

10 February 2012



Sydney
WATER

Ms Jane Flanagan
Department of Planning & Infrastructure
GPO Box 39
Sydney NSW 2001

Department of Planning
Received
14 FEB 2012
Scanning Room

MP06_0101 MOD & MP11_0093 Pemulway Mixed Use Development, Redfern

Dear Ms Flanagan,

Thank you for your letter of 13 January 2012 requesting comment on the proposed mixed use development at the above address. Sydney Water has reviewed the proposal and provides the following comments for the Department's consideration.

Water

The drinking water mains available for connection are:

- The 100mm main on the Western side of Louis Street for the Precinct 1 town houses fronting Louis Street.
- The 150mm main on the Western side of Eveleigh Street for the Precinct 1 town houses fronting Eveleigh Street and the Precinct 1 retail, gymnasium and apartment building.
- The 150mm main on the Eastern side of Eveleigh Street for Precinct 3.
- The 150mm main on the Northern side of Caroline Street for Precinct 2.

No amplification of the 600mm main in the Lawson Street Bridge is required. Any fittings affected by road alterations are to be adjusted to the designed finished surface level. All adjusted drinking water mains are to be re-laid at standard depth for that main sizing and where possible in Sydney Water's allocations.

Wastewater

The wastewater mains available for connection are:

- For Precinct 1, the 225mm main in Eveleigh Lane.
- Precinct 2, the 225mm main running parallel to 1 Caroline Street.
- For Precinct 3, the 225mm main traversing the property.

The proposed development conflicts with the location of the 225mm main running parallel to 1 Caroline Street, the 225mm main in Eveleigh Lane, the 225mm main in Caroline Lane and the 225mm main traversing precinct 3. A wastewater deviation may be required. The applicant is to refer to their Water Servicing Coordinator for details of requirements.

Stormwater

Water Sensitive Urban Design

The proposed development is required to meet contemporary stormwater quality targets. A WSUD Strategy and MUSIC model must be prepared and submitted to Sydney Water for the development. The MUSIC model must be prepared in line with the Draft NSW MUSIC Modelling Guidelines (Sydney Metro CMA).

Sydney Water Corporation ABN 49 776 225 038

1 Smith St Parramatta 2150 | PO Box 399 Parramatta 2124 | DX 14 Sydney | T 13 20 92 | www.sydneywater.com.au

Delivering essential and sustainable water services for the benefit of the community

The following stormwater quality targets shall apply:

Pollutant	Target Requirement
Total Gross Pollutants	90% reduction in the post development mean annual load
Total Suspended Solids	80% 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

Direct Connection to Sydney Water's Stormwater Channel

The stormwater concept plan appears that the proposed development would make a direct stormwater connection to Sydney Water's stormwater channel at Hudson Street. Any direct stormwater connection to Sydney Water's stormwater channel need to be complied with the Sydney Water's connection requirements. The developer is required to lodge the stormwater connection application through the Sydney Water's accredited Water Servicing Coordinator. The connection must be through an access chamber and is to be designed by the qualified structural engineer. The stormwater designer should ensure that the structural integrity of the Sydney Water's stormwater channel is not compromised as part of the proposed stormwater connection. The connection point should be downstream of Eveleigh Street and should discuss with Sydney Water regarding the final location.

On Site Detention

On Site Detention is required for the stormwater discharge from this development. The required On Site Detention and Permissible Site Discharge are as follows:

Precinct 1

Total Site Area	6776 square meter
On Site Detention	127 cubic meter
Permissible Site Discharge	248 litre/second

Precinct 2

Total Site Area	1303 square meter
On Site Detention	24 cubic meter
Permissible Site Discharge	48 litre/second

Precinct 3

Total Site Area	2385 square meter
On Site Detention	45 cubic meter
Permissible Site Discharge	87 litre/second

Trade Waste Information

Should this development generate trade wastewater, this correspondence does not guarantee the applicant that Sydney Water will accept the trade wastewater to its sewerage system. In the event 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. A boundary trap will be required where arrestors and special units are installed for trade waste pre-treatment.

If this development type is "Industrial" then the property may be part of 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 Trade Waste Office. A boundary trap will be required where arrestors and special units are installed for trade waste pre-treatment.

Prospective Purchasers should be made aware of the above situation under the requirements of vendor disclosure.

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 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,



Adrian Miller,
Manager of Urban Growth Strategy and Planning

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