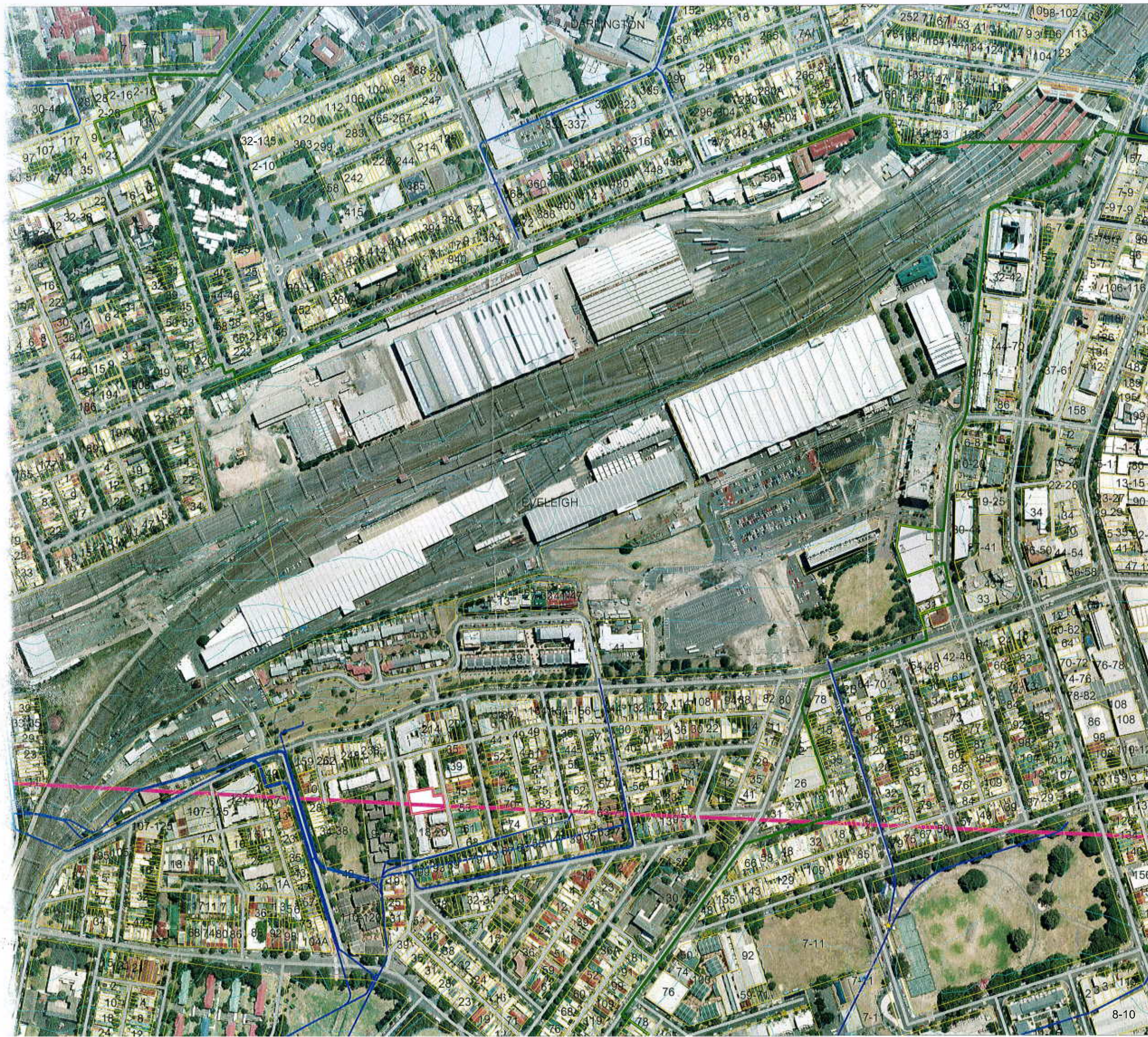


ATTACHMENT 4

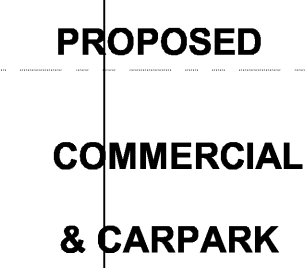
SYDNEY WATER AERIAL PHOTOGRAPHIC MAPPING AT A3 SIZE



ATTACHMENT 5

CARRIAGEWORKS AT EVELEIGH, NSW MINISTRY OF THE ARTS

- PROPOSED SERVICES SHEET 1 AND 2
- GROUND FLOOR PLAN FOR SEWER AND STORMWATER DRAINAGE



FOR CONSTRUCTION

[illegible]



LEGEND

- EXISTING TRACK LINES
- EXISTING STORMWATER DRAINAGE
- EXISTING REDUNDANT RAILCORP HV CABLE
- EXISTING RAILCORP HV CABLE
- EXTENT OF CONCRETE ENCAPSULATION TO LIVE RAILCORP HV CABLE
- PROPOSED STORMWATER PIPE
- PROPOSED 200mm WATER MAIN
- PROPOSED 225mm SEWER MAIN
- PROPOSED TELECOMMUNICATIONS 6 x 100mm CONDUITS
- PROPOSED ELECTRICAL 8 x 125mm HV & LV CONDUITS
- PROPOSED STREET LIGHTING 2 x 80mm CONDUITS
- PROPOSED GAS 100mm CONDUITS
- PROPOSED SECURITY/ INTERCOM 2 x 80mm CONDUITS
- PROPOSED GAS

