

Colston Budd Hunt & Kafes Pty Ltd

as Trustee for C & B Unit Trust
ABN 27 623 918 759

COPY

Our Ref: LBH/7453/jj

27 September, 2011

Transport Planning
Town Planning
Retail Studies

The Secretary
Sydney Water Corporation
PO Box 53
SYDNEY SOUTH NSW 1235

Dear Sir,

RE: COLUMBIA PRECINCT MAJOR PROJECT MP10-0143
CASE NUMBER 125121

Thankyou for your letter (unsigned) to PD Mayoh c/- Bowdens dated 23 September 2011.

My purpose in writing is to address several matters raised in that letter, by way of response and/or clarification.

- **P4 – Water main** – Sydney Water's requirement to re-align the existing main between points B and D via point C is noted, and is presumably based on your expectation that the section of Columbia Lane B-D will pass into private ownership. While that is possible, that outcome will be a matter for agreement with Strathfield Council which owns the lane. Should the lane remain in Council ownership, it would be possible to retain the water main alignment through it, without diverting via C.
- **P5 – Pedestrian Crossing of SWC** – Firstly on this issue, there are design reasons why it may be desirable to have two pedestrian bridges across the stormwater channel. The more northerly pedestrian bridge will be put in place in the short-term as part of Stage One of the Precinct's development, providing access to the new section of Powells Creek Reserve that the proponent will dedicate to Council, with a further pedestrian/cycleway link to the existing open space north across Parramatta Road. The second pedestrian bridge linking through to Station Street via the existing pedestrian right-of-way will be part of the second development stage, but will not be able to proceed until Council acquires Lot 2/814227 in the current ownership of Crown International Millennium P/L, a company unassociated with the proponent. The provision of this second bridge will no doubt be a

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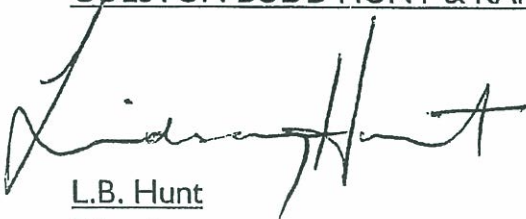
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- **P6 – Vehicular Bridge across SWC** – this road bridge at the end of Columbia Lane provides the only vehicular access to the Electricity Substation on Lot 1/561015, which is an otherwise land-locked allotment. The Columbia Precinct development has been specifically designed to accommodate continued vehicular access to the substation without affecting the bridge, consistent with the consultative requirements of Integral Energy, and the layout of the electrical plant on the substation land itself has been designed around that same access. Accordingly no change to the bridge is currently anticipated, and none is contemplated or proposed as part of the development. However should some change be required by the electricity provider at some future time, Sydney Water's permission will inevitably be required as owner of the channel. At that time any available alternative for access to the substation land could be explored by Sydney Water and Integral Energy, outside the context of the subject Columbia Precinct development.

I trust the above will assist in clarifying those particular issues. Please do not hesitate to call me direct if you should seek any clarification.

Yours faithfully,

COLSTON BUDD HUNT & KAFES

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L.B. Hunt
Director

Colston Budd Hunt & Kafes Pty Ltd

P.O. Box 5186 West Chatswood 1515

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As explained in our letter dated 23 September, 2011, Sydney Water will approve only one bridge for the whole site. You are required to liaise with Council regarding the best location for the pedestrian/cycle bridge for the whole development.

If your client does not wish to lodge a bond as required by Sydney Water, then the proposal for the pedestrian bridge for "Stage 1" should be deferred until Council finalises its pedestrian/cycle bridge location.

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Sydney Water has no objection for the existing access bridge to the Electricity Substation remaining. As mentioned in your letter, Sydney Water's future approval for the renewal of the bridge is subject to the available alternative access to the Substation.

Please contact me if you have any further questions.


Steve Castieau
02-88495542
steve.castieau@sydneywater.com.au

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23 September, 2011

P D MAYOH PTY LTD ARCHITECTS
c/- BOWDENS GROUP AUSTRALIA PTY LTD

FEASIBILITY LETTER

Developer:	P D MAYOH PTY LTD ARCHITECTS
Your reference:	72140/Columbia
Development:	Lot A DP 171468 (No.2-20) PARRAMATTA RD, Homebush
Development Description:	Concept Plan for construction of mixed use development
Your application date:	19 July 2011

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:

- 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; and
- 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 In The Future.

