

2 August 2021

Anthony Murphy
By email: anthony.murphy@app.com.au

**SSD 9726 – ADAPTIVE REUSE OF THE ROYAL HALL OF INDUSTRIES
CONDITIONS B22 & B23 – STORMWATER AND DRAINAGE
CONDITION B24 – ON-SITE DETENTION
CONDITION B25 – STORMWATER QUALITY ASSESSMENT**

Dear Anthony,

Thank you for your correspondence on 29 July 2021, seeking to satisfy Conditions B22, B23, B24 and B25 of SSD 9726.

Please be advised that Conditions B22, B23, B24 and B25 are satisfied, as follows:

Condition B22

Concept plans submitted to Council indicate that the only change to Council drainage is that the alignment of a Council pipe that currently enters the property is now being diverted to avoid the property. The City is satisfied that this is acceptable so long as the connection is made good, maintains the consistent fall, does not disconnect any unknown private lines on the pipe and is completed to a professional standard.

Condition B22 is outlined below:

STORMWATER AND DRAINAGE

- B22. Prior to an approval or Construction Certificate being issued for excavation, civil construction, drainage or building work (whichever is earlier), excluding approved preparatory or demolition work a detailed drainage engineering design, calculations and design for the stormwater overland flow path for the development must be:
- (a) prepared by a suitably qualified hydraulic or civil engineer to show the proposed method of collection and disposal of stormwater; and
 - (b) prepared in accordance with the City of Sydney's Stormwater Drainage Manual, technical specifications, standards and policies, as amended from time to time; and
 - (c) submitted to and be approved by the Council and a copy of Council's approval must be provided to the Principal Certifying Authority.

Condition B23

Satisfaction of this condition is not required in this instance, as no new connections to the City's drainage system are proposed.

Condition B23 is outlined below:

B23. For approval of a connection into Council's drainage system an "Application for Approval of Stormwater Drainage Connections" must be submitted to the Council, together with an application fee in accordance with Council's adopted Schedule of Fees and Charges.

Condition B24

Condition B24 is satisfied by the submission of the letter titled 'On Site Detention Approval' prepared by Jeya Jeyadevan, Senior Capability Assessor, Business Development, Sydney Water, dated 28 July 2021.

Condition B24 is outlined below:

ON-SITE DETENTION

B24. The requirements of Sydney Water with regard to the on-site detention of stormwater must be ascertained and complied with. Evidence of the approval by Sydney Water of the detailed design of the on-site detention must be submitted to and be accepted by Council and a copy of Council's letter of acceptance must be provided to the Certifying Authority prior to a Construction Certificate being issued, excluding for any approved preparatory, demolition or excavation works.

Condition B25

Condition B25 is satisfied by the MUSIC link report and modelling submitted to the City on 21 July 2021.

STORMWATER QUALITY ASSESSMENT

B25. Prior to a Construction Certificate being issued for any excavation, civil construction, drainage or building work (whichever is earlier), but excluding approved preparatory or demolition work, a stormwater quality assessment must be undertaken and must be approved by Council and a copy of the Council's letter of approval must be provided to the Principal Certifying Authority and Planning Secretary.

The stormwater quality assessment must:

- (a) be prepared by a suitably qualified hydraulic engineer with experience in Water Sensitive Urban Design
- (b) use modelling from an industry-standard water quality model (e.g. MUSIC Model or equivalent)
- (c) demonstrate through reports, design plans and calculations, what water sensitive urban design and other drainage measures will be used to ensure that the development will achieve the following post-development pollutant loads:
 - (i) reduce the baseline annual pollutant load for litter and vegetation larger than 5mm by 90%;
 - (ii) reduce the baseline annual pollutant load for total suspended solids by 85%;
 - (ii) reduce the baseline annual pollutant load for total phosphorous by 65%;
 - (iv) reduce the baseline annual pollutant load for total nitrogen by 45%.
- (d) include certification from a suitably qualified practicing professional that the requirements of parts (i) (ii) (iii) and (iv) of this condition have been met.

If you require any further information please contact **Samantha Kruize on 02 9246 7263**, or by email at **skruize@cityofsydney.nsw.gov.au**.

Yours faithfully



ANDREW REES
Area Planning Manager