EXISTING PAINT SHOP

EXISTING SUBURBAN CAR WORKSHOP

FUTURE RESIDENTIAL / COMMERCIAL

TRAVERSER NO. 1

OBSERVATION PLATFORM

PEDESTRIAN ENTRY

WILSON STREET

FOR CONSTRUCTION

FOR CONT. REFER DWG No. C11

PROJECT MANAGER		BCA CONSULTANT		SERVICES ENGINEER		STRUCTURAL ENGINEER		PCA		THEATRE CONSULTANT		REV		AMENDMENT		DATE		REV		AMENDMENT		DATE		PROJECT :		CLIENT:		DRAWING TITLE		DRAWN BY							
ROOT PROJECTS AUSTRALIA 1/5, 350 GEORGE ST, SYDNEY, NSW, 2000 E: arnie@rootprojects.com.au		P: 8270 9933 P: 8270 9986		CITYPLAN SERVICES 364 KENT ST, SYDNEY, NSW, 2000 E: cityplan@cityplan.com.au		P: 8270 3600 P: 8270 3591		BASSETT CONSULTING ENGINEER 112, 132 ARTHUR ST, NTH SYDNEY, 2000 E: h.park@basett.com.au		P: 9567 5577 P: 9564 0877		SIMPSON DESIGN ASSOCIATES SUITE F14 1-15 BARR ST, BALMAIN, 2041 E: simpsondesign@sgp.com.au		P: 8810 8911 P: 8810 8822		ADVANCE BUILDING APPROVALS SUITE 1308 L13, 370 PITT ST, SYDNEY, 2000 E: hofewa@advance.com.au		P: 9282 8726 P: 9283 8262		VIVIAN FRASER AND ASSOCIATES 117 RESERVOIR ST, SURRY HILLS, 2010 E: vivianfraser@vga.com.au		P: 9211 9464		1 2 3		ISSUED FOR CONSTRUCTION ISSUED FOR CONSTRUCTION ISSUED FOR CONSTRUCTION		10.08.06 10.10.06 23.10.06		1 2 3		ISSUED FOR CONSTRUCTION ISSUED FOR CONSTRUCTION ISSUED FOR CONSTRUCTION		10.08.06 10.10.06 23.10.06		C.M.	
HERITAGE ARCHITECT		ACOUSTICS ENGINEER		QUANTITY SURVEYOR		ARCHITECTS		ACCESS		THEATRE AND LIGHTING CONSULTANT		1 2 3		ISSUED FOR CONSTRUCTION ISSUED FOR CONSTRUCTION ISSUED FOR CONSTRUCTION		10.08.06 10.10.06 23.10.06		1 2 3		ISSUED FOR CONSTRUCTION ISSUED FOR CONSTRUCTION ISSUED FOR CONSTRUCTION		10.08.06 10.10.06 23.10.06		PROJECT :		CLIENT:		DRAWING TITLE		DRAWN BY							
OTTO CSERHAI & PARTNERS 24 FERRY RD, GLEBE, NSW, 2037 E: ocs@otto.net.au		P: 9562 3800 P: 9660 9212		ARUP ACOUSTICS 201 KENT ST, SYDNEY, NSW, 2000 E: jason.cameron@arup.com.au		P: 8270 3600 P: 8270 3591		CURRIE & BROWN 1/5, ALBERT AVE, CHATSWOOD, NSW, 2000 E: jason.cameron@arup.com.au		P: 9415 1800		TOMKIN ZULANKHA GREER 117 RESERVOIR STREET, SURRY HILLS, 2010 E: zgreer@tomkinz.com.au		P: 8215 4000 P: 8215 4001		ACCESSIBILITY SOLUTIONS 467 BEAUCHAMP RD, MAROUBRA E: mervin@access.com.au		P: 9881 1945 P: 9881 1945		BLUEBOTTLE 71 CONYNGHAM, FRESHVILLE, SA, 5063 E: greg@bluebottle.com.au		P: 98 8371 3433 P: 98 8338 3887		1 2 3		ISSUED FOR CONSTRUCTION ISSUED FOR CONSTRUCTION ISSUED FOR CONSTRUCTION		10.08.06 10.10.06 23.10.06		1 2 3		ISSUED FOR CONSTRUCTION ISSUED FOR CONSTRUCTION ISSUED FOR CONSTRUCTION		10.08.06 10.10.06 23.10.06		C.M.	
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ATTACHMENT 6

SYDNEY WATER NOTICE OF REQUIREMENTS LETTERS

- CASE No. 79340, VERSION 3, NOR FOR MOA FOR REUSE OF CARRIAGE WORKSHOP AND BLACKSMITHS' WORKSHOP AS A CONTEMPORARY PERFORMING ARTS CENTRE OF 10TH JUNE 2005;
- CASE No. 90954 FOR THE RWA RE 5 LOT SUBDIVISION UNDER VESTING PROCESS OF 2ND FEBRUARY 2006



Case Number: 79340
Version 3

Ministry for the Arts
c/- Warren Smith & Partners Pty Ltd

Dear Applicant

NOTICE OF REQUIREMENTS
for
SECTION 73 SUBDIVIDER/DEVELOPER COMPLIANCE CERTIFICATE
(Sydney Water Act 1994, Part 6, Division 9)

Developer: Ministry for the Arts
Your reference: 2536
Development: Eveleigh Carriage Works Wilson St, Redfern
Reuse of carriage workshop & blacksmith's workshop for use as a
Contemporary Performing Arts Centre.
Consent No: D2003/977 by Sydney City Council of 20 December 2004.
Your application: 15/04/05

Your attention is drawn to the requirements in this Notice that must be met before a Section 73 Subdivider/ Developer Compliance Certificate (the Certificate) can be issued. **This Notice is given by Sydney Water on 10 June 2005 and the requirements are to apply for a year from that date** after which the requirements will be updated on reapplication.

You must engage your current or another authorised Water Servicing Coordinator (the Coordinator) to manage the design and construction of the Sewer works that you must provide, at your cost, to service your development. Upon your meeting of this and all other requirements, the Certificate will be issued to you by your Coordinator.

For a list of authorised Coordinators, either see www.sydneywater.com.au and refer to *Developing Your Land* under *Building Developing and Plumbing*, or call **13 20 92**. Coordinators may provide you with a **quote or advice regarding costs for their and other supplier's services/ works as well as** other Sydney Water costs.

