

6 August 2018

Our Ref: 172453

Annie Leung
Key Sites Assessments
Department of Planning & Development
GPO Box 39 Sydney NSW 2001

RE: Development Application – Victoria Cross Over Station Development (SSD 8874)

Dear Annie Leung,

Thank you for notifying Sydney Water of the development application listed above. We have reviewed the application and provide the following comments for your consideration. The following information is provided to assist in planning the servicing needs of the development, based on the information supplied:

Stormwater requirement

Building over or adjacent to stormwater assets

Sydney Water is aware of the proposed redevelopment and the proposal must meet Sydney Water's building over and adjacent to the stormwater assets requirements.

As per Sydney Water guidelines, the applicant is advised of the following:

- Consult with Sydney Water during the concept design phase. The guidelines provide the basis of our approval which includes but is not limited to the following:
 - No building or permanent structure is to be constructed over Sydney Water stormwater channels / pipes or within **1m** from the outside wall of the stormwater asset. Permanent structures include (but are not limited to) basement car park, hanging balcony, roof eaves, hanging stairs, stormwater pits, stormwater pipes, elevated driveway, basement access or similar structures. This clearance requirement would apply for unlimited depth and height.
 - An elevated // cross-section drawings must be submitted to ensure that the proposed buildings and permanent structures are 1m away from the outside face of the stormwater channel and below the line of influence.
 - The Structural integrity of the new assets must not be compromised in future and it must be independent of any proposed building or permanent structures.
- Once a concept plan has been agreed by Sydney Water, the design must be supported by
 - Flood Model to demonstrate the asset does not cause flooding. Preferably a 2D Model using Councils flood model for this catchment.
 - Hydraulic Design to ensure the design performs with no surcharges.

Sydney Water recommends that the applicant work closely with Sydney Water during the concept phase of this proposal. As are the current stands, the proposal does not meet Sydney Water's building over and adjacent to the stormwater assets requirements.

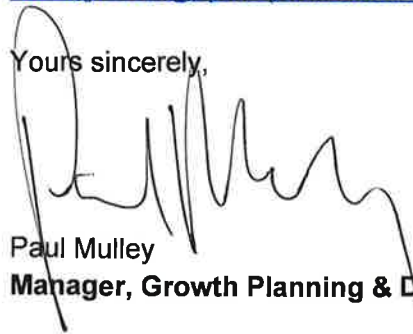
Water and Wastewater Servicing

- The 300mm drinking watermain in Miller Street and 375mm main in Berry Street has adequate capacity.
- The 225mm sewer main traversing the site has adequate capacity to service the proposed development.

This advice is not a formal approval of our servicing requirements. Detailed requirements, including any potential extensions or amplifications, will be provided once the development is referred to Sydney Water for a Section 73 application. More information about the Section 73 application process is available on our web page in the [Land Development Manual](#).

Further advice and requirements for this proposal are in the attachments. If you require any further information, please contact Growth Planning and Development Team on 02 8849 4269 or email urbangrowth@sydneywater.com.au.

Yours sincerely,

A handwritten signature in black ink, appearing to read "Paul Mulley", written over a large, faint, stylized circular graphic element.

Paul Mulley
Manager, Growth Planning & Development