



194-214 Oxford Street and 2 Nelson Street, Bondi Junction
Infrastructure, Delivery, Management and Staging Plan

STATE SIGNIFICANT
DEVELOPMENT APPLICATION
(SSD-77175998)

DOCUMENT CONTROL SHEET

Title	SSDA Infrastructure Report
Project	194-214 Oxford Street, Bondi Junction
Description	Hydraulic and Electrical Services
Key Contact	Diego Montelvere

Prepared By

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1. EXECUTIVE SUMMARY

This Infrastructure Delivery Management and Staging Plan has been prepared by JHA Consulting Engineers to accompany an Amending State Significant Development Application (SSDA) for a shop top housing development at 194-214 Oxford Street and 2 Nelson Street, Bondi Junction. The site is made up of nine (9) lots. The legal description of the site is outlined in Table 1

Table 1 Legal Description

Property Address	Title Description
194 Oxford Street Bondi Junction	Lot 10 in DP260116
196 Oxford Street Bondi Junction	Lot 11 in DP260116
198 Oxford Street Bondi Junction	Lot 12 in DP 260116
200 Oxford Street Bondi Junction	Lot 13 in DP260116
204 Oxford Street Bondi Junction	Lot 16 in DP68010 Lot 1 in DP79947
214 Oxford Street Bondi Junction	Lot 1 in DP708295
2 Nelson Street Bondi Junction	Lot 1 in DP583228
Part of Osmund Lane	Lot 1 in DP1300781
Site Area	2,480m2

This report has been prepared to address the Secretary’s Environmental Assessment Requirements (SEARs) issued for the project (SSD-77175998).

This report concludes that the proposed development is suitable, warrants approval, satisfies SEARs Item 21 – Infrastructure Requirements and Utilities being in consultation with the relevant services providers:

- Assess the impact of the development on existing infrastructure and service provider assets surrounding the site.
- Identify any infrastructure required on-site and off-site to facilitate the development and any arrangements to ensure that the upgrades will be implemented on time and be maintained.
- Provide an infrastructure delivery and staging plan, including a description of how infrastructure requirements would be co-ordinated, funded and delivered to facilitate the development.

This report has considered:

- WSA 03-2011-3.1 Water Supply Code of Australia (Sydney Water Edition 2014)
- WSA 02-2002-2.2 Sewerage Code of Australia (Sydney Water Edition 1 Version 4)
- Ausgrid Network Standards
- Existing infrastructure information obtained from Before-You-Dig-Australia (BYDA) & Ausgrid GIS

This report was prepared in consultation with:

- Water Authority – Sydney Water
- Sewerage Authority – Sydney Water
- Gas Authority - Jemena
- Electrical Authority – Ausgrid Energy
- Telecommunications Authority – Telstra / NBN

The report also details the mitigation measures implemented within the design such as future applications and strategies.

The following mitigation measures to be implemented in the future, post-SSDA lodgement, includes:

- Lodgement of Gas Application
- Lodgement of Ausgrid Connection Application
- Design of the Ausgrid ASP3 design works

Following the implementation of the above mitigation measures, the remaining impacts are appropriate and acceptable.
If there are any queries regarding this report, please do not hesitate to contact the undersigned.

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This report has been prepared by JHA Consulting Engineers to identify and summarise the proposed utility infrastructure requirements which will be incorporated into the design of the proposed development at 194-214 Oxford Street, Bondi Junction.

This report demonstrates that the existing authority’s infrastructure have adequate capacity to support the proposed redevelopment. This report should be read in conjunction with the Architectural design drawings and other consultant design reports submitted as part of the application.

2. INTRODUCTION

2.1 SECRETARY’S ENVIRONMENTAL ASSESSMENT REQUIREMENTS (SEARS)

This Infrastructure Report is to be submitted to the Department of Planning, Housing and Infrastructure (DPHI) in support of a State Significant Development Application (SSDA) for the development of land identified 194-214 Oxford Street and 2 Nelson Street, Bondi Junction (the site) for the purposes of a mixed-use precinct with retail and residential uses. The new development will consolidate the properties at 194-214 Oxford Street and 2 Nelson Street, Bondi Junction, Bondi Junction.