The Coordinator generally will be the single point of contact between you and Sydney Water and can answer any questions in the first instance you may have on Sydney Water's developer process and developer charges.

SUMMARY OF REQUIREMENTS TO OBTAIN A CERTIFICATE:

You must:

- 1. Engage a Coordinator prior to signing the enclosed Agreement.**
- 2. Sign both copies of the enclosed Agreement and lodge with the Coordinator.**
- 3. Consequent to signing the Agreement, build Sewer works at your cost, pay associated charges and note advice on existing service availability.**
- 4. Pay a total of \$3,938 in charges identified in Section 4.**

Please Note:

- **You need to obtain a Tax Invoice before you can pay this charge in person at a Sydney Water Customer Service Centre (located in the City, Wollongong and Katoomba). If you require an invoice, please contact your Coordinator**

DETAILED REQUIREMENTS**1. Water Servicing Coordinator**

You must engage an authorised Coordinator to manage the design and construction of works that you must provide, at your cost, to service your development.

2. Major Works Agreement.

After you engage a Coordinator, you will need to sign and lodge **both copies** of the enclosed Major Works Agreement with your nominated Coordinator. The agreement identifies the responsibilities of Sydney Water, the Coordinator and you (the Developer) for your development's Sewer construction. After execution by Sydney Water, one copy will be returned to your authorised Coordinator.

***Note:** The authorisation of the Coordinator must be current at all times throughout the project.*

3. Water and Sewer works.

The water and sewer works you construct and pay for under the Agreement entered into must include extensions to Sydney Water's systems to ensure each lot in your development has:

- a frontage to a watermain to enable a separate connection and meter.
- a sewer main with a connection point within the boundary of the development site.

Sydney Water's specific requirements for your project are:**Water**

Your development fronts onto a 375mm trunk watermain in Wilson St, to which service connections are not normally permitted. However, in this instance, you are required to make a separate service connection to this main for the proposed development. Sydney Water may require reconnection if a smaller reticulation sized main becomes available in the future.

To obtain approval for your connection you will need to lodge an application with either a QuickCheck Agent or a Sydney Water Customer Service Centre.

You or your hydraulic consultant may need to supply the following as appropriate:

- Plan of hydraulic layout
- List of all fixtures/fittings within the property
- Copy of fireflow pressure inquiry as issued by Sydney Water
- Pump Application Form (if pump is required)
- Pump details (if pump is required)
- An application fee will apply.

Sydney Water does not assess applications for fire fighting requirements. We do not guarantee that water supply to meet firefighting requirements will be available for the proposed development. Please check with your hydraulic consultant and/or local council.

Backflow Prevention

In accordance with Sydney Water's Backflow Prevention Policy, you are required to install a backflow prevention containment device immediately downstream of each water meter service the property. The device must be installed as a condition of continued use of the water supply. Failure to install and maintain the device may result in disconnection of the water service. A copy of Sydney Water's Backflow Prevention Policy is available upon request by contacting Sydney Water on 1800 680 636.

Sewer

Your development will ultimately require the extension of the Sydney Water sewer to provide a separate point of connection within the development boundaries.

However, the Eveleigh North site is **now** part of the Redfern Waterloo Authority Strategic sites as identified in the draft Redfern Waterloo Building Environment Plan – dated 9th February 2006 and your WSC has requested that temporary alternative pumping disposal servicing arrangements be investigated the following requirements are now applicable:

Product & Asset Planning have investigated and approved the proposal for sewerage pumping arrangements to service the proposed Arts Centre by the installation of a Flygt package sewer pumping station to pump at 5l/sec via the existing 225mm sewer connection at Iverys Lane on a **temporary basis only**. Once the works have been completed you **must** submit a copy of the inspection report **prior** to the issue of the certificate.

Once a gravity sewer main has been constructed at the site as a result of servicing requirements arising from future development to be carried out as part of the new Redfern Waterloo Building Environment Plan you **must disconnect and remove** the temporary pumping arrangement for the Arts Centre and re-connect to the new sewer main. Possible future sewer recovery charges may be applicable.

Please Note: Pump to sewer application is to be made via Quickcheck agent, **no pump approval** will be given by Technical Services **until** the building plans have been approved.

You must make any future purchaser aware of the necessity of the temporary pump to sewer and building approval applications to be made as under the requirements of the vendor disclosure.

As a result of this temporary servicing arrangement Sydney Water **require** the lodgement of an unconditional guarantee from a financial institution acceptable to Sydney Water in the amount of **\$20000.00**. This is to ensure that connection to the gravity sewer is carried out when available in the future. Once this connection to the gravity sewer has been made a copy of the relevant connection and inspection documentation is to be lodged to Sydney Water **prior** to the release of the bond.

When designing extensions or adjustments to Sydney Water's systems, your Coordinator must take into consideration any risk from soil or ground water contaminants that may impact on the life of the asset, the quality of the water or effluent and/or the health and safety of maintenance personnel.

Sydney Water will require the installation of a series of bore holes, greater than trench depth, at a number of locations, as determined by Sydney Water, to monitor presence of any contaminated leachate or landfill gas that may enter service trenches. These bore holes should be established at the earliest opportunity to allow sufficient data to be captured.

Sydney Water's requirements, with regard to pipe materials, will be based on the information obtained from the monitoring of these bore holes. These requirements could vary substantially from those detailed in the Water and Sewer Reticulation Code of Australia and Sydney Water's Edition. You are strongly advised not to place orders for pipes prior to obtaining Sydney Water agreement on pipe materials. In the absence of conclusive evidence that contaminants are not present, Sydney Water will specify the materials to be used.

Trade Waste Information

Should this development generate trade wastewater, this notice of requirements does not guarantee the applicant that Sydney Water will accept the trade wastewater to its sewerage system. For further information please contact a customer service representative on (02) 9551 4620.

Prospective Purchasers should be made aware of the above situation under the requirements of vendor disclosure.

