Item 2	Specific comments on the water elements in the Site 53 Water Cycle Management Plan	Rainwater Tank Sizing	Refer to updated Water Cycle Management Plan, which identifies the optimum rainwater tank capacity for the development.
Sydney Water - Mixed Use Development at Site 53, 2 Figtree Drive, Sydney Olympic Park (SSD 7033)	Water	Drinking water main upsizing may be required to comply with the Water Supply Code of Australia WSA 03-2011-3.1 (Sydney Water Edition – 2012)	N/A	A 50kL break tank has been documented to limit the peak draw off from the town’s main to a maximum of 30.0 l/s, which is well below the maximum permissible of 67.0 l/s, as indicated in the fire flow pressure inquiry
	Recycled Water	Recycled water main upsizing may be required to comply with the Water Supply Code of Australia WSA 03-2011-3.1 (Sydney Water Edition – 2012)	N/A	The proposed 30kL filtered recycled cold water break tank will limit the peak draw off from the town’s main to a maximum of 15.0 l/s, which is well below the maximum permissible of 67.0 l/s, as indicated in the fire flow pressure inquiry