SEARs Requirement	
Section 20. Infrastructure Requirements and Utilities	Relevant Section of Report
In consultation with relevant service providers, assess the impacts of the development on existing utility infrastructure and service provider assets surrounding the site.	Section 3 Existing Services Infrastructure
In consultation with relevant service providers, identify any infrastructure required on-site and off-site to facilitate the development and any arrangements to ensure that the upgrades will be implemented on time and be maintained.	Section 4 Proposed Infrastructure Services
In consultation with relevant service providers, provide an infrastructure delivery and staging plan, including a description of how infrastructure requirements would be co-ordinated, funded and delivered to facilitate the development.	Section 5 Infrastructure Delivery and Staging

2.2 SITE DESCRIPTION AND LOCATION

The site is located at 194-214 Oxford Street and 2 Nelson Street, Bondi Junction within the Waverley LGA. The site is comprised of multiple allotments and is legally described as:

- 194-214 Oxford Street:
 - Lot 10, 11, 12, 13 & 16 / DP 260116,
 - Lot 1 / DP 708295,
 - Lot 1 / DP 79947, and
- 2 Nelson Street:
 - Lot 1 / DP 583228.
- Part of Osmund Lane (Lot 1 in DP1300781)

The land size is 2,480m2 (2,599.1m2 including Part of Osmund Lane) with a northern frontage to Sydney Enfield Drive, an eastern frontage to Nelson Street, a southern frontage to Oxford Street and western frontage to York Road.

The site location is identified in Figure 1.

The SSDA seeks development consent for:

- Construction of Levels 9 – 16 of the residential towers including Buildings A (Western Tower) and Building B (Eastern Tower) comprising:

- Building A (Western Tower, Residential Levels 9 -13) – with a maximum height of 42.5m
- Building B (Eastern Tower, Residential Levels 9 -16) – with a maximum height of 54.0m
- Communal open space on Level 11 (Building A)
- Plant and lift overrun
- Public Domain Works
- Internal fit out of Level 9 - 16