Possible Adjustments

If, as a result of your development, the watermain(s) and or sewer(s) and or stormwater drain(s) located in the footway or your property is found, after the issue of this notice, to require adjustment or deviation this work must be undertaken in conjunction with the abovementioned extension. The conditions of this notice will apply including engagement of a Coordinator, signing of an agreement, and completion of the work at no cost to Sydney Water prior to the issue of the Certificate (see also section on building plan stamping). After the design has been completed and its nature and complexity considered, Sydney Water may require your lodgement of an appropriate security that will be refunded upon completion.

Ancillary Requirements

If construction must take place on neighbouring properties, written consent to enter for design/construction purposes must be obtained from the relevant property owners and tenants using Sydney Water's Permission to Enter form(s). Your Coordinator has copies of the form(s) that are also available on the Internet at the address as above and can negotiate on your behalf. All items on the form(s) must be addressed including payment of compensation and consideration of design and construction alternatives to avoid/minimise impacts. You will be responsible for all costs of mediation necessary to resolve disputes with affect property owners/tenants. Please allow sufficient time for entry issues to be concluded.

In providing these works to Sydney Water you will need to pay project management, survey, design and construction costs **directly to your suppliers**. These costs may include Sydney Water charges for:

- Connection of new mains to Sydney Water system(s)
- Design and construction audit fees
- **Contract administration on project finalisation**
- Creation or modification of Sydney Water interests in land (eg. easements)
- Further application fees for staged developments
- Redress under Sydney Water's Customer Contract.

Your Coordinator can advise you about these costs and how they may be quoted.

4. Developer charges.

Development Servicing Plan (DSP)	Basis of Calculation (Flow based charge)	Charge (\$) for Applicable period (10/06/05-30/06/05)	Charge (\$) for Applicable Period (01/07/05-09/06/06) (*CPI adjusted)
Potts Hill Gravity Water DSP Area	Preforming Arts Centre	\$ Nil	\$Nil
SWSOOS Sewer DSP Area	Preforming Arts Centre On an additional average day flow of 4.2 kilolitres 6.3 ET @ \$625/ ET =	\$3,938	\$4032
DEVELOPER CHARGES TOTAL:		\$3,938	\$4032

Notes:

- Sydney Water has commenced its five-yearly review of developer charges in accordance with IPART Determination No. 9 2000. Developer charges will be revised to take into account Sydney Water's latest capital expenditure projections as well as current development forecasts. The revised developer charges and associated DSPs will be placed on public exhibition for 30 working days in February / March 2006. You will have the opportunity to comment on the new charges during this time. The new developer charges will then take effect from 1 July 2006.

Enquires with regard to the review of developer charges can be directed to **Andrew Jackson**, by phone **(02) 9350 6205** or email **Andrew.Jackson@sydneywater.com.au**

- The charge(s) quoted above is/are being reviewed based on a new IPART Determination** with new charges to apply from 1 July 2006. **Some charges may significantly decrease, others may increase and new charges may be introduced.** Consequently it may be to your advantage to consider when you will make payment. That is:
 - If payment is made before 1 July 2006, then Sydney Water must apply the charges quoted in this Notice; or
 - If payment is made on or after 1 July 2006, then:
 - If the charges have **decreased** you will only have to pay the new lower charges that will automatically be advised to you when you seek to make payment; or
 - If the charges have **increased and/or new charges introduced** then Sydney Water will apply the old lower charges for the remainder of the applicable period of this Notice. After that time, Sydney Water is required to apply the higher charges when you re-apply.

Sydney Water is unable to advise possible new charges until the DSPs are exhibited in February/March 2006, or to advise firm new charges until registration of the DSPs with IPART in approximately May 2006. Contact your Coordinator for advice on charges during this period.

- If you do not pay the charges identified in column 3 of the above table by 30 June, the total will be adjusted for inflation (based on the weighted average of the capital cities CPI for the 12 months to the end of the previous March) from 1 July for the balance of the 12 month period. The charge from 1 July is shown in column 4 when the inflation figure is known.
- DSP charges** are a contribution towards the cost of systems (eg treatment plants), which serve your development. They have been calculated using base developer charges that cannot

be changed or waived by Sydney Water having been established in Plan(s), available on request, and registered with the Independent Pricing and Regulatory Tribunal (IPART) under its relevant Determination. For further details, and a copy of the IPART Act 1992 including section 31 that refers to arbitration rights, see the IPART web site www.IPART.nsw.gov.au. Costs of arbitration, if appropriate, are borne equally by you and Sydney Water irrespective of outcome.

- These charges are directly payable to Sydney Water.
- **You must pay your DSP charge before you will be given permission to connect your development to Sydney Water's water/sewer systems.**
- The DSP charges in the table are based on your development requiring an average day water demand of 4.2 kilolitres.

If the development generates a greater demand, you may have to pay additional charges. If the development is to be sold, prospective buyers should be made aware of this situation under the requirements of Vendor Disclosure.

Stamping and approval of your engineering and building plans.

While NOT a requirement for the Certificate, you are reminded that your building plans must be stamped and approved at either:

- a Quick Check agency (for an agency list either see www.sydneywater.com.au, refer to Quick Check under *Building Developing and Plumbing* or call 13 20 92); or
- a Sydney Water Customer Service Centre.

Approval is required as construction/building works (eg earthworks, roadworks, drainage, landscaping, excavation, foundation works) may impact on existing Sydney Water assets (eg water and sewer mains). Approval of the plans may take up to 21 days and the results may affect these activities.

Note: If any work on our assets is carried out without that approval, then Sydney Water will take action to have work on the site cease and apply the provisions of Section 44 of the Sydney Water Act 1994.

POSSIBLE FUTURE COSTS

Requirements in this Notice relate to your Certificate application and may not cover all aspects of Sydney Water's involvement with your development. During design and construction of your development other Sydney Water fees/requirements may be necessary, including:

- construction/building plan stamping fees including fees to ensure the protection of Sydney Water assets
- plumbing and drainage inspection costs for private service lines (including property service connection and inspection fees)
- install backflow prevention devices for certain commercial/industrial connections
- trade waste requirements when constructing a building
- council fire fighting requirements (if not catered for by your current Sydney Water main). You should investigate fire fighting facility requirements for your development as soon as possible, including a standard pressure inquiry to Sydney Water if needed.