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. 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 > 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. **Major 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 does not have water and sewer services and 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.

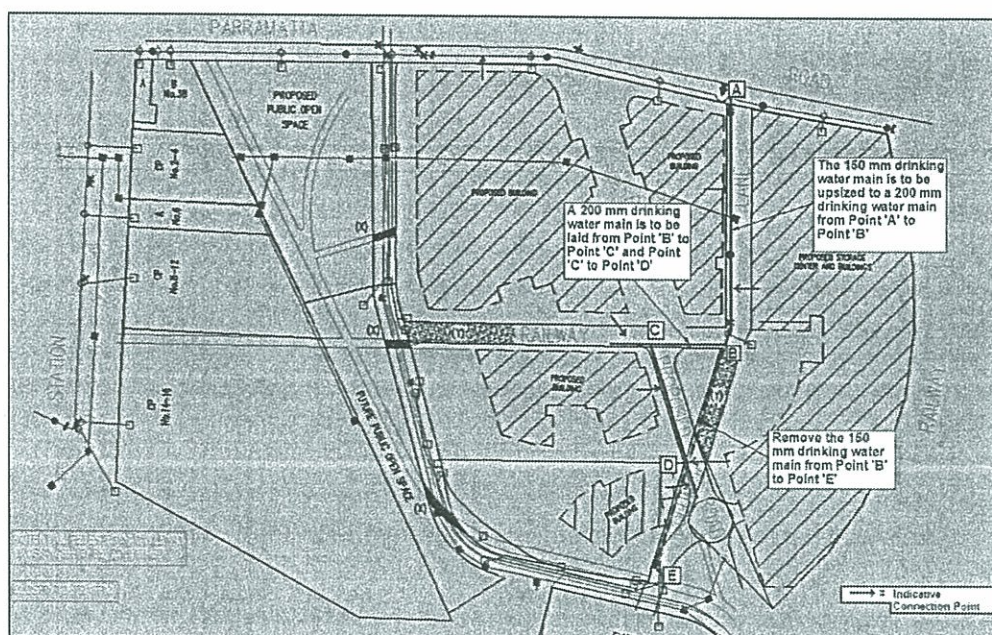
4. **Water and Sewer and Stormwater Works**

4.1 Water

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 drinking water main available for connection is the 200 mm main on the Southern side of Parramatta Road. See concept plan below.
- The existing 150 mm drinking water main in Columbia Lane is to be upsized to a 200 mm drinking water main from Point 'A' to Point 'B'. See concept plan below.
- A 200 mm drinking water main is to be laid from point 'B' to Point 'C' and Point 'C' to Point 'D'. See concept plan below.
- The 150 mm drinking water main is to be removed from Point 'B' to Point 'E'. See concept plan below.
- The proposed drinking water infrastructure for this development will be sized & configured according to the Water Supply Code of Australia (Sydney Water Edition WSA 03-2002).



A water main will be available, once you have completed your drinking water main construction 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. 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 can help.

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 current wastewater system does have sufficient capacity to serve the proposed development.
- The Developer is to design and construct a wastewater main (connecting to the 450 mm main constructed under WO 99411), which will provide a point of connection at least 1m inside all the property boundaries.
- The proposed development conflicts with the location of the 150 mm wastewater main traversing the property. A wastewater deviation may be required. Any adjustment or deviation required must be in accordance with the Sewerage Code of Australia (Sydney Water Edition WSA 02-2009). Refer to your WSC for details of requirements.

4.3 Stormwater

Number of Crossing over the Stormwater Channels

Sydney Water will not approve any crossings over its stormwater channel other than only one pedestrian crossing as part of this development. Any proposed subdivision or future subdivision must comply with this requirement.

Pedestrian Bridge Across the Sydney Water's stormwater channel

Sydney Water will only give the permission to the pedestrian crossing, which link the proposed development and the existing right of way between 12 to 14 Station Street.

If the above link is not feasible with the current proposal, then Sydney Water may give the permission for another pedestrian crossing subject to the removal of this bridge when the second bridge is proposed. The owner would be required to sign a deed of agreement to remove this bridge. The owner would also be required to pay a bond money which is equivalent to two times of the total cost of the removal and disposal of this bridge.

Design of the Pedestrian Crossing

The design of the pedestrian crossing is to be such a way that the underside of the bridge is to be minimum 300mm above the 100 year flood level. The supporting piers also need to be minimum 1m away from the out side wall of the stormwater channel at top.