Figure 1 Local Context

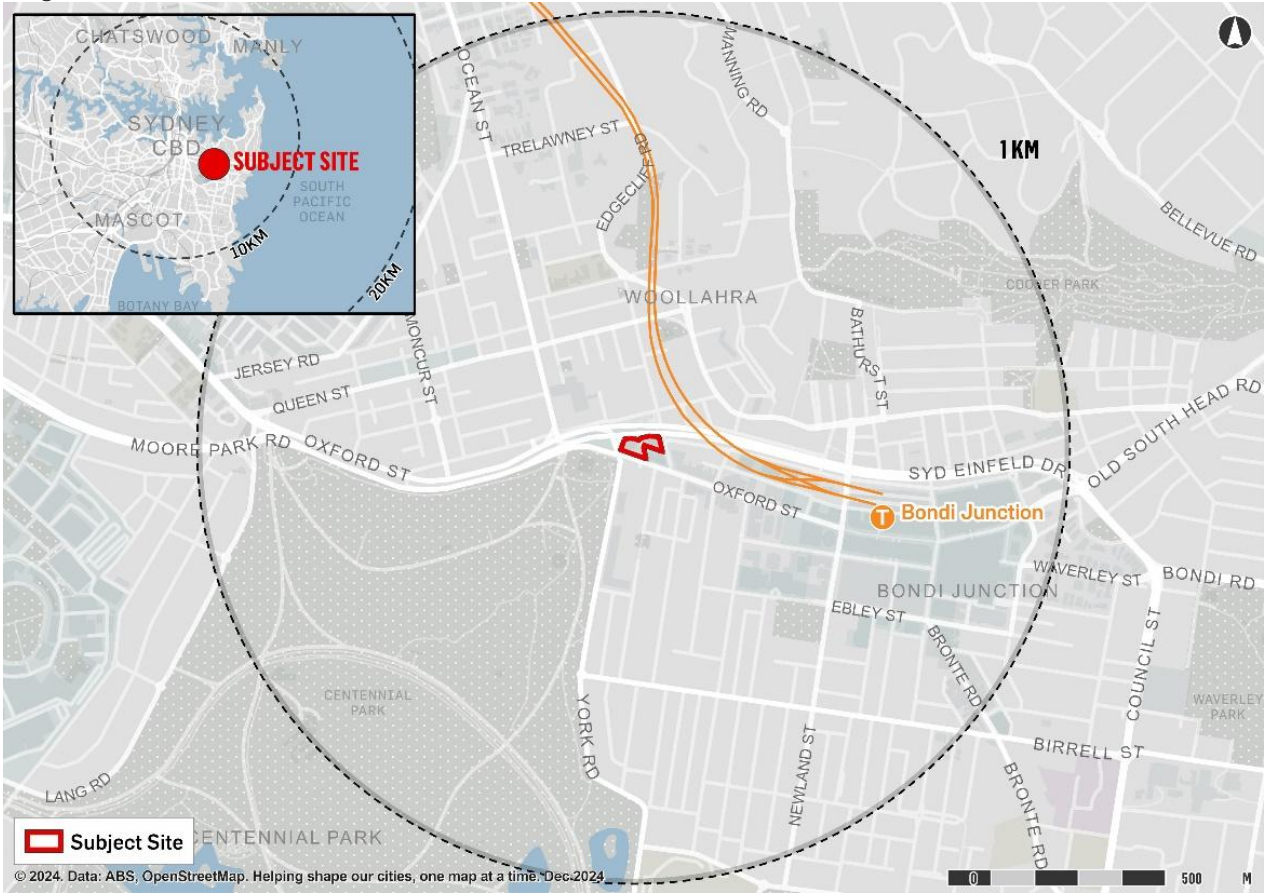


Figure 2 The Site



This report summarises the existing utility infrastructure that will be affected by the proposed development works specifically addressing the following key elements:

1. The location of existing major Hydraulic and Electrical infrastructure surrounding the site;
2. The suitability and compliance of such identified services infrastructure to support the development; and
3. The key service infrastructure works required to supply the proposed development.

Information on existing infrastructure as detailed within this report has been obtained from Dial-Before-You-Dig (BYDA), Ausgrid GIS and site survey documents, which include:

- Water and Sewer Authority – Sydney Water
- Gas Authority – Jemena
- Electrical Authority – Ausgrid

All analyses undertaken for this report have occurred with the intent to ensure a seamless integration between all utilities and services required for the development.

Any potential works on existing authority infrastructure services is subject to negotiation and approvals by the respective Utility Provider. Liaison with each Utility Provider will be undertaken as part of the next detailed design phase works for the site. All information herein is based on experience and knowledge of the network and engagement with Utility Providers to date.

3. EXISTING SERVICES INFRASTRUCTURE

3.1 HYDRAULIC SERVICES INFRASTRUCTURE

3.1.1 SEWER DRAINAGE

All the existing 9 x lots are gravity drained to the Ø225mm vitrified clay (VC) authority sewer main which runs west to east along Osmund Lane, as shown below – S1.

Figure 3.1.1 below, illustrates the surrounding authority sewer mains.