END OF NOTICE



Case Number: 90954

Redfern Waterloo Authority
c/- Warren Smith & Partners P/L

Dear Applicant

NOTICE LETTER UNDER VESTING PROCESS
for
SECTION 73 SUBDIVIDER/DEVELOPER COMPLIANCE CERTIFICATE
(Sydney Water Act 1994, Part 6, Division 9)

Developer: Redfern Waterloo Authority
Your reference: 2536A
Development address: Wilson St Eveleigh
Development description: 5 Lot (Facilitating) Subdivision under Vesting Process

Your attention is drawn to the requirements in this Notice that must be met before a Letter of Compliance with Sydney Water Requirements/Section 73 Subdivider/ Developer Compliance Certificate (the Certificate) can be issued. If you complete the requirements in this letter within a year from 02 February 2006, and lodge a signed copy of the Vesting Process documentation for your proposed development, then provided there are no other changes as referred to in the third paragraph, you will receive the Letter of Compliance/Certificate. (After a year, you must reapply with your current or another Water Servicing Coordinator (the Coordinator) so that the requirements can be updated.)

Since you have not obtained a development consent, this letter contains Sydney Water's **anticipated** requirements. **It is not an approval to execute any work and Sydney Water is not liable for any actions you take as a result of this letter.**

After you obtain development consent, if either your development application has been subject to changes or new Developer Charges have been registered with the Independent Pricing & Regulatory Tribunal (where not previously determined), you must reapply to a Coordinator for the Certificate so the requirements can be updated.

You must engage your current or another authorised Coordinator to manage the design and construction of the Water & Sewer works that you must provide, at your cost, to service your development.

For a list of authorised Coordinators, either see www.sydneywater.com.au and refer to *Developing Your Land* under *Building Developing and Plumbing*, or call **13 20 92**. Coordinators may provide you with **a quote or advice regarding costs for their and other supplier's services/ works as well as** other Sydney Water costs.

The Coordinator generally will be the single point of contact between you and Sydney Water and can answer any questions in the first instance you may have on Sydney Water's developer process and developer charges.

SUMMARY OF REQUIREMENTS TO OBTAIN A SECTION 73 CERTIFICATE:

You must:

1. **Engage a Coordinator prior to signing the enclosed Agreement.**
2. **Sign both copies of the enclosed Agreement and lodge with the Coordinator.**
3. **Consequent to signing the Agreement, build Water & Sewer works at your cost, pay associated charges and note advice on existing service availability.**
4. **Pay a total of \$ NIL in charges identified in Section 4.**

Please note:

- **You need to obtain a Tax Invoice before you can pay this charge in person at a Sydney Water Customer Service Centre (located in the City, Wollongong and Katoomba). If you require an invoice, please contact your Coordinator; and**
 - **Credit card payments (to a maximum of \$1,000) may be made on Bankcard, MasterCard or Visa only at a Sydney Water Customer Service Centre.**
5. **Have Sydney Water stamp and approve your building/engineering plans (as there may be Building Over/Adjacent to Assets requirements).**
 6. **Complete any special requirements detailed in Section 6.**

DETAILED REQUIREMENTS

1. Water Servicing Coordinator

You must engage an authorised Coordinator to manage the design and construction of works that you must provide, at your cost, to service your development.

2. Major Works Agreement.

After you engage a Coordinator, you will need to sign and lodge **both copies** of the enclosed Major Works Agreement with your nominated Coordinator. The agreement identifies the responsibilities of Sydney Water, the Coordinator and you (the Developer) for your development's Water & Sewer construction. After execution by Sydney Water, one copy will be returned to your authorised Coordinator.

***Note:** The authorisation of the Coordinator must be current at all times throughout the project.*

3. Water & Sewer works.

At the Developer's own risk the Works may be carried out prior to the granting of Development Consent. In such cases you will be responsible for any adjustments to Sydney Water assets and the associated costs thereof necessitated by variation to the Consent.

The Water & Sewer works you construct and pay for under the Agreement entered into must include extensions to Sydney Water's systems to ensure each lot in your development has:

- a frontage to a water main to enable a separate connection and meter.
- a sewer main with a connection point within the boundary of each lot.

Sydney Water's specific requirements for your project are:**Water Facilities:**

Note: (The following refers to the preliminary water main design for a looped Sydney Water, **owned** water main as submitted by your WSC)

You may construct a water main from the existing 375mm located in Wilson St to serve proposed Lots 1-5 by providing frontage to the water main for each of these lots.

The proposed sizing of internal water mains, primarily 200mm would have adequate capability for domestic demand of the current proposed future development. The applicant is responsible to ensure firefighting capacity.

There will need to be a valve on the 375mm water main in Wilson Street between the offtake opposite Forbes St and the offtake near Shepherd Lane to ensure alternative supply to the site.

Special water main design arrangements to counter the effect of stray electrical currents from the rail corridor would be required.

The proposed dead-end mains do not conform to Water Supply Code of Australia, Sydney Water Edition Section 4.8.1.

Proposed Water Supply Network

Mains are to be located to allow 24-hour unobstructed access for maintenance and main-break repair.

To allow access to mains for maintenance and main-break repair and to prevent damage to vehicles in the event of a main-break, parking is not to be provided above mains.

Mains to be located to minimise damage risk from main-brake.

Dead-end mains are to be eliminated to prevent water quality deterioration and consequent contamination of supply.

Mains are to be located in uncontaminated or remediated soil; arrangements required to prevent recontamination of soil from rainwater percolation or groundwater movement or by other modes of contaminant movement in the subsurface.

Water Operations have advised as per comments to the Australian Technology Park Master Plan by Sydney Water in 05 September 2003, **all** old water system to facilities at Wilson Street, Eveleigh **must** be disconnected and renewed as new water systems are installed. This includes removing old fire services/domestic services from main in Wilson Street.

