

6 May 2013

Attention: Mark Brown

Karen Jones
Director, Metropolitan & Regional Projects South
Department of Planning & Infrastructure
GPO Box 39
SYDNEY NSW 2001

**MP 10_0180 – Stage 1 Summer Hill Flour Mill Redevelopment – 2 – 32 Smith Street,
Summer Hill**

Dear Ms Jones,

Thank you for your letters of 11 March 2013 requesting comment on the proposed Stage 1 of the Summer Hill Flour Mill Redevelopment. Sydney Water has reviewed the proposal we request that the Department includes the following condition in the development consent.

STORMWATER

Stage 1 involves the construction of buildings and road / drainage works within the north western portion of the site and a connecting public corridor to the nearby light rail station.

Main Stream Flooding along Hawthorn Canal

In terms of main stream flooding along Hawthorn Canal there is no objection to the construction of the proposed buildings ahead of implementation of the previously negotiated flood mitigation works located within the rail corridor.

Foot Bridge

Sydney Water notes that at a later stage of the development a suspended platform and foot bridge is to be constructed over the Hawthorn Canal.

The proponent should submit detailed construction plans for the suspended footbridge and ancillary channel works to Sydney Water through a WSC, to be approved prior to commencing any construction near the existing Hawthorn Canal. The plans should accurately show the relationship of the proposed works and the existing stormwater channel. The design of all works must consider:

- Piers to be no closer than one metre to the channel and extending to at least one metre below the invert of the channel to ensure the structural independence of the footbridge and protection of the stormwater asset.
- Channel transition works and embankment armouring ensuring controlled overflows into the open channel section.

Build adjacent to Stormwater Assets

The proposed building and civil works associated with Stage 1 are in close proximity to the existing local heritage Smith Street stormwater drain. The proponent will be required to submit the following documents for Sydney Water's consideration:

1. The proponent should submit an investigation and design report to Sydney Water for approval. The report should highlight potential impacts and requirements to protect the Smith Street drain. The design of all works should consider that:
 - No building works are to encroach within one meter of the existing drain.
 - Civil works (beyond standard road pavements) such as retaining walls, major inflow structures or pipelines (not perpendicularly crossing) are not to be constructed over or within one metre of the existing Sydney Water Smith Street drain.
 - All building and civil works are to be structurally independent of Sydney Water stormwater assets and ensure our assets are protected.
2. The proponent should ensure the existing Sydney Water stormwater assets are protected at all times during demolition and construction works. The proponent should provide dilapidation surveys and video of all stormwater assets, through or within 10 metres of work on the site, to Sydney Water prior to construction.
3. After the completion of works, the proponent should also provide Sydney Water with a Work As Executed (WAE) Plan, post construction dilapidation report and video of all stormwater assets. Any damage to the stormwater assets are to be rectified to the satisfaction of Sydney Water.

Stormwater Connections

The development notionally indicates (terminating in the embankment above the open drain) a new stormwater connection to the Smith Street drain. In principle the connection is accepted however the connection is to be made into the 'hard lined' section of the drain.

The proponent should submit investigation and design details for the proposed connection to Sydney Water for approval, prior to construction of the connection.

If you require any further information regarding stormwater related issues please contact Raymond Parsell of the Stormwater Group on 02 8849 4182 or e-mail raymond.parsell@sydneywater.com.au.

Sydney Water Servicing

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

The developer 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 and 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 Council 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.

If you require any further information, please contact Corrine Manyweathers of the Urban Growth Branch on 02 8849 4014 or e-mail corrine.manyweathers@sydneywater.com.au.

Yours sincerely,



Adrian Miller,
Manager, Growth Strategy

