

14 April 2016

Amy Watson
Team Leader
Key Site Assessments
Department of Planning and Environment
GPO Box 39
Sydney NSW 2001

RE: Mixed use community and retail building and publicly accessible square within the North Plot (SSD 7021)

Dear Ms Watson,

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

Stormwater

The proponent must consider the approved Local Area Servicing Plan prepared for the development site in addition to the following requirements:

Building over or adjacent to stormwater assets

Please ensure compliance with Sydney Water's guidelines for building over or adjacent to stormwater assets outline the process and design requirements for such activities. As per the guidelines, the applicant is advised of the following:

- No building or permanent structure is to be constructed within **1m** from the outside wall of the stormwater asset. Permanent structures include (but are not limited to) basement car park, hanging balconies, roof eaves, hanging stairs, stormwater pits, stormwater pipes (excludes simple pavements and lightweight readily removable structures independent of the asset). This clearance requirement would apply for unlimited depth and height.
- The applicant is required to submit the elevation drawings with the stormwater channel, to ensure that the proposed buildings and permanent structures are below the zone of influence.
- Sydney Water requires a Flood Impact Assessment (FIA) to support such works – the FIA must:
 - demonstrate that there are no potential adverse flood impacts offsite due to the development; and
 - evaluate the impacts of flooding on the proposed development.

Constructing an access bridge over stormwater assets

Please refer to Sydney Water's guidelines for constructing bridges outline the process and design requirements for such activities. As per the guidelines, the applicant is advised of the following:

Stormwater connections to existing built assets

If there is intention to make direct stormwater connection to Sydney Water's stormwater system, then the connection is to be carried out according to the Asset Creation Process). Further details regarding the process can be obtained from your nominated Water Servicing Coordinator. The applicant is advised of the following:

- For pipes with a diameter 300mm or more the connection angle is to be no greater than 30 degrees in the direction of the channel flow.
- Proposed connections that are 300mm or more in diameter require a qualified structural engineer to design the connection. A structural engineer's certificate is to be attached with the design drawings.
- Proposed connections that are less than 300mm in diameter can use Sydney Water's standard drawings to design the connection drawings.
- All drawings are to be submitted in AutoCad to the Water Servicing Coordinator. The title of the drawings shall be as follows:

Case No. [#####] SW
[LGA] Drainage
[Sub-Catchment Name] SWC [##]
Drains to [Catchment Name] SWC [##]
Choose an item.

Flood impact assessment

If not already completed the applicant is required to submit a Flood Impact Assessment report based on a current flood model for the proposed development and identify flood hazards. The FIA must:

- demonstrate that there are no potential adverse flood impacts offsite due to the development; and
- evaluate the impacts of flooding on the proposed development.

Please note that this State significant developments still requires a Flood Hazard Management Plan as per Floodplain Development Manual. The flood models need to assess 5, 20, 100 and 100 year plus climate change year storm events.

Sydney Water requires the models to be 1D/2D models. Models should be simple and easy to read illustrating in maps:

- Flood levels
- Velocities
- Hazards

Sydney Water needs to ensure that developments do not adversely impact on people, properties and infrastructure.

On-site Stormwater Detention

For this development you are not required to meet Sydney Water's guidelines for on-site stormwater detention (OSD). .

Discharged Stormwater Quality Targets

If you are not meeting LASP requirements then the stormwater run-off from the site should be of appropriate quality and quantity before discharged into a Sydney Water asset or system. Developments must demonstrate stormwater quality improvement measures that meet the following specified stormwater pollutant reductions:

Pollutant	Pollutant load reduction objective (%)
Gross Pollutants (>5mm)	90
Total Suspended Solids	85
Total Phosphorus	65
Total Nitrogen	45

Heritage

This development may impact a heritage listed asset, ensure this is assessed and addressed early. You may be required to obtain Heritage Council approval for any work.

- The proposed development may impact on the Hay Street stormwater channel, which is heritage listed under the Section 180 Register.
Please refer to Sydney Water's website at www.sydneywater.com.au/SW/water-the-environment/what-we-re-doing/Heritage-search/index.htm] or contact Phil Bennett, Program Leader – Heritage on 8849 5936 or email phil.bennett@sydneywater.com.au.

Other General Requirements

Notify other agencies

Please ensure to contact respective agencies regarding this development including local council, Roads and Maritime Services etc.

Impact to other services and utilities

Ensure you have addressed impacts to other services and utilities in an integrated way.

