

Case Number: 149937

19 February 2016

AUSTRALAND RESIDENTIAL EDMONDSON PARK  
c/- CARDNO (NSW/ACT) PTY LTD

### FEASIBILITY LETTER

**Developer:** AUSTRALAND RESIDENTIAL EDMONDSON PARK  
**Your reference:** 8201605501  
**Development:** Campbelltown Road, Edmondson Park  
Lot 1 DP1204198  
**Development Description:** The existing green field site is to be developed into the Edmondson Park Town Centre consisting of residential and commercial retail areas  
**Your application date:** 1 December 2015

Dear Applicant

This Feasibility Letter (Letter) is a guide only. It provides general information about what Sydney Water's requirements could be if you applied to us for a Section 73 Certificate (Certificate) for your proposed subdivision. **The information is accurate at today's date only.**

If you obtain development consent for that subdivision from your consent authority (this is usually your local Council) they will require you to apply to us for a Section 73 Certificate. You will need to submit a new application (and pay another application fee) to us for that Certificate by using your current or another Water Servicing Coordinator (Coordinator).

Sydney Water will then send you either a:

- Notice of Requirements (Notice) and Developer Works Deed (Deed); or
- Certificate.

These documents will be the definitive statement of Sydney Water's requirements.

There may be changes in Sydney Water's requirements between the issue dates of this Letter and the Notice or Certificate. The changes may be:

#### 1. Developer Charges

- (a) Adjustment of charges due to the Consumer Price Index (CPI);

- (b) Adjustment of charges because of a scheduled review by the Independent Pricing and Review Tribunal (IPART). After that review and registration of the new charges, Sydney Water has to apply those charges; or
- (c) If there is rezoning of any land within the development proposal then new charges will apply.

## **2. Changing the Proposed Development**

- If you change your proposed subdivision, e.g. the development description or the plan/site layout, after today, the requirements in this Letter could change when you submit your new application; and
- if you decide to do your subdivision in stages then you must submit a new application (and pay another application fee) for each stage.

**You have made an application for specific information. Sydney Water's possible requirements are:**

## What You Must Do To Get A Section 73 Certificate in the Future

To get a Section 73 Certificate in the future you must do the following things. You can also find out about this process by visiting [www.sydneywater.com.au](http://www.sydneywater.com.au) > Plumbing, building & developing > Developing > Land Development.

1. **Obtain Development Consent from the consent authority for your subdivision proposal.**
2. **Engage a Water Servicing Coordinator (Coordinator).**

**You must engage your current or another authorised Coordinator** to manage the design and construction of works that you must provide, at your cost, to service your subdivision. If you wish to engage another Coordinator (at any point in this process) you must write and tell Sydney Water.

For a list of authorised Coordinators, either visit [www.sydneywater.com.au](http://www.sydneywater.com.au) > Plumbing, building & developing > Developing > Providers > Lists or call **13 20 92**.

The Coordinator will be your point of contact with Sydney Water. They can answer most questions that you might have about the process and developer charges and can give you a quote or information about costs for services/works (including Sydney Water costs).

3. **Developer Works Deed**

**After** the Coordinator has submitted your new application, they will receive the Sydney Water Notice and Developer Works Deed. You and your accredited Developer Infrastructure Providers (Providers) will need to sign and lodge both copies of the Deed with your nominated Coordinator. After Sydney Water has signed the documents, one copy will be returned to the Coordinator.

The Deed sets out for this project:

- your responsibilities;
- Sydney Water's responsibilities; and
- the Provider's responsibilities.

**You must do all the things that we ask you to do in that Deed.** This is because lots in your subdivision do not have water, recycled water and/or sewer services and you must construct and pay for the following works extensions under this Deed to provide these services.

