



PCU049503

12 November 2013

**Attention: Mark Brown**

Ms Heather Warton  
Director – Industry, Social Projects and Key Sites  
Department of Planning and Infrastructure  
GPO Box 39  
Sydney NSW 2001



**Re: SSD 5397 – IMAX building and surrounding public domain at Darling Harbour**

Dear Ms Warton,

Thank you for your letter about the development proposal referenced above. We have reviewed the application and provide the following comments for your consideration.

**Water**

- There is sufficient trunk capacity to service the development
- Adjustments will be required to the existing DN150 water main currently supplying the IMAX Theatre and the DN200 water main that loops through Tumberlong Park to accommodate the proposed development
- A link main will need to be constructed between the two existing DN150 and DN200 water mains to provide a point of connection with adequate capacity for domestic and commercial services.

**Wastewater**

- There is sufficient trunk capacity for the proposed development
- Adjustments to the existing DN525 and DN300 wastewater mains will be required to accommodate the proposed development
- A wastewater main connection will be required if the point of connection is remote from the property boundary.

**Stormwater**

- The proposed development is in close proximity to existing Sydney Water stormwater assets
- There is insufficient information within the submitted documentation to facilitate a clear understanding of the potential impacts of the proposed development on Sydney Water's stormwater assets or the potential impacts of local flooding
- The applicant is requested to provide a Stormwater Impact Report to assist Sydney Water in the assessment of the proposed development and the formulation of further requirements related to stormwater
  - The Stormwater Impact Report is to be prepared by a qualified person (Water Servicing Coordinator to verify) with access to the current Sydney Water GIS Database via lodging Water Servicing Coordinator

- Any component of the proposed development within 10 metres of an existing Sydney Water stormwater asset is to be clearly identified by the Water Servicing Coordinator in plan and described in the report
- No new structure is to be placed in, on or near the stormwater asset in a manner that interferes with the operation or accessibility of the asset
- Sydney Water would consider a proposal to deviate/relocate an existing Sydney Water stormwater asset to facilitate an improved development outcome.

Further advice and requirements for this proposal are at attachment 1 (overleaf). If you require any further information, please contact Jordan Faeghi of the Urban Growth Branch on 02 8849 4649 or e-mail [jordan.faeghi@sydneywater.com.au](mailto:jordan.faeghi@sydneywater.com.au).

Yours sincerely,



Persephone Rougellis  
**A/Manager, Growth Strategy**



## Attachment 1

### **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.

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.

The developer should engage a Water Servicing Coordinator to get a Section 73 Certificate and manage the servicing aspects of the development including building over and adjacent to Sydney Water assets.

### **Sydney Water e-planning**

Sydney Water has an email address for planning authorities submit statutory or strategic planning documents for review. This email address is [urbangrowth@sydneywater.com.au](mailto: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.