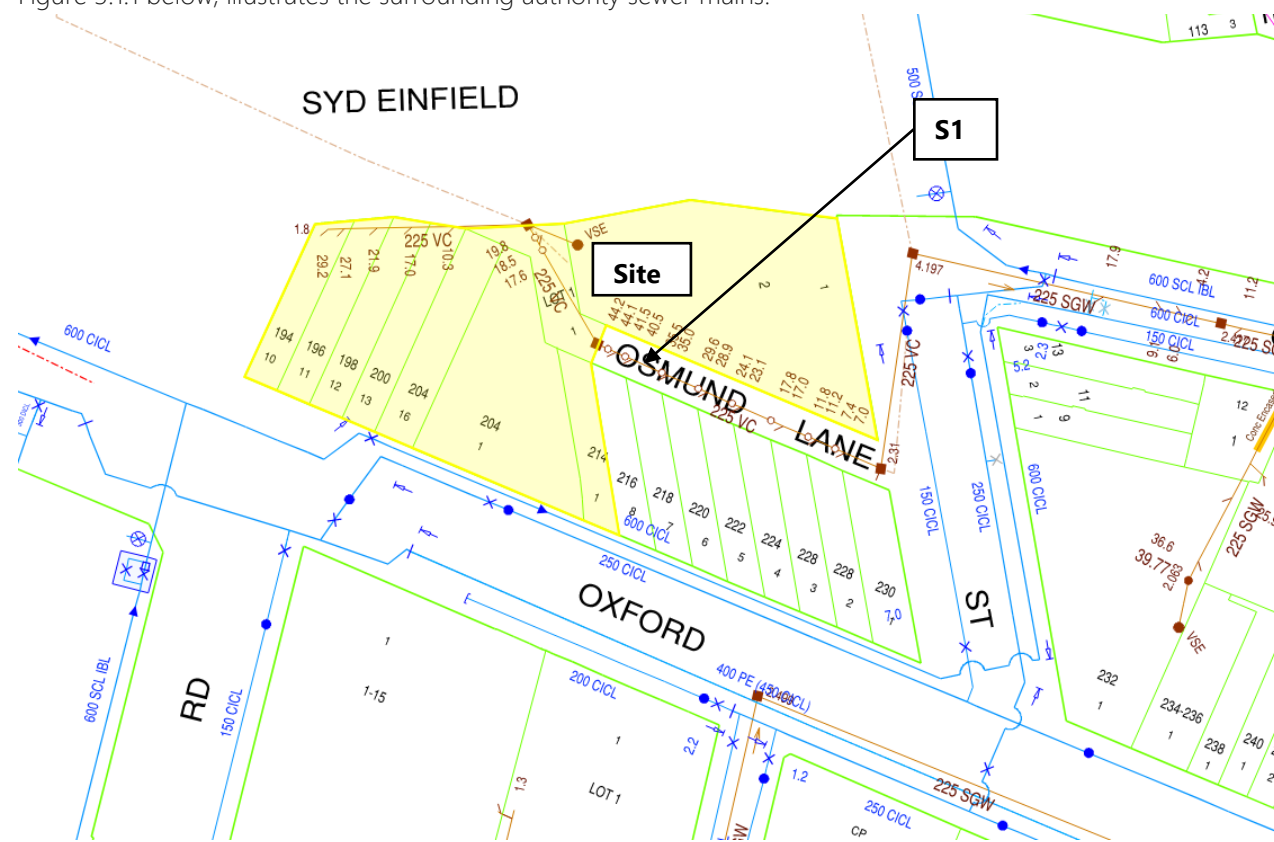


Figure 3.1.1 Authority sewer mains.

3.1.2 POTABLE WATER

The existing 9 x lots, have frontage to the following authority water mains:

- Ø600mm Cast Iron Cement Lined (CACL) trunk main in the northern side of Oxford Rd (W1)
- Ø250mm CACL main in the northern side of Oxford Rd (W2)
- Ø400mm Polyethylene (PE) trunk main in the southern side of Oxford Rd (W3)
- Ø200mm CACL main in the southern side of Oxford Rd (W4)
- Ø150mm CACL main in the western side of Nelson St (W5)
- Ø250mm CACL main in the eastern side of Nelson St (W6)
- Ø600mm CACL trunk main in the eastern side of Nelson St (W7)

Figure 3.1.2 on the next page, illustrates the surrounding authority water mains.

