

18 November 2014

The General Manager
Marrickville Council
PO Box 14
Petersham NSW 2049

ATTENTION: Anthony Randall

Dear Sir/Madam,

**STATE ENVIRONMENTAL PLANNING POLICY (INFRASTRUCTURE) 2007
DEVELOPMENT APPLICATION – DA201400354
72-90 Old Canterbury Road, Lewisham**

I refer to Council's letter requesting RailCorp's concurrence for the above development application in accordance with clause 86(1) of the above SEPP. It is noted that this development application relates to the construction of multi-storey buildings with basement carparking.

As of 1 July 2014 the property functions of RailCorp have been transferred to Sydney Trains. Whilst RailCorp still exists as the legal land owner of the rail corridor, its concurrence function under the above SEPP has been delegated to Sydney Trains.

As such, Sydney Trains now advises that the proposed development is being assessed in accordance with the requirements of Clause 86(4) being:

- a) the potential effects of the development (whether alone or cumulatively with other development or proposed development) on:
 - (i) the safety or structural integrity of existing or proposed rail infrastructure facilities in the rail corridor, and
 - (ii) the safe and effective operation of existing or proposed rail infrastructure facilities in the rail corridor, and
- b) what measures are proposed, or could reasonably be taken, to avoid or minimise those potential effects.

As Council is aware, order to finalise the assessment of the proposed works in accordance with the above requirements Sydney Trains requested the provision of additional information on 27th August 2014. The Applicant has only recently submitted the requested additional information (17th November 2014).

Sydney Trains understands that as the subject application is to be determined at the Joint Regional Planning Panel (JRPP) on 17th December 2014, Council is required to finalise its assessment report by the 18th November 2014.

However, given that Sydney Trains has only just recently received the requested information it is unlikely that the review of the documentation by the Transport for NSW engineers would be completed in time to enable Sydney Trains to issue its final endorsement of the proposed works. Therefore, in order to meet Council's timeframe Sydney Trains is left with only two options, refusing concurrence or issuing a concurrence with deferred commencement conditions.

Given that the Applicant has now submitted the information (albeit only recently), Sydney Trains is prepared to show some goodwill and issue its concurrence with deferred commencement conditions rather than refuse concurrence. This will enable the Applicant to obtain development approval from the JRPP whilst enabling it to obtain endorsement of the engineering aspects of the proposed works direct with Sydney Trains.

In this regard, Sydney Trains advises Marrickville Council that it is granting concurrence to the development proposed in development application DA201400354 subject to the imposition of the deferred commencement conditions provided in Attachment A, operational conditions listed in Attachment B and Advisory Note listed in Attachment C.

Should Council or the JRPP choose not to impose the deferred commencement condition in Attachment A, the operational conditions provided in Attachment B and the Advisory Note listed in Attachment C (as written), then concurrence from Sydney Trains has not been granted to the proposed development.

Please contact Mr Jim Tsirimiagos on 8575 0780 should you wish to discuss this matter. Finally, Sydney Trains requests that a copy of the Notice of Determination and conditions of consent be forwarded to Sydney Trains.

Yours sincerely,



Kevin Sykes
General Manager Property

Attachment A**Deferred Commencement Condition**

This consent is not to operate until the Applicant satisfies the Council, within 12 months of the date of this consent, that it has obtained approval/certification from Sydney Trains as to the following matters and the approval/certification has been forwarded to the Council:

A1

The Applicant shall prepare and provide to Sydney Trains for approval/certification the following items:

- 1. Final Geotechnical and Structural report/drawings that meet Sydney Trains requirements. The Geotechnical Report must be based on actual borehole testing conducting on the site closest to the rail corridor.*
- 2. Final Construction methodology with construction details pertaining to structural support during excavation.*
- 3. Final cross sectional drawings showing ground surface, rail tracks, sub soil profile, proposed basement excavation and structural design of sub ground support adjacent to the Rail Corridor. All measurements are to be verified by a Registered Surveyor.*
- 4. Detailed Survey Plan showing the relationship of the proposed developed with respect to RailCorp's land and infrastructure.*
- 5. If required by Sydney Trains, an FE analysis which assesses the different stages of loading-unloading of the site and its effect on the rock mass surrounding the rail corridor.*

Any conditions issued as part of the Sydney Trains approval/certification of the above documents will also form part of the consent conditions that the Applicant is required to comply with.

Operational Conditions

B1. All excavation works with 25m of the rail corridor are to be supervised by a geotechnical engineer experience with such excavation projects.

B2. No rock anchors/bolts are to be installed into Sydney Trains property.