Easements over Sydney Water mains:

The preliminary water design information for the creation of Sydney Water **owned** water mains to the site will, necessitate the creation of easements over the Sydney Water owned mains. This is as a result of the water mains being laid in the proposed private roads.

The proposed water main layout submitted is apparently located under the internal roadway and as a result does **not** conform to Sydney Water easement policy, which requires the main to be laid adjacent to any sealed roadway not under it. In general the roadway does not appear to be wide

enough to provide satisfactory access for operations and maintenance. Further consultation may be required and your WSC can address these issues when following the easement guidelines.

Consultation **may** also need to be sought with regard to the inferred need for provision of drainage, for water main flushing for example, however the Easement Policy specifically mentions that the State Rail Authority, through whose land the site would drain does not permit easements through their land. Your WSC **must** negotiate stormwater easements with State Rail. Sydney Water then will be able to flush and maintain its water mains.

Each water main to be constructed for purpose of the *approval* in land other than a dedicated public road or pathway must have an appropriate easement in favour of Sydney Water created at your cost.

Your Design Consultant must take this requirement into account when preparing the design for the works.

A compliance certificate in respect of the approval will not be granted until:-

- (a) **the water main(s) have been constructed; and**
- (b) **adequate drainage facilities have been provided to allow for the flushing of the main by Sydney Water without the discharge of water onto private property (Sydney Water's rights in this regard must be incorporated in the Easement documentation); and**
- (c) **a survey has been carried out, at your cost, prior to backfilling of trenches, to define the centreline of each water main; and**
- (d) **all plans and documents relating to the easement have been approved by Sydney Water; and**
- (e) **payment of Sydney Water's related costs have been made; and**
- (f) **the required security has been lodged with Sydney Water in respect of each easement pending its registration.**

Specific details with respect to each easement to be created may be obtained from Sydney Water's Group Property, 5th Floor, 115-123 Bathurst Street, Sydney, 2000.
Ph: (02) 9350-5670 or (02) 9350-5647.

Private water mains:

Note: (The following assumes single connection with a **(separate privately owned and operated under Community Title)** internal service for each Lot).

Provision by you of private services within the bounds of your development to provide a point of connection for each lot, covering maintenance and renewal of these services within your community title plans.

Extra valving is required consistent with Section 6.2.6 and Figure 6.7 of the Water Supply Codes of Australia Sydney Water Edition to maintain security of supply.

If satisfactory arrangements **cannot** be made for the provision of an internal watermain **suitable for handover to Sydney Water**, then each subdivided lot will be required to have access to The private watermain. It is noted that proposed Lot 3 does not have frontage to the 375 mm watermain in Wilson St and Sydney Water cannot be held accountable if the applicant cannot arrange satisfactory access for it or any lot to the watermain, without trespassing through other lots i.e. all lots **must** have access to the private main and that such access not be through other lots.

Sydney Water policy is not to grant new connections to trunk mains such as the 375 mm in Wilson St but since it is currently the only watermain fronting the subject site, connection to the main is subject to Sydney Water's right to transfer the connection from the 375 mm if a smaller reticulation main is constructed in future. A single connection only will be allowed, all unwanted connections and tees are to be removed, and the 375 mm pipe shall be remediated according to the Sydney Water's relevant policies and standards.

Special water main design arrangements to counter the effect of stray electrical currents from the rail corridor would be required.

Without prejudice to other cases where such a requirement is not stated explicitly, internal supply lines shall be owned by, and be the responsibility of, the site owner, and **shall not** be constructed in contaminated ground.

Mains are to be located in uncontaminated or remediated soil; arrangements required to prevent recontamination of soil from rainwater percolation or groundwater movement or by other modes of contaminant movement in the subsurface.

Any proposed pump to draw directly from Sydney Water's watermain must be assessed by Sydney Water to ensure that its operation will not cause adverse pressure drawdown and surges to nearby customers. The applicant must submit a Pump Application with a Fireflow Pressure Enquiry result less than 12 months old, and details of the pump and system. It is essential that Sydney Water acceptance of the pump drawoff be sought before purchase and installation.

Sydney Water does not consider the specific firefighting capability of the mains as part of the Section 73 Certificate Application process. Assessment of firefighting capability is the responsibility of the applicant and Sydney Water's role is limited to indicating modelled pressures at flows nominated by the applicant for a Fireflow Pressure Enquiry.

Charges apply to Pump Applications and Fireflow Pressure Enquiries, which are to be submitted through the Quickcheck system.

Water Operations have advised as per comments to the Australian Technology Park Master Plan by Sydney Water in 05 September 2003, old water system to facilities at Wilson Street, Eveleigh need to be renewed as new water system is installed. This includes removing old fire services/domestic services from main in Wilson Street.

Sewerage Facilities:

An extension to the 225mm existing sewer main will be required to provide a point of connection 1.0m inside the boundary of each lot in the proposed subdivision.

You **must** demonstrate that there is adequate capacity in the sewer main located under the railway line.

You **must** demonstrate that there are satisfactory easement rights for Sydney Water to operate it's sewer main.

Proposed Sewer Network

Proposed sewer mains are to be located to allow 24-hour maintenance truck access.

To allow access to mains for maintenance & repair, parking is not to be provided above mains.

Mains are to be located in uncontaminated or remediated soil; arrangements required to prevent recontamination of soil from rainwater percolation or groundwater movement or by other modes of contaminant movement in the subsurface.

The possibility of contaminant entry may require watertight and vapour-tight sewerage system design.

Mains not to be located beneath stormwater detention areas. This is to ensure that the stormwater system transports the rainwater rather than the sewerage system.

If a sewer deviation is required verification with Product & Asset Planning must be sought with regard to capacity issues. You must have your WSC lodge a preliminary design to be forwarded to Product & Asset Planning and Wastewater Operations for investigation & comment.

Stormwater Facilities:

Due to capacity issues with the Munni Street Stormwater system on site detention (OSD) is required.