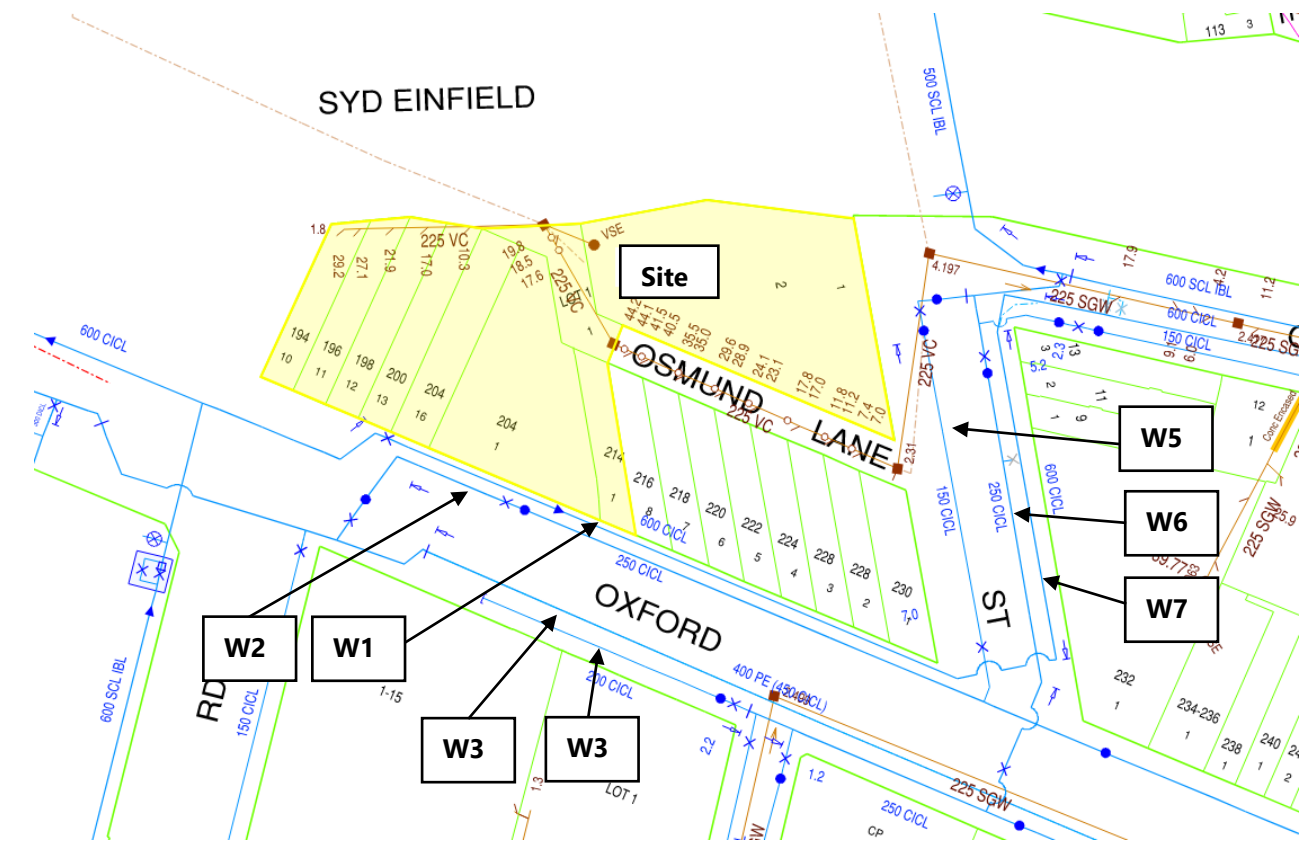


Figure 3.1.2 Authority water mains.

3.1.3 GAS SERVICES

The existing site 9 x lots have frontage to the following authority natural gas mains:

- Ø32mm Nylon, 210kPa main in Osmond Lane & Nelson St (G1)
- Ø50mm Nylon, 210kPa main in the northern side of Oxford Street (G2)
- Ø110mm Nylon, 210kPa main in the southern side of Oxford Street (G3)

Figure 3.1.3 below, illustrates the location of the surrounding gas mains.