B3. The following items are to be submitted to Sydney Trains for review and endorsement prior to the issuing of a Construction Certificate:

- *Machinery to be used during excavation/construction.*
- *If required by Sydney Trains as a result of the assessment of the documentation submitted as part of the deferred commencement conditions, track monitoring plan detailing the proposed method of track monitoring during excavation and construction phases.*
- *A rail safety plan including instrumentation and the monitoring regime.*

The Principal Certifying Authority is not to issue the Construction Certificate until it has received written confirmation from Sydney Trains that this condition has been complied with.

B4. Sydney Trains or Transport for NSW (TfNSW), and persons authorised by them for this purpose, are entitled to inspect the site of the approved development and all structures to enable it to consider whether those structures on that site have been or are being constructed and maintained in accordance with these conditions of consent, on giving reasonable notice to the principal contractor for the approved development or the owner or occupier of the part of the site to which access is sought.

B5. No work is permitted within the rail corridor, or rail easements, at any time unless prior approval or an Agreement has been entered into with TfNSW or the light rail operator.

B6. Copies of any certificates, drawings or approvals given to or issued by Sydney Trains must be submitted to Council for its records.

B7. Prior to the commencement of works, the Applicant shall peg-out the common boundary with the rail corridor and/or rail easement to ensure that there is no encroachment. This work is to be undertaken by a registered surveyor.

B8. Prior to the issuing of an Occupation Certificate the Applicant is to submit the as-built drawings to Sydney Trains and Council. The Principal Certifying Authority is not to issue the Occupation Certificate until written confirmation has been received from Sydney Trains confirming that this condition has been satisfied.

- B9. Prior to the commencement of works and prior to the issue of the Occupation Certificate, a joint inspection of the rail infrastructure and property in the vicinity of the project is to be carried out by representatives from Sydney Trains, TfNSW, or the light rail operator and the Applicant. These dilapidation surveys will establish the extent of any existing damage and enable any deterioration during construction to be observed. The submission of a detailed dilapidation report will be required unless otherwise notified by Sydney Trains.*
- B10. An acoustic assessment is to be submitted to Council prior to the issue of a construction certificate demonstrating how the proposed development will comply with the Department of Planning's document titled "Development Near Rail Corridors and Busy Roads- Interim Guidelines". The Applicant must incorporate in the development all the measures recommended in the report.*
- B11. Given the possible likelihood of objects being dropped or thrown onto the rail corridor from balconies, windows and other external features (eg roof terraces and external fire escapes) that are within 20m and face the rail corridor, the Applicant is required to install measures (eg awning windows, louvres, enclosed balconies, window restrictors etc) which prevent the throwing of objects onto the rail corridor. These measures are to comply with Sydney Trains requirements. The Principal Certifying Authority is not to issue the Construction Certificate until it has confirmed that these measures are to be installed and have been indicated on the Construction Drawings.*
- B12. The design, installation and use of lights, signs and reflective materials, whether permanent or temporary, which are (or from which reflected light might be) visible from the rail corridor must limit glare and reflectivity to the satisfaction of Sydney Trains.*
- The Principal Certifying Authority is not to issue the Construction Certificate until written confirmation has been received from Sydney Trains confirming that this condition has been satisfied.*
- B13. The Applicant is to obtain Sydney Trains endorsement prior to the installation of any hoarding or scaffolding facing the common boundary with the rail corridor.*
- B14. If required by Sydney Trains, prior to the issue of a Construction Certificate the Applicant is to provide Sydney Trains with a report from a qualified structural engineer demonstrating that the structural design of the development satisfies the requirements of Australian Standard AS5100. The Principal Certifying Authority is not to issue the Construction Certificate until it has received written confirmation from Sydney Trains that it has received this report and the Principal Certifying Authority has also confirmed that the measures recommended in engineers report have been indicated on the Construction Drawings.*

