

15 April 2013

**ATTENTION: Caroline Owen**

Karen Jones  
Director, Metropolitan & Regional Projects South  
Department of Planning & Infrastructure  
GPO Box 39 Civic Centre 725 Pittwater Road  
SYDNEY NSW 2001

**SSD 5700-2012 – Student Accommodation on Block 4 South, Central Park**

Dear Ms Jones,

Thank you for your letter of 27 February 2013 requesting comment on the modification of MP06\_0171 and MP08\_0253 and SSD 5700-2012, at the Central Park site. Sydney Water has reviewed the proposal and provides the following comments for the Department's consideration.

As the modification to MP06\_0171 and MP08\_0253 are the same size and scale to the original development we have no additional requirements.

With regards to SSD 5700-2012, the developer should engage a Water Servicing Coordinator (WSC) to get a Section 73 Certificate and manage the servicing aspects of the development.

**Water**

The development as a whole has an existing approved large water connection which has been sized to suit the development for "supplier of last resort". The connection was approved off the 250mm Sydney Water main on Broadway, near Kensington Street.

Additional drinking water connections to the mains on Broadway, Abercrombie Street, O'Connell Street or Kensington Street are not permitted.

The 300mm and 600mm trunk main in Balfour Street and the 150mm main in Irving Street are not available for connection. Further, the following should be considered during construction:

- Mains must be protected by a new easement allowing unrestricted access by Sydney Water.
- Measures taken to contain incidental flows from the mains.
- Legacy connections are to be removed and points of connection rehabilitated.
- Adjusted to suit configuration of internal roads and ramps.

**Wastewater**

Wastewater within the development as a whole, including Block 4 South, will be privately collected and treated by an onsite wastewater system run by the WICA licensee.

In the case of the private wastewater systems failure Sydney Water is the supplier of last resort. It should be noted that the existing trunk wastewater network has sufficient capacity to service the development if necessary.

Therefore, the WICA licensee should make arrangements to connect Block 4 South to the Sydney Water trunk wastewater mains through the approved single point of connection, as previously agreed with Sydney Water.

**Stormwater**

The proposed development is adjacent to Sydney Water's oviform stormwater pipes which are located in Irving Street and Abercrombie Street. The proponent is required to liaise with Sydney Water regarding the protection of these oviform stormwater pipes from vibration during construction.

Our available records also indicate that there is a 300mm Sydney Water's stormwater pipe located within the development site. This pipe is to be broken out as part of this development and need to be sealed at the Irving Street connection point.

**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](http://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](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. 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 Corrine Manyweathers of the Urban Growth Branch on 02 8849 4014 or e-mail [corrine.manyweathers@sydneywater.com.au](mailto:corrine.manyweathers@sydneywater.com.au).

Yours sincerely,



Adrian Miller,  
Manager, Growth Strategy