



JONES NICHOLSON PTY LTD
CONSULTING ENGINEERS

10 March 2010

Our Ref: 20100005 LTR

Hudson Square Pty Ltd
C/- Jack Plumber
304-318 Kingsway
Caringbah 2229

Dear Jack,

RE: Student Accommodation and Office Accommodation
AT 157-163 Cleveland St
Chippendale NSW 2008

10. Drainage and Flooding

As outlined in item 10 of the Director General's Requirements, Jones Nicholson have completed the assessment of the drainage/flooding issues associated with the above development which has included stormwater, drainage infrastructure and the incorporation of Water Sensitive Urban Design Measures. Please refer to the flood study and DA stormwater drawings for more details on this.

11. Utilities

In regard to the electrical supply authority, please refer to my previous correspondence of 8th March 2010 that outlines the new electrical supply.

For the Sydney water requirements, please find attached letter following the application dated 29th September 2009 which outlines the provision of water and sewer connection to the development

In regard to the existing sewer main on the site, the development has been modified (as per the current architectural drawings) to not require the existing sewer main to be relocated. As such once the development has a DA, the structural design will progress and co-ordinate with the existing sewer to make sure there is no impact. At this time, there will also be more co-ordination with Sydney Water for a section 73 application.

Yours faithfully

Greg Chambers
Building Services Managers

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CIVIL • STRUCTURAL • BUILDING SERVICES



Case Number: 113431

15 November 2008

Develotek Property Group
C/- Australian Water Project Group

FEASIBILITY LETTER

Developer: Develotek Property Group
Your reference: 20080054
Development: 136 Abercrombie Street Chippendale (lot 50 DP 826153, lot 11 DP 531788, land DP449699)
Development Description: Existing warehouse & commercial building to be demolished. Proposed new residential development with 3 level basement carparking, ground floor retail, four level commercial and four level residential containing 48 units
Your application date: 29 September 2009

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.

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.

What You Must Do To Get A Section 73 Certificate

To get a Section 73 Certificate you must do the following things. You can also find out about this process by visiting www.sydneywater.com.au ➤ Building and Developing ➤ Developing Your Land.

1. **Obtain Development Consent from the consent authority for your development 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 development. Before you engage another Coordinator you must write and tell Sydney Water.

For a list of authorised Coordinators, either visit www.sydneywater.com.au ➤ Building and Developing ➤ Developing Your Land 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. **Works Agreement**

After the Coordinator has submitted your new application, they will receive the Sydney Water Notice and Works Agreement. You will need to sign and lodge **both originals** of that Agreement with your nominated Coordinator.

The agreement sets out for this development:

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

You must do all the things that we ask you to do in that Agreement.

This is because your development requires Major sewer works therefore you must construct and pay for the following works extensions under this Agreement to provide these services.

After Sydney Water has signed the documents, one of them will be returned to your Coordinator.

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

4. Water and Sewer Works

4.1 Water

Each lot in your development 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:

- The existing 150 mm CICL water main/s located in Abercrombie Street will serve your development.

Large Water Connection

A water main is available to provide your development with a domestic supply. The size of your development means that you will need a connection larger than the standard domestic 20 mm size.

To get approval for your connection, you will need to lodge an application with a Quick Check Agent or at a Sydney Water Customer Centre. 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.

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

Connection to the Sydney Water main should be made to provide domestic water to the total development in accordance with the Water Supply Code of Australia (Sydney Water Edition). This may include isolation valves on either side of the connection(s) to the Sydney Water main.

Note: There are currently 3 meters issued to this property. One connection for domestic service is permitted. Any existing meters that are not adequate to serve your development must be capped off at the main and the meters returned to Sydney Water

Private Water Services Connection and Metering

To provide domestic water to the total development you will need to connect to the Sydney Water main. This connection must comply with the *National Plumbing and Drainage Code AS 3500* and *NSW Code of Practice for Plumbing and Drainage*. You may have to include isolation valves on either side of the connection(s) to the Sydney Water main.

For example, a single meter on:

- (a) Each vertical block of residential units whether subdivided or unsubdivided (e.g. if your development has tower buildings, you must provide a meter for each building off one or more connections to the main);
- (b) Each mixed development use type whether subdivided or unsubdivided (e.g. if your mixed development has both a residential and a commercial area, you must provide a meter for each area usually off one connection to the main). Note that if there is more than one commercial area, you must provide a separate meter for each commercial area off that connection; and
- (c) Each non-residential Strata, Stratum or Torrens (within a Community) Title subdivided lot with a demand for water. You will need a separate private water service for each lot.

Note:

Where a number of non-residential units are not subdivided, separate services and metering to each unit is not required as Sydney Water will look to the owner for payment of all rates and charges. For example, a shopping centre where all shops remain in one ownership.

To meet the preceding guidelines, either:

- a single connection to the Sydney Water main may be branched; or
- if you would rather separate connections for each use type/area, you can apply to us for that.
- A vertical building may be plumbed with a common riser, with either:
 - a ring main on each floor with tee off-takes at each unit; **or**
 - individual metered services to each unit that will allow housing of individually tagged meters in the one location.

