

Date 01 February 2019

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Case No 169746

86 - 88 Walker Street, North Sydney

Sydney Water and the proponent agree in principle to jointly develop and refine a building void arrangement for the deviation of the existing Sydney Water stormwater drain that passes through the site.

The building void arrangement is proposed to:

- facilitate an enhanced development outcome for the site
- assist to suitably manage impacts to the development site by local flooding and potential impacts by the development on local flood behaviour
- minimise ongoing stormwater asset management risks to Sydney Water that would otherwise be incurred by building over a major stormwater drain
- reduce potential ongoing stormwater and groundwater damage risks to the proposed building

The anticipated building void arrangement is to be generally in accordance with the submitted concept plans:

- Drawing No 181107 SKC06 Rev P5 Dated 10.01.19
- Drawing No 181107 SKC10 Rev P5 Dated 10.01.19
- Drawing No 181107 SKC20 Rev P2 Dated 09.01.19

The adjustment and deviation of the existing Sydney Water stormwater drain remains a commercial initiative by the developer and shall be undertaken at no cost to Sydney Water.

Development Consent

Sydney Water and the proponent requests that Council include the following conditions in any determination to approve a development application based around the building void arrangement. The intent of the conditions should be based on the followings and shall be satisfied prior to issue of the construction certificate related to the works:

Deferred Commencement Condition

The development shall include special provisions to meet the requirements of Sydney Water regarding the existing stormwater drain that passes through the site. It is noted that an initial concept strategy is currently being developed in joint negotiations between Sydney Water and the proponent. The concept strategy is to be further refined and confirmed acceptable to Sydney Water prior to issue of the construction certificate related to the works.

Concept Strategy

The main elements of the concept strategy currently being developed in negotiations with Sydney Water are generally, in accordance with the submitted concept plans:

- Drawing No 181107 SKC06 Rev P5 Dated 10.01.19
- Drawing No 181107 SKC10 Rev P5 Dated 10.01.19
- Drawing No 181107 SKC20 Rev P2 Dated 09.01.19
- The design grading and dimensions of the void shall ensure:
 - The under surface of the building about the void is parallel and fixed distance (adequate for integrity of proposed Sydney Water asset – initially estimated at 250mm) from the invert of the Sydney Water asset.
 - The upper surface about the void is sufficiently high to ensure 1800mm minimum head clearance (invert Sydney Water asset to roof) for man access through the void space.
 - The grading of the adjusted stormwater assets outside the building are not to be required to be adverse or excessively flat or steep in connecting to the existing external stormwater drains upstream and downstream.
- Confirming Points 4 and Points 5 on the boundary or conforming points 4, 5 and an extrusion of the building void would be projected to the boundary.
- No building elements including deepened beams or widened piers are to intrude into the building void space.
- The adjustment and deviation of the existing Sydney Water stormwater drain remains a commercial initiative by the developer and shall be undertaken at no cost to Sydney Water.
- The building is configured to provide a clear enclosed space through the building structure that can independently permit the free passage of stormwater and groundwater flows

- While Sydney Water maintains a stormwater asset presence through the void any new replacement Sydney Water stormwater asset is no longer structural – that is it no longer supports the soil about the asset or necessarily fully contains the stormwater flows.
- The durability of the building elements about the void shall have a design life much greater than the overall building structural design life to ensure that the building remains highly resilient to the unconstrained and moderately pressurised passage of stormwater and groundwater.
- The flow capacity of the void is required to be 100-year Annual Recurrence Interval design capacity to facilitate the potential for long term amplification of the overall stormwater system.
- The calculation of the design flow rate shall not rely on the attenuation influence of any substantial existing uncontrolled / nuisance flood storages on public roads and private property upstream.
- Man-access chambers shall be provided nearby outside the building footprint at suitable locations and dimension. The void shall be large enough to facilitate man passage.
- Where the proposed void space is oversized relative to the existing stormwater asset(s) passing through the site, Sydney Water would consider, in consultation with Council requirements, a request by the proponent to offset all or part of any formal On-site Stormwater Detention (OSD) storage volume requirements to a commensurate degree in conjunction with the void option.
- Incorporate special structural design elements at the building void outside interface to be able to facilitate future stormwater works / amplifications penetrating and connecting enlarged external stormwater pipes or culverts into the building void.
- Any services protections and adjustments required to facilitate the adjustment and deviation shall be undertaken wholly by the proponent.

Issue of Certificates

- The structural provisions for ongoing building integrity and resilience shall be developed to the satisfaction of Sydney Water prior to the issue of a Construction Certificate for:
 - any decommissioning / demolition of the existing Sydney Water stormwater drain, and / or
 - building construction in the immediate vicinity (10m) of the existing stormwater asset

- Easement / covenant requirements for the management of stormwater through the site are to be developed and registered on the property certificate of title to the satisfaction of Sydney Water prior to the issue of any Occupation Certificate for the site.
- The notification on the certificate of title shall clearly establish the burden of risk to and duty of the landowner for the resilience and integrity of the proposed building to:
 - withstand the passage of unconstrained stormwater or groundwater – recognising the potential for adverse spillages and pollution in the catchment upstream.
 - support of the proposed Sydney Water stormwater asset through the void and retaining headwalls resting against the building at each end of the void.
- There shall be broad provisions for Sydney Water to access and inspect the building elements that surround the void and to request the building owner to undertake repairs as required. A due process of fair notification and response is to be developed and included in the provisions so that (as a late resort) Sydney Water may undertake structural repairs and recover costs as reasonably determined by Sydney Water.
- The proponent shall engage an accredited Water Servicing Coordinator (WSC) to submit an Adjustment and Deviation application to Sydney Water to design and undertake the proposed works, ensuring adequate provisions are made for the continuity of service and flow isolation. Contact Sydney Water for specific Adjustment and Deviation requirements.

Any queries please do not hesitate to contact me on 8849 6118.

Yours Sincerely



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