

20 December 2010

Michael Woodland
Director
Metropolitan Projects
Department of Planning
22-33 Bridge Street,
Sydney NSW 2000

Re: MP 08_0195 Mixed Use Development at 79-80 Old Canterbury Road, Lewisham

Attention: Amy Watson

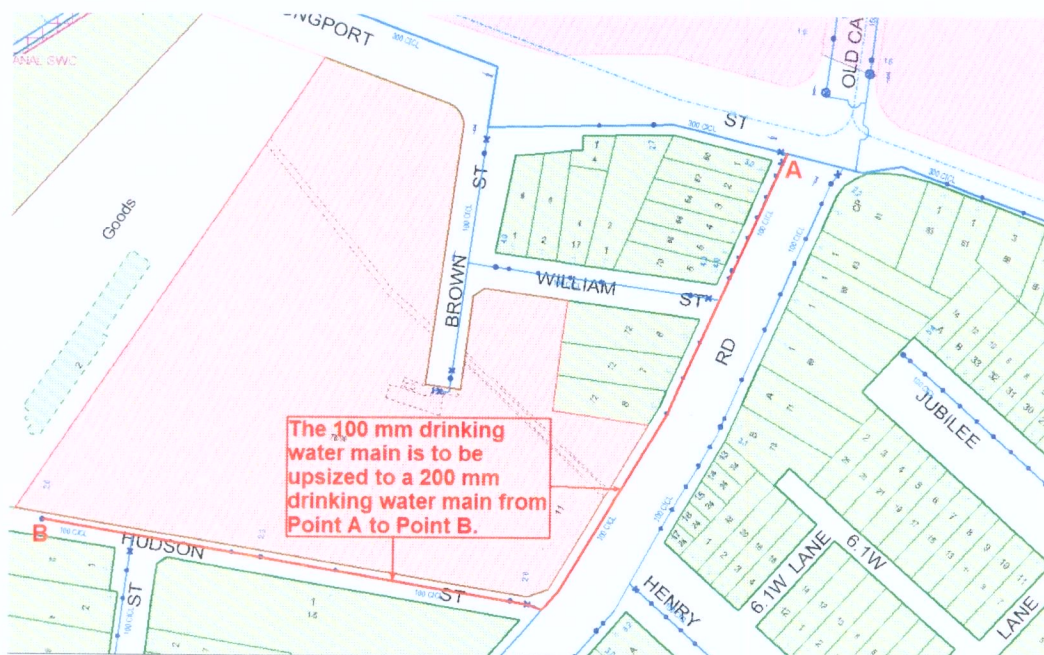
Dear Mr Woodland,

Thank you for your letter of 15 November 2010 about the proposed mixed use development at 79-80 Old Canterbury Road, Lewisham. Sydney Water has reviewed the proposal and provides the following comments for the Department's consideration.

Water

To service the proposed development, the existing 100 mm drinking water main needs to be upsized to a 200 mm main from Point A to Point B. This is shown on the plan below.

The extensions will need to be sized and configured according to the Water Supply Code of Australia (Sydney Water Edition WSA 03-2002). Evidence of Code compliance should be attached with the extension design.

