

Appendix E

Sydney Water Feasibility Letter



Case Number: **112942**

26th September 2008

Hyder Consulting Pty Ltd
C/- Michael Bell and Partners Pty Ltd
P.O. Box 478
Roseville NSW 2069

FEASIBILITY LETTER

Developer:	Hyder Consulting Pty Ltd.
Your Reference:	08154.
Development:	Lot A DP 431356 and Lot 1 DP 721721 (No: 60) Charlotte Street, Clemton Park.
Development Description:	Re-development of the existing Sunbeam Factory/Warehouse into a mixed Commercial/Residential and Industrial development.
Your Application date:	27 th August 2008.

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 development. **The information is accurate at today's date only.**

If you obtain development consent for that development 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 Works Agreement (Agreement); 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. Reticulation Recovery Charges

These charges recover part of the cost of works that have been paid for by Sydney Water or other developers and that benefit your development. This charge has been made before your points of connection have been determined. If your completed designs show that your development will be connected to other main/s, the charge may be changed and/or you may need to construct other works.

3. Changing the Proposed Development

If you change your proposed development, 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.

Also, if you decide to do your development 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:

Development Servicing Plan Charges

The proposed development site is located within the Southern Suburbs Water and SWSOOS Sewer DSP Areas. Currently, there are no applicable rates in either of these areas.

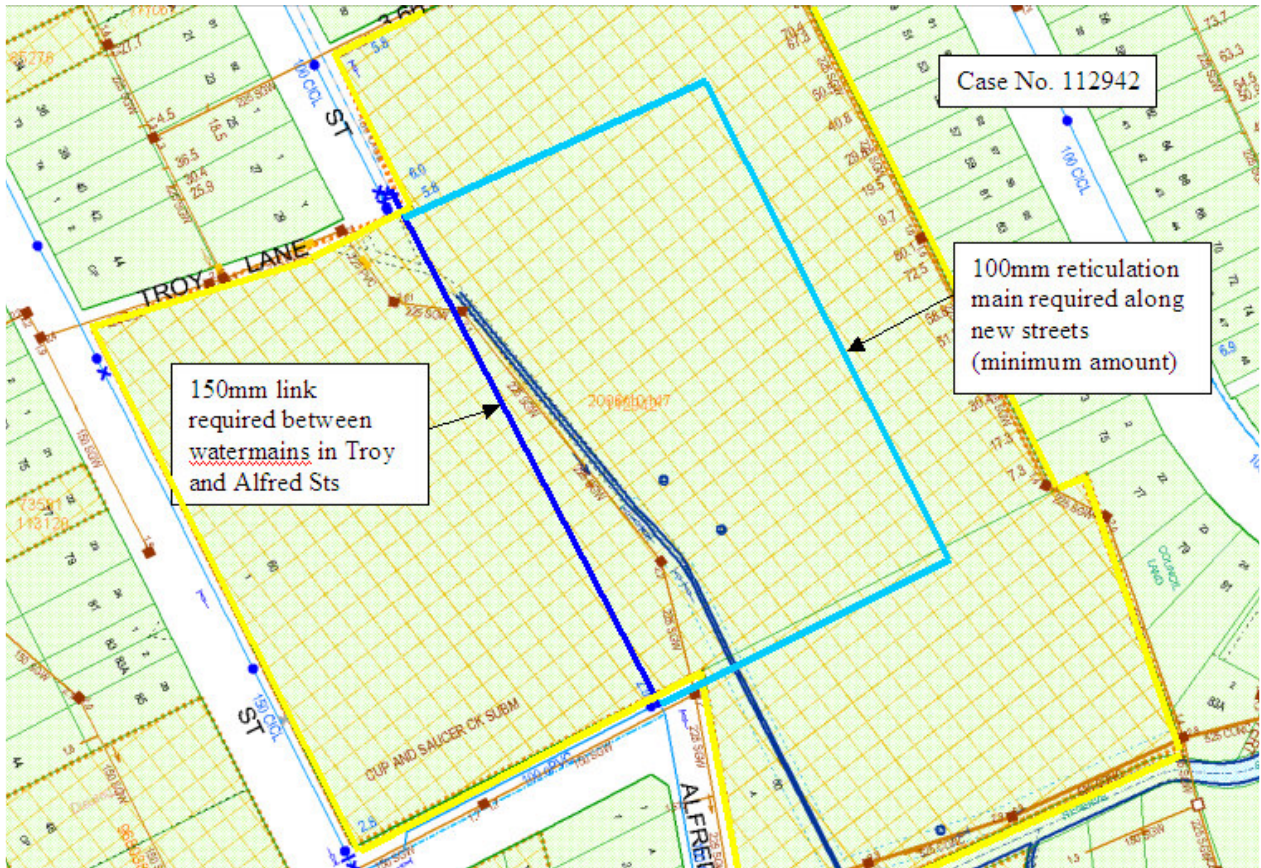
However, Sydney Water advises that Developer Charges are currently being reviewed and new Developer Charges are due to be implemented on 1 July 2009. As a result of the review, some of the charges quoted above may decrease, others may increase and **new charges may be introduced**. For the latest information on this review you can visit our website www.sydneywater.com.au ➤ Building and Developing ➤ Developing Your Land. The new developer charges will be applied after they are registered with IPART.

