

13 September 2010

Mr Daniel Cavallo
A/Director, Government Lands and Social Projects
Department of Planning
GPO Box 39
SYDNEY NSW 2001

Dear Mr Cavallo,

Re: Barangaroo Concept Plan Amendment (MP06_0162 MOD 4)

Thank you for your letter of 9 August 2010 about the proposed modification to the Barangaroo Concept Plan. Sydney Water has reviewed the proposal and detailed comments for the Department's consideration are provided in attachment one.

The main issues for Sydney Water relate to:

- blackwater treatment plant
- remediation activities
- ownership of water infrastructure
- deviation/ adjustment of wastewater and stormwater services

Sydney Water Servicing

Sydney Water will continue to work with the developer, and further assess the impact of the proposed 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 the development and to assess whether amplification and changes are applicable. Sydney Water requests the Department continue to instruct developers to obtain a Section 73 Certificate from Sydney Water.

Developers must fund any adjustments needed to Sydney Water infrastructure as a result of any development. The developer should engage a Water Servicing Coordinator to get a Section 73 Certificate and manage the servicing aspects of the development. Details are available on Sydney Water's website at www.sydneywater.com.au.

Sydney Water e-planning

Any statutory or strategic planning documents for review by Sydney Water should be forwarded to Sydney Water's Urban Growth Strategy team at urangrowth@sydneywater.com.au. The use of this email will help Sydney Water provide advice on planning projects in line with current planning reforms.

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 400 metre radius of a Sydney Water sewage treatment plant
- Planning Strategies
- Any proposed planning reforms or other general planning or development enquiries.

If you need further information please contact Cassie Loughlin on 8849 5243 or email cassandra.loughlin@sydneywater.com.au.

Yours sincerely



Norbert Schaper
Manager, Urban Growth Strategy and Support

Attachment One

1. Blackwater Treatment Plant

It should not be assumed that discharge from the proposed blackwater treatment plant, including waste activated sludge, will automatically be approved by Sydney Water for discharge into our wastewater system.

The developer needs to identify:

- whether Sydney Water will be the supplier of last resort under the *Water Industry Competition Act 2006*
- the drinking water demand, and proposal for connection when the on-site blackwater treatment plant is off line for prolonged maintenance and/or process failure
- capacity of the blackwater treatment plant and the distribution infrastructure
- the proposed volume and quality of wastewater that will be discharged to Sydney Water's wastewater system, during normal operation when the storage facility is full, and the recycled water treatment plant is offline.

2. Remediation Activities

Sydney Water understands that the Department of Environment, Climate Change and Water (DECCW) have advised the developer that any treated wastewater from onsite remediation activities, including collected leachate or seepage from temporary storage of contaminated spoil, will not be allowed to be discharged to the harbour. The wastewater may be discharged to Sydney Water's wastewater system under a trade waste agreement. The requirements for trade waste agreements with Sydney Water are available on our website sydneywater.com.au. Sydney Water encourages the developer to understand the requirements of and necessary approvals for trade waste agreements prior to finalising their water management plan.

Sydney Water understands that the Barangaroo Development Authority have submitted a voluntary remediation proposal to DECCW for the contaminated land on the development site. Previous remediation activities in surrounding lands have not been successful and have resulted in seepage of coal tars (high in benzene) through the walls of Sydney Water's sewage pumping station (SP059). Sydney Water requests that the developer continue to advise and involve Sydney Water in the progress of their remediation works, and the review of plans and designs prior to work commencing, to ensure we are able to protect our assets in the area.

3. Water Services

The proposed development includes a number of different pressurised water supplies including potable water, recycled water and chilled water. Sydney Water will not operate or maintain the recycled water scheme or the chilled water supply. A third party will need to be engaged to provide these services to the development.

The Infrastructure Report proposes that Sydney Water will own the potable water infrastructure on the development site. As another service provider will be operating and maintaining the recycled and chilled water services there is an increased risk to Sydney Water in providing the potable water services within the development boundary, to individual buildings. The ownership of all onsite infrastructure should be considered holistically to determine the most appropriate model based on cost and risk.

