

SICEEP, The Haymarket – Response to Service Providers Submissions

Comment	Response
<p>Sydney Water Corporation (SWC)</p> <p>The development is proposed over and adjacent to a number of Sydney Water stormwater underground culverts. Sydney Water is concerned the proposed structures will interfere with the integrity of these culverts and accessibility for Sydney Water to operate, maintain and reconstruct these assets.</p> <p>The offices, public parking and residential apartments (PDA South 11 and PDA South 12) are proposed over and adjacent to Sydney Water major stormwater culverts. These proposed structures do not meet Sydney Water's policy and guidelines for "Building over or adjacent to Sydney Water stormwater assets".</p> <p>The structure containing offices and public parking (PDA South 11) will be over a proposed stormwater culvert. This is not satisfactory. Sydney Water will work with you to consider alternative designs or proposals to deviate these stormwater culverts around these structures. These options are based on Sydney Water approving a Services Protection Report, Stormwater Deviation Report and Flood Impact Assessment Report.</p>	<p>Noted. Lend Lease acknowledges the importance of ensuring existing SWC assets are appropriately protected during construction and are accessible for maintenance.</p> <p>As set out in the attached Hyder Letter, which provides additional information regarding Stormwater and Flooding (see Appendix N), consideration has been given to compliance with SWC's requirements for building over its assets.</p> <p>Lend Lease and its consultants Hyder and Cardno recently met with SWC to discuss concerns set out in its letters regarding SSDA2. Minutes of that meeting are attached at Appendix N.</p> <p>At that meeting there was general understanding and support for the Lend Lease approach which includes:</p> <ul style="list-style-type: none"> • A build over strategy consistent with the SWC guidelines; • No negative impact on the structure or function; and • An improvement in access for existing and proposed assets for maintenance and inspection where possible. <p>As discussed with SWC, Lend Lease and its consultants are preparing a Site Wide Servicing Strategy (SWSS) which will provide an overarching approach to the SICEEP site including further details on the approach to build over SWC's assets.</p>
<p>Stormwater and Flooding report indicates that the proposed provisional hydraulic hazards are high. However it concludes that the impact of the proposed development with the culvert amplification would result in negligible flood impact. To support this statement the flood mitigation measures and associated risks identified need to be addressed including confirming design levels to undertake further modelling and developing a Floodplain Risk Management Plan.</p>	<p>Hyder has provided additional information with regard to the subject SSDA 2 and this is attached as Appendix N.</p> <p>Additional stormwater and flooding analysis will occur throughout detailed design. This detailed analysis will be submitted with each Stage 2 SSDA to demonstrate negligible flood impact.</p>
<p>However, separate Water Quality Analysis and Water Sensitive Urban Design will need to be submitted for approval for The Haymarket.</p>	<p>Noted.</p> <p>Water Quality Analysis and Water Sensitive Urban Design will be undertaken and submitted with each Stage 2 SSDA for The Haymarket.</p> <p>Hyder has recently prepared Flooding, Stormwater and Water Sensitive Urban Design Reports to support the three Stage 2 SSDAs that are currently on exhibition.</p>
<p>There is sufficient trunk (water) supply for the proposed development within the Sydney Water network.</p>	<p>Noted. Lend Lease raises no objections to this proposal from SWC. Lend Lease and its Water</p>