- B15. Prior to the issue of a Construction Certificate the Applicant is to engage an Electrolysis Expert to prepare a report on the Electrolysis Risk to the development from stray currents. The Applicant must incorporate in the development all the measures recommended in the report to control that risk. A copy of the report is to be provided to the Principal Certifying Authority with the application for a Construction Certificate.*
- B16. Prior to the issue of a Construction Certificate a Risk Assessment/Management Plan and detailed Safe Work Method Statements (SWMS) for the proposed works are to be submitted to Sydney Trains for review and comment on the impacts on rail corridor. The Principal Certifying Authority is not to issue the Construction Certificate until written confirmation has been received from Sydney Trains confirming that this condition has been satisfied.*
- B17. No metal ladders, tapes and plant/machinery, or conductive material are to be used within 6 horizontal metres of any live electrical equipment. This applies to the train pantographs and 1500V catenary, contact and pull-off wires of the adjacent tracks, and to any high voltage aerial supplies within or adjacent to the rail corridor.*
- B18. Prior to the issuing of a Construction Certificate the Applicant is to submit to Sydney Trains a plan showing all craneage and other aerial operations for the development and must comply with all Sydney Trains requirements. The Principal Certifying Authority is not to issue the Construction Certificate until written confirmation has been received from the Sydney Trains confirming that this condition has been satisfied.*
- B19. Prior to the commencement of works appropriate fencing is to be installed along the rail corridor to prevent unauthorised access to the rail corridor during construction. Details of the type of fencing and the method of erection are to be to Sydney Train's satisfaction prior to the fencing work being undertaken.*
- B20. The development shall have appropriate fencing fit for the future usage of the development site to prevent unauthorised access to the rail corridor by future occupants of the development. Prior to issuing of an Occupation Certificate the Applicant shall liaise with Sydney Trains regarding the adequacy of any existing fencing along the rail corridor boundary. Details of the type of new fencing to be installed and the method of erection are to be to Sydney Train's satisfaction prior to the fencing work being undertaken.*
- B21. Prior to the issue of a Construction Certificate the Applicant must hold current public liability insurance cover for a sum to be determined by Sydney Trains. This insurance shall not contain any exclusion in relation to works on or near the rail corridor, rail infrastructure. The Applicant is to contact Sydney Trains Rail Corridor Management Group to obtain the level of insurance required for this particular proposal. Prior to issuing the Construction Certificate the Principal Certifying Authority must witness written proof of this insurance in conjunction with Sydney Trains written advice to the Applicant on the level of insurance required.*

- B22. Prior to the issue of a Construction Certificate the Applicant is to contact Sydney Trains Rail Corridor Management Group to determine the need for the lodgement of a Bond or Bank Guarantee for the duration of the works. The Bond/Bank Guarantee shall be for the sum determined by Sydney Trains. Prior to issuing the Construction Certificate the Principal Certifying Authority must witness written advice from Sydney Trains confirming the lodgement of this Bond/Bank Guarantee.*
- B23. The Applicant must provide a plan of how future maintenance of the development facing the rail corridor is to be undertaken. The maintenance plan is to be submitted to Sydney Trains prior to the issuing of the Occupation Certificate. The Principal Certifying Authority is not to issue an Occupation Certificate until written confirmation has been received from Sydney Trains advising that the maintenance plan has been prepared to its satisfaction.*
- B24. Drainage from the proposed works under this application shall not be discharged direct into the rail corridor.*
- B25. There is a need to ensure that the roots and foliage of trees being planted beside the rail corridor do not have an impact on the rail corridor. The development's landscaping and planting plan should be submitted to Sydney Trains for review.*
- B26. Prior to issuing of the an Occupation Certificate the Applicant shall landscape an area 2m in width within the light rail corridor property boundary in order to screen the above ground structure of the development that is within close proximity to the rail corridor boundary.*
- B27. Prior to issuing of an Occupation Certificate, the Principal Certifying Authority shall provide written confirmation to Sydney Trains that the Applicant has provided the lay-back or roll-back kerb at the end of Hudson Street to enable heavy vehicle access to the light rail corridor as required under development consent DA201400029.*
- B28. To ensure that graffiti can be easily removed, the Applicant is to ensure that the walls of the development facing the rail corridor are coated with anti-graffiti paint or other coating.*
- B29. Where a condition of consent requires Sydney Trains endorsement the Principal Certifying Authority is not to issue a Construction Certificate or Occupation Certificate, as the case may be, until written confirmation has been received from Sydney Trains that the particular condition has been complied with.*

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Advisory Note

- *In exercising its functions in relation to any Sydney Trains condition listed above, Sydney Trains reserves the right to liaise with Transport for NSW and the light rail operator, and impose any requirements (as advised by those entities) on their behalf as if they were Sydney Trains requirements.*



**Department of
Primary Industries**
Office of Water

Anthony Randall
Senior Town Planner
Marrickville Council
PO BOX 14
Petersham NSW 2049

Contact Anthony Bowling
Phone (02) 8838 7806
Fax (02) 8838 7852
Email anthony.bowling@water.nsw.gov.au

Our ref 10ERM2014/0696
Your ref DA2014/00354

Dear Anthony,

Integrated Development referral under s.91A of the *Environmental Planning and Assessment Act 1979* for 72 - 90 Old Canterbury Road, Lewisham

Thank you for your referral concerning DA2014/00354, requesting the requirements of NSW Office of Water with respect to the dewatering of the site for the purposes of construction.