**Note:** The Coordinator must be fully authorised by us for the whole time of the agreement.

4. **Drinking Water, Recycled Water and Sewer Works**

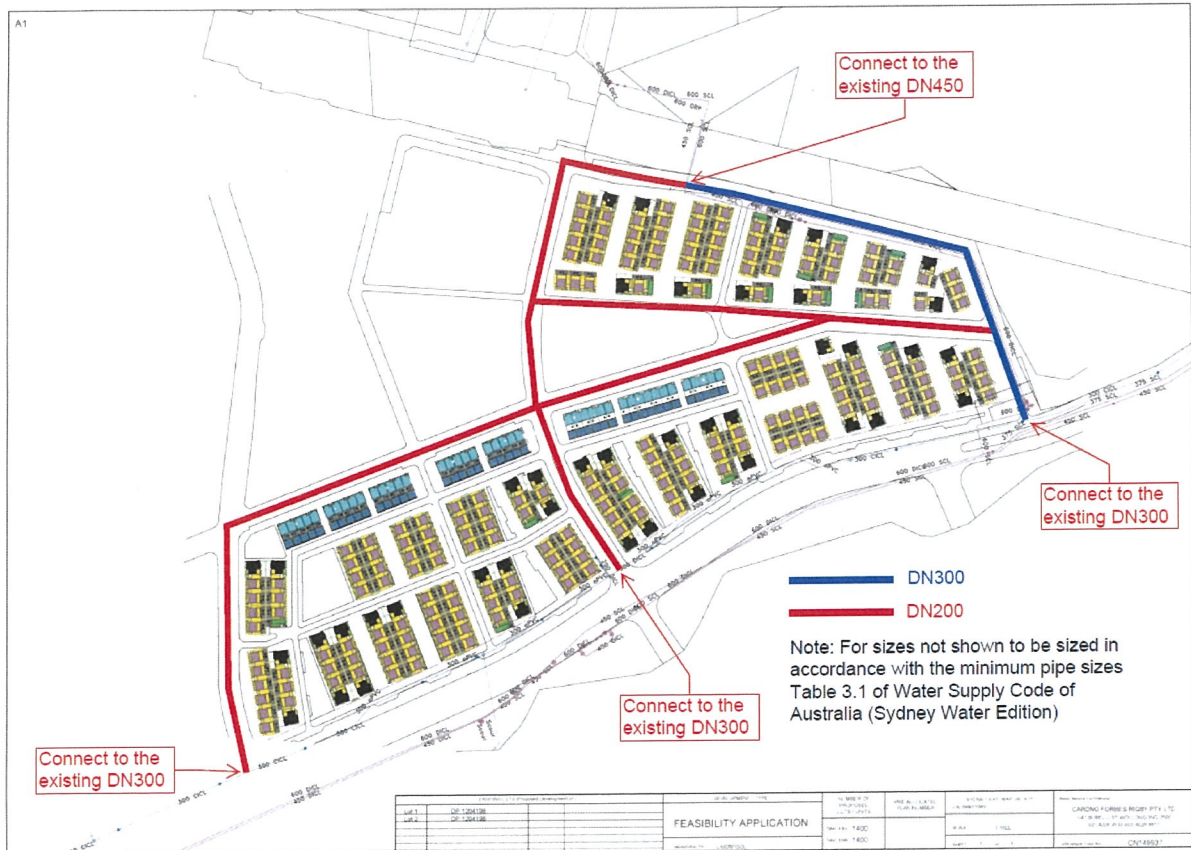
- 4.1 **Drinking Water**

Each lot in your subdivision must have a frontage to a water main that is the right size and

can be used for connection.

