

29 July 2013

Attention: Matthew Rosel

Mr Ben Lusher
Acting Director, Metropolitan & Regional South Projects
Department of Planning and Infrastructure
GPO Box 39,
Sydney NSW 2001

Re: The Haymarket (SSD 6013) – Construction of a mixed use commercial office building & above ground public car park within the North West Plot, together with public domain improvements

Dear Ben,

Thank you for your letter about the proposed development referenced above. Sydney Water has reviewed the proposal and provides the following comments for your consideration.

Locality

The locality is understood to be Plot 5 of the Haymarket re-development area and involves high rise building for mixed use. The development for this case is identified as building s NW1

Management Plan (SSD 6010, 6011 and 6013)

An integrated development and local servicing strategy must be provided to demonstrate that the total Darling Harbour re-development complies with Sydney Water's Operating Licence.

Water

- The proposed lot and building footprints indicate a section of reticulation water main between Hay and Pier Streets along Lackey Street and an easement that will need to be relocated/adjusted.
- The existing trunk water supply system has sufficient capacity for the building.
- The 200mm water main on Lackey Street and the easement will need be adjusted to accommodate building NW1 and the alignment of the boulevard.
- A minimum 200mm water main covering the property frontage will be arranged for normal connections and will benefit from dual supply options to a superior supply.
- The overall local strategy will be referenced at the Section 73 stage.

Wastewater

- The existing trunk sewer system has sufficient capacity for the building.
- A reticulation connection will be extended from the nearest available sewer.
- A 300mm cast iron sewer may be adjusted or decommissioned, depending on the circumstances.
- The proposed lot and the building footprints indicate it is provided with a sewer connection under the National Code.
- The overall local servicing strategy will be referenced.

Stormwater (SSD 6010, 6011 and 6013)

The proposed developments have a substantial impact on major Sydney Water stormwater assets which are located within this development area. Sydney Water is responsible for managing these major drainage systems and needs to ensure:

- Protection of public properties and infrastructure from flooding.
- Protection and integrity of its stormwater systems and other assets.

- Protection of the environment.
- Adequate and safe access to repair, replace, maintain and operate its stormwater systems in the area.

In order to address the above issues, the applicant is required to carry out the following:

- Comply with Sydney water's building over and or adjacent to stormwater asset policy and guidelines at every stage of the development.
- Conduct a flood study to address the impact of the proposed development on each site to ensure that this does not cause further impact on existing flooding conditions.
- Prepare a flood risk management plan should clearly highlight flood hazards and mitigation measures.

Lend Lease has been liaising with Sydney Water over the past few months to address Sydney Water's concerns as part of these proposed developments. Lend Lease is required to continuously liaise with Sydney Water in every stage of these developments to ensure that Sydney Water's concerns are addressed at the initial stage of development.

Sydney Water Servicing

Sydney Water will further assess the impact of the development when the developer applies for a Section 73 Certificate. This assessment will enable Sydney Water to specify any works needed 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.

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.

For further information please visit the Sydney Water website at:

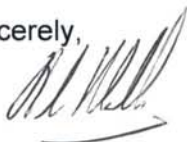
<http://www.sydneywater.com.au/OurSystemsandOperations/TradeWaste/>

Sydney Water e-planning

Sydney Water has an email address for planning authorities 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.

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.

Yours sincerely,



Adrian Miller,
Manager, Growth Strategy