

24 April 2014

Mr Michael File
Director, Urban Renewal
Department of Planning and Environment
GPO Box 39
Sydney NSW 200

Sydney Water Submission – Carter Street Urban Activation Precinct

Dear Mr File,

Thank you for your letter dated 17 March 2014 notifying Sydney Water of the proposed Carter Street Urban Activation Precinct. We have reviewed the proposal and provide the following comments for your consideration.

Zoning of Sydney Water Infrastructure

- Sydney Water owns two operational Wastewater Pumping Stations, SP0314 legally described as Lot 1 DP 234801 and SP0477 legally described as Lot 1-3 DP 1081374 and Lot 1 DP 632266
- These assets have been identified as remaining operational and requiring upgrades in the future. The proposed R4 High Density Residential zoning is unlikely to align with the current and future use by Sydney Water and as such we request that these are zoned appropriately as SP2 Infrastructure.

Water and Wastewater Servicing

- Water and wastewater mains are available to service the proposed development. A number of these mains will require future amplifications and extensions
- Wastewater Pumping Station (SP0314) will need to be upgraded to service the proposed development

Easements

- Sydney Water requires the following setbacks for easements to be created:
 - along the southern embankment edge of Haslams Creek Main Channel a 10 metre setback easement is required and for it to be naturalised
 - widening Arthur Street Branch prior to discharge into Haslam Creek. The width needs to be determined and it needs to be naturalised. This is required to alleviate upstream flooding on the southern side of the Motorway
- The proponent is to ensure that existing easements are not impacted. Sydney Water's *Guidelines for Easements* outline the restrictions and obligations set on works within stormwater easement boundaries
- The proponent should liaise and discuss these in detail with Sydney Water's Land and Waterways Team.

Constructing an access bridge over stormwater assets

- Sydney Water's Land and Waterways Team should be consulted for detailed design of the proposed access bridges across Haslams Creek Main Channel and Haslams Creek Branch. The proponent will need to refer to Sydney Water's guidelines for constructing bridges over stormwater assets, which outline the process and design requirements.

Flooding

- Future development proponents are to ensure that no existing or proposed property is affected by flooding
- A Flood Study and Flood Impact Assessment for this development should indicate if any flooding impacts will occur from this development. Sydney Water is responsible for major stormwater infrastructure within this development and needs to ensure that the existing and proposed stormwater systems are:
 - not impacted from flooding
 - not causing flooding which will impact on people, properties and infrastructure including the proposed bridges
 - accessible to operate and maintain at all times
 - not impacting the natural environment
 - protecting or improving the health of waterways.

Constructing a building over or adjacent to stormwater assets

- Future development proponents will need to refer to Sydney Water's *guidelines for constructing buildings over or adjacent to stormwater assets* which outline the process and design requirements. As per the guidelines, the proponent is advised of the following:
 - no building or permanent structure is to be constructed within 1 metre from the outside wall of the stormwater asset
 - the Flood Study and Flood Impact Assessment should demonstrate there are no potential adverse flood impacts offsite due to the development and evaluate the impacts of flooding on the proposed development.

Stormwater connections to natural waterways

- Sydney Water's *guidelines for stormwater connections to natural waterways* outlines the process and design requirements for connecting to natural waterways.

Water Sensitive Urban Design (WSUD)

- The development must consider WSUD to minimise hydraulic impacts from of the development and maximise the multiple benefits of water, wastewater, stormwater, recycled water and other. This includes:
 - efficient and sustainable potable water demand
 - minimising wastewater generation and treatment to a suitable standard
 - treating urban stormwater before discharging to receiving waters (refer to Discharge of Stormwater Quality Targets)
 - preserving the natural hydrological regime of the catchment.

Discharged Stormwater Quality Targets

- Stormwater run-off from the site should be of appropriate quality and quantity before discharged into a Sydney Water asset. Developments must establish their own stormwater quality improvement measures that meet the following stormwater pollutant reductions:

Pollutant	Pollutant load reduction objective (%)
Gross Pollutants (>5mm)	90
Total Suspended Solids	85
Total Phosphorus	65
Total Nitrogen	45

Other agency notification

- Please ensure that other agencies and stakeholders are aware of these recommendations.

Sydney Water has an email address for planning authorities 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.

If you require any further information, please contact Greg Joblin of the Urban Growth Branch on 02 8849 5218 or e-mail gregory.joblin@sydneywater.com.au.

Yours sincerely,



Greg Joblin
Senior Growth Planner, Growth Strategy