Sydney Water has assessed your application and found that:

- You must construct a drinking water main extension to serve the proposed development of the Edmondson Park Town Centre. **It must comply with the standards for Dual Water Reticulation Systems talked about in section 4.2.1 below.**
- The proposed development will be served from the existing 300mm main located along Campbelltown Road. Ultimately water supply to the proposed development will be from the Carnes Hill water supply system.
- The drinking water mains required to serve the proposed development will be sized as per the scheme plan below. The main sizes are to be confirmed at future design review stage.
- A service connection and property service must be provided for each property off the drinking water mains you must construct to serve your development. **They must comply with the standards for Dual Water Reticulation Systems talked about in section 4.2.1 below.**

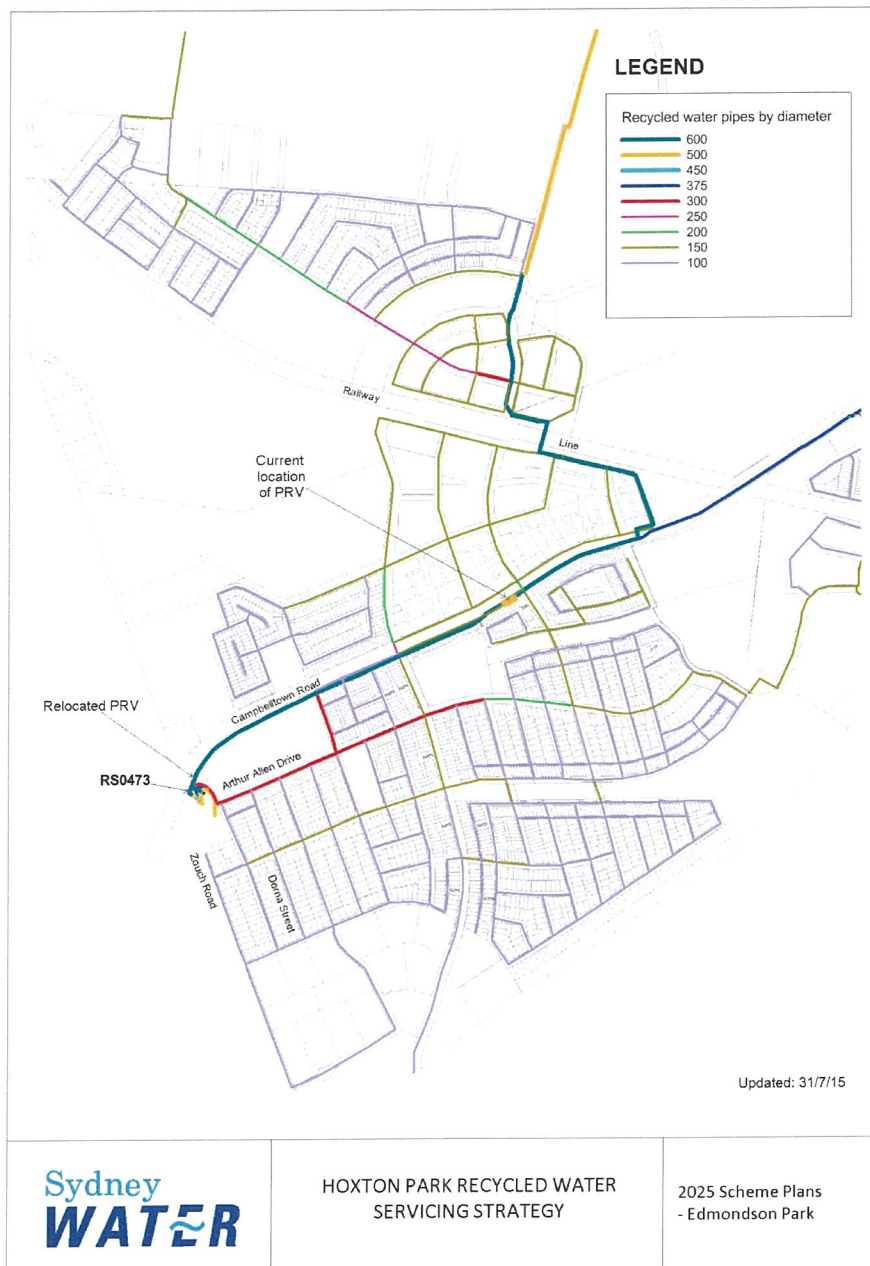


## 4.2 Recycled Water

Each lot in your subdivision must have a frontage to a recycled water main that is the right size and can be used for connection.

