

Mark Brown - RE: MP 10_0231 - Australian Catholic University Concept Plan - PPR / RtS - Strathfield LGA

From: UrbanGrowth <UrbanGrowth@sydneywater.com.au>
To: "'Mark.Brown@planning.nsw.gov.au'" <Mark.Brown@planning.nsw.gov.au>
Date: 27/08/2012 12:51 PM
Subject: RE: MP 10_0231 - Australian Catholic University Concept Plan - PPR / RtS - Strathfield LGA
Attachments: SW Response Letter.pdf

Dear Mark,

Thank you for your email requesting comment on the approved development.

Due to the similar size and scale of the modification to the original development, - sent to Sydney Water on 16 January 2012 – the same comments apply.

I have attached a copy of the previous letter dated 2 February 2012 for your convenience.

Regards

-----Original Message-----

From: Mark Brown [mailto:Mark.Brown@planning.nsw.gov.au];
Sent: 24/07/2012 10:03:53 AM
To: UrbanGrowth [mailto:UrbanGrowth@sydneywater.com.au];
Subject: MP 10_0231 - Australian Catholic University Concept Plan - PPR / RtS - Strathfield LGA

Adrian,

The Department has received a Preferred Project Report (PPR) and Response to Submissions (RtS) for the above major project.

An electronic copy of the PPR / RtS (excluding appendices) is attached for your information. The documentation, including appendices, is available on the Department's website at the following link:

http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=4471

The Department is currently finalising the assessment of the project. Should your agency wish to provide comment on the PPR / RtS or any recommended draft conditions without prejudice, a response should be received no later than **Friday 24 August 2012**.

Thanks,

Mark Brown

Senior Planner, Metropolitan & Regional Projects South
 NSW Department of Planning & Infrastructure | GPO Box 39 | Sydney NSW 2001
 T 02 9228 6385 F 02 9228 6488 E Mark.Brown@planning.nsw.gov.au



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Corrine Manyweathers | **Student Town Planner**

Urban Growth Strategy | Sydney Water

Level 6, 1 Smith Street Parramatta NSW 2150

PO Box 399 Parramatta NSW 2124

T 8849 4014

corrine.manyweathers@sydneywater.com.au | sydneywater.com.au

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2 February 2012

Mr Mark Brown
Senior Planner, Metropolitan & Regional Projects South
NSW Department of Planning & Infrastructure
GPO Box 39
Sydney NSW 2001

MP 10_0231 Australian Catholic University, Strathfield Campus, Strathfield

Dear Mr Brown,

Thank you for your correspondence of 16 January 2012 requesting comment on the proposed development at the above address. Sydney Water has reviewed the proposal and provides the following comments for the Department's consideration.

Water

The drinking water main available for connection is the 200mm main on the southern side of Barker Road.

Wastewater

The current wastewater system has sufficient capacity to service the proposed development. An extension of the wastewater system will be required to service the proposed buildings in the South Western corner of the Lot. This Extension will be designed from the 225mm wastewater main located in Barker Road, which will provide a point of connection at least one metre inside the property's boundary.

The proposed buildings in the south eastern corner of the lot can connect to the existing 225mm wastewater main located inside the applicant's boundary. The proposed buildings to be located in the centre of the lot on the eastern boundary can connect to the existing 225mm wastewater main traversing the property. The proposed development conflicts with the location of the 225mm wastewater main traversing the property. A wastewater deviation may be required.

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.

If this development type is "Industrial" then the property may be part of sewerage catchment subject to a wastewater reuse scheme. This may impact the level of pollutants such as Total Dissolved Solids (TDS) that Sydney Water will accept from the property to the sewerage system. Businesses wishing to discharge wastewater (other than domestic sewage) should first contact a Sydney Water Trade Waste Office. A boundary trap will be required where arrestors and special units are installed for trade waste pre-treatment.

Prospective Purchasers should be made aware of the above situation under the requirements of vendor disclosure.

For further information please visit the Sydney Water website at:
<http://www.sydneywater.com.au/OurSystemsandOperations/TradeWaste/>

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 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.

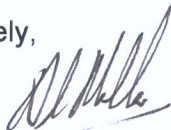
Sydney Water e-planning

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. 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 Ainsley Rotgans of the Urban Growth Branch on 02 8849 4004 or e-mail ainsley.rotgans@sydneywater.com.au.

Yours sincerely,



Adrian Miller,
Manager of Urban Growth Strategy and Planning