

03 December 2015

Ms Natasha Ridler
Senior Planner
Planning Assessments
City of Sydney Council
GPO Box 1591
Sydney NSW 2001

RE: Response to Submissions for Sydney One, 1 Alfred Street, Sydney (D/2015/1049)

Dear Ms Ridler,

Thanks you for notifying Sydney Water of the Response to Submissions report lodged with council for the Sydney One Project at 1 Alfred Street, Sydney.

Sydney Water has liaised with representatives for the proponent in relation to our previous comments, dated 28 July 2015. Based on these discussions and our review, we can provide the following comments for your consideration.

SEARs Requirements

Water, Drainage, Stormwater and Groundwater

- As per the Secretary's Environmental Assessment Requirements (SEARs), issued 30 June 2015, the proponent will be required to provide an Integrated Water Management Plan, Groundwater Monitoring Plan, Stormwater Concept Plan and information on potential augmentation of Sydney Water infrastructure.
- These documents will not be required to form part of the Stage 1 Concept Plan approval. These should form part of the conditions of the Stage 2 Development Application and must be referred to Sydney Water for review at a later stage.

Stormwater

Constructing a building adjacent to Sydney Water stormwater assets

Sydney Water requests that Council include a deferred commencement condition in any approval of the proposed development, to be assessed at the Stage 2 Development Application.

- Suitable arrangements are to be made with Sydney Water for the accessibility and protection of the existing Sydney Water stormwater drain in Rugby Place / Crane Place.
- Sydney Water advises that no building structure is to encroach laterally within 1m of the existing Sydney Water stormwater drain (unlimited depth and height) and this is to be

clearly shown on future survey drawings. This is to comply with our Building Over/Adjacent to Sydney Water stormwater assets.

Discharged Stormwater Quality Targets

- These should form part of the Stormwater Concept Plan as part of the Stage 2 Development Application.
- Detailed requirements will be provided at the Section 73 application phase.

Heritage

- The proposal is within close proximity of the Tank Stream, which is State Heritage listed on Sydney Water's *Section 180 Register*.
- We are satisfied that the proposal does not propose to develop within 3m of the Tank Stream, and that no connection is proposed to this asset.
- Stage 2 of the development application should outline the methodology to ensure no adverse impacts to the Tank Stream during the construction phase. The Stage 2 application should be referred to Sydney Water for subsequent review.


Water and wastewater

- The proposed development can connect to the 250mm water main in Pitt Street and 450mm wastewater main in Alfred Street.
- Amplification of assets may be required to service the proposed development. This will be assessed at the Section 73 application phase after development consent is obtained.

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. If you require any further information regarding our requirements, please contact Beau Reid of Urban Growth Strategy on 02 8849 4357 or beau.reid@sydneywater.com.au.

Yours sincerely,

A handwritten signature in blue ink, appearing to read "Greg Joblin". The signature is stylized with a large loop and a long horizontal stroke extending to the right.

Greg Joblin
A/Manager, Growth Strategy