The proposed On-Site Detention (OSD) layouts provided are acceptable **in principle only**.

The storage volume and permissible site discharge values are to be based on Master Plan Report recommendations. The detailed drawings and calculations **must be** submitted to Sydney Water for investigation and final endorsement **prior** to commencement of works.

The following fees will also be applicable:

- | | | |
|---|-----------------|-----------------------------|
| • Stormwater Connection Application fee | | \$255.00 (No GST) |
| • Stormwater Connection Field Services: | Inspect Channel | \$224.40 (Inc GST) |
| | Drainage Lines | \$123.20 (Inc GST) |

Stormwater Discharge

If the proposed development is required to discharge stormwater into Sydney Water's stormwater channel, then a separate application is to be forwarded to Sydney Water.

All stormwater connections should comply with Sydney Water's On-Site Detention policy and connection requirements. For further details please contact Jeya Jeyadevan on (02) 9350 4473 (or fax (02) 9350 4228)

Contaminated Ground

When designing extensions or adjustments to Sydney Water's systems, your Coordinator **must** take into consideration any risk from soil or ground water contaminates that may impact on the life of the asset, the quality of the water or effluent and/or the health and safety of maintenance personnel.

Sydney Water will require the installation of a series of bore holes, greater than trench depth, at a number of locations, as determined by Sydney Water, to monitor presence of any contaminated leachate or landfill gas that may enter service trenches. These bore holes should be established at the earliest opportunity to allow sufficient data to be captured.

Sydney Water's requirements, with regard to pipe materials, will be based on the information obtained from the monitoring of these bore holes. These requirements could vary substantially

from those detailed in the Water and Sewer Reticulation Code of Australia and Sydney Water's Edition. You are strongly advised not to place orders for pipes prior to obtaining Sydney Water agreement on pipe materials. In the absence of conclusive evidence that contaminants are not present, Sydney Water will specify the materials to be used.

Note: Water & Sewer mains are **not** to be designed prior to the lodgement of certification from the appropriate Authorities stating that the land is **fully remediated and free of toxic materials**.

Sydney Water welcomes Master Plan undertakings for audited Remedial Action Plans and Validation Reports prior to construction of infrastructure works.

Infrastructure in contaminated ground, or in ground that may become contaminated by groundwater, or by migration of contaminant vapours, cannot be permitted due to:

- breach of infrastructure owner's OHS obligations to employees during maintenance excavation.
- breach of infrastructure owner's OHS obligations to employees during maintenance of sewers containing contaminants. Contaminates can enter from contaminated ground, groundwater or soil gas.
- contaminants diffusing through plastic waterpipes and entering the drinking water supply.
- low pressure cycles in watermains may suck contaminants into the supply through rubber ring pipe joints.
- contaminants entering sewers may affect sewage treatment plant processes.
- contaminants corroding or weakening concrete infrastructure.
- contaminants may corrode rubber rings in pipe joints in water and sewer mains and effect joint tightness
- contaminants entering local stormwater mains would pass to downstream Sydney Water stormwater systems.

Remediation arrangements detailed in the Master Plan would need to robustly cover investigation, remediation and auditing of trench soils before and during infrastructure construction. Further, measures to prevent recontamination of remediated trench soils from rainwater percolation, groundwater movement or by other modes of contaminant movement in the subsurface would be required.

Sydney Water **must** be provided with all reports giving the nature and extent of contamination and Remediation and Validation Reports to allow it to assess the degree of contamination and its remediation. This will assist in Sydney Water's control of its operational risks listed above.

Contamination may impact on on-site infrastructure system design with, for example, consideration of the location of infrastructure, pipe materials and use of watertight and vapour-tight sewerage systems.

Possible future adjustment:

Further, if the water main/ sewer/ stormwater main located in the footway/ your property is found, after the issue of this notice, to require adjustment or deviation this work must be undertaken in conjunction with the abovementioned extension. The conditions of this notice will apply including engagement of a Coordinator, signing of an agreement, and completion at no cost to Sydney Water **prior to the issue of the Certificate** (see also section on building plan stamping). After the design has been completed and its nature and complexity considered, Sydney Water may require your lodgement of an appropriate security that will be refunded upon completion.

***Note:** If construction must take place on neighbouring properties, written consent on Sydney Water's **Permission to Enter** form must be obtained from the relevant property owners. Your Coordinator has copies of the form (also available on the Internet at the address as above) and can negotiate on your behalf.*

In providing these works to Sydney Water you will need to pay project management, survey, design and construction costs **directly to your suppliers**. These costs may include Sydney Water charges for:

- Water main shutdown and disinfection
- Connection of new mains to Sydney Water system(s)
- Design and construction audit fees
- **Contract administration on project finalisation**
- Creation or modification of Sydney Water interests in land (eg. easements)
- Further application fees for staged developments
- Redress under Sydney Water's Customer Contract.

Your Coordinator can advise you about these costs and how they may be quoted.

4. Developer charges.

Development Servicing Plan (DSP)	Basis of Calculation	Charge (\$) for Applicable period (02/02/06 - 30/06/06)	Charge (\$) for Applicable Period (01/07/06-01/02/07) (*CPI adjusted)
Potts Hill Gravity Water DSP Area	Residential &/or Industrial/ Commercial- Area/ Flow DSP charges are not applicable as determined by investigation	\$NIL	\$
SWSOOS Sewer DSP Area	Residential &/or Industrial/ Commercial- Area/ Flow DSP charges are not applicable as determined by investigation	\$NIL	\$
Reticulation Recovery (Project No./ File or Case No.)		\$NIL	\$
DEVELOPER CHARGES TOTAL: [OFFICE USE- Invoice Charges total- Developer \$ and Upsizing \$]		\$NIL	\$

Notes:

