

10 December 2015

Mr Matthew Rosel
Consultant Planner
Key Site Assessments
Department of Planning and Environment
GPO Box 39
Sydney NSW 2001

RE: Proposed student accommodation at the Darling Drive Plot, Sydney International Convention, Exhibition and Entertainment Precinct (SSD 7133 and SSD 6010 MOD 1)

Dear Mr Rosel,

Thank you for notifying Sydney Water of the development listed above. We have reviewed the application and provide the following comments for your consideration.

The Sydney International Convention, Exhibition and Entertainment Precinct (SICEEP) has a Sydney Water endorsed Local Area Servicing Plan (LASP) for the development site. All detailed drawings and plans must comply with the LASP and specifically the following requirements:

Stormwater

Building over and adjacent to stormwater assets

Sydney Water's guidelines for building over or adjacent to stormwater assets outline the process and design requirements for such activities. As per the guidelines, the applicant is advised of the following:

- No building or permanent structure is to be constructed within **1m** from the outside wall of the stormwater asset. Permanent structures include (but are not limited to) basement car park, hanging balcony, roof eaves, hanging stairs, stormwater pits, stormwater pipes (excludes simple pavements and lightweight readily removable structures independent of the asset). This clearance requirement would apply for unlimited depth and height.
- The applicant is required to submit the elevation drawings with the stormwater channel, to ensure that the proposed buildings and permanent structures are below the zone of influence.

Flood Impact Assessment

- Sydney Water needs to ensure that the developments do not adversely impact on people, properties and infrastructure. The applicant is required to comply with the Flood Impact Assessment report for this area and must prevent adverse flood impacts.
- The FIA must:
 - demonstrate that there are no potential adverse flood impacts offsite due to the development; and
 - evaluate the impacts of flooding on the proposed development.

- For State Significant Developments, the applicant is also required to submit a Flood Hazard Management Plan as per the Floodplain Development Manual. The flood models need to assess 5, 20, 100 and 100+ year climate change year storm events.
- Sydney Water requires the models to be 1D/2D. Models should be simple and easy to read, illustrating in maps; flood levels, velocities and hazards.

Stormwater connections to existing built assets

If the proponent intends to make direct stormwater connection to Sydney Water's stormwater system, then the connection is to be carried out according to the Asset Creation Process). Further details regarding the process can be obtained from your nominated Water Servicing Coordinator.

The applicant is advised of the following:

- For pipes with a diameter 300mm or more the connection angle is to be no greater than 30 degrees in the direction of the channel flow.
- Proposed connections that are 300mm or more in diameter require a qualified structural engineer to design the connection. A structural engineer's certificate is to be attached with the design drawings.
- Proposed connections that are less than 300mm in diameter can use Sydney Water's standard drawings to design the connection drawings.
- All drawings are to be submitted in AutoCAD to the Water Servicing Coordinator. The title of the drawings shall be as follows:
Case No. [#####] SW
[LGA] Drainage
[Sub-Catchment Name] SWC [##]
Drains to [Catchment Name] SWC [##]

Temporary or permanent diversion of stormwater assets

Prior to any further approvals the applicant must address the following Sydney Water requirements:

- **Hydraulic Capacity Feasibility Study**
This study must demonstrate that the existing stormwater system's hydraulic capacity and performance will not be impacted. This ensures the existing capacity of the stormwater system is maintained.
- **Disconnection/connection methodology**
Clearly describe and specify how disconnection/connection of Sydney Water's stormwater assets will take place.
- **Interim Operating Procedure**
An Interim Operating Procedure (IOP) must be prepared by the proponent to own, operate and maintain temporary stormwater assets. The IOP will indicate that the proponent will own, operate and maintain the temporary stormwater assets and must address any impacts (including financial). Once Sydney Water's stormwater assets are disconnected, Sydney Water will have no responsibility on the operations and maintenance of the temporary stormwater asset.
Sydney Water may resume to own, operate and maintain the permanent stormwater drainage system if it is constructed to Sydney Water's requirements.

