

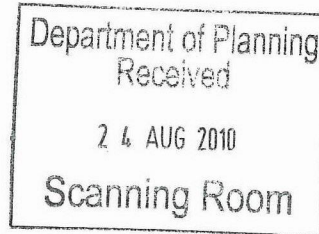


PCU013798

19 August 2010

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

Sydney
WATER



Dear Mr Woodland,

**Re: Environmental Assessment – Major Project Application MP09_0191
34 Victoria Road (Marrickville Metro Shopping Centre), 13-55 Edinburgh Road and Part
of Smidmore Street, Marrickville**

Thank you for your letter of 26 July inviting submissions for the Environmental Assessment of the proposed extension to the Marrickville Metro Shopping Centre. Sydney Water has reviewed the proposal and provides the following comments for the Department of Planning's consideration.

Stormwater

Sydney Water makes the following comments about stormwater conditions on the site.

1. Sydney Water objects to the proposed development being located above the Marrickville Valley (SWC 66) stormwater channel. This trunk drainage system services a large upstream catchment and, in the medium term, will require significant maintenance and/or reconstruction to ensure existing drainage service levels continue to be met. The development proposal severely impairs Sydney Water's ability to effectively manage its stormwater assets.
2. It is Sydney Water's strong position that all reasonable efforts be undertaken to avoid locating new building structures over Sydney Water's stormwater assets. Sydney Water would be prepared to consider an amended development proposal which considers the following options:
 - A clear access zone being provided around and above the stormwater channel.
 - Other options as discussed and agreed upon with Sydney Water.
3. Figure 3b of the Infrastructure and Hydrology Report by Golder Associate indicates a significant flood hazard exists around the Mill House / Civic Place entry area adjacent to Victoria Road. Flood depths in excess of one metre are modelled to occur in this area and would likely inundate the existing development. It is recommended a site-specific flood emergency response plan be prepared for the existing development.

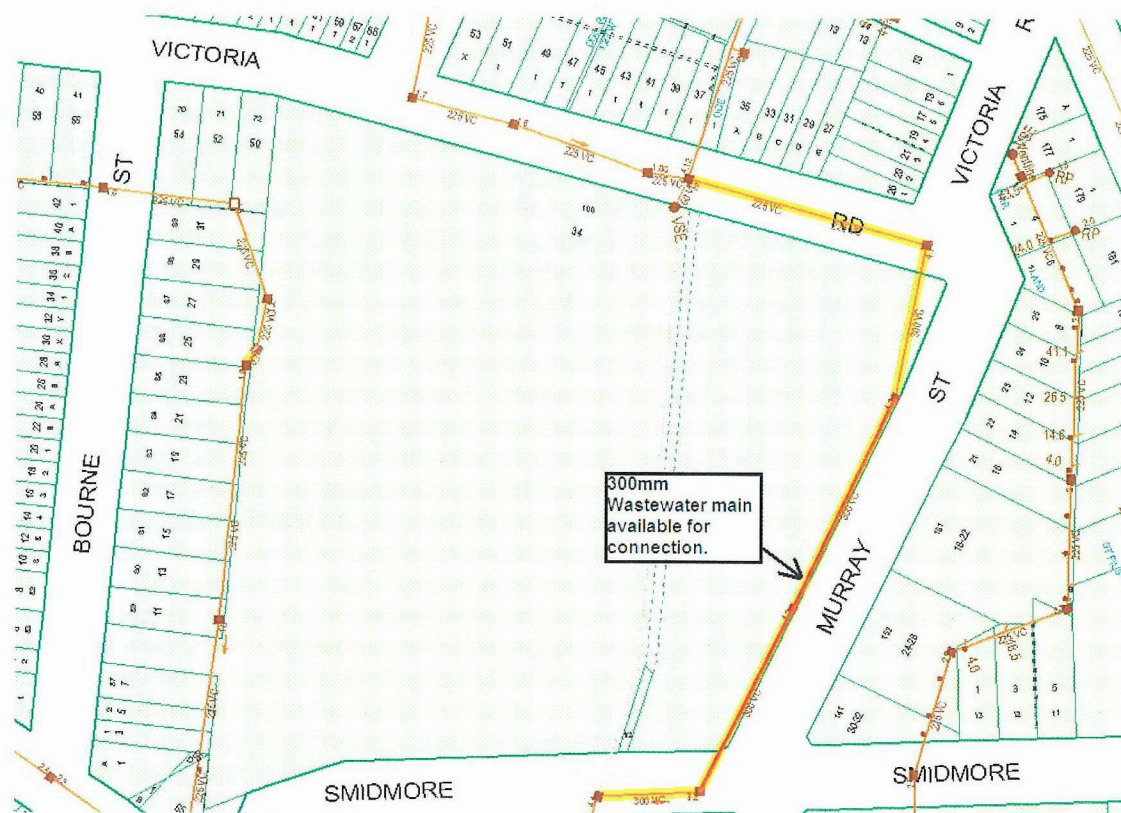
4. Consistent with the advice and requirements that have applied to other developments in this part of the Marrickville Valley stormwater catchment area, Sydney Water will require on-site detention for this development.
5. While aspects of the Water Sensitive Urban Design (WSUD) proposals contained in the project application documentation have merit, they fail to address the water quality objectives of the development site. On-site detention is not widely considered to be a WSUD element, while the proposed bioswales on Victoria Road and Murray Street address existing water quality from public roads.
6. Sydney Water strongly supports the Director General's Requirements regarding the incorporation of WSUD measures. In this regard, Sydney Water recommends a WSUD Strategy be prepared for the development site and the Strategy submitted as part of the major project application. The WSUD Strategy should include the establishment of a stormwater quality model for the development to predict expected stormwater quality pollutant loads and a strategy to achieve the stormwater quality targets nominated below. The WSUD Strategy should also detail the location, size and configuration of the stormwater treatment elements, and provide a summary of MUSIC parameters (rainfall, source nodes and treatment nodes) and results.

Water

The drinking water system has sufficient capacity for the proposed development. The drinking water main available for connection is the 150mm main on the north side of Smidmore Street.

Wastewater

The wastewater system has sufficient capacity for the proposed development. The wastewater main available for connection is the 300 mm main constructed under WN 300833 as shown 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 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 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



Adrian Miller
Manager, Urban Growth Strategy and Planning