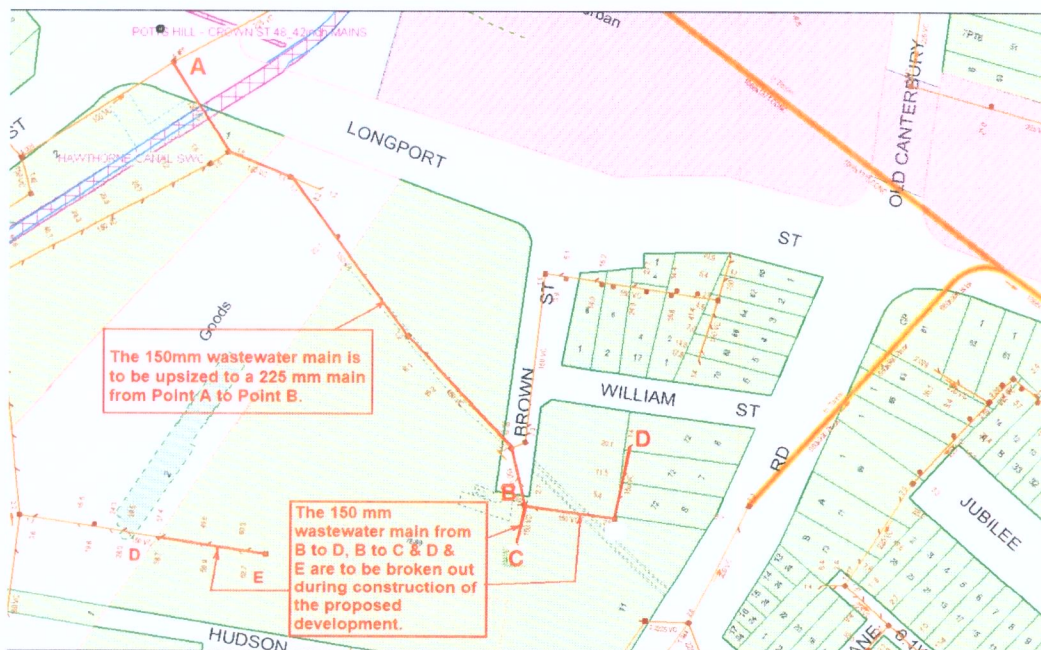


Wastewater

The proposed development conflicts with the location of a 150 mm wastewater main that traverses the site. A wastewater main deviation may be required, with any adjustment needing to be configured according to Sydney Water's Guidelines for Building Over or Adjacent to Sewer.

To service the proposed development, the existing 150 mm wastewater main will need to be upsized to a 225 mm main from Point A to Point B as seen on the plan below. In addition, the wastewater main from point B to C, B to D, and D to E are to be broken out during construction of the proposed development.

The alterations will need to be sized and configured according to the Sewerage Code of Australia (Sydney Water Edition WSA 02-2002). Evidence of compliance should be attached with the extension and/or adjustment design.



Stormwater

Building over or under Sydney Water's stormwater assets is not permitted. For Sydney Water to support the proposal, a one metre offset is required between any new structures and Sydney Water's assets.

The developer proposes to adjust (make redundant) a section of Sydney Water's Hawthorne Canal stormwater system. For Sydney Water to support this adjustment, we require the entire section of redundant asset be removed with a new maintenance pit constructed in its place to terminate the adjustment.

The developer will need to engage a Water Servicing Coordinator to submit on their behalf an asset adjustment application with Sydney Water. Sydney Water will not consent to the termination of the existing drainage easement until all demolition/construction works required under the approved adjustment application have been completed.

Stormwater Quality Management

As the development will connect to Sydney Water's Hawthorne Canal stormwater system, compliance with Sydney Water's stormwater quality management targets is required. A Water Sensitive Urban Design (WSUD) stormwater treatment plan will need to be submitted to Sydney Water to demonstrate that the following stormwater management targets have been achieved:

- A 90% reduction in the post development mean annual load of total gross pollutant loads.
- A 85% reduction in the post development mean annual load of Total Suspended Solids.
- A 60% reduction in the post development mean annual load of Total Phosphorus.
- A 45% reduction in the post development mean annual load of Total Nitrogen.

In addition to the WSUD plan, a Model for Urban Stormwater Improvement Conceptualisation (MUSIC) will also need to be submitted to Sydney Water for review and approval. This model will need to be prepared in accordance with the NSW MUSIC Modelling Guidelines (SMCMA, August 2010).

Trade Waste

All customers discharging trade waste into Sydney Water's wastewater system 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 the development 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. 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. The Water Servicing Coordinator will ensure submitted infrastructure designs are sized & 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.

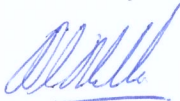
Sydney Water e-planning

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
- 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 Wastewater Treatment Plant
- any proposed planning reforms or other general planning or development inquiries

If you require any further information, please contact Sonia Jacenko of the Urban Growth Branch on 02 8849 4004 or e-mail sonia.jacenko@sydneywater.com.au

Yours sincerely,



Adrian Miller
Manager of Urban Growth Strategy and Planning