

25 August 2014

**Attention: Peter McManus**

Mr Chris Ritchie  
A/Director — Industry, Key Site and Social Projects  
Department of Planning and Infrastructure  
PO Box 39  
Sydney NSW 2000

**RE: SSD 6123 — The University of Sydney Improvement Program**

Dear Mr McManus,

Thank you for your letter notifying Sydney Water of the proposed development referenced above. We have reviewed the application and provide the previous comments dated 20<sup>th</sup> February 2014 for your review.

**Water**

- The developer is required to submit the preliminary water and wastewater requirements servicing brief. This will enable Sydney Water to make an informed study to specify any works required to service the development
- The servicing brief must describe the ultimate and any staged interim servicing strategy, detailing water and wastewater requirements of Sydney Water's existing infrastructure. These details will include the proposed connection points to the water and wastewater system and demand on the network. Where the developer is adopting alternate water sources, the supplier of last resort must be nominated
- Water demands must be based on the Water Supply Code of Australia (Sydney Water Edition WSA 03-2002). Where the developer is adopting alternate water sources for non-potable use that will reduce the standard design demand rates, they must provide the adopted operational and design criteria. The designer must supply the calculations broken up by land-use type i.e. commercial, residential etc. and include any back-up to the proposed recycling/reuse on site
- Water demands for the ultimate and interim stages must be specified as:
  - o Average demand
  - o Maximum demand
  - o Peak demand
  - o Proposed usage pattern

## **Wastewater**

- Wastewater discharge must be based on the Sewerage Code of Australia (Sydney Water Edition WSA 02-2002). The designer should estimate the equivalent population to be discharged from the development by land use i.e. Commercial, residential etc. and include any back-up to the proposed recycling/reuse facility on site
- If the developer proposes to connect to Sydney Water's system via a private pump to sewer they must specify proposed discharge flow rates under interim and ultimate conditions.

## **Stormwater**

### **Building Over and Adjacent to Stormwater Assets**

- Sydney Water would not allow any buildings or permanent structures over its stormwater assets or within 1 metre from the outside wall of the stormwater assets
- Permanent structures include, but are not limited to; basement car parks, hanging balconies, roof eaves, hanging stairs, stormwater pits, stormwater pipes and similar structures
- There are a number of buildings proposed over Sydney Water's stormwater assets or within 1 metre from the outside face of the stormwater assets
- The developer is required to reconfigure the proposed buildings and permanent structures so that there are no building or permanent structures over the stormwater assets and that these structures are located at least 1 metre away from the outside face of the stormwater assets

### **Location of Sydney Water Stormwater Assets**

- Most of the submitted drawings illustrate that Sydney Water's stormwater assets are identified as university owned stormwater assets, and University's stormwater assets are identified as Sydney Water's stormwater assets
- Legends of these drawings are to be amended to ensure the ownership of the stormwater assets are identified correctly.

### **Direct Stormwater Connection to Sydney Water's Stormwater Assets**

- Any direct stormwater connection to Sydney Water's stormwater assets must comply with Sydney Water's connection requirements.

**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](mailto: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](mailto:hannah.gilvear@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](http://www.sydneywater.com.au) > Plumbing, building and developing > Developing > Land development or telephone 13 20 92.