The risk to Sydney Water owning, operating and maintain the drinking water infrastructure within the development include protection of Sydney Water's drinking water supply from possible cross connections on site, and response to breaks and leaks within the development area. Sydney Water believes these risks would be best managed by Sydney Water supplying drinking water to

the boundary of the development, and the infrastructure within the development boundary being privately owned and maintained.

Sydney Water does not support the proposed ownership of water infrastructure as outlined in the Infrastructure Concept Plan, and has advised the developer of the risks to Sydney Water owning the water related infrastructure within the development site. The ownership of the water related infrastructure needs to be negotiated with Sydney Water prior to development occurring.

4. Existing sewage pumping stations

4.1 SP0014 - The redevelopment of the site requires a deviation/relocation/retirement of Sydney Water's sewage pumping station SP0014. The facility of SP0014 can either be relocated and use the same pressure delivery main, or can be retired.

If SP0014 is retired, a gravity main to connect the lowest maintenance hole of the current SP0014 catchment to the nearest available gravity sewer (the inlet chambers at SP1129 on Hickson Road) will be required.

For either option, the developer needs to arrange for a servicing solution that maintains the current wastewater services to the "finger wharf precinct". The proposed solution must provide wastewater infrastructure that is sized and configured to the Sewerage Code of Australia standards (Sydney Water Edition WSA 02-2002). The developer will need to engage an accredited Hydraulic Designer to ensure that the wastewater services meet these standards.

The design of the proposed wastewater extension/deviation will need to be in a main larger or equal to 300mm and requires a flow schedule. The Developer will need to engage an accredited Designer to prepare a wastewater analysis that meets the Sewerage Code of Australia standards.

The developer will need to pay for the full cost of the proposed extension.

4.2 SP1129 – Due to the proposed works, SP1129 is likely to require additional emergency storage. The developer will need to assess the impact of their works, including modifications to SP0014, on SP1129 as outlined in the Notice of Requirements - Case no. 119297 (attached).

The developer needs to take into account the requirements of Sydney Water's sewage pumping station SP1129 when considering the existing and proposed electrical and telecommunications services. Sydney Water requires that the operation, maintenance and location of SP1129 is not impacted on or compromised in any way by the proposed development.

5. Stormwater Deviation / Adjustment

The proposed development includes a deviation/ adjustment to Sydney Water's City Area Stormwater Channel (Gas Lane, and Margaret Street branches). While Sydney Water has no in principle objections to the proposed deviations/ adjustments, Sydney Water does not support the proposal in its current form on the basis of hydraulic inefficiency, and the extension of the realignment through contaminated land, and under bridge structures. Sydney Water would consider supporting the proposal where:

- the Gas Lane branch (northern branch) is realigned along Napoleon Street
- the Margaret Street branch (southern branch) is realigned along Citywalk
- a minimum six metre radius of curvature applies to all directional changes.

Further discussions are required with Sydney Water so that our standard requirements are incorporated into the design development of the stormwater deviation/adjustment.

6. Stormwater Quality Improvement

Sydney Water strongly supports the proposed Water Sensitive Urban Design planning initiatives. Further discussions are required with Sydney Water to resolve the location, type, size and ownership of the stormwater treatment measures for the proposed stormwater channel deviation/adjustments. The design must be supported by suitable MUSIC modelling that justifies the asset investment, and is to consider tidal implications and climate change to ensure design system performance is retained for the life of the asset. Options to integrate primary stormwater treatment with future stormwater harvesting opportunities should also be explored.

7. Stormwater Harvesting and Reuse

Where stormwater is harvested from Sydney Water's stormwater system, the arrangement will be subject to a Stormwater Harvesting and Reuse Agreement between Sydney Water and the harvester. Further information can be found on Sydney Water's website at www.sydneywater.com.au/OurSystemsandOperations/StormwaterManagement. The harvester will be required to retain ownership of all stormwater conduits and other treatment and distribution infrastructure that is constructed for the purposes of stormwater harvesting and reuse.