Sydney Water has assessed your application and found that:

- You must construct a recycled main extension to serve the proposed development of the Edmondson Park Town Centre. **It must comply with the standards for Dual Water Reticulation Systems** talked about in section 4.2.1 below.
- The recycled water mains required to serve the proposed development will be sized as per the scheme plan below. Where recycled water mains are not shown in the attached plan, the recycled main size may be assumed to be 100mm in diameter. The main sizes are to be confirmed at future design review stage.
- A service connection and property service must be provided for each property off the recycled water mains you must construct to serve your development. **They must comply with the standards for Dual Water Reticulation Systems** talked about in section 4.2.1 below.



#### 4.2.1 Sydney Water's Standards for Dual Water Reticulation

Your subdivision is in an area where both drinking and recycled water systems are available. The drinking and recycled water works required above must comply with the standards for Dual Water Reticulation Systems that are set down in the Water Supply Code of Australia (Sydney Water Edition) (the Code).

These standards require that service connections and property services be provided for both drinking and recycled water for each lot in the subdivision. The installation of these services must either be carried out or supervised by a licensed plumber. It must meet the:

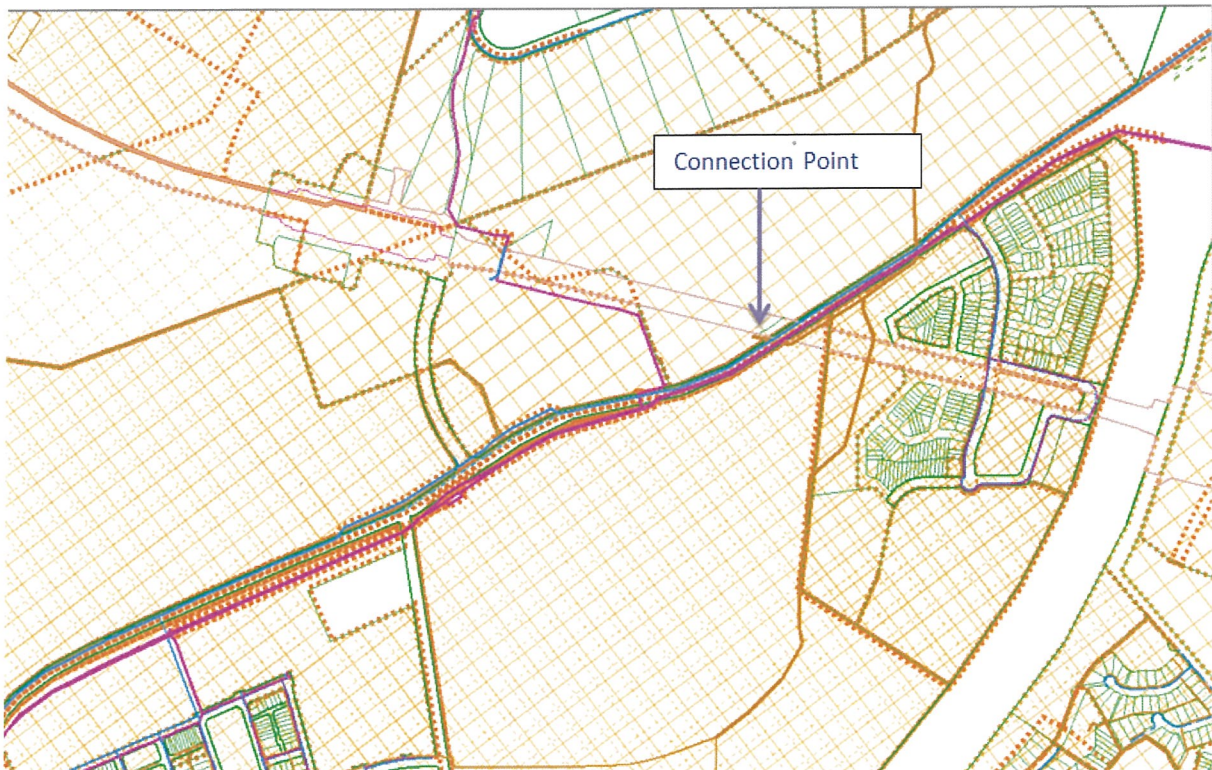
- (a) Administrative requirements of the Plumbing Code of Australia; and
- (b) Technical requirements of the Dual Water Drawings Set within the Code.

