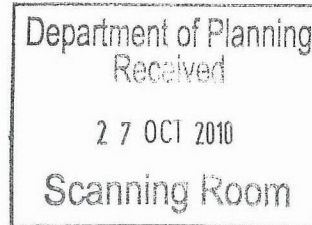


22 October 2010



Daniel Cavallo
A/Director, Government Land and Social Projects
Department of Planning
GPO Box 39
Sydney NSW 2001

Sydney
WATER



Attention: Amy Ravitz-Williams

Dear Mr Cavallo,

Re: MP10_0060 - Environmental Assessment for the proposed redevelopment of Sydney Fish Markets

Thank you for your letter of 17 September inviting submissions for the Environmental Assessment of the proposed redevelopment of the Sydney Fish Markets. Sydney Water has reviewed the proposal and provides the following comments for the Department of Planning's consideration.

Water

The 150 mm drinking water main on the southern side of Banks Street has sufficient capacity to service the proposed development.

Wastewater

The 375 mm sewer main on Bank Street has sufficient capacity to service the proposed development.

Stormwater

A 1500mm diameter stormwater pipeline servicing Sydney Water's City Area SWC 30 system traverses the Sydney Fish Markets redevelopment site, running approximately east to west.

Sydney Water requires that a clear access zone and clear vehicular access to its stormwater assets be maintained at all times. A minimum one metre clearance is to be provided on either side of the 1500mm diameter stormwater pipeline to all building structures, and a clearance above ground of six metres.

Building structures are to be designed so that no load is transferred to the stormwater pipeline, and are to be structurally supported outside the zone of influence or on pier foundations. The applicant will need to provide detailed drawings incorporating Sydney Water's stormwater assets and all permanent structures proposed within the zone of influence.

As extensive redevelopment of the waterfront area is proposed, Sydney Water requests further detailed information that describes the integration of the proposed main wharf, ramp and promenade with the existing stormwater outlet. In this regard, Sydney Water requires the outlet to be easily accessible and maintainable at all times.

Sydney Water strongly supports the proposed incorporation of Water Sensitive Urban Design measures in the Sydney Fish Markets redevelopment. Sydney Water requires stormwater discharging to its networks through new connections to meet contemporary stormwater management targets. As a minimum, the 1997 NSW Environment Protection Authority guidelines, detailed below, should apply.

Pollutant	Target Requirement
Total Gross Pollutants	90% reduction in the post development mean annual load
Total Suspended Solids	80% reduction in the post development mean annual load
Total Phosphorous	45% reduction in the post development mean annual load
Total Nitrogen	45% reduction in the post development mean annual load

Sydney Water Servicing

Sydney Water will further assess the impact of individual developments 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. Sydney Water requests the Department of Planning to continue to instruct proponents to obtain a Section 73 Certificate from Sydney Water.

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. 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 Sewage Treatment Plant
- any proposed planning reforms or other general planning or development inquiries

If you require any further information, please contact Matthew Lewis on 02 8849 4001 or e-mail matthew.lewis@sydneywater.com.au

Yours sincerely



Adrian Miller
Manager, Urban Growth Strategy and Planning