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Officer: Jeya Jeyadevan
Our Ref.: 2007/03861F

20 June 2007

ACOR Consultants
PO Box 822
Crows Nest NSW 2065

Attention: Mr Des Condon

Dear Sir,

ON SITE DETENTION REQUIREMENTS
103 – 105 Redfern Street, Redfern
Your Ref.: 57070228

Further to your application dated 14 June 2007 and your previous correspondence dated 14 May 2007 regarding the On Site Detention requirement at the above location.

The requirements are to apply for a year from the date of this letter after which the requirements will be updated on reapplication.

1. On-Site Detention of stormwater will be required for stormwater discharge. A maximum permitted site discharge (P.S.D.) of 21 litres/sec and a minimum on-site storage of 23 cubic meters is required for storage of the excess flow from a 100 year A.R.I. design storm.

As you are providing rainwater reuse storage for 10 cubic meter, an off set of 5 cubic meter is available for your property. Accordingly the required minimum On Site Storage is 18 cubic meter.

2. Hydraulic calculations and plans showing on-site storage are to be submitted for final approval prior to commencement of any drainage works.
3. All costs associated with the proposal are at the applicant's expense.
4. Applicant should approach Council for their stormwater requirements including any floodway requirements.

Note: Upon completion of the work, the applicant is to submit a certified report from an appropriately qualified engineer or registered surveyor indicating that the OSD structure has been installed as per submitted plan.

Development of the above site presents an excellent opportunity to integrate the passage and treatment of stormwater using Water Sensitive Urban Design (WSUD). WSUD links water infrastructure, landscape design and the urban built form and is more attuned to natural hydrological and ecological process than conventional stormwater design.

Sydney Water encourages all developers to implement best practice urban stormwater management using WSUD as summarised below:

1. Treat stormwater runoff to NSW EPA draft best practice treatment objectives:
 - 80% reduction in Total Suspended Solids
 - 45% reduction in Total Phosphorus
 - 45% reduction in Total Nitrogen
2. Maximise stormwater reuse through integrated water cycle management, which can reduce potable water demand and assist in achieving the above pollutant load reduction objectives.

The following link provides further detail on the NSW EPA's best practice treatment objectives in Table 8.1 (attached) of the draft Managing Urban Stormwater: Council Handbook –

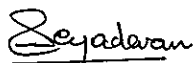
<http://www.epa.nsw.gov.au/resources/chbody.pdf>

Further information on WSUD in the Sydney Region can be obtained by visiting the following website –

<http://www.wsud.org/>

If you have any questions about this Notice, you may contact the officer specified at the top of this notice.

Yours sincerely



Jeya Jeyadevan

DRAFT

Table 8.1 – Potential Stormwater Treatment Objectives

Pollutant:	Goal/Vision:	ESD Treatment Objective:
Post construction phase:		
Suspended solids (SS)	Suspended solids loads equal to that which would have been exported from the equivalent forested catchment	80% retention of the average annual load**
Total phosphorus (TP)	The load of phosphorus from the catchment that results in the attainment of the ambient water quality concentration objective	45% retention of the average annual load**
Total nitrogen (TN)	The load of nitrogen from the catchment that results in the attainment of the ambient water quality concentration objective	45% retention of the average annual load**
Litter	No anthropogenic litter in waterbodies. Input of organic litter equal to that which would have occurred from the equivalent forested catchment	Retention of litter greater than 50 mm for flows up to 25% of the 1 year ARI peak flow
Coarse sediment	Coarse sediment loads equal to those which would have been exported from the equivalent forested catchment	Retention of sediment coarser than 0.125 mm* for flows up to 25% of the 1 year ARI peak flow
Oil and grease (hydrocarbons)	No visible oil and grease (anthropogenic hydrocarbons) in waterbodies	In areas with concentrated hydrocarbon deposition, no visible oils for flows up to 25% of the 1 year ARI peak flow
Construction phase:		
Suspended solids	Suspended solids loads equal to those which would have been exported from the equivalent forested catchment	Maximum SS concentration of 50 mg/L for all 5 day rainfalls up to the 75 th percentile depth. All practical measures to reduce pollution are to be taken beyond this event.
Other pollutants	No export of toxicants (eg pesticides, petroleum products, construction chemicals) from the site	Limit the application, generation and migration of toxic substances to the maximum extent practicable

* based on idealised settling characteristics

** a design storm of 25% of the 1 year ARI flow is to be adopted for the design of certain elements of some stormwater treatment measures which can be used to meet this objective