On Site Detention

On Site Detention is required, if the proposed development needs to discharge stormwater into the Sydney Water's channel. In order to calculate the required On Site Detention and Permissible Site Discharge the following details are to be forwarded to Sydney Water:

- Total Site Area
- Pre development impervious area
- Post development impervious area

If the developer wish to follow the council's guidelines for the On Site Detention requirement, then the stormwater discharge from the development site need to be directed to any existing council system or street kerb and gutter.

Stormwater Connection

If the proposed development requires to make new connection to Sydney Water system then the following requirements would apply:

- All connections need to comply with Sydney Water's On Site Detention requirements.
- If the connection size is more than 375mm, then connection must be designed by a structural engineer and connection details are to be forwarded through the developer system. The connection details are also to be submitted on the Sydney Water's template

Existing Bridge to the Existing Substation

Please note that Sydney Water may not approve the renewal of the existing bridge in the future which is located at the end of Columbia Lane, If Sydney Water determinesw that the access is possible from Station Street or Parramatta Road without crossing the stormwater channel for the existing substation. Therefore any current or future development configuration for this site is to be designed such a way that the existing bridge for existing substation is not available for use in the future.

Building Adjacent to Stormwater Channel

No permanent structures including stormwater lines, stormwater pits, gross pollutant trap is to be proposed within 1m from the outside edge of the stormwater channel.

5. Ancillary Matters

5.1 Asset adjustments

After Sydney Water issues this Notice (and more detailed designs are available), Sydney Water may require that the water main/sewer main/stormwater located in the footway/your property needs to be adjusted/deviated. If this happens, you will need to do this work as well as the extension 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. Stamping and Approval of your Building Plans

You must have your building plans stamped and approved **before the Certificate can be issued**. **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 Urban Growth Business. 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*.

OTHER THINGS YOU MAY 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.

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.

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 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 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.

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. In the event trade wastewater is generated, the property owner is required to submit an application for permission to discharge trade wastewater to the sewerage system before business activities commence. A boundary trap will be required where arrestors and special units are installed for trade waste pre-treatment.

If this development type is "Industrial" then the property may be part of sewerage catchment subject to a wastewater reuse scheme. This may impact the level of pollutants such as Total Dissolved Solids (TDS) that Sydney Water will accept from the property to the sewerage system. Businesses wishing to discharge wastewater (other than domestic sewage) should first contact a Sydney Water Trade Waste Office. A boundary trap will be required where arrestors and special units are installed for trade waste pre-treatment.

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

For further information please visit the Sydney Water website at: <http://www.sydneywater.com.au/OurSystemsandOperations/TradeWaste/>

To contact a Trade Waste Customer Service Representative please see below for Local Government Areas and their relevant contact number.

For the following LGA's the contact number for a Trade Waste Customer Representative is 02 9694 6500:

Ashfield, Bankstown, Botany Bay, Burwood, Camden, Campbelltown, Canada Bay, Canterbury, Fairfield, Hurstville, Kiama, Kogarah, Leichhardt, Liverpool, Marrickville, Randwick, Rockdale, Shellharbour, Strathfield, Sutherland, Wingecarribee, Wollondilly, Wollongong

Backflow Prevention Information

In accordance with Sydney Water's Backflow Prevention Containment Policy, you must install a backflow prevention containment device immediately downstream of each master water meter/s servicing the property. In circumstances where there is no master meter/s the containment device shall be installed on the water supply entering the property boundary.

The device is to be installed on all water supplies entering the property, regardless of the supply type or metering arrangements. It is needed to reduce the risk of contamination by backflow from these supplies.

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.

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 licensed plumber with backflow accreditation can advise you of the correct requirements for your property. To view a copy of Sydney Water's Backflow Prevention Policy and a list of backflow accredited plumbers visit <http://www.sydneywater.com.au/Plumbing/BackflowPrevention/>

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 development 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 through any Quickcheck agent 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.

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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:

- plumbing and drainage inspection costs;
- 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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as Trustee for C & B Unit Trust
ABN 27 623 918 759

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Sydney Water Corporation
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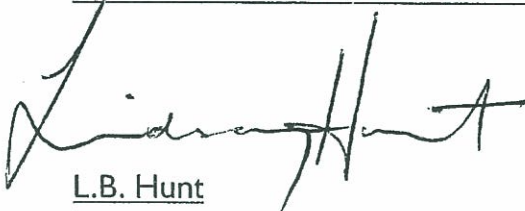
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L.B. Hunt
Director

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