

1 December 2016

Director, Codes and Approval Pathways  
NSW Department of Planning and Environment  
GPO Box 39, Sydney, NSW 2001

## **Draft Medium Density Design Code and Medium Density Housing Code**

Dear Sir/Madam

Sydney Water supports the draft Medium Density Housing Code's intended principle of greater housing choice and quality design and the general movement towards a code-based planning system, provided appropriate mechanisms are in place to assess the impact of development on water and wastewater provision prior to development consent being granted.

We have reviewed the draft Code and provide the following comments.

### **Requirements under Section 73 of the *Sydney Water Act 1994***

We note that the Code will allow for higher density development to be permitted as complying development. This will have a cumulative impact on our local network capacity, asset sizing and ability to plan for new infrastructure.

Allowing medium density housing as complying development without appropriate monitoring and tracking systems in place will mean that development of this scale will not be referred to Sydney Water for assessment and comment through the statutory development application referral process. The impacts of the development on our water and wastewater system will not be known until a development proposal has been approved (either by a private certifier or Council) and a connection application is lodged with Sydney Water.

We request that the Department of Planning and Environment liaise directly with Sydney Water in relation to developing agreed requirements for water servicing and assessment in line with the objectives of the policy. This is to ensure that local servicing needs are met and that relevant information is collected by Sydney Water.

Sydney Water and the Department agreed to a similar requirement in 2013 for industrial and commercial development under Part 5A of the policy and we believe that these clauses should be expanded to include development types considered by the draft Code.

Yours sincerely,

A handwritten signature in blue ink, appearing to read "Greg Joblin", with a long horizontal stroke extending to the right.

**Greg Joblin**  
**Manager, Growth Strategy**

## Attachment 1. Specific Comments

### The Design Guidance section (p75):

- A reference to the stormwater quality and quantity requirements of the local government. The guidance should say that the development must be modelled at a conceptual stage to meet these requirements to insure they are integrated into the entire site design rather than being tacked on to a pre-existing architectural concept.
- Designs should promote and provide interactions with water rather than hiding water infrastructure. Water infrastructure can provide discovery, beauty, adventure, education and identity to urban spaces to improve sense of place and wellbeing to residents. For examples see the living waterways framework's "living places" theme. Therefore, point 9 and 5 should be deleted.
- There is a typo on Design guidance point 8 – delete "should be"
- Point 6 is too specific about the mm of water detention. It should be more generally about reducing visual clutter (fences) by considering implication of drowning risk within the design frame.
- Point 7 should just say that consideration should be made of cost of plumbing vs water use when planning to meet BASIX (or other) targets and that hot water systems are an effective use of rainwater.

### Asset Protection and Design Requirements

Sydney Water requests the following issues are considered and incorporated into the Complying Development SEPP and Medium Density Housing Code:

- How will privately owned sewers be protected, assessed and maintained as development occurs in lots that are currently serviced by a single sewer connection to the Sydney Water network?
- Section 2Y Water Management and Conservation advocates the use of individual metering. These should be located in appropriate accessible locations.
- Appropriate setbacks need to be provided for and maintained to allow for the upsizing and deviation of mains and connection points to the water and wastewater network.