<p>Note: The two water systems within the development area cannot be interlinked, for the purposes of increased supply security.</p> <p>The development must front an appropriate water main. The proponent will be required to provide a number of water main extensions to serve the development. The proposed drinking water infrastructure for this development will be sized and configured according to the Water Supply Code of Australia (Sydney Water Edition WSA 03-2002). Works may include:</p> <p>Haymarket tower (South - Building 13) & Haymarket Tower (North - Building 14)</p> <ul style="list-style-type: none"> • A new 200mm link main between the 200mm water main in Hay Street and the 375mm water main in Pier Street will require construction to provide adequate frontage and a point of connection for domestic and commercial services. <p>Haymarket student accommodation blocks (Building 10A and 10B) & Haymarket south west towers (Building 12)</p> <ul style="list-style-type: none"> • A 200mm water main extension, parallel to the 500mm main along Darling Drive will require construction to provide adequate frontage and a point of connection for domestic services. • The extension will be installed between two separate connections to the 500mm main. Firstly, at the northern property boundary of the blocks and secondly south of the section valve south of Hay Street <p>Haymarket student accommodation blocks - Building 10A and 10B</p> <ul style="list-style-type: none"> • Subject to investigation of future development plans, adjustment of the 500mm main may be required to suit building/property configuration and re-alignment of Darling Drive. • Provide reticulation valves to ensure supply from either supply point off a 500mm main. <p>Haymarket south west towers - Building 12</p> <ul style="list-style-type: none"> • Subject to investigation of future development plans the possible retirement of water main in Lackey Street will require appropriate disconnection and design. <p>Haymarket northern block - Building 11</p> <ul style="list-style-type: none"> • Subject to investigation and approval the proponent may connect domestic and commercial services to the 200mm main at the corner of Lackey Street and Pier Street. • An additional extension may be required to provide appropriate frontage to suit the property footprint. <p>Haymarket - Building 16</p> <ul style="list-style-type: none"> • Subject to investigation and approval the proponent may connect domestic and commercial services to the 200mm main at the corner of Lackey Street and Pier Street. • An additional extension may be required to provide appropriate frontage to suit the property footprint. <p>More detailed requirements will be provided at the Section 73 Application stage.</p>	<p>Servicing Coordinator will continue to consult with SWC throughout the site investigation and detailed design phases.</p>
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<p>There is sufficient trunk (wastewater) capacity to meet the needs of the proposed development.</p> <p>Each development component must have a connection point to the wastewater within the development's boundaries. The proponent may be required to construct a wastewater main extension to serve the development components. The proposed wastewater infrastructure for this development will be sized and configured according to the Sewer Supply Code of Australia (Sydney Water Edition) and can be used for connection. Works may include:</p> <p>Haymarket Tower - North Building 14</p> <ul style="list-style-type: none"> • Provide an appropriate point of connection via an extension of the 300mm wastewater in Harbour Street at Factory Street. • Possible amplification of 300mm wastewater main in Pier Street (located between the 600mm and the 375mm section in Pier Street). <p>Haymarket tower - South Building 13</p> <ul style="list-style-type: none"> • Provide an appropriate point of connection via an extension of the 300mm wastewater main in Harbour Street at Little Hay Street. <p>Haymarket student accommodation blocks - Building 10a and 10b</p> <ul style="list-style-type: none"> • Adjust / protect / make maintenance free the 1000mm GRP wastewater main consequent to the building footprint. Protect as per Building Over / Adjacent to Wastewater asset Guidelines. • Provide an appropriate point of connection via an extension of the 450mm wastewater main at the north property line. • Submit protection strategy with Section 73 application. <p>Haymarket south west towers - Building 11</p> <ul style="list-style-type: none"> • Provide an appropriate point of connection via an extension of either the 300mm wastewater main in Pier St or the 750mm. • Possible retirement of 300mm wastewater main in Lackey Street to be included in an overall precinct strategy to be provided by the developer. • Services to connected customers to be maintained. <p>Haymarket northern block - Building 12</p> <ul style="list-style-type: none"> • Provide an appropriate point of connection via an extension of the 300mm wastewater main in Little Pier Street. • Adjust wastewater assets as required for development. Protect as per Building Adjacent to Wastewater asset Guidelines. <p>Haymarket - Building 16</p> <ul style="list-style-type: none"> • Provide an appropriate point of connection via an extension of the 300mm wastewater main in Little Pier Street. • Adjust wastewater asset as required for development. Protect as per Building Adjacent to Wastewater asset 	<p>Noted. Lend Lease raises no objections to this proposal from SWC. Lend Lease and its Water Servicing Coordinator will continue to consult with SWC throughout the site investigation and detailed design phases..</p>
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<p>Guidelines. Refer to Figure 3.</p> <p>More detailed requirements will be provided at the Section 73 Application stage.</p>	
<p>Sydney Water will further assess the impact of any subsequent development when the proponent 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 proponent must fund any adjustments need to Sydney Water infrastructure as a result of the development.</p>	<p>Noted. Lend Lease raises no objections to the requirements of Sydney Water.</p>
Ausgrid	
<p>The Proponent should, if practically possible, avoid any construction within the City West Cable Tunnel (CWCT) easement. If construction is proposed within the CWCT easement, unless otherwise agreed in writing by Ausgrid, prior to the commencement of any construction within the easement, the Proponent must enter into an Agreement with Ausgrid to ensure the CWCT is not damaged or Ausgrid's ability to safely operate and maintain the CWCT is not adversely impacted.</p> <p>Prior to commencement of works within the development site, the Proponent:</p> <ul style="list-style-type: none"> i. shall confirm with Ausgrid the location and status (e.g. live, de-energised, isolated, abandoned) of existing Ausgrid infrastructure; ii. shall liaise with Ausgrid in relation to any aspects of the development that may impact or potentially impact Ausgrid's infrastructure or ability to safely operate and maintain its infrastructure. This includes but is not limited to effects of vibration, excavation, construction works; iii. shall liaise with Ausgrid to determine the relocation of any existing infrastructure; and iv. shall liaise with Ausgrid to agree appropriate work methodologies in the vicinity of Ausgrid's infrastructure. <p>During works within the development site, the Proponent:</p> <ul style="list-style-type: none"> v. shall ensure that work in the vicinity of Ausgrid's underground infrastructure, is undertaken in accordance with Ausgrid's Network Standard NS156 - Working Near or Around Underground Cables. 	<p>Lend Lease raises no objection to Ausgrid's requirements.</p>
TransGrid	
<p>The site plan included in the EIS indicates the location of this project to be remote from any existing TransGrid infrastructure. Therefore, TransGrid will have no objections to this project.</p>	<p>Noted</p>