



Case Number: 115424

21 May 2009

Neil Lowry & Associates Pty Ltd
C/- Geg Houston Plumbing Pty Ltd

FEASIBILITY LETTER

Developer: Neil Lowry & Associates Pty Ltd
Your reference: R0178
Development: 157 Redfern Street Redfern (lots 1 & 2 DP7328 & lot A DP 354297)
Development Description: Redevelopment of Redfern RSL Club site to comprise of: 86 Residential units, ground floor retail, 1st floor RSL club and 2 levels of office space.
Your application date: 29 April 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:

- 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.

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. 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 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 the existing sewer main traversing the development site requires deviation 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 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 existing 225 mm CI/CL water main located in Redfern Street has sufficient capacity to serve the proposed development (based on the consolidation of lots 1, 2 & A)**

Large Water Connection

The size of your development means that you will need a connection larger than the standard domestic 20 mm size.

For approval of a large water 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 can help.

Connection to the Sydney Water main should be made to provide domestic water to the total development in accordance with the *National Plumbing and Drainage Code AS 3500 and NSW Code of Practice for Plumbing and Drainage*. This may include isolation valves on either side of the connection(s) to the Sydney Water main. Single meters must be fitted to each lot and will mean a separate private service for each lot.

Any existing connections that are not required must be capped off at the main and the meters returned to Sydney Water.

Water meters must be located within the properties & 1 m from property boundary frontage.

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 the SWC system to provide that flow in an emergency. The Operating Licence directs that SWC 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 the 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.

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.

Any proposed pump to draw directly from Sydney Water's water main must be assessed by Sydney Water to ensure that its operation will not cause adverse pressure drawdown and

surges to nearby customers. The applicant must submit a Pump Application Form obtainable from a Sydney Water Business Office, a pressure enquiry result less than 12 months old, and details of the pump and system. It is essential that Sydney Water acceptance of the pump draw off be sought before purchase and installation.

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 wastewater system has sufficient capacity to serve the proposed development. The sewer main for connection is the 225mm VC sewer main in Gibbons Street.**
- **The existing 225mm sewer located within the site will be subject to building over sewer requirements & will need to be deviated. This sewer currently serves developments located at Nos 60-68 in Regent St. All work associated with this sewer must comply with the provisions of the Sewerage Code of Australia, Sydney Water Edition.**
- **Any temporary deviation of the sewer requires prior approval before any works are undertaken.**

4.3 Ancillary Matters

4.3.1 Asset adjustments

Before Sydney Water can issue the Certificate, you must also adjust/deviate the water main/sewer main/stormwater located in the footway/your property at your cost. Sydney Water will need to see the completed designs for this and we will require you to lodge a security. The security will be refunded when the work is completed.

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.

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.

5. 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 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*.**

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

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

You must make sure that floor levels meet Sydney Water's soffit requirements for property connection and drainage.

(3) Trade Waste Information

As a result of this development, the owner of the property must apply for a variation to the existing permission to discharge trade wastewater to the sewerage system **before business activities commence**. 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.

(4) 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 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) Possible future costs

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.)

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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