Drinking Water Facilities

Based on the limited information provided with this application, it has been found that the existing Wiley Park Elevated Water Supply System has insufficient capacity to cater for this development.

The Developer will therefore need to construct a DN150 water main between the DN150 main in Troy Street and the DN100 main in Alfred Street. In addition, DN100 watermains will need to be constructed in New Troy, New Wade and New Harp Streets. The attached sketch provides an indication of the anticipated minimum scope of work required.

Any works you are required to construct, must be carried out in accordance with the standards set out in the “Water Supply Code of Australia – Sydney Water Edition”.



A water main extension from the DN150 main in Charlotte Street is not preferred due to the adverse impact on the pressure available to surrounding properties.

Assessment of any fire-fighting capability of Sydney Water main is **not** part of the Section 73 Certificate system capability assessment, which is for predicted normal domestic supply only. Fire-fighting capability assessment is the **responsibility of the applicant**. Sydney Water can assist only by indicating modelled pressures at flows nominated by the applicant (provided that such flows do not exceed water supply capability) on a standard pressure enquiry form submitted with the scheduled fee.

Sewer Facilities

Preliminary investigations have revealed that the DN525 sewer (SO 46580) adjoining the southern boundary of the site, the DN225 sewer located along the eastern boundary of the site and the DN225 SGW sewer located within the site and close to an existing stormwater

channel are all available for connection. As a guide only and again, based on the limited information provided with this application, either of the DN225 sewers have capacity to cater for only up to 60% of the proposed development's sewer discharge. The attached sketch may be of some assistance.

(Please be aware that Floor Levels must meet Sydney Water's Soffit Requirements for property connection and drainage).



In addition, it appears that a number of the proposed buildings within the development will directly impact on the existing Sydney Water's sewer mains within the site. If this is found to be the case, then the Developer will need to deviate the affected sewers, at his cost. The necessary work will need to be carried out in accordance with the standards set out in the "Sewerage Code of Australia – Sydney Water Edition".

You might also note the following:

- If there is site contamination where any sewer works are required, then a remediation report will need to be submitted.
- If sheet piling adjoining any Sydney Water asset is required, written approval must be obtained from Sydney Water.

- The location of the sewer connection should be at a point at least one (1) meter within the property boundary and the depth of connection must comply with Section 4.6.5 of the “Sewerage Code of Australia – Sydney Water Edition”.
- You should refer to Section 6.4 of the Sewer Code for requirements on location of Maintenance Holes. An area of clearance of at least 1m from the outside rim of the Maintenance Hole to a building is to be maintained with available access of at least 1m from a roadway to the Maintenance Hole. Sydney Water requires 24hr access to the Maintenance Holes. Sydney Water does permit the location of Maintenance Holes within habitable areas such as industrial factory floor space.

Stormwater Discharge Advice

Based on information available at Sydney Water the above property drains to the Alfred Street Branch (77F) of Cup and Saucer Creek (SWC77) before discharging to the Cooks River (SWG 13). The Cup and Saucer Creek Capacity Assessment dated April 1999 indicates that the capacity of the Sydney Water drainage system downstream of the above property is approximately a 5-year ARI.

