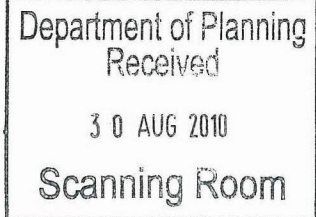


PCU013996

26 August 2010

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



Attention: Amy Watson

Dear Mr Woodland,

**Re: Environmental Assessment – Major Project Application MP09_0210
Concept Plan for Commercial and Retail Development at 88 Christie Street, St Leonards**

Thank you for your letter of 1 August inviting submissions for the Environmental Assessment of the proposed commercial and retail development at 88 Christie Street, St Leonards. Sydney Water has reviewed the proposal and provides the following comments for the Department of Planning's consideration.

Water

The proposed development is located in the Killara water system. The water mains will need to be upsized from 150mm to 200mm because of the type and scale of the proposed development.

Wastewater

The current wastewater system does not have sufficient capacity to serve the proposed development. A system study to define the works necessary for the proposed development would need to be undertaken at the developer's expense.

The existing 225mm sewer main constructed under CONT.1772 traversing the northern railway line will need to be upsized to a 375mm pipe and the flow diverted into the 375mm main constructed under WN 303178.

Depending on the type and scale of the development other 225mm mains may need to be upsized to 300mm pipes.

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