- Sydney Water has commenced its five-yearly review of developer charges in accordance with IPART Determination No. 9 2000. Developer charges will be revised to take into account Sydney Water's latest capital expenditure projections as well as current development forecasts. The revised developer charges and associated DSPs will be placed on public exhibition for 30 working days in February / March 2006. You will have the opportunity to comment on the new charges during this time. The new developer charges will then take effect from 1 July 2006.
- **The charge(s) quoted above is/are being reviewed based on a new IPART Determination** with new charges to apply from 1 July 2006. **Some charges may significantly decrease, others may increase and new charges may be introduced.** Consequently it may be to your advantage to consider when you will make payment. That is:
 - If payment is made before 1 July 2006, then Sydney Water must apply the charges quoted in this Notice; or
 - If payment is made on or after 1 July 2006, then:
 - If the charges have **decreased** you will only have to pay the new lower charges that will automatically be advised to you when you seek to make payment; or

- If the charges have **increased and/or new charges introduced** then Sydney Water will apply the old lower charges for the remainder of the applicable period of this Notice. After that time, Sydney Water is required to apply the higher charges when you re-apply.

Sydney Water is unable to advise possible new charges until the DSPs are exhibited in February/March 2006, or to advise firm new charges until registration of the DSPs with IPART in approximately May 2006. Contact your Coordinator for advice on charges during this period.

Also:

- If you do not pay the charges identified in column 3 of the above table by 30 June, the total will be adjusted for inflation (based on the weighted average of the capital cities CPI for the 12 months to the end of the previous March) from 1 July for the balance of the 12 month period. The charge from 1 July is shown in column 4 when the inflation figure is known.
- **DSP charges** are a contribution towards the cost of systems (eg treatment plants) which serve your development. They have been calculated using base developer charges that cannot be changed or waived by Sydney Water having been established in Plan(s), available on request, and registered with the Independent Pricing and Regulatory Tribunal (IPART) under its relevant Determination. For further details, and a copy of the IPART Act 1992 including section 31 that refers to arbitration rights, see the IPART web site www.IPART.nsw.gov.au. Costs of arbitration, if appropriate, are borne equally by you and Sydney Water irrespective of outcome.
- These charges are directly payable to Sydney Water. Credit card payments (to a maximum of \$1,000) may be made on Bankcard, MasterCard or Visa card only at a Sydney Water Customer Service Centre.
- **You must pay your DSP charge before you will be given permission to connect your development to Sydney Water's water/sewer systems.**
- **Reticulation Recovery Charges** recover part of the cost of works that have been provided by Sydney Water or other developers that benefit your development. This charge has been calculated before your detailed designs are completed. If later design investigation shows your development will be connected to other main/s, the Reticulation Recovery charge may be varied and/or you may need to construct other works.

5. Stamping and approval of your engineering and building plans.

While NOT a requirement for the Certificate, you are reminded that, on development of each lot, building plans must be stamped and approved at either:

- a Quick Check agency (for an agency list either see www.sydneywater.com.au, refer to Quick Check under *Building Developing and Plumbing* or call 13 20 92); or
- a Sydney Water Customer Service Centre.

Approval is required as construction/building works (eg earthworks, roadworks, drainage, landscaping, excavation, foundation works) may impact on existing Sydney Water assets (eg water, sewer and stormwater mains). Approval of the plans may take up to 21 days and the results may affect the construction/building activities.

6. Special requirements

Sydney Water suggests that the sewer main construction as requested on Case 79340 now be carried out under this case. You may wish to have your WSC reject that case in order for an amended Notice of Requirements to be issued.

A Section 73 certificate **will not** be issued on Case 79340 until the payment of DSP charges on that case have been made & the sewer main construction under this Case 90954 has been completed.

The lots in this subdivision being created under the vesting process for which a certificate is not required & will not be issued, have been investigated as **residue lots only**. This has been in order to enable all the water & sewer construction to be carried out. Upon further development of each lot a separate Section 73 Certificate **will** be required and DSP charges will be applicable along with possible further servicing requirements.

Under section 49 of the Sydney Water Act, 1994 it is an offence to discharge any substance into Sydney Water's sewerage system without the agreement of Sydney Water. Non-residential discharges require a Trade Waste agreement specifying the quantity and quality of discharge. The agreement ensures that the wastewater from commercial and industrial development is of a quality that can be treated, reused or disposed of in an environmentally sound manner. An application for a trade waste agreement can be made to Sydney Water.

Trade Waste Information

Should this development generate trade wastewater, this notice of requirements does not guarantee the applicant that Sydney Water will accept the trade wastewater to its sewerage system. For further information please contact a customer service representative on (02) 9551 4620.

Prospective Purchasers should be made aware of the above situation under the requirements of vendor disclosure.

Backflow Prevention Information

In accordance with Sydney Water's Backflow Prevention Policy, you are required to install a backflow prevention containment device immediately downstream of each water meter service the property. The device must be installed as a condition of continued use of the water supply. Failure to install and maintain the device may result in disconnection of the water service. A copy of Sydney Water's Backflow Prevention Policy is available upon request by contacting Sydney Water on 1800 680 636.

Sydney Water has identified some plants species as having invasive root systems, which could damage sewer lines and result in local sewage overflows, or the infiltration of rainwater into the sewerage system. **Consequently, Sydney Water recommends plants on the list attached be kept away from sewerage pipelines and not be encouraged for propagation.**

The requirements as stated in this Notice **may be subject to change** upon the provision of more detailed information to the proposal and future consultation with your WSC.

POSSIBLE FUTURE COSTS

Requirements in this Notice relate to your Certificate application and may not cover all aspects of Sydney Water's involvement with your development. During design and construction of your development other Sydney Water fees/requirements may be necessary, including:

- construction/building plan stamping fees including fees to ensure the protection of Sydney Water assets
- plumbing and drainage inspection costs for private service lines (including property service connection and inspection fees)
- install backflow prevention devices for certain commercial/industrial connections
- trade waste requirements when constructing a building
- council fire fighting requirements (if not catered for by your current Sydney Water main). You should investigate fire fighting facility requirements for your development as soon as possible, including a standard pressure inquiry to Sydney Water if needed.

END OF NOTICE