

02 November 2011

Mr John Phillpott
Department of Planning & Infrastructure
GPO Box 39
Sydney NSW 2001

MP10_0154 Residential Development at Edwin, Bennett, Northcote and Hilly Street, Mortlake

Dear Mr Phillpott,

Thank you for your letter requesting comment on the proposed residential development at the above address. Sydney Water has reviewed the proposal and provides the following comments for the Department's consideration.

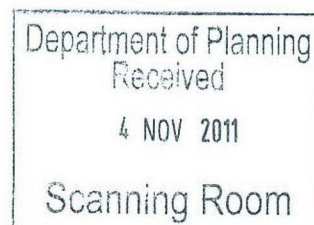
Water

The proposed 9 storey building in Precinct 2, fronting Hilly Street, requires a 200mm drinking water main extension from the intersection of Edwin Street and Tennyson Road to link up with the existing 150mm drinking water main in Hilly Street that fronts this development, shown as **A to B** on the below diagram.

The existing 150mm drinking water main in Bennett Street needs to be extended to front the proposed development at 16-18 and 20-22 Bennett Street shown as **C to D** on the below diagram. This section of the development is called Site 2, Precinct 5 and has two proposed 4 storey buildings.

The remaining development areas, being Precinct's 3 & 4, have part frontage to various 150mm drinking water mains that may require extension, pending where the future development's connection points are located.

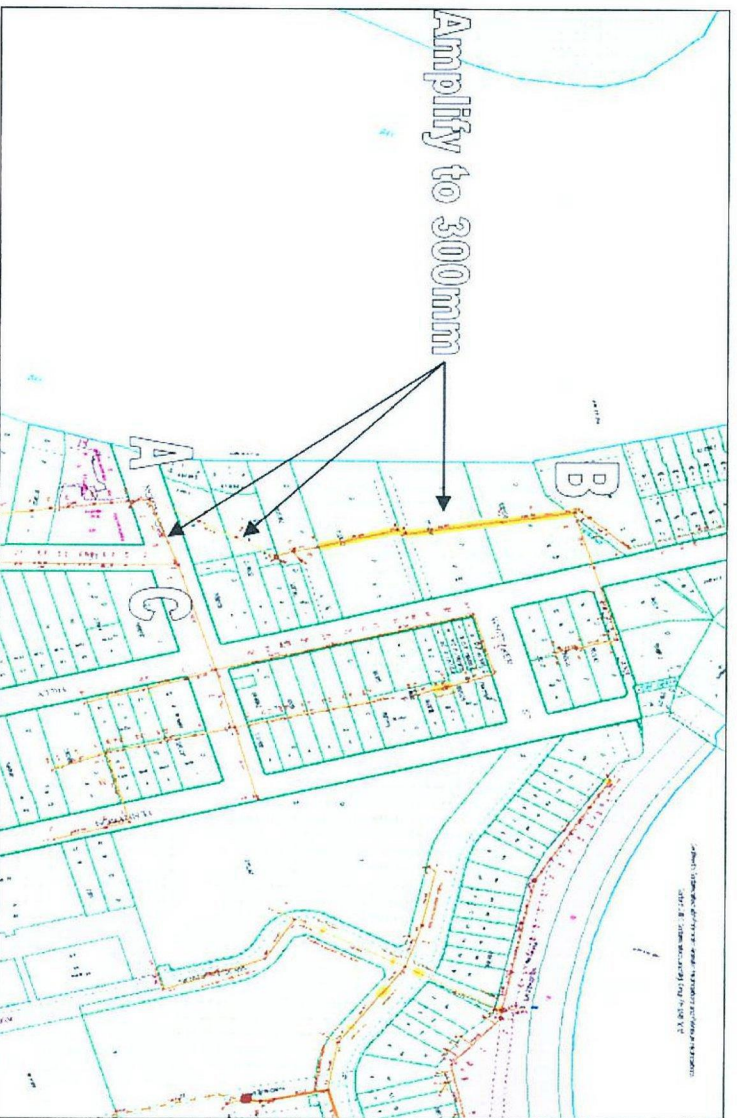
Precinct 1 has two proposed 3 storey building's that are served by an existing 100mm drinking water main in Northcote St and has sufficient capacity.