1. *Relocate the existing stormwater pipeline that passes through the site (currently under the existing factory building) and discharges into the open channel along the site southern boundary.*

There is no objection in principle to the abandonment (either filled or removed) and replacement with a new pipeline in an alternate, mutually agreed, location that better suits the proposed development. It is understood that the Developer’s intention is for the new pipeline to be generally located under the kerb line of the road carriageway of New Alfred Street.

The capacity of the existing pipeline is quite high – in excess of 50 year ARI. The high capacity was likely put in place because there was limited opportunity for overland flows to pass around the factory building. The Developer must ensure that the new development layout ensures an adequate overland flow path would be provided.

On this basis the capacity of the combined pipe / overland flow system should safely convey the local Q100 year ARI runoff through the site to the open channel.

The design capacity of the replacement pipeline would be the greater of the following:

- The local Council street drainage standard design ARI capacity.
- Sufficient such that the overland flows through / around the site in the Q100 year ARI local design storm event do not exceed “safe” hydraulic conditions in terms of depth and velocity.

2. *The open concrete channel along the southern boundary of the site has only limited hydraulic capacity – approximately 1 in 5 year ARI. Consequently, from time to time it is likely that significant overbank flooding will occur.*

This issue raises some concern with regard to the proposed development, particularly in the vicinity of buildings E1 and E2 and E3 alongside the concrete drainage channel. The Developer would need to undertake additional investigations to ascertain:

- The potential impacts of the proposed development on the local flood regime.

- The potential impacts of the local flood regime on the buildings and residents / occupants of the proposed development.

There is potential for:

- The proposed buildings to displace flood storage and obstruct overbank flood flows consequently diverting floodwaters to the detriment of other nearby properties.
- Hazardous flood conditions to interrupt access to / from the proposed buildings.
- Flood waters to cause damage to buildings, vehicles or other site improvements.

In particular, the proposed building E3 in close proximity to the existing channel should be assessed in close detail. The additional investigations would need to take the form of a Local Flood Study and Floodplain Risk Management Study.

No buildings should be located in the local floodway and reasonable care is to be taken to ensure that local floodplain storage is not unreasonably diminished. The design of the development in close proximity to the creek should ideally aim for a balanced cut / fill design that preserves the floodplain storage.

Under these design constraints, it is anticipated that a corridor parallel to the existing channel would need to remain clear to allow the free passage of floodwaters. Given the relatively low ARI capacity of the existing concrete channel it is plausible that future amplification works by Council or Sydney Water could be identified in future following a catchment wide Flood Study and Floodplain Risk Management Study.

The Developer will need to understand and comply with the following Standard Conditions:

- Sydney Water's On-Site Detention Policy
- Sydney Water's Standard Conditions for Stormwater Connection
- Sydney Water's Standard Conditions for Building Over Stormwater Channels
- Sydney Water's Standard Conditions for Building Adjacent to Stormwater Channels
- Sydney Water's Standard Conditions for Deviating Stormwater Channels

ON-SITE DETENTION POLICY

1 POLICY

1.1 General Statement

On-Site Detention (OSD) policy applies for all developments and re-developments where it is proposed to connect stormwater drainage directly into the Sydney Water's stormwater system.

Note: On-Site Detention (OSD) applies for all developments and re-developments within the City of Sydney Council areas.

1.2 Application

The policy applies to:

- All residential development, except for single unit dwellings.
- All commercial and industrial developments
- All special use and open space areas

1.3 Exclusions

The policy shall not apply to:

- Refurbishment of an existing building and maintaining the existing drainage system.
- Developments at the lower portion of a catchment - subject to Sydney Water's approval.
- Minor additions - subject to Sydney Water's assessment.
- Where the site acts as a floodway during frequent rainfall events and council has approved a designated floodway.
- Portions of existing properties that are not being developed.

Note: Even though no OSD is required under the above circumstances a "silt arrestor/control pit" must be provided according to the site area. Generally this would be 1m³ for site area less than 1000m², 2m³ for site area between 1000m² - 3000m² and 3m³ for site area more than 3000m².

1.4 Information Supplied by Sydney Water

Sydney Water will specify the following information.

Maximum Permissible Site Discharge in litres per second
Minimum On-Site Detention Storage in cubic metres

Maximum Permissible Site Discharge will be estimated considering existing capacity of the connecting and downstream Sydney Water drainage system.

Sydney Water may require development sites with large areas to be analysed using a computer model.

