

9 May 2013

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

SSD 5878 – Concept Proposal for the staged mixed use development comprising residential, commercial, retail, community & open space uses – The Haymarket

Dear Ms Jones,

Thank you for your letter of 25 March 2013 requesting comment on the Concept Proposal for a staged mixed use development comprising of residential, commercial, retail, community and open space use at The Haymarket.

Sydney Water requires an integrated servicing strategy for all three South Darling Harbour development precincts. This will need to include, but not be limited by, a water balance study describing the source and use of all water related products for the development site, dwelling and demand forecasts, an assessment of the potential servicing options, and determination of the preferred/adjusted assets to be delivered over time. A full list of requirements will form part of the Notice of Requirement letter. The Servicing Strategy will form a supporting document for the Sydney Water Developer Process.

Future demolition, civil and construction works for this hotel proposal may have an impact on Sydney Water's existing infrastructure and customers connected to those systems. Connected customers shall not be disadvantaged by these works and the Sydney Water Operating Licence shall be observed. The developer is responsible to ensure continuity of supply and any costs to provide interim services should our assets be affected.

Preliminary indicative information is provided for each product currently operated by Sydney Water in the following sections. This information may change as part of the development of the integrated servicing strategy, and / or further refinement of requirements that may occur during the Section 73 process.

Stormwater

Our review of the modified stormwater plans is still ongoing and a response will be provided to the Department upon its completion.

Water

There is sufficient trunk supply for the proposed development within the wider Sydney Water network.

Note: The two water systems within the development area cannot be interlinked, for the purposes of increased supply security.

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:

Haymarket tower (South - Building 13) & Haymarket Tower (North - Building 14)

- 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.

Haymarket student accommodation blocks (Building 10A and 10B) & Haymarket south west towers (Building 12)

- 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.

Haymarket student accommodation blocks – Building 10A and 10B

- 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.

Haymarket south west towers – Building 12

- Subject to investigation of future development plans the possible retirement of water main in Lackey Street will require appropriate disconnection and design.

Haymarket northern block – Building 11

- 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.

Haymarket – Building 16

- 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.

More detailed requirements will be provided at the Section 73 Application stage.

Wastewater

There is sufficient trunk capacity to meet the needs of the proposed development.

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:

Haymarket Tower – North Building 14

- 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).

Haymarket tower – South Building 13

- Provide an appropriate point of connection via an extension of the 300mm wastewater main in Harbour Street at Little Hay Street.

Haymarket student accommodation blocks – Building 10a and 10b

- 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.

Haymarket south west towers – Building 11

- 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.

Haymarket northern block – Building 12

- 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.

Haymarket – Building 16

- 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 Guidelines. Refer to Figure 3.

More detailed requirements will be provided at the Section 73 Application stage.

Sydney Water Servicing

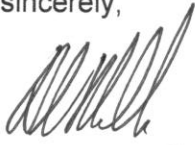
Sydney Water will further assess the impact of any subsequent development when the developer applies for a Section 73 Certificate. This assessment will enable Sydney Water to specify any works required as a result of future development and to assess if amplification and/or changes to the system are applicable. 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 (WSC) to get a Section 73 Certificate, manage the servicing aspects of the development and coordinate the production of an Integrated Servicing Strategy.

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

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