

26 July 2010

Michael Woodland
Director, Metropolitan Projects
Department of Planning
GPO Box 39
Sydney NSW 2001



Attention: Kim Shaw

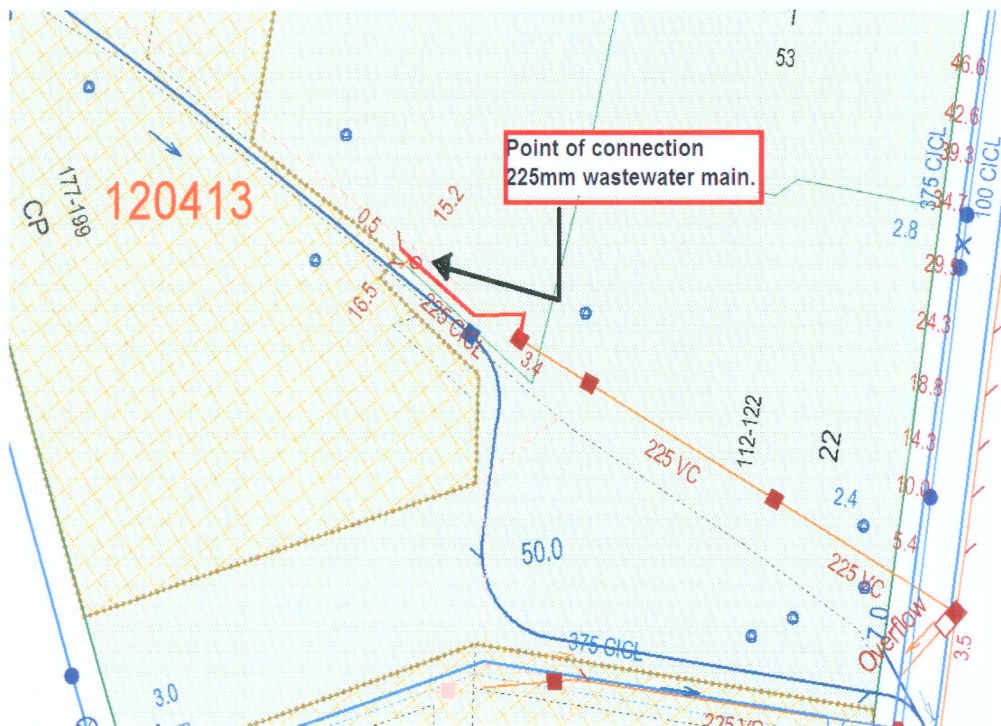
Dear Mr Woodland,

**Re: Environmental Assessment – Major Project Application MP09_0214
Concept Plan - Commercial and Retail Development at 177-199 Pacific Highway, North
Sydney**

Thank you for your letter of 25 June inviting submissions for the Environmental Assessment of the proposed commercial and retail development at 177-199 Pacific Highway, North Sydney. Sydney Water has reviewed the proposal and provides the following comments for the Department of Planning's consideration.