1.5 Information Required

The applicant must submit the following information for the determination of Maximum Permissible Site Discharge (PSD) and minimum On-site Storage Detention (OSD).

- Existing and proposed Site Plans with levels
- Site area in square metres
- Existing impervious area in percentage or in square metres
- Existing stormwater drainage disposal details
- Proposed development impervious area in percentage or in square metres
- Applicant's preferred point of connection.

1.6 Approval Requirements

Details of the proposed method of stormwater disposal shall be prepared by a suitably qualified professional engineer or a surveyor and submitted to Sydney Water for approval.

Details and calculations to be submitted shall include but not limited to:

Total site catchment area, as well as sub-catchment areas where applicable, draining to Sydney Water's drainage system.

Two (2) copies of all drainage layout plans

Hydraulic calculations and details for the Permissible Site Discharge and On-site Storage Detention.

All computer data files on floppy diskette. A suitable index is to be provided relating file names to various runs and data parameters adopted, under a 'text' file named - README.TXT or other appropriate name.

Sydney Water's standard inlet conditions will apply to direct connections to Sydney Water's stormwater systems.

Rain Water Tanks

Rain water tanks can be used to offset the storage volume required in the designated OSD tank. Up to 50% of the total storage volume in the rain water tank can be allowed to offset the OSD storage. 50% of the total storage volume must be provided by the designated OSD tank.

SYDNEY WATER'S STANDARD CONDITIONS

GOVERNING STORMWATER CONNECTIONS

(For equal or more than 300mm connections)

1. All connections should comply with Sydney Water On Site Detention Policy.
2. All existing connections are to be clearly identified and stormwater systems are to be designed to utilise the existing connection points in preference to breaking open new connections. Proposals for additional new connections would need to be justified on merit.
3. Surface Water via a silt arrestor and roof water only are to be drained through the connection.
4. The owner is to supply written acceptance of responsibility for any damage that may result to his property from surcharge (backflow) through the connection. The owner should also note that he is responsible for the maintenance of any reflux valves installed.
5. If an approved silt arrestor and/or gas seal is required within the owner's property, a detailed sketch of same, and of the stormwater drain, is to be submitted with the application for approval by Sydney Water. It is the owner's responsibility to maintain any silt arrestors.
6. The inlet into the stormwater channel is to be constructed at an angle not exceeding 30° to the line of flow in the channel. –
7. The invert of the inlet into a stormwater channel shall be not more than 150mm above the toe of the wall at the point of entry. Pipe-to-pipe connections shall be made centre-to-centre.
8. Supervision of the actual inlet into the stormwater channel is to be carried out by Sydney Water's supervisor. The applicant shall carry out all excavation, backfill and restoration and supply all pipes necessary for the work.
9. Construction of the silt arrestor and/or gas seal, and the stormwater drain, from channel to arrestor and/or gas seal, and the stormwater drain, from channel to arrestor is only to be

made by, or under the direct supervision of a licensed drainer, to the satisfaction of Sydney Water's Field Services Inspector.

10. 48 hours notice of intention to commence the silt arrestor and/or gas seal, and the stormwater drain, is given to the Field Services Inspector.
11. No work is to be commenced until approval to proceed has been granted by Sydney Water.

SYDNEY WATER'S STANDARD CONDITIONS

GOVERNING STORMWATER CONNECTIONS

(For less than 300mm connections)

1. All connections should comply with Sydney Water On Site Detention Policy.
2. All existing connections are to be clearly identified and stormwater systems are to be designed to utilise the existing connection points in preference to breaking open new connections. Proposals for additional new connections would need to be justified on merit.
3. Surface Water via a silt arrestor and roof water only are to be drained through the connection.
4. The owner is to supply written acceptance of responsibility for any damage which may result to his property from surcharge (backflow) through the connection. The owner should also note that he is responsible for the maintenance of any reflux valves installed.
5. If an approved silt arrestor and/or gas seal is required within the owner's property, a detailed sketch of same, and of the stormwater drain, is to be submitted with the application for approval by Sydney Water. It is the owner's responsibility to maintain any silt arrestors.
6. The inlet into the stormwater channel is to be constructed at an angle not exceeding 90° to the line of flow in the channel.
7. The top surface of the inlet into a stormwater channel shall be not less than 300mm below the top (obvert level for the closed channel) of the channel at the point of entry. Pipe-to-pipe connections shall be made centre-to-centre.
8. Supervision of the actual inlet into the stormwater channel is to be carried out by Sydney Water's supervisor. The applicant shall carry out all excavation, backfill and restoration and supply all pipes necessary for the work.
9. Construction of the silt arrestor and/or gas seal, and the stormwater drain, from channel to arrestor and/or gas seal, and the stormwater drain, from channel to arrestor is only to be made by, or under the direct supervision of a licensed drainer, to the satisfaction of Sydney Water's Field Services Inspector.