Wastewater

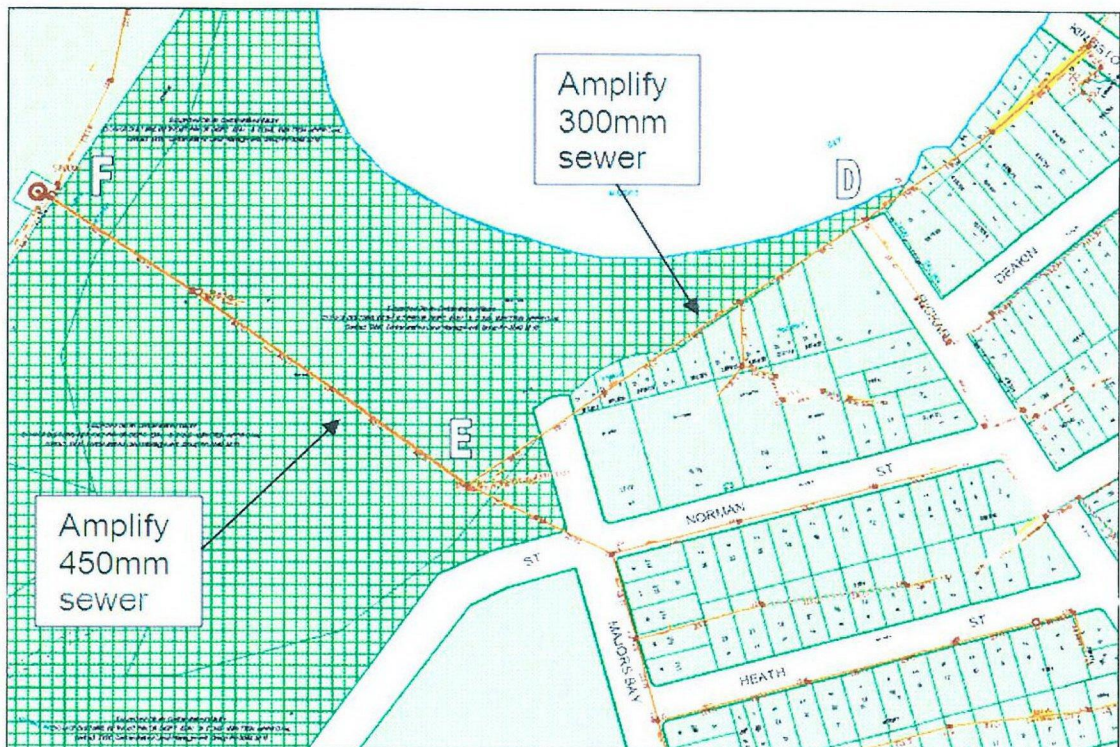
The existing 225mm sewer shown on the below diagram needs to be amplified to 300mm sewer as A to B being 217 metres in length and A to C being 42 metres in length.



Concord West System Capability Assessment Report

Additional to the above developer requirements, this development will exceed wastewater capacity downstream as shown in the Concord West SCAMP Report that has identified that SPS 90 has insufficient storage capacity for future development and the sewer pipelines upstream and downstream of SP 090 has insufficient capacity under future conditions.

The dry weather storage at SP 090 needs additional storage to cater for this development in addition to the 64 cubic metres that was already identified in the SP 090 Storage Capacity report. The existing 450mm and 300mm sewer from Rickard Street to SP 090 will need to be amplified as shown as D - E - F on the below diagram.



There is no Sydney Water work program for the above amplifications. The SP 090 pump rate is to **remain** as the **current 122 l/s** as these pumps should be increased but cannot due to downstream pipe restrictions.

Sydney Water Servicing

Sydney Water will further assess the impact of any subsequent 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 future development and to assess if amplification and/or changes to the system are applicable. The developer must fund any adjustments needed to Sydney Water infrastructure as a result of the development.

The developer 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 and 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 Council 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
- consultations and referrals required under any Environmental Planning Instrument
- draft LEPs, SEPPs or other planning controls, such as DCPs
- any proposed development or rezoning that will be impacted by the operation 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 Ainsley Rotgans of the Urban Growth Branch on 02 8849 4004 or e-mail ainsley.rotgans@sydneywater.com.au.

Yours sincerely,



Wayne Kennedy,
Manager of Urban Growth Strategy and Planning

3.11.11