Wastewater

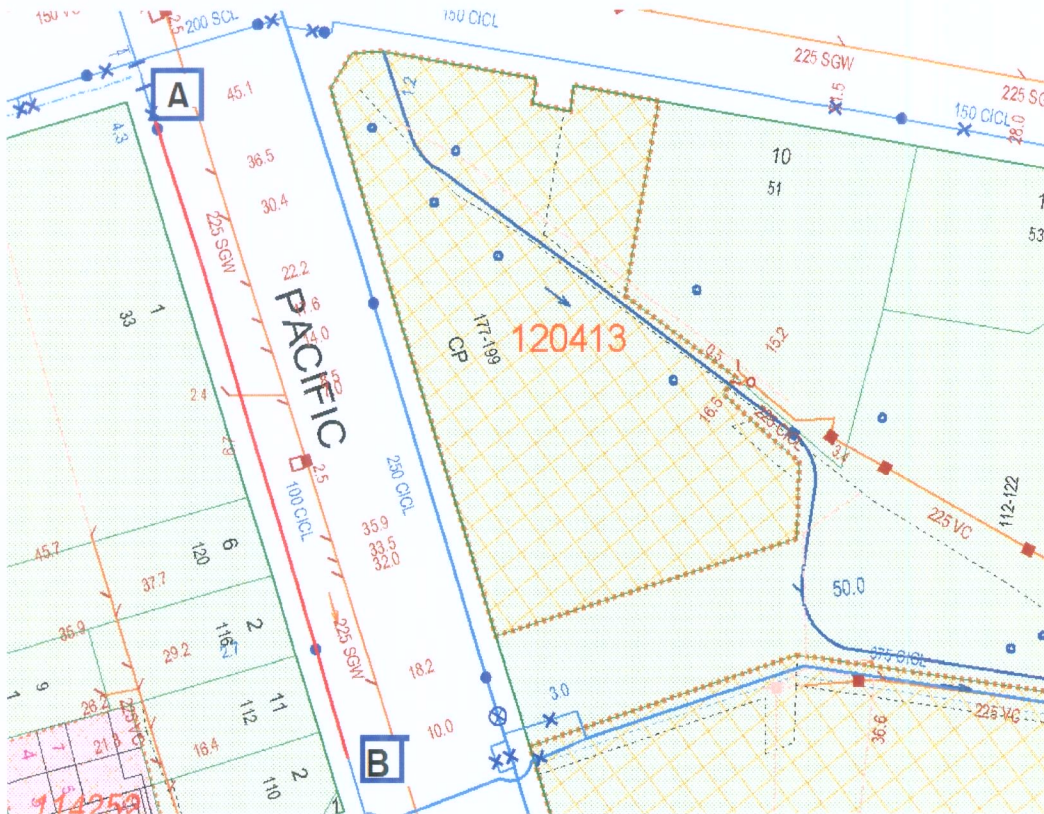
The wastewater system has sufficient capacity for the proposed development. The preferred connection point is to the 225mm wastewater main between Pacific Highway and Miller Street.



Water

The 100mm drinking water main fronting the proposed development on the Pacific Highway does not comply with the Water Supply Code of Australia (Sydney Water Edition – WSA 03-2002) requirement for minimum sized mains for the scope of this development.

The drinking water main must be upsized to a 200mm from point 'A' to point 'B' ('B' is two metres beyond the point of connection) on the plan below.



Trade Waste

All customers discharging trade waste into Sydney Water's wastewater systems must have written permission from Sydney Water. The trade waste requirements help Sydney Water discharge or reuse wastewater while protecting the environment and meeting regulatory requirements.

Sydney Water will either issue the customer a trade waste permit or enter into a trade waste agreement. A trade waste permit must be obtained before any discharge can be made to the sewer system. The permit is also needed for site remediation purposes. Applications for a trade waste permit can be made to Sydney Water at the Section 73 Certificate application stage. For further information refer to the Sydney Water website.

Sydney Water Servicing

Sydney Water will further assess the impact of individual developments when the proponent applies for a Section 73 Certificate. This assessment will enable Sydney Water to specify any works required as a result of the development and to assess if amplification and/or changes to the system are applicable. Sydney Water requests the Department of Planning to continue to instruct proponents to obtain a Section 73 Certificate from Sydney Water.

The proponent must fund any adjustments needed to Sydney Water infrastructure as a result of any development. The proponent should engage a Water Servicing Coordinator to get a Section 73 Certificate and manage the servicing aspects of the development. 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
- Major Project applications under Part 3A of the *Environmental Planning and Assessment Act 1979*
- consultations and referrals required under any Environmental Planning Instrument
- draft LEPs, SEPPs or other planning controls, such as DCPs
- any proposed development or rezoning within a 400m radius of a Sydney Water Sewage Treatment Plant
- any proposed planning reforms or other general planning or development inquiries

If you require any further information, please contact David Demer of the Urban Growth Branch on 02 8849 5241 or e-mail david.demer@sydneywater.com.au

Yours sincerely



Norbert Schaeper
Manager Urban Growth Strategy and Support