10. 48 hours notice of intention to commence the silt arrestor and/or gas seal, and the stormwater drain, is given to the Field Services Inspector.
11. No work is to be commenced until approval to proceed has been granted by Sydney Water.

GENERAL REQUIREMENTS FOR BUILDING OVER AND COVERING STORMWATER CHANNELS

The following list has been produced as a guide only, indicating the usual requirements for building over stormwater channels. The list is not exhaustive and each situation will be assessed on its merits. In some situations additional requirements may be applicable.

Prior to make any formal application with Sydney Water, you are required to obtain the principal approval from the Council and Department of Infrastructure, Planning and Natural Resources (DIPNR) for your proposal.

Building over stormwater channels may not be permitted at all in some areas, for example:

- ⇒ Where easement conditions restrict any structure over the stormwater channel
- ⇒ Where access to the stormwater channel is difficult for maintenance purposes
- ⇒ Where the building may obstruct overland flows
- ⇒ Where the building interferes with the channel flow
- ⇒ Where flooding occurs
- ⇒ Where building over the channel may cause flooding

The following requirements will need to be addressed before approval can be given to your proposal.

Requirements:

1. Applications for building over stormwater channels must be submitted in writing to Sydney Water Corporation with engineer's drawings, a hydrologic and hydraulic report. A fee is payable for review drawings and calculations and for inspection of works. All of Sydney Water's requirements must be met prior to granting approval to build over a Sydney Water stormwater channel.
2. A detailed drainage study report will be required to determine the effects the building has on the stormwater channel's operation. This must be prepared by a suitably qualified hydraulic consultant. This report must include, but is not limited, to the following:
 - Statement of any assumptions. Sydney Water Corporation states 65-80% impervious area to be adopted for Residential Properties and 80-100 % impervious area to be adopted for industrial /commercial properties.
 - Details of the calculations and any computer modelling techniques.
 - The runoff calculations must consider the entire catchment upstream of the subject property. Consideration must be given to the catchment downstream if it has the potential to impact the subject property.
 - 100 year ARI flood levels should be determined.
 - Any overland flow paths must be identified and accounted for.

- Ways of discharge stormwater into channel.
 - The report must contain a conclusion, stating whether the building will adversely affect the channel's operation, or inhibit the flow or entry into the channel of overland flows
3. Internal inspection of the channel to determine its structural condition must be carried out by Closed Circuit Television (CCTV) by an accredited operator and process (Sewrat) or by an accredited dilapidation survey company. The inspection is to be submitted to Sydney Water for review. This inspection must be performed before and after the construction to ensure that the stability of the stormwater channel has not been affected during the construction.
 4. Piers must be located outside of any drainage easement.
 5. Any structure must be at least 1m clear of the outside face of the channel wall at coping level (ie the top of the wall). This allows workspace behind the channel wall for any future wall renewals. The Council and DECC may require additional clearance distances.
 6. The underside of the building should be 300mm – 500mm above 100 year ARI level and shall be a minimum of 2.2 metres from the invert of the stormwater channel (minimum clearance of 600mm from the top of the channel must be maintained). The Council and DECC may require additional clearance distances.
 7. Piers must be founded below the depth of the invert of the channel or on bedrock.
 8. Piering conditions may change subject to the location of water and/or sewer mains.
 9. Piers are to be bored (not to be driven). Displacement piers must not be used.
 10. No land filling should be carried out within 3m from the outside face of the stormwater channel without prior permission from the Sydney Water.
 11. Grated openings or open sections of channel are to be incorporated along the channel
 12. Footings, piers and other load bearing foundations in the vicinity of the stormwater channel are to be located so that the building loads are transferred below the zone of influence of the stormwater channel.
 13. For Occupational Health and Safety aspects, access points shall be installed at most every thirty (30) metres if the channel covering exceeds this length. The access points shall have suitable secured covers to prevent unauthorised access into the channel to Sydney Water Corporation's standards.
 14. If the channel has been identified as requiring amplification (widening) in the future, piers shall be located outside of the proposed widening, allowing clearance from the proposed channel wall as detailed in (5). The applicant may be required to amplify the channel at his / her expense prior to building.
 15. If the channel walls and floor are in need of repair, these repairs shall be carried out prior to building over the channel.