If you require any further information regarding our stormwater requirements, please contact Fernando Ortega from Land and Waterways on 0407 702 994 or email fernando.ortega@sydneywater.com.au.

Water and Wastewater Servicing

- There is sufficient trunk capacity in the Crown Street and Pyrmont Gravity networks to service the proposed development.
- The wastewater system has sufficient trunk and reticulation capacity. Minor reticulation extensions and adjustments may be required.
- Water and wastewater adjustments and amplifications will be required based on the proposed connection points and corresponding discharge.
- Detailed requirements will be provided at the Section 73 application phase.

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 attachments 1 and 2 (overleaf). If you require any further information, please contact Beau Reid of Urban Growth Strategy on 02 8849 4357 or e-mail beau.reid@sydneywater.com.au.

Yours sincerely,

A handwritten signature in blue ink, consisting of a stylized 'G' followed by a horizontal line extending to the right.

Greg Joblin
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).

Attachment 2

Requirements for Business Customers for Commercial and Industrial Property Developments

If this property is to be developed for Industrial or Commercial operations, it may need to meet the following requirements:

Trade Wastewater Requirements

If this development is going to generate trade wastewater, the property owner must submit an application requesting permission to discharge trade wastewater to Sydney Water's sewerage system. You must wait for approval of this permit before any business activities can commence.

The permit application should be emailed to Sydney Water's Business Customer Services at businesscustomers@sydneywater.com.au

It is illegal to discharge Trade Wastewater into the Sydney Water sewerage system without permission.

A Boundary Trap is required for all developments that discharge trade wastewater where arrestors and special units are installed for trade wastewater pre-treatment.

If the property development is for Industrial operations, the wastewater may discharge into a sewerage area that is subject to wastewater reuse. Find out from Business Customer Services if this is applicable to your development.

Backflow Prevention Requirements

Backflow is when there is unintentional flow of water in the wrong direction from a potentially polluted source into the drinking water supply.

All properties connected to Sydney Water's supply must install a testable Backflow Prevention Containment Device appropriate to the property's hazard rating. Property with a high or medium hazard rating must have the backflow prevention containment device tested annually. Properties identified as having a low hazard rating must install a non-testable device, as a minimum.

Separate hydrant and sprinkler fire services on non-residential properties, require the installation of a testable double check detector assembly. The device is to be located at the boundary of the property.

Before you install a backflow prevention device:

1. Get your hydraulic consultant or plumber to check the available water pressure versus the property's required pressure and flow requirements.

2. Conduct a site assessment to confirm the hazard rating of the property and its services.

Contact PIAS at NSW Fair Trading on 1300 889 099.

For installation you will need to engage a licensed plumber with backflow accreditation who can be found on the Sydney Water website:

<http://www.sydneywater.com.au/Plumbing/BackflowPrevention/>

Water Efficiency Recommendations

Water is our most precious resource and every customer can play a role in its conservation. By working together with Sydney Water, business customers are able to reduce their water consumption. This will help your business save money, improve productivity and protect the environment.

Some water efficiency measures that can be easily implemented in your business are:

- Install water efficiency fixtures to help increase your water efficiency, refer to WELS (Water Efficiency Labelling and Standards (WELS) Scheme, <http://www.waterrating.gov.au/>
- Consider installing rainwater tanks to capture rainwater runoff, and reusing it, where cost effective. Refer to <http://www.sydneywater.com.au/Water4Life/InYourBusiness/RWTCalculator.cfm>
- Install water-monitoring devices on your meter to identify water usage patterns and leaks.
- Develop a water efficiency plan for your business.

It is cheaper to install water efficiency appliances while you are developing than retrofitting them later.

Contingency Plan Recommendations

Under Sydney Water's [customer contract](#) Sydney Water aims to provide Business Customers with a continuous supply of clean water at a minimum pressure of 15meters head at the main tap. This is equivalent to 146.8kpa or 21.29psi to meet reasonable business usage needs.

Sometimes Sydney Water may need to interrupt, postpone or limit the supply of water services to your property for maintenance or other reasons. These interruptions can be planned or unplanned.

Water supply is critical to some businesses and Sydney Water will treat vulnerable customers, such as hospitals, as a high priority.

Have you thought about a contingency plan for your business? Your Business Customer Representative will help you to develop a plan that is tailored to your business and minimises productivity losses in the event of a water service disruption.

For further information please visit the Sydney Water website at:

<http://www.sydneywater.com.au/OurSystemsandOperations/TradeWaste/> or contact Business Customer Services on 1300 985 227 or businesscustomers@sydneywater.com.au