- **Risk management controls & emergency response plan**
A risk workshop must be conducted with relevant design consultants, Water Servicing Coordinators and contractors to identify key risks, management controls and develop an emergency response plan to ensure safety of people and property in the event of asset and/or embankment failing or flooding. This plan is to be developed and approved by the relevant authorities.
- **Backfilling**
Plans must provide detail specifications for any redundant pipes that will be backfilled.

Discharged Stormwater Quality Targets

Stormwater run-off from the site should be of appropriate quality and quantity before discharged into a Sydney Water asset or system. Developments must demonstrate stormwater quality improvement measures that meet the following specified stormwater pollutant reductions:

Pollutant	Pollutant load reduction objective (%)
Gross Pollutants (>5mm)	90
Total Suspended Solids	85
Total Phosphorus	65
Total Nitrogen	45

Liaising with other agencies

Sydney Water advises that the proponent closely liaise with Road and Maritime Services and local council regarding stormwater infrastructure works to ensure an integrated approach.

For further information regarding our stormwater requirements, please contact Fernando Ortega of Land and Waterways on 0407 702 994 or email fernando.ortega@sydneywater.com.au.

Heritage

- This development may impact the Hay Street stormwater channel, which is State Heritage Listed on the Sydney Water Section 170 Register.
- The proponent will be required to Heritage Council approval for any work within close proximity to the stormwater channel.
- For details, please refer to our heritage requirements, available on our website at www.sydneywater.com.au/SW/water-the-environment/what-we-re-doing/Heritage-search/index.htm/

For further information regarding our heritage requirements, please contact Phil Bennett of Liveable City Program – Heritage on 02 8849 5936 or email phil.bennett@sydneywater.com.au.

Easements in favour of Sydney Water

- The proposed development may impact on existing Sydney Water easements. Sydney Water have restrictions on proposed work within stormwater easement boundaries.
- The proponent is to ensure that the development does not encroach on these easements.
- Plans clearly showing Sydney Water assets and associated easements should be referred to Sydney Water's Group Property team to review and place conditions.

Water

- There is sufficient trunk capacity in the Crown Street and Pyrmont Gravity networks to service the proposed development.
- Water adjustments and amplifications will be required based on connection points and corresponding discharge.
- Detailed requirements will be provided at the Section 73 application phase.

Recycled Water

- Recycled water will be provided to the site via rainwater capture only.
- Detailed requirements will be provided at the Section 73 application phase.

Wastewater

- The wastewater system has sufficient trunk and reticulation capacity to service the proposed development.
- Minor reticulation extensions may be required.
- Detailed requirements will be provided at the Section 73 application phase.

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.

Further advice and requirements for this proposal are at attachment 1 (overleaf). If you require any further information, please contact Beau Reid of Urban Growth Strategy on 02 8849 4357 or e-mail beau.reid@sydneywater.com.au.

Yours sincerely,



Greg Joblin
A/Manager, Growth Strategy

Attachment 1

Sydney Water Servicing

A Section 73 Compliance Certificate under the Sydney Water Act 1994 must be obtained from Sydney Water.

Make an early application for the certificate, as there may be water and wastewater pipes to be built that can take some time. This can also impact on other services and buildings, driveways or landscape designs.

Applications must be made through an authorised Water Servicing Coordinator. For help either visit www.sydneywater.com.au > Plumbing, building and developing > Developing > Land development or telephone 13 20 92.

Building Plan Approval

You must have your building plans stamped and approved before any construction is commenced. Approval is needed because construction/building works may affect Sydney Water's assets (e.g. Water, sewer and stormwater mains).

For further assistance please telephone 13 20 92 or refer to the Building over or next to assets page on the Sydney Water website (see Plumbing, building and developing then Building over or next to assets).