16. An overland flow path must be allowed for when designing the building over the channel and its impact on surrounding areas should be considered. This is to allow a passage for flow in excess of the channel's capacity.
17. It will also be necessary for the developer to engage a surveyor to determine the exact location of the drainage easement and location of channel if required before piercing.
18. If a stormwater connection is required, Sydney Water standard inlet conditions must be adhered to.
19. If the air space above the channel belongs to Sydney Water Corporation then the developer must arrange to purchase this from Sydney Water Corporation. Easement will also require negotiation. Lease may be an option.

GENERAL REQUIREMENTS FOR BUILDING ADJACENT TO STORMWATER CHANNELS

The following list has been produced as a guide only, indicating the usual requirements for building adjacent to stormwater channels. The list is not exhaustive and each situation will be assessed on its merits. In some situations, additional requirements may be applicable.

Prior to make any formal application with Sydney Water, you are required to obtain the principal approval from the Council and Department of Infrastructure, Planning and Natural Resources (DIPNR) for your proposal.

Building adjacent to stormwater channels may not be permitted in some areas, for example where:

- ⇒ widening of the channel has been proposed or is required
- ⇒ buildings may obstruct overland flow
- ⇒ flooding occurs
- ⇒ access to channel is restricted
- ⇒ Sydney Water easement exists

Requirements :

1. Edge of any structure shall be at least 1m from the external face of the channel wall at coping level (ie. the top of the wall) or outside face of the channel. The Council and DECC may require additional clearance distance.
2. Piers must be located outside of any drainage easement.
3. Piering conditions may change subject to the location of water and/or sewer mains.
4. Footings, piers and other load bearing foundations in the vicinity of the stormwater channel are to be located so that the building loads are transferred below the zone of influence of the stormwater channel or to bedrock.
5. If the channel has been identified as requiring amplification (widening) in the future, piers shall be located outside of the proposed widening, allowing clearance from the proposed channel wall as stated in point 1.

6. If the channel walls are in need of repair, these repairs shall be carried out prior to building construction if necessary at applicant's cost. Dilapidation survey shall be carried out at applicant's cost.
7. No land filling should be carried out within 3m from the outside face of the stormwater channel without prior permission from the Sydney Water.
8. An overland flow path must be allowed for where necessary when designing a building adjacent to stormwater channel according to council requirements. This is to allow a passage of flow in excess of the stormwater channel's capacity.

All of Sydney Water's requirements must be met prior to approval to build adjacent to a stormwater channel.

GENERAL REQUIREMENTS FOR DEVIATION/ADJUSTMENT OF STORMWATER CHANNELS

The following list has been produced as a guide only, indicating the usual requirements for deviation/adjustment of stormwater channels. The list is not exhaustive and each situation will be assessed on its merits. In some situations additional requirements may be applicable.

You are advised to approach Council and Department of Natural Resources regarding their requirements as well.

Requirements:

1. Applications for deviation/adjustment of stormwater channels must be submitted through a Water Servicing Coordinator.

Minimum Size of the Channel

Capacity of the new channel should be equal to or more than the existing capacity of the channel.

Sufficient overland flow path should be identified up to 100 year ARI. Council should be consulted regarding this requirement.

If sufficient overland flow path is not available, then the required minimum size of the channel will be reassessed.

A detailed drainage study report will be required to determine items 2 to 4. This must be prepared by a suitably qualified hydraulic consultant. This report must include, but is not limited, to the following:

- Statement of any assumptions. Sydney Water Corporation states 65-80% impervious area to be adopted for Residential Properties and 80-100 % impervious area to be adopted for industrial /commercial properties.
- Details of the calculations and any computer modelling techniques.
- The runoff calculations must consider the entire catchment upstream of the subject section of the channel. Consideration must be given to the catchment downstream if it has the potential to impact the subject section due to the backwater effect.