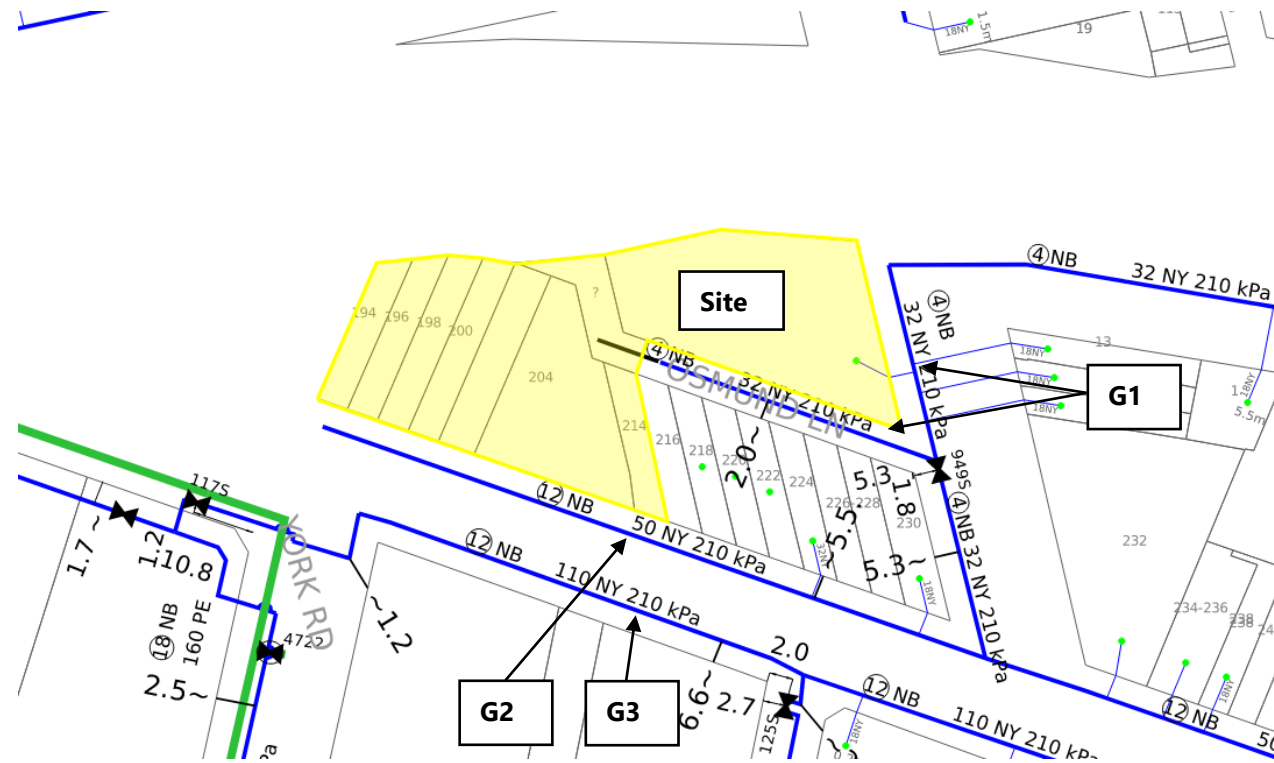


Figure 3.1.3 Authority gas mains

3.2 ELECTRICAL INFRASTRUCTURE

The proposed development site is currently clear of any existing Electrical Utility (Ausgrid) assets within the site boundaries.

3.2.1 LOW VOLTAGE INFRASTRUCTURE

The proposed development site is currently occupied by existing buildings.

These separate lots are currently supplied individually from the existing Ausgrid Low Voltage (LV) distribution street network via underground and overhead connections as shown in the image below.

The existing low voltage Ausgrid assets reticulate around the perimeter of the site, outside of the development boundary within the Oxford Street public footpath.

Based on the architectural drawings and development yield, it is understood that the expected electrical load demand will exceed 400A 3phase. Based on the data available from Ausgrid WEBGIS, the existing low voltage capacity from the existing substations has insