Sydney WATER

23 August 2011

Amy Watson
Senior Planner, Metropolitan and Regional Projects South
NSW Department of Planning & Infrastructure
GPO Box 39
Sydney NSW 2001

Re: MP 10_0155 Redevelopment of the Former Allied Mills Site at 2-32 Smith Street, Summer Hill

Dear Mrs Watson,

Thank you for your letter of 27 June 2011 about the proposed mixed use development at the Former Allied Mills Site at 2-32 Smith Street, Summer Hill. Sydney Water has reviewed the proposal and provides the following comments for the Corporation's consideration.

Sydney Water's water and wastewater systems have capacity to service the proposed development. Water and wastewater extensions will be required to connect to the systems.

Water
The existing water system has capacity to service the proposed development. The developer will need to design and construct a connection to the 300 mm water main on Longport Street to service development on the eastern side of the goods railway line (shown as the blue line in Figure 1).

To service the development on the western side of the goods railway line, the developer will need to design and construct a connection to either:

- the 300 mm trunk water main on Smith St (shown as the red line in Figure 1) or
- the 500 mm trunk water main on Edward St (shown as the black line in Figure 1).

Upsizing of local water mains may be required in accordance with the Water Supply Code of Australia. Amplifications to the network will be determined by engineering analysis methods consistent with the Water Supply Code of Australia (Sydney Water Edition WSA 03-2002), and will be determined at a later stage when the developer applies for a Section 73 Certificate.

The connections 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 existing wastewater system has capacity to service the proposed development. The developer will need to design and construct a connection to the water submain located at Old Canterbury Road to service development on the eastern side of the goods railway line (shown as the red line in Figure 2).

To service the development on the western side of the goods railway line, the developer will need to design and construct a connection to the water submain at the intersection of Edward Street and Smith Street (shown as the blue line in Figure 2).

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

Figure 1: Drinking Water Connection Points

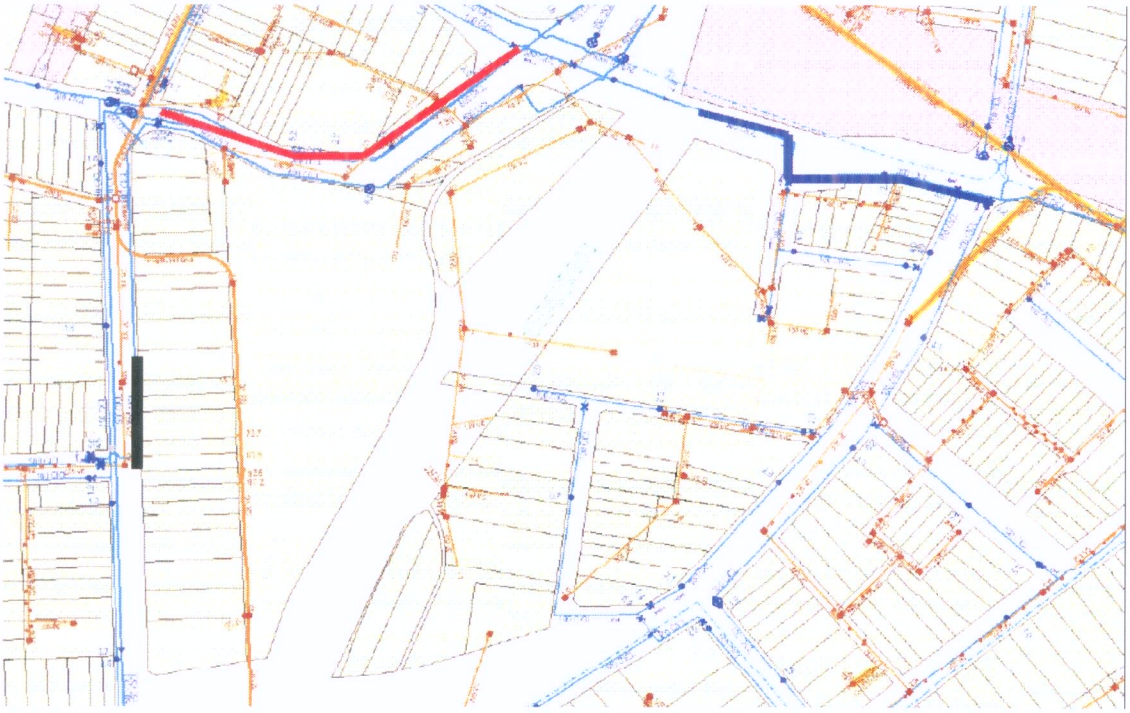
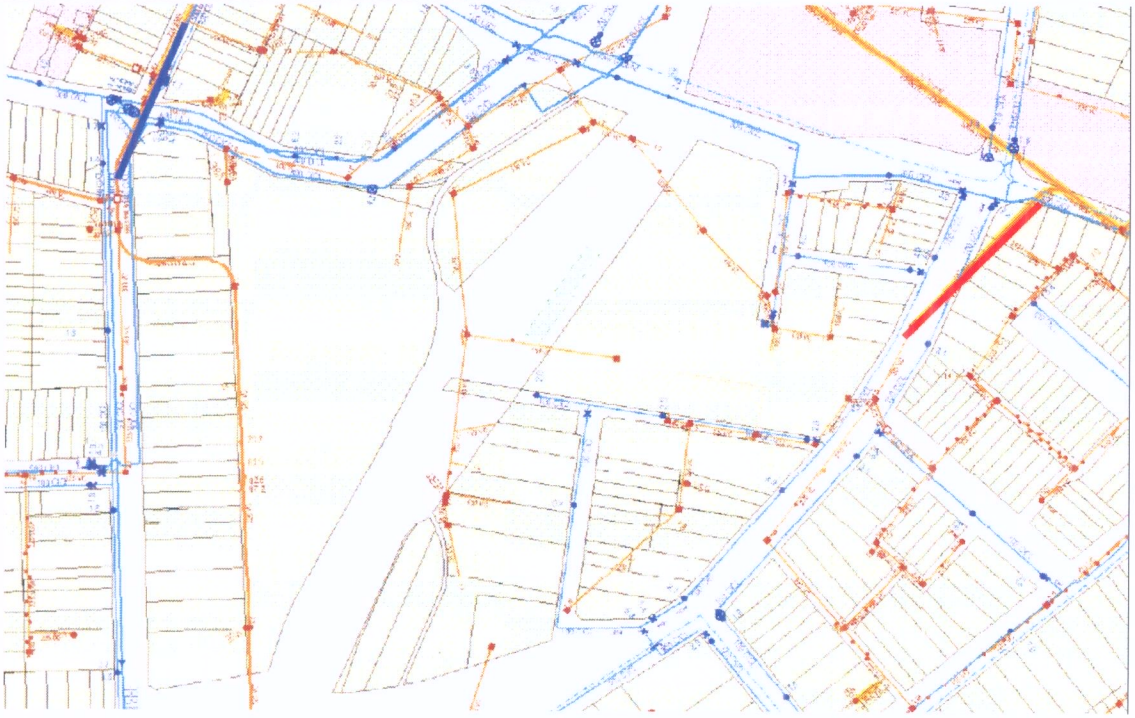


Figure 2: Wastewater Connection Points



Stormwater

There is insufficient technical information for Sydney Water to support the proposed Stormwater Master Plan for the redevelopment. In particular, there is insufficient information to assess the impacts of the proposed trunk drainage upgrades. Sydney Water is concerned the proposed upgrades could have adverse impacts on downstream communities, and we offer the following information to guide future stormwater master planning and design:

1. Any flood management strategy must be supported by a flood study that utilises a fully dynamic 1D/2D computer model. The following information from this study will need to be submitted in plan form in the future:
   - water surface contours (including the 100 year flood and PMF extents)
   - velocity vectors
   - velocity and depth product contours
   - delineation of flood risk precincts
   - show both existing and proposed flood profiles for the full range of events for total development including all structures and proposed infrastructure works.

   An electronic copy of the hydrologic/hydraulic input and output files will also need to be submitted. Sydney Water also requests that future submissions include a detailed survey plan that describes the location of existing buildings and utility infrastructure, and other existing major features and structures to Australian Height Datum.

2. For Sydney Water to support the proposed location of new buildings and structures over the existing stormwater asset running parallel to Smith Street, all buildings and structures must be located at least one metre away from Sydney Water's stormwater assets.

3. Sydney Water objects to any proposal to cover and/or build over Hawthorne Canal. Proposals to increase the amount of cover or buildings over Hawthorne Canal will not be approved. Where existing covers and/or buildings are removed as part of site redevelopment, Sydney Water will not approve new covers and/or buildings over these assets.

4. Sydney Water requires stormwater discharging to its networks to meet contemporary stormwater management targets. As a minimum, the stormwater management targets detailed below will apply.

Pollutant	Target Requirement
Total Gross Pollutants	90% reduction in the post development mean annual load
Total Suspended Solids	85% reduction in the post development mean annual load
Total Phosphorous	60% reduction in the post development mean annual load
Total Nitrogen	45% reduction in the post development mean annual load

   Furthermore, a Water Sensitive Urban Design Strategy must be prepared and submitted to Sydney Water. This strategy must address the Draft NSW 'Model for Urban Stormwater Improvement Conceptualisation' Guidelines (Sydney Metro CMA).

5. Sydney Water notes several major pit structures are proposed on top of the proposed Smith Street trunk drainage amplification. We do not support the design of these pits and the pipeline amplification, with the proposed 450mm inlet considered dangerous for an urbanised environment.

   For Sydney Water to support the proposed works, an alternative arrangement that integrates a distributed street drainage system with a privately owned, safely operating pit structure separate from Sydney Water's stormwater assets will need to be developed.

Trade Waste
In the event that trade wastewater is generated, the property owner is required to submit an application for permission to discharge trade wastewater to the sewerage system before business activities commence.

If this development type is "Industrial" then the property may be part of a sewerage catchment subject to a wastewater reuse scheme. This may impact the level of pollutants such as Total Dissolved Solids (TDS) that Sydney Water will accept from the property to the sewerage system. Businesses wishing to discharge wastewater (other than domestic sewage) should first contact a Sydney Water Business Customer Representative. The contact number for a Trade Waste Customer Representative is 02 9694 6500.

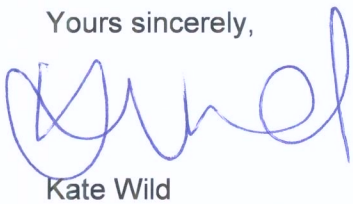
For further information please visit the Sydney Water website at:
http://www.sydneywater.com.au/OurSystemsandOperations/TradeWaste/

Sydney Water Servicing
Sydney Water will further assess the impact of 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). Details are available from Sydney Water's website at www.sydneywater.com.au.

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,



Kate Wild
Manager, Urban Growth Strategy and Planning