The location of the meter servicing a residential vertical building generally must be in the commercial area after all commercial off-takes.

Sydney Water will supply enough meters to meet the above guidelines but we will not provide any check meters. All meters **must** be placed in an accessible area that should be either:

- No more than one metre inside the property boundary; **or**
- In a location acceptable to Sydney Water, e.g. in the commercial area after all commercial off-takes.

4.2 Sewer

Your development 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 your development's boundaries.

Sydney Water has assessed your application and found that:

The existing wastewater system servicing this site has sufficient capacity for the proposed development. Sydney Water's preferred point of connection is the 225mm main in Hudson Street.

- You must construct a sewer main extension to serve your proposed development.
- The 914mm x 1371mm brick Oviform combined sewer located within the proposed development site will be subject to building over sewer requirements due to the proposed basement design and will require deviation (Refer to section 6)

Be advised:

- Various services within the footpath in Hudson St would be impacted by the proposed deviated pipe line, those services would not be protected or supported.
- The western half of the proposed site (building to boundary) would be built directly over the deviated pipeline. Sydney Water would not have access to the pipeline to maintain or replace. A canter lever design for the proposed building upper stories may be an option
- Alternatively relocation of the pipeline into the road carriageway may be another option.

4.3 Ancillary Matters

4.3.1 Asset adjustments

Deviation/relocation works must be carried out under an executed Major Works Agreement with Sydney Water and in accordance with the standards set out in the "Sewerage Code of Australia". Sydney Water will need to view the completed designs plan for these works and we will require you to lodge a security bond prior to the commencement of works. The security will be returned provided that all works are completed to the satisfaction of Sydney Water.

4.3.2 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.

4.3.3 Costs

Construction of these 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 issue of the Section 73 Certificate or

5. Developer Charges

Development Servicing Plan (DSP)	Basis of Calculation	Charge (\$) for Applicable period (15/11/08-30/06/09)	Charge (\$) for Applicable period (01/07/09-14/11/09) (CPI adjusted)
Potts Hill Gravity Water DSP Area	Residential Development Density >155 per ha band 48 dwellings @ \$0=\$0 Commercial-Area 1954sqm @ \$0 per ha=\$0 Less Credit \$0 for previous payment/use Note: DSP Charge for this area is currently Nil	\$NIL	\$TBA
BOOS Sewer DSP Area	Residential Development Density >155 per ha band 48 dwellings @ \$0=\$0 Commercial-Area 1954sqm @ \$0 per ha=\$0 Less Credit \$0 for previous payment/use Note: DSP Charge for this area is currently Nil	\$NIL	\$TBA
Reticulation Recovery	See Note below	\$NIL	\$NIL
DEVELOPER CHARGES TOTAL: [OFFICE USE – Invoice Charges total – Developer \$NIL]		\$NIL	\$TBA

NOTES:

- Sydney Water advise 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.

After 1 July 2009:

- If the Water/Sewer DSP Area charges have **decreased** you will only have to pay the new lower rate. The lower charges will be applied automatically when you make the payment; or
- If the Water/Sewer DSP Area charges have **increased and/or new charges have been introduced** then Sydney Water will charge you at the old rate plus CPI increase. After expiry of this notice Sydney Water has to apply the higher and/or new charges.
- **DSP charges** are a contribution towards the cost of systems (e.g. treatment plants) which serve your development. We have no power to change these costs because they are decided by IPART. If you want more information visit the IPART website www.IPART.nsw.gov.au. If there is a dispute, the cost of arbitration will be shared equally by you and Sydney Water (see *IPART Act 1992, Section 31*).
- **Reticulation Recovery 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 is calculated before your points of connection have been determined. If your completed designs show that your development will be connected to other main/s, the Reticulation Recovery charge may be changed and/or you may need to construct other works.

6. Stamping and Approval of your Building Plans

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

7. Special Requirements

- **Stormwater Requirements**

All stormwater connections should comply with Sydney Water's On-Site Detention policy and connection and Deviation requirements (refer to attached documents).

- **Heritage Requirements**

Our available records indicate that the combined sewer/stormwater within the development site is listed as a heritage asset. If deviation is carried out on the heritage listed storm water channel you will need to archivally record it to the accepted NSW Heritage Council standard. For further details please contact Phil Bennett on 9350 5936 or fax 9350 6303

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 development on our assets. You must read them before you go any further.

(1) Disused Water and Sewer Service Sealing

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

(2) Soffit requirements

On future development please be aware that floor levels must meet Sydney Water's soffit requirements for property connection and drainage.

(3) Trade Waste Requirements

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 visit the Sydney Water website at, <http://www.sydneywater.com.au/OurSystemsAndOperations/Tradewaste/> or contact a Trade Waste Customer Service Representative on (02) 9622 2244.

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

(4) Backflow Prevention

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 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 on the Sydney Water Website at, <http://www.sydneywater.com.au/BuildingDevelopingandPlumbing/BackflowPrevention>

(5) Other fees and Requirements

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

- construction/building plan stamping 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 development as soon as possible. Your hydraulic consultant can help you here.)

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