#### 4.3 Sewer

Each lot in your subdivision must have a sewer main that is the right size and can be used for connection. That sewer must also have a connection point within each lot's boundaries.

Sydney Water has assessed your application and found that:

- **You must construct a sewer main extension to serve the proposed development of the Edmondson Park Town Centre.** The terms of the Deed define this extension as 'Major Works'.
- The proposed development of the town centre (South of Edmondson Park Railway Station) will connect to the newly built Edmondson Park carrier which drains to the Liverpool system via the Ash Road carrier. Preliminary investigations show that the trunk sewer main system has capacity to serve the proposed development.
- You must use Sydney Water's new **Technical Specifications for Leak Tight Sewer Systems** to plan, design and construct the sewer. This specification must be used in conjunction with (and have precedence over) the Sewerage Code of Australia, WSA02-2002 (Sydney Water Edition).
- You will be required to submit a Scheme/Catchment Plan for review & approval by Sydney Water.
- Detailed sewer main requirements will be provided when an application for a Section 73 Certificate is submitted.
- § An accredited Hydraulic Designer will be engaged by the developer to ensure that the proposed sewer main infrastructure for this development will be sized & configured according to the Sewerage Code of Australia WSA 02-2002-2.2 (Sydney Water Edition 1 – Version 3). Evidence of Code compliance should be attached with the design.



#### 4.4 Funding of works

Under Sydney Water's 'Funding of infrastructure to service growth' policy we may agree to contribute towards a portion of the cost of the works you are required to build. Your Water Service Coordinator can advise you in relation to this policy, the likelihood of Sydney Water sharing a portion of the cost and the process you need to satisfy Sydney Water's probity requirements.

**An initial funding assessment must be made at deed lodgement stage.** At this point you must submit a project brief containing:

- Project Background
- Scope of all services (e.g. water service coordination, design, construction, program etc.)
- A pre-tender estimate design form (Excel format)
- A concept design plan
- A tender evaluation plan and tender evaluation report to engage a water servicing coordinator (delivery) and designer.
- The anticipated construction commencement date, construction completion date and payment date

The final funding assessment will then be made at the detailed design stage, prior to any tenders being awarded or construction works commencing. A firm commitment would not be

made by Sydney Water until we:

- Have assessed your pre-estimates for the work, including design, project management and all associated costs, and determined the tender process required to satisfy Sydney Water probity requirements in line with the Urban Growth Procurement Guidelines;
- Have reviewed the detailed design ;
- Have reviewed the tender evaluation reports and the detailed construction quotations needed to meet our probity requirements in line with the Urban Growth Procurement Guidelines,
- Have received the necessary certifications that you have complied with the Urban Growth Procurement Guidelines and;
- Have come to an agreement on the amount.

If the requirements of the Corporation's Urban Growth Procurement Guidelines (which your Coordinator can advise you on) are not adhered to then Sydney Water's willingness to provide funding in accordance with its policy will be placed at risk.