Based on the information provided, NOW understands that the project proposal will intercept the local groundwater table to permit the construction of seven multi-unit residential buildings over a common basement car park consisting of up to two parking levels. This will involve excavations to depths of generally 8 m below existing ground levels. Preliminary assessment indicates the groundwater table will be intercepted as a result of the excavation works.

The information presented to date (provided as electronic documents accompanying the Development Application) indicate that there are current soil and groundwater contamination issues due to previous industrial land uses.

The construction dewatering proposed for the project is deemed to be an aquifer interference activity in accordance with the definition in the *Water Management Act 2000*. It is expected that the excavation and construction at the property will be conducted in accordance with the principles of the *Aquifer Interference Policy* (available on-line at <http://www.water.nsw.gov.au/Water-management/Law-and-policy/Key-policies/Aquifer-interference>).

An authorisation for the take of groundwater as part of the proposed dewatering and remediation of the site is required. As such, General Terms of Approval appropriate to the proposed aquifer interference activity are provided as required by s.91A (2) of the *Environmental Planning and Assessment Act 1979*.

Please direct all related correspondence to the following address.

Water Regulation Group - South
NSW Office of Water
PO Box 3720
Parramatta NSW 2124

Yours sincerely

Anthony Bowling
Project Hydrogeologist
5 September 2014

GENERAL TERMS OF APPROVAL FOR CONSTRUCTION DEWATERING

**These terms do not represent any form of authorisation
for the extraction of groundwater**

General

1. An authorisation shall be obtained from NSW Office of Water for the take of groundwater as part of the activity. Groundwater shall not be pumped or extracted for any purpose other than temporary construction dewatering at the site identified in the development application. The authorisation shall be subject to a currency period of 12 months from the date of issue and will be limited to the volume of groundwater take identified in the authorisation.
2. The design and construction of the building must prevent any take of groundwater after the authorisation has lapsed by making any below-ground levels that may be in contact with groundwater watertight for the anticipated life of the building. Waterproofing of below-ground levels must be sufficiently extensive to incorporate adequate provision for reasonably foreseeable high water table elevations to prevent potential future inundation.
3. Construction methods and material used in and for construction shall be designed to account for the likely range of salinity and pollutants which may be dissolved in groundwater, and shall not themselves cause pollution of the groundwater.

Prior to excavation

4. Measurements of groundwater levels beneath the site from a minimum of three monitoring bores shall be taken. These measurements should be included in a report provided to the NSW Office of Water in support of the dewatering licence application, along with a schedule and indicative level predictions for the proposed ongoing water level monitoring from the date of consent until at least two months after the cessation of pumping shall be included in the report.
5. A reasonable estimate of the total volume of groundwater to be extracted shall be calculated and a report provided to the NSW Office of Water. Details of the parameters (e.g. permeability predicted by slug-testing, pump-testing or other means) and calculation method shall be included in the report submitted to the NSW Office of Water in support of the dewatering licence.
6. A copy of a valid development consent for the project shall be provided in the report to the NSW Office of Water.
7. Groundwater quality testing shall be conducted on a suitable number of samples using a suitable suite of analytes and completed by a NATA-certified laboratory, with the results collated and certificates appended to a report supplied to the NSW Office of Water. Samples must be taken prior to the substantial commencement of dewatering, and a schedule of the ongoing testing throughout the dewatering activity shall be included in the report. Collection and testing and interpretation of results must be done by suitably qualified persons and NATA

certified laboratory identifying the presence of any contaminants and comparison of the data against accepted water quality objectives or criteria.

8. The method of disposal of pumped water shall be nominated (i.e. reinjection, drainage to the stormwater system or discharge to sewer) and a copy of the written permission from the relevant controlling authority shall be provided to the NSW Office of Water. The disposal of any contaminated pumped groundwater (sometimes referred to as "tailwater") must comply with the provisions of the *Protection of the Environment Operations Act 1997* and any requirements of the relevant controlling authority.
9. Contaminated groundwater (i.e. above appropriate NEPM 2013 investigation thresholds) shall not be reinjected into any aquifer without the specific authorisation of the NSW Environment Protection Authority (any such discharge would be regulated through a licence issued under the *Protection of the Environment Operations Act 1997* [POEO Act]). The reinjection system design and treatment methods to remove contaminants shall be nominated and a report provided to the NSW Office of Water. The quality of any pumped water that is to be reinjected must be compatible with, or improve the intrinsic or ambient groundwater in the vicinity of the reinjection site.