- 100 year ARI flood levels should be determined.
 - Any overland flow paths must be identified and accounted for.
2. Prior to commencement of any design work, the drainage report is to be forwarded to Sydney Water for review and the required minimum size of the channel should be finalised.

Change in Direction

Minimum of 6m radius should be maintained when making the change of direction.

Transition Section

Appropriate transition section must be provided at the upstream and downstream end of the proposed deviation.

If the proposed work required you to enter into the adjoining property then it is your responsibility to obtain necessary approval from the adjoining property owners.

Project Management, Design and Construction

Once the flood study is determined satisfactory, a Sydney Water accredited Water Servicing Coordinator should carry out the project management of the proposed work. Further details regarding this process can be obtained from Water Servicing Coordinators.

Dilapidation survey (or Close Circuit Television by an accredited process (sewrat)) to determine structural condition to be carried out just upstream and downstream of the channel prior to commencement of any construction work. This survey to be carried out upon completion of the work.

3. An easement is to be created over the deviated channel, if the channel is located in private property. Developer is responsible for all costs associated with this process
4. For Occupational Health and Safety aspects, access chambers shall be installed at most every fifty (50) meters of the channel. The access points shall have suitable secured covers to prevent unauthorised access into the channel to Sydney Water Corporation's standards.

Con't ...

Other Things You May Need To Do

The following items may also be a requirement of Sydney Water because of the impact of your proposed development on our assets.

Relinquishment of existing Sydney Water easements

Before Sydney Water can decide whether or not to give up an easement, one of our Group Property people will have to investigate. You will have to pay our staff member an hourly fee for this task.

We cannot agree to surrender an easement until, at the least, all of the following is done:

- (a) we decide that we will never need the easement;
 - (b) any redundant existing works within the easement are fixed so that they cannot be used anymore;
 - (c) you can create at the same time as the surrender, a new easement at no cost to Sydney Water, if necessary;
 - (d) you have paid our price for the easement;
 - (e) you have arranged to transfer all disused works to the property owner; and
 - (f) you have paid all our administration and legal costs, including a valuation.
- Further details may, again, be obtained from Sydney Water's Group Property, 5th Floor, 115-123 Bathurst Street, Sydney. 2000. Ph: (02) 9350 5670 or (02) 9350 5647.

Trade Waste Discharge Advice

Should this development generate trade wastewater, then this "Advice" letter does not guarantee the applicant that Sydney Water will accept the trade wastewater to its sewerage system. For further information please visit the Sydney Water website at, <http://www.sydneywater.com.au/OurSystemsAndOperations/Tradewaste/> or contact a Trade Waste 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 may be required to install a backflow prevention containment device immediately downstream of each water meter servicing 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 on the Sydney Water Website at, <http://www.sydneywater.com.au/BuildingDevelopingandPlumbing/BackflowPrevention>

Ancillary Matters

Entry onto Neighbouring Properties

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.

Costs

Construction of additional water and/or wastewater and/or stormwater 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.

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

Stamping and Approval of Building Plans

You must have your building plans eventually stamped and approved **before the Certificate can be finally issued. In any case, building construction work MUST NOT commence until Sydney Water has granted approval.** Approval is needed because construction/building works may affect Sydney Water's assets (e.g. water and sewer mains).

Your Coordinator can tell you about the approval process including:

- Your provision, if required, of a "Services Protection Report" (also known as a "pegout"). This is needed to check whether the building and engineering plans show accurately where Sydney Water's assets are located in relation to your proposed building work. Your Coordinator will then either approve the plans or make requirements to protect those assets before approving the plans;
- Possible requirements;
- Costs; and
- Timeframes.

You can also find information about this process (including technical specifications) if you either:

- visit www.sydneywater.com.au ➤ Building and Developing ➤ Building and Renovating. Here you can find Sydney Water's *Guidelines for Building Over/Adjacent to Sydney Water Assets*; or
- call 13 20 92.

Notes:

- The Certificate will not be issued until the plans have been approved and, if required, Sydney Water's assets are altered or deviated;
- You can only remove, deviate or replace any of Sydney Water's pipes using temporary pipework if you have written approval from Sydney Water's Development Operations Branch. You must engage your Coordinator to arrange this approval; and
- 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*.

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.

END