## 5. Ancillary Matters

### 5.1 Asset adjustments

If any Sydney Water drinking water main, recycled water main or sewer main asset constructed or under construction is found, after the issue of this Notice, to require adjustment or deviation as a result of your development; then this work must be undertaken in conjunction with the abovementioned water, recycled water and sewer main extensions. If this happens, you will need to do this work as well as the extensions we have detailed above at your cost. The work must meet the conditions of this Notice and you will need to complete it **before we can issue the Certificate**. Sydney Water will need to see the completed designs for the work and we will require you to lodge a security. The security will be refunded once the work is completed.

### 5.2 Entry onto neighbouring property

If you need to enter a neighbouring property, you must have the written permission of the relevant property owners and tenants. You must use Sydney Water's **Permission to Enter** form(s) for this. You can get copies of these forms from your Coordinator or the Sydney Water website. Your Coordinator can also negotiate on your behalf. Please make sure that you address all the items on the form(s) including payment of compensation and whether there are other ways of designing and constructing that could avoid or reduce their impacts. You will be responsible for all costs of mediation involved in resolving any disputes. Please allow enough time for entry issues to be resolved.

### 5.3 Costs

Construction of these **future** works will require you to pay project management, survey,

design and construction costs **directly to your suppliers**. Additional costs payable to Sydney Water may include:

- water main shutdown and disinfection;
- connection of new water mains to Sydney Water system(s);
- design and construction audit fees;
- contract administration, Operations Area Charge & Customer Redress prior to project finalisation;
- creation or alteration of easements etc; and
- water usage charges where water has been supplied for building activity purposes prior to disinfection of a newly constructed water main.

Note: Payment for any Goods and Services (including Customer Redress) provided by Sydney Water will be required prior to the issue of the Section 73 Certificate or release of the Bank Guarantee or Cash Bond.

Your Coordinator can tell you about these costs.

## 6. Developer Charges

There will be relevant recycled water Capital Contribution charges applicable for this development. These will be advised when an application for a Section 73 Certificate is submitted.

## 7. Special Requirements

### Multi-level individual metering requirements

Your development must either allow for or provide individual metering. This means that you must:

1. comply at all times and in all respects with the requirements of Sydney Water's "*Multi-level Individual Metering Guide*" (version 6 dated 1 July 2015);
2. provide and install plumbing and space for individual metering in accordance with Sydney Water's "*Multi-level Individual Metering Guide*";
3. if and when you implement a strata/ stratum plan (or strata/ stratum subdivide) you must:
  - a. engage an Accredited Metering Supplier ("**AMS**") to provide individual metering in accordance with the "*Multi-level Individual Metering Guide*" and meet the cost of the meters and metering system;
  - b. transfer the meters and metering system to Sydney Water once the Testing Certificate has been issued by Sydney Water to the AMS and the AMS has confirmed that payment for the meters and metering system has been paid in full.

**Before the Section 73 Certificate can be issued**, you will be required to sign an undertaking to show that you understand and accept these metering requirements and associated costs.

Visit [www.sydneywater.com.au](http://www.sydneywater.com.au) > Plumbing, Building & Developing > Plumbing > Meters & metered standpipes to see the *Multi-level individual metering guide* and find out more.

## OTHER THINGS YOU NEED TO DO:

Shown below are other things you need to do that are NOT a requirement for the Certificate. They may well be a requirement of Sydney Water in the future because of the impact of your subdivision on our assets. You must read them before you go any further.

### Approval of your building plans

Please note that your building plans must be approved. This can be done at Sydney Water Tap in<sup>TM</sup>. Visit [www.sydneywater.com.au](http://www.sydneywater.com.au) > Plumbing, building & developing > Building > Sydney Water Tap in<sup>TM</sup> or call 13 20 92.

This is not a requirement of the Certificate but the approval is needed because construction/building works may impact on existing Sydney Water assets (e.g. water and sewer mains). In any case, these works MUST NOT commence until Sydney Water has granted approval.

Your Coordinator can tell you about the approval process including:

- Possible requirements;
- Costs; and
- Timeframes.

