

27<sup>th</sup> of February 2019

Our Ref: 176862

James Groundwater  
Key Sites Assessments  
Department of Planning & Environment  
james.groundwater@planning.nsw.gov.au

**RE: Development Application – Doncaster Avenue Student Accommodation (SSD 9649)**

Dear Mr Groundwater,

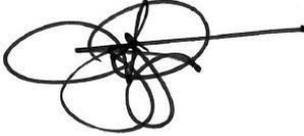
Thank you for notifying Sydney Water of the development application listed above. We have reviewed the application and, based on the provided information, we are objecting to the proposed development as it does not comply with the Sydney Water's guidelines for building over or adjacent to stormwater assets.

**Stormwater**

- Sydney Water object to the current proposal as it does not comply with the Sydney Water's building over and adjacent to stormwater assets requirements.
- No buildings or permanent structures are to be proposed over 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 or similar structures. This clearance requirement would apply for unlimited depth and height.
- Sydney Water has noted from the drawing no "2309 TP02.01 Rev 1 Dated 19/12/2018" titled "Basement Plan" that the proponent has the intention to deviate the Sydney Water's stormwater channel to address Sydney Water's requirements. Even though this concept of deviating the stormwater channel was discussed two years ago, it has not been progressed to the extent that the Sydney Water can accept this deviation proposal.
- In the meantime, Light Rail Stabling Yards, which is located on the western side of the proposed development site has deviated the existing Sydney Water's stormwater channel in the recent past and Sydney Water is yet to receive the Work As Constructed drawings. Based on this deviated stormwater channel in the Light Rail Stabling Yards, the current concept drawing for stormwater deviation need to be refined to achieve better hydraulic efficiency.
- Proponent is required to liaise with Sydney Water to reach an acceptable stormwater deviation proposal and to progress the design to an extent, that any proposed deviation of Sydney Water's stormwater channel is practically possible. Sydney Water's concurrence to the current proposal is subject to the proponent meet the above requirements.

If you require any further information, please contact the Growth Planning and Development Team on 8849 6073 or email [urbangrowth@sydneywater.com.au](mailto:urbangrowth@sydneywater.com.au).

Yours sincerely,

A handwritten signature in black ink, consisting of several overlapping loops and a long horizontal stroke extending to the right.

Fernando Ortega  
**A/Manager, Growth Planning & Development**