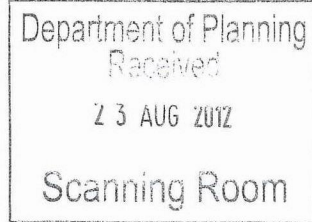


21 August 2012



Sydney
WATER

Ms Caroline Owen
Department of Planning & Infrastructure
GPO Box 39,
Sydney NSW 2001



**MP 11_0090 Student Accommodation on Blocks 3B, 3C & 10, Central Park,
Chippendale**

Dear Caroline,

Thank you for your recent letter requesting comment on the proposed student accommodation at the above address. Sydney Water has reviewed the proposal and provides the following comments for the Department's consideration.

Water

The proposed development area is currently fronted by four drinking water mains:

- The 200mm main in Kensington Street
- The 150mm main in Kensington Street
- The 150mm main in Goold Street
- The 100mm main in Outram Street

At the section 73 application phase, a servicing brief will be required to be prepared. This will enable Sydney Water to make an informed decision and to specify any works required to service the development. The servicing brief must describe the ultimate and any staged interim servicing strategy, detailing the water requirements of the existing Sydney Water infrastructure. These details will include the proposed connection points to the water system and demand on the water network.

Water demands must be based on the Water Supply Code of Australia (Sydney Water Edition WSA 03-2002). The designer must supply the calculations broken up by land-use type i.e. commercial, residential.

Water demands for ultimate and interim stages must be specified as:

- Average Demand
- Maximum demand
- Peak Demand (can also include probable simultaneous flow based on fixture unit loadings)
- Proposed usage pattern

Wastewater

The proposed development area is currently fronted by three wastewater mains:

- The 450mm main in Kensington Street
- The 300mm main in Goold Street
- The 300mm main in Outram Street

The proposed development will require extensions of the existing wastewater system in order to provide a point of connection at least one metre inside the boundary of all the proposed lots.

At the section 73 application phase, a servicing brief will be required to be prepared. This will enable Sydney Water to make an informed study and to specify any works required to service the development. The servicing brief must describe the ultimate and any staged interim servicing strategy detailing the wastewater requirement of the existing Sydney Water infrastructure. These details will include the proposed connection points to the wastewater system and demand on the wastewater network.

Wastewater discharge must be based on the Sewerage Code of Australia (Sydney Water Edition WSA 02-2002). The designer shall estimate the equivalent population to be discharged from the development by land use i.e. commercial, residential.

If the developer proposes to connect to Sydney Water's system via a private pump to sewer they must specify proposed discharge flow rates under interim and ultimate conditions.

Stormwater

If the proposed development requires direct stormwater connection to Sydney Water's stormwater system, then the necessary approval must be obtained by submitting the application to Sydney Water through a Water Servicing Coordinator. Standard connection conditions will apply.

Trade Waste Information

Should this development generate trade wastewater, this correspondence does not guarantee the applicant that Sydney Water will accept the trade wastewater to its sewerage system. In the event trade wastewater is generated, the property owner is required to submit an application for permission to discharge trade wastewater to the sewerage system before business activities commence. A boundary trap will be required where arrestors and special units are installed for trade waste pre-treatment.

If this development type is "Industrial" then the property may be part of sewerage catchment subject to a wastewater reuse scheme. This may impact the level of pollutants such as Total Dissolved Solids (TDS) that Sydney Water will accept from the property to the sewerage system. Businesses wishing to discharge wastewater (other than domestic sewage) should first contact a Sydney Water Trade Waste Office. A boundary trap will be required where arrestors and special units are installed for trade waste pre-treatment.

Prospective Purchasers should be made aware of the above situation under the requirements of vendor disclosure.

For further information please visit the Sydney Water website at:
<http://www.sydneywater.com.au/OurSystemsandOperations/TradeWaste/>

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 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.

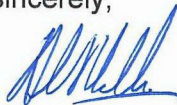
Sydney Water e-planning

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
- consultations and referrals required under any Environmental Planning Instrument
- draft LEPs, SEPPs or other planning controls, such as DCPs
- any proposed development or rezoning that will be impacted by the operation 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 Ainsley Rotgans of the Urban Growth Branch on 02 8849 4004 or e-mail ainsley.rotgans@sydneywater.com.au.

Yours sincerely,



Adrian Miller,
Manager, Growth Strategy