During excavation

10. Engineering measures designed to transfer groundwater around the basement shall be incorporated into the basement construction to prevent the completed infrastructure from restricting pre-existing groundwater flows.
11. Piping, piling or other structures used in the management of pumped groundwater shall not create a flooding hazard. Control of pumped groundwater is to be maintained at all times during dewatering to prevent unregulated off-site discharge.
12. Measurement and monitoring arrangements to the satisfaction of the NSW Office of Water are to be implemented. Monthly records of the volumes of all groundwater pumped and the quality of any water discharged are to be kept and a report provided to the NSW Office of Water after dewatering has ceased. Daily records of groundwater levels are to be kept and a report provided to the NSW Office of Water after dewatering has ceased.
13. Pumped groundwater shall not be allowed to discharge off-site (e.g. adjoining roads, stormwater system, sewerage system, etc) without the controlling authorities approval and/or owners consent. The pH of discharge water shall be managed to be between 6.5 and 8.5. The requirements of any other approval for the discharge of pumped groundwater shall be complied with.
14. Dewatering shall be undertaken in accordance with groundwater-related management plans applicable to the excavation site. The requirements of any management plan (such as acid sulfate soils management plan or remediation action plan) shall not be compromised by the dewatering activity.
15. The location and construction of groundwater extraction works that are abandoned are to be recorded and a report provided to the NSW Office of Water after dewatering has ceased. The method of abandonment is to be identified in the documentation.
16. Access to groundwater management works used in the activity is to be provided to permit inspection when required by the NSW Office of Water under appropriate safety procedures.

Following excavation

17. All monitoring records must be provided to the NSW Office of Water after the required monitoring period has ended together with a detailed interpreted hydrogeological report identifying all actual resource and third party impacts.

END OF GENERAL TERMS OF APPROVAL FOR CONSTRUCTION DEWATERING



25 August 2014

Mr Anthony Randall
Marrickville Council
PO Box 14
Petersham NSW 2049

RE: 78-90 Old Canterbury Road, Lewisham

Dear Mr Randall,

Thank you for your letter notifying Sydney Water of the proposed development referenced above. We have reviewed the application and provide the following comments for your consideration.

Water

- The proposed lots will be served by a drinking water extension off the 300mm main in Longport Street
- The proposed drinking water infrastructure for this development will be sized & configured according to the Water Supply Code of Australia WSA 03-2011-3.1 (Sydney Water Edition - 2012).

Wastewater

- The wastewater main available for connection is the 150mm main constructed under CONT.739
- The proposed development site is traversed by a number of wastewater mains
- Where proposed works are in close proximity to a Sydney Water asset, the developer may be required to carry out additional works to facilitate there development and protect the wastewater main. Subject to the scope of development, servicing options may involve adjustment/deviation and or compliance with the Guidelines for building over/adjacent to Sydney Water assets. Refer to your WSC for details of requirements.

Stormwater

Sydney Water Land and Waterways group has no objections with the proposed development.

The proposed development DA201400354 may impact and must address

- Prevention to impact on Sydney Water's remaining oviform stormwater pipe
- existing Sydney Water stormwater drainage to be removed
- Stormwater easement on this property to be de-registered.

Sydney Water and Marrickville Council have worked closely with the proponents by establishing requirements to address impacts from flooding and to stormwater asset from this development. Sydney Water must ensure the development meets with these requirements pre, during and post construction. The proponents must comply with the following:

1. Asset Impacts & Protection

Constructing a building over or adjacent to stormwater assets

- Please note Sydney Water's guidelines for constructing buildings over or adjacent to stormwater assets outline the process and design requirements for such activities. As per the guidelines, the applicant is advised to ensure the following:
 - No building or permanent structure is to be constructed within 1m from the outside wall of the stormwater asset.
 - Ensure new Sydney Water stormwater assets are constructed away from any building and structurally independent from any structure.

Stormwater connections to existing built assets

- Sydney Water notes that Sydney Water stormwater pit (downstream from pit B11) will be renewed and remaining oviform stormwater channels through the light rail corridor must be protected.
- This work must be carried out as per Sydney Water standard procedures.
 - Connection angles are to be no greater than 30 degrees in the direction of the channel flow.
 - Proposed connections that are 300mm or more in diameter require a qualified structural engineer to design the connection. A structural engineer's certificate is to be attached with the design drawings.
 - Proposed connections that are less than 300mm in diameter can use Sydney Water's standard drawings to design the connection drawings.
 - All drawings are to be submitted in AutoCad to the Water Servicing Coordinator. The title of the drawings shall be as follows:
[Suburb] Drainage
Case No. [#####] SW
[Catchment Name] SWC [##]
- During construction if there is a need to connect to Sydney Water stormwater assets not shown on the works plans. The applicant is advised to immediately consult with Sydney Water before any work is carried out
- Removal of existing stormwater assets (150VC) in this property must be removed with care as per Sydney Water work procedures. The removal of stormwater assets must not impact on the structural integrity of any remaining Sydney Water assets. Sydney Water must be informed immediately of any damages. Any repair damages to remaining stormwater assets will be at the responsibility and the expense of the proponent.

