



PCU017963

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Sydney
WATER

14 December 2010

Michael Woodland
Director
Metropolitan Projects
Department of Planning
22-33 Bridge Street,
Sydney NSW 2000

Department of Planning
Received
20 DEC 2010
Scanning Room

Re: MP 10_0160 Seniors Living Development at the Scottish Hospital, 2 Cooper Street, Paddington

Attention: Shivesh Singh

Dear Mr Woodland,

Thank you for your letter of 17 November 2010 about the proposed Seniors Living Development at the former Scottish Hospital building at 2 Cooper Street, Paddington. Sydney Water has reviewed the proposal and provides the following comments for the Department's consideration.

Water

The existing water system has capacity to service the proposed development. The developer will need to design and construct an extension to the available 150 mm water main on the eastern side of Nield Avenue or the 150 mm main on the east side of Brown Street.

The extensions will need to be sized and configured according to the Water Supply Code of Australia (Sydney Water Edition WSA 03-2002). Evidence of Code compliance should be attached with the extension design.

Wastewater

The existing wastewater system has capacity to service the proposed development. The developer will need to design and construct an extension to the available 225 mm wastewater main that traverses the property.

The extension, in addition to any adjustment or deviation, will need to be sized and configured according to the Sewerage Code of Australia (Sydney Water Edition WSA 02-2002) and to the Guidelines for Building Over or Adjacent to Sydney Water's wastewater mains. Evidence of compliance should be attached with the extension and/or adjustment design.

Stormwater

The site is located in the mid to upper section of the Rushcutters Bay stormwater drainage catchment. The site is traversed by a 900 mm stormwater conduit, which enters the site at the Stephen Street boundary and exits at the Dillon Street boundary.

Preliminary assessment shows there is a potential conflict between this stormwater conduit and the proposed Stephen Smith building. For Sydney Water to support the proposed development, we require a minimum of one metre clearance either side of the existing conduit. Detailed plans should be submitted to Sydney Water to demonstrate compliance with this requirement.

To prevent damage to Sydney Water's stormwater assets, building foundations are to be designed and certified by a structural engineer based on the following criteria:

- Buildings are to be supported on pier foundations so structural loads are not transferred to Sydney Water stormwater assets.
- Buildings must be able to remain fully supported in the event of structural failure and collapse of Sydney Water stormwater assets.
- Piers are to be bored not driven.
- Piers are to extend to at least 0.5 metres below the Zone of Influence of Sydney Water stormwater assets.

A detailed dilapidation survey of the conduit is to be submitted to Sydney Water's stormwater group before and after the completion of any works. This is to ensure the structural integrity of the stormwater conduit is not compromised during construction. The survey is to be conducted by an accredited CCTV operator and should cover the length of the conduit within the development site.

As there is no proposal to connect to Sydney Water's stormwater conduit, Sydney Water's stormwater quantity and quality requirements will not apply. A new application will be required for any proposal to connect to the conduit.

Trade Waste

All customers discharging trade waste into Sydney Water's wastewater system must have written permission from Sydney Water. The trade waste requirements help Sydney Water discharge or reuse wastewater while protecting the environment and meeting regulatory requirements.

Sydney Water will either issue the customer a trade waste permit or enter into a trade waste agreement. A trade waste permit must be obtained before any discharge can be made to the sewer system. The permit is also needed for site remediation purposes. Applications for a trade waste permit can be made to Sydney Water at the Section 73 Certificate application stage. For further information refer to the Sydney Water website.

Sydney Water Servicing

Sydney Water will further assess the impact of the development when the proponent applies for a Section 73 Certificate. This assessment will enable Sydney Water to specify any works required as a result of the development and to assess if amplification and/or changes to the system are applicable. The proponent must fund any adjustments needed to Sydney Water infrastructure as a result of any development.

The proponent should engage a Water Servicing Coordinator to get a Section 73 Certificate and manage the servicing aspects of the development. The Water Servicing Coordinator will ensure submitted infrastructure designs are sized & configured according to the Water Supply Code of Australia (Sydney Water Edition WSA 03-2002) and the Sewerage Code of Australia (Sydney Water Edition WSA 02-2002).

Sydney Water requests the Department to continue to instruct proponents to obtain a Section 73 Certificate from Sydney Water. Details are available from any Sydney Water Customer Centre on 13 20 92 or Sydney Water's website at www.sydneywater.com.au.

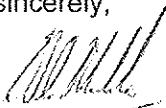
Sydney Water e-planning

Sydney Water has created a new email address for planning authorities to use to submit statutory or strategic planning documents for review. This email address is urbangrowth@sydneywater.com.au. The use of this email will help Sydney Water provide advice on planning projects faster, in line with current planning reforms. It will also reduce the amount of printed material being produced. This email should be used for:

- Section 62 consultations under the Environmental Planning and Assessment Act 1979
- consultations where Sydney Water is an adjoining land owner to a proposed development
- Major Project applications under Part 3A of the Environmental Planning and Assessment Act 1979
- consultations and referrals required under any Environmental Planning Instrument
- draft LEPs, SEPPs or other planning controls, such as DCPs
- any proposed development or rezoning within a 400m radius of a Sydney Water Wastewater Treatment Plant
- any proposed planning reforms or other general planning or development inquiries

If you require any further information, please contact Sonia Jacenko of the Urban Growth Branch on 02 8849 4004 or e-mail sonia.jacenko@sydneywater.com.au

Yours sincerely,



Adrian Miller
Manager of Urban Growth Strategy and Planning