**Note: You must obtain our written approval before you do any work on Sydney Water's systems. Sydney Water will take action to have work stopped on the site if you do not have that approval. We will apply Section 44 of the Sydney Water Act 1994.**

### Disused Sewerage Service Sealing

Please do not forget that you must pay to disconnect all disused private sewerage services and seal them at the point of connection to a Sydney Water sewer main. This work must meet Sydney Water's standards in the Plumbing Code of Australia (the Code) and be done by a licensed drainer. The licensed drainer must arrange for an inspection of the work by a NSW Fair Trading Plumbing Inspection Assurance Services (PIAS) officer. After that officer has looked at the work, the drainer can issue the Certificate of Compliance. The Code requires this.

### Soffit Requirements

Please be aware that floor levels must be able to meet Sydney Water's soffit requirements for property connection and drainage.

### 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](mailto: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](mailto:businesscustomers@sydneywater.com.au)

### Fire Fighting

Definition of fire fighting systems is the responsibility of the developer and is not part of the Section 73 process. It is recommended that a consultant should advise the developer regarding the fire fighting flow of the subdivision and the ability of Sydney Water's system to provide that flow in an emergency. Sydney Water's Operating Licence directs that Sydney Water's mains are only required to provide domestic supply at a minimum pressure of 15 m head.

A report supplying modelled pressures called the Statement of Available pressure can be purchased on-line through Sydney Water Tap in<sup>TM</sup> and may be of some assistance when defining the fire fighting system. The Statement of Available pressure, may advise flow limits that

relate to system capacity or diameter of the main and pressure limits according to pressure management initiatives. If mains are required for fire fighting purposes, the mains shall be arranged through the water main extension process and not the Section 73 process.

### **Large Water Service Connections (Dual Water)**

A drinking water main and a recycled water main will be available, once you have completed your drinking and recycled water main construction to serve your subdivision. The size of your subdivision means that you will need dual water connections larger than the standard domestic 20 mm size.

To get approval for your connection, you will need to lodge an application with Sydney Water Tap in<sup>TM</sup>. You, or your hydraulic consultant, may need to supply the following:

- A plan of the hydraulic layout;
- A list of all the fixtures/fittings within the property;
- A copy of the fireflow pressure inquiry issued by Sydney Water;
- A pump application form (if a pump is required);
- All pump details (if a pump is required).

You will have to pay an application fee.

The service connection will need to meet with:

Administrative requirements of the Plumbing Code of Australia; and  
Technical requirements of the Dual Water Drawings Set within the Code.

Sydney Water does not consider whether a water main is adequate for fire fighting purposes for your subdivision. We cannot guarantee that this water supply will meet your Council's fire fighting requirements. The Council and your hydraulic consultant can help.

### **Disused Water Service Sealing**

You must pay to disconnect all disused private water services and seal them at the point of connection to a Sydney Water water main. This work must meet Sydney Water's standards in the Plumbing Code of Australia (the Code) and be done by a licensed plumber. The licensed plumber must arrange for an inspection of the work by a NSW Fair Trading Plumbing Inspection Assurance Services (PIAS) officer. After that officer has looked at the work, the drainer can issue the Certificate of Compliance. The Code requires this.

### **Other fees and requirements**

The requirements in this Advice Letter relate to your future Certificate application only. Sydney Water may be involved with other aspects of your subdivision and there may be other fees or requirements. These include:

- construction/building plan approval fees;
- plumbing and drainage inspection costs;

- the installation of backflow prevention devices;
- trade waste requirements;
- large water connections and
- council fire fighting requirements. (It will help you to know what the fire fighting requirements are for your subdivision as soon as possible. Your hydraulic consultant can help you here.)

**No warranties or assurances can be given about the suitability of this document or any of its provisions for any specific transaction. It does not constitute an approval from Sydney Water and to the extent that it is able, Sydney Water limits its liability to the reissue of this Letter or the return of your application fee. You should rely on your own independent professional advice.**

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END