Stormwater connections to natural waterways

- Please consult with Sydney Water if during construction there is a need to connection to Hawthorne Canal,

- Note Sydney Water's guidelines for stormwater connections to natural waterways which outline the process and design requirements for such activities. As per the guidelines, the applicant is advised of the following:
 - Please refer to the relevant guidelines for further detail on requirements and the process for approval.

Other agency notification

- Applicant is advised that other agencies must be informed and notified of the works e.g. local council, Roads and Maritime Services, Sydney Trains etc

2. Flooding Impacts

- As per standard application the applicant is to refer or resubmit the Flood Impact Assessment report based on a current flood model for the proposed development and identify flood hazards. As agreed with Council and Sydney Water the FIA must demonstrate that there are no potential adverse flood impacts offsite due to the development and evaluate the impacts of flooding on the proposed development
- (Please refer to Stormwater Report 12 May 2014 prepared by Cardno and supporting documentation for DA 201400029. The report and documentation addressed Sydney Water's stormwater concerns regarding Sydney Water's assets, flood impacts, potential impacts to people, adjoining properties, infrastructure, utilities and services from the proposed Lewisham Estate at 78-90 Old Canterbury Road)

On-site Stormwater Detention

- As per above report Sydney Water will not require OSD for this development. OSD was identified that due to the location of the site and changes in behaviour of local catchment flows OSD is not required if the trunk drainage system is upgraded. The trunk drainage upgrade will also prevent overland flows, have no significant impacts to peak flood levels and it will cater for future development south of Hudson Street
- Please ensure Sydney Water's oviform stormwater pipe will not be impacted.

3. Stormwater Quality

Discharged Stormwater Quality Targets

- Stormwater run-off quality from the site should meet Councils requirements. Alternatively it must meet appropriate quality and quantity before discharged into a Sydney Water stormwater system. Developments must demonstrate stormwater quality improvement measures that meet the following specified stormwater pollutant reductions:

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

4. Easements & Land Constraints

Easements

- The applicant's proposed activity / development will impact an existing Sydney Water stormwater easement. Sydney Water's guidelines for easements outline the restrictions and obligations set on works within stormwater easement boundaries. As per the guidelines, the applicant is advised to address the stormwater easement with Sydney Water's Group Property.

5. Asset ownership

- Proponents must ensure Sydney Water and Marrickville Council agree on ownership of the stormwater assets that remain and created as per works plan.

Sydney Water E-Planning

Sydney Water has an email address for planning authorities to submit statutory or strategic planning documents for review. This email address is urbangrowth@sydneywater.com.au

Further advice and requirements for this proposal are at attachment 1 (overleaf). If you require any further information, please contact Hannah Gilvear of the Urban Growth Branch on 02 8849 5296 or e-mail hannah.gilvear@sydneywater.com.au.

Yours sincerely,



Greg Joblin
A/Manager, Growth Strategy

Attachment 1

Sydney Water Servicing

A Section 73 Compliance Certificate under the Sydney Water Act 1994 must be obtained from Sydney Water.

Make an early application for the certificate, as there may be water and wastewater pipes to be built that can take some time. This can also impact on other services and buildings, driveways or landscape designs.

Applications must be made through an authorised Water Servicing Coordinator. For help either visit www.sydneywater.com.au > Plumbing, building and developing > Developing > Land development or telephone 13 20 92.

Attachment 2

Requirements for Business Customers for Commercial and Industrial Property Developments

If this property is to be developed for Industrial or Commercial operations, it may need to meet the following requirements:

Trade Wastewater Requirements

If this development is going to generate trade wastewater, the property owner must submit an application requesting permission to discharge trade wastewater to Sydney Water's sewerage system. You must wait for approval of this permit before any business activities can commence.

The permit application should be emailed to Sydney Water's Business Customer Services at businesscustomers@sydneywater.com.au

It is illegal to discharge Trade Wastewater into the Sydney Water sewerage system without permission.

A **Boundary Trap** is required for all developments that discharge trade wastewater where arrestors and special units are installed for trade wastewater pre-treatment.

If the property development is for Industrial operations, the wastewater may discharge into a sewerage area that is subject to wastewater reuse. Find out from Business Customer Services if this is applicable to your development.

Backflow Prevention Requirements

Backflow is when there is unintentional flow of water in the wrong direction from a potentially polluted source into the drinking water supply.

All properties connected to Sydney Water's supply must install a testable **Backflow Prevention Containment Device** appropriate to the property's hazard rating. Property with a high or medium hazard rating must have the backflow prevention containment device tested annually. Properties identified as having a low hazard rating must install a non-testable device, as a minimum.

Separate hydrant and sprinkler fire services on non-residential properties, require the installation of a testable double check detector assembly. The device is to be located at the boundary of the property.

Before you install a backflow prevention device:

1. Get your hydraulic consultant or plumber to check the available water pressure versus the property's required pressure and flow requirements.
2. Conduct a site assessment to confirm the hazard rating of the property and its services. Contact PIAS at NSW Fair Trading on **1300 889 099**.

For installation you will need to engage a licensed plumber with backflow accreditation who can be found on the Sydney Water website:
<http://www.sydneywater.com.au/Plumbing/BackflowPrevention/>

Water Efficiency Recommendations

Water is our most precious resource and every customer can play a role in its conservation. By working together with Sydney Water, business customers are able to reduce their water consumption. This will help your business save money, improve productivity and protect the environment.

Some water efficiency measures that can be easily implemented in your business are:

- Install water efficiency fixtures to help increase your water efficiency, refer to WELS (Water Efficiency Labelling and Standards (WELS) Scheme, <http://www.waterrating.gov.au/>
- Consider installing rainwater tanks to capture rainwater runoff, and reusing it, where cost effective. Refer to <http://www.sydneywater.com.au/Water4Life/InYourBusiness/RWTCalculator.cfm>
- Install water-monitoring devices on your meter to identify water usage patterns and leaks.
- Develop a water efficiency plan for your business.

It is cheaper to install water efficiency appliances while you are developing than retrofitting them later.

Contingency Plan Recommendations

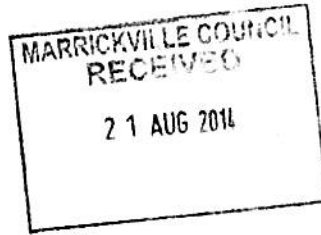
Under Sydney Water's **customer contract** Sydney Water aims to provide Business Customers with a continuous supply of clean water at a minimum pressure of 15meters head at the main tap. This is equivalent to 146.8kpa or 21.29psi to meet reasonable business usage needs.

Sometimes Sydney Water may need to interrupt, postpone or limit the supply of water services to your property for maintenance or other reasons. These interruptions can be planned or unplanned.

Water supply is critical to some businesses and Sydney Water will treat vulnerable customers, such as hospitals, as a high priority.

Have you thought about a **contingency plan** for your business? Your Business Customer Representative will help you to develop a plan that is tailored to your business and minimises productivity losses in the event of a water service disruption.

For further information please visit the Sydney Water website at: <http://www.sydneywater.com.au/OurSystemsandOperations/TradeWaste/> or contact Business Customer Services on **1300 985 227** or businesscustomers@sydneywater.com.au



19 August 2014

Our Ref: SYD14/00861(A7344887)
Your Ref: DA201400354

The General Manager
Marrickville Council
PO Box 14
Petersham NSW 2049

Attention: Anthony Randall

**MIXED USE DEVELOPMENT
72-90 OLD CANTERBURY ROAD, LEWISHAM**

Dear Sir/Madam,

I refer to your letter dated 25 July 2014 (Council Ref: DA201400354) with regard to the abovementioned development proposal, which was referred to Roads and Maritime for concurrence under Section 138 of Roads Act 1993.

It should be noted that concurrence from Roads and Maritime is not required as access to the proposed development is via local streets.

In addition to the above, Roads and Maritime has reviewed the subject application and provides the following comments to Council for its consideration:

1. All construction activity associated with the proposed development is to be contained on site as no construction zones will be permitted on Old Canterbury Road in the vicinity of the site.
2. A Construction Traffic Management Plan detailing construction vehicle routes, number of trucks, hours of operation, access arrangements and traffic control should be submitted to Roads and Maritime for determination prior to the issue of a construction certificate.
3. The swept path of the longest vehicle (to service the site) entering and exiting the subject site, as well as manoeuvrability through the site, shall be in accordance with AUSTROADS. In this regard, a plan shall be submitted to Council for approval, which shows that the proposed development complies with this requirement.
4. Should the post development storm water discharge from the subject site into the Roads and Maritime system exceed the pre-development discharge, detailed design plans and hydraulic calculations of any charges are to be submitted to Roads and Maritime for approval, prior to the commencement of works.

Details should be forwarded to:

Sydney Asset Management
Roads and Maritime Services
PO BOX 973 Parramatta CBD 2124

5. The layout of the proposed car parking areas associated with the subject development (including, driveways, grades, turn paths, sight distance requirements, aisle widths, aisle lengths, and parking bay dimensions) should be in accordance with AS 2890.1- 2004.
6. The proposed development should be designed such that road traffic noise from adjacent public roads is mitigated by durable materials, in accordance with EPA criteria for new land use developments (The Environmental Criteria for Road Traffic Noise, May 1999). Roads and Maritime's Environmental Noise Management Manual provides practical advice in selecting noise mitigation treatments.
7. The developer is to submit design drawings and documents relating to the excavation of the site and support structures to Roads and Maritime for assessment, in accordance with Technical Direction GTD2012/001.

The developer is to submit all documentation at least six (6) weeks prior to commencement of construction and is to meet the full cost of the assessment by Roads and Maritime.

The report and any enquiries should be forwarded to:

Project Engineer, External Works
Sydney Asset Management
Roads and Maritime Services
PO Box 973 Parramatta CBD 2124.

Telephone 8848 2114
Fax 8849 2766

If it is necessary to excavate below the level of the base of the footings of the adjoining roadways, the person acting on the consent shall ensure that the owner/s of the roadway is/are given at least seven (7) days notice of the intention to excavate below the base of the footings. The notice is to include complete details of the work.

8. The redundant driveway shall be removed and replaced with kerb and gutter to Roads and Maritime requirements.
9. All works/regulatory signposting associated with the proposed development are to be at no cost to Roads and Maritime.

Any inquiries can be directed to Jana Jegathesan by telephone on 8849 2313.

Yours sincerely



Pahee Rathan
Senior Land Use Planner
Network and Safety Management

NSWP TRIM: D/2014/211234

11th August 2014

Anthony Randall
Assessing Officer
Marrickville Council
PO Box 14
Petersham NSW 2049



Dear Anthony,

NOTICE OF PROPOSED DEVELOPMENT
APPLICATION NO: DA201400354
APPLICANT NAME: KARIMBLA CONSTRUCTIONS SERVICES (NSW)
PTY LTD
PREMISES: 72-90 OLD CANTERBURY ROAD, LEWISHAM

I refer to the Development Application **DA201400354**, an application received from Council to construct a mixed use development comprising 7 multi-storey buildings, between 4 & 10 storeys, over 2 levels of basement car parking, containing 314 dwellings, 128m2 retail tenancy, 246 car parking spaces, dedication and embellishment of public open space, road works and new pedestrian access routes, to be undertaken in 5 stages.

In April 2001, the NSW Minister for Planning introduced Crime Prevention guidelines to Section 79C of the Environmental Planning and Assessment Act 1979. These guidelines require consent authorities to ensure that development provides safety and security to users and the community. 'If a development presents a crime risk, the guidelines can be used to justify modification of the development to minimise risk or refusal of the development on the grounds that crime risk cannot be appropriately minimised.

This police response is based on Crime risk, safety and security aspects of the development with regards to the proposed Development Application.

Police have made a number recommendations in relation to the development site at 72-90 Old Canterbury Road, Lewisham.

Recommendations:

Surveillance

Natural surveillance is achieved when normal space users can see and be seen by others. This highlights the importance of building layout, orientation and location; the strategic use of design; landscaping and lighting. Natural surveillance is a by product of well planned, well designed and well used space.

Police recommend the installation of CCTV to cover areas of the basement level car park. These areas in general attract potential motor vehicle theft and steal from motor vehicle offences due to there concealment from natural surveillance Therefore installation of CCTV is recommended and should provide clear footage, with the additional recommendation that the system should be capable of storing up to 14 days of footage. This will assist police with any investigation that may occur.

General comments:

- Entry points should be designed so as to maximise surveillance opportunities to and from these areas from both inside as well as outside.
- The placement and orientation of common entry areas such as foyers, lobbies and lifts should maximise opportunities for natural supervision by caretakers, tenants and other guardians.
- Residential set backs (such as front yards) act as a transition or buffer between private and public space. These areas require good sight lines from private vantage points to public areas.

Lighting

Lighting should meet minimum Australian standards 1158.1. Effective lighting contributes to safety by improving visibility, increasing the chance that offenders can be detected and decreasing fear. Lights should not create dark patches which could provide potential concealment areas.

Please consider the above mentioned observations when considering this development application.

Thank you for the opportunity to comment on this development application. Please contact me via email at heatlaly@police.nsw.gov.au if you require further information relating to this submission.

Yours sincerely,

Alyssa Heath
Constable
Crime Prevention Officer
Marrickville Local Area Command
9568 9259