



PCU031442

6 March 2012

Mr Alan Bright
A/Director, Metropolitan and Regional Projects South
Department of Planning and Infrastructure
GPO Box 39
Sydney NSW 2001



Re: MP 10_0237 – Mixed Use Residential Building at 71-79 Macquarie Street, Sydney

Dear Mr Bright,

Thank you for your letter of 16 January 2012 about the proposed mixed use residential building at 71-79 Macquarie Street, Sydney. Sydney Water has reviewed the proposal and provides the following comments for the Department's consideration.

Water

The drinking water main available for connection is the 150 mm main on the northern side of Circular Quay East.

Wastewater

A wastewater extension is required to service the proposed development. The extension of the wastewater system will be required from the 300 mm main in Circular Quay East and must provide a point of connection at least one metre inside all the proposed lot boundaries.

Stormwater

Building Over the Stormwater Channel

The proposed development appears to be either over or very close to Sydney Water's locally heritage listed Bennelong Point Oviform Stormwater Channel SWC 29.

Sydney Water's principle position for any new development is that there should not be any buildings or permanent structures proposed over the stormwater channel or within one metre from the outside wall of the stormwater channel.

The information provided is not sufficient to establish the exact location of the stormwater channel or proximity to the proposed development in relation to the stormwater channel. Sydney Water cannot make any further comments regarding the proximity to the stormwater channel until this information is provided.

Proposed additional leased basement land

Sydney Water notes that the proposed development intends to lease additional basement land under the Macquarie Street footpath and Macquarie Street carriage way.

The developer should ensure that the proposed 'basement land lease arrangement' is not over Sydney Water's stormwater channels or within one metre from the outside wall of the stormwater channel located along the Macquarie Street footpath and Macquarie Street road carriage way. No buildings or permanent structures should be proposed over the stormwater channel or within one metre from the stormwater channel.

Heritage

Sydney Water recommends that no new openings are made in these early brick built, oviform shaped, stormwater channels. Any new piping should use the existing openings into the channel.

If this is not possible, and the existing channel needs to be removed or have new openings, Sydney Water must be advised. We will require drawings to ascertain the impacts so that we can grant an official heritage approval with conditions such as requiring an archival recording.

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 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). Details are available from Sydney Water's website at www.sydneywater.com.au.

Building Plan Approval

The approved plans must be submitted to a Sydney Water Quick Check agent to determine whether the development will affect any Sydney Water wastewater or water main, stormwater drains and/or easement, and if further requirements need to be met. Plans will be appropriately stamped.

For further assistance please telephone 13 20 92 or refer to Sydney Water's website www.sydneywater.com.au for:

- Quick Check agent details - see Building and Developing then Quick Check; and
- Guidelines for Building Over/Adjacent to Sydney Water Assets - see Building and Developing then Building and Renovating

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:

- 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 David Demer of the Urban Growth Branch on 02 8849 5241 or e-mail david.demer@sydneywater.com.au

Yours sincerely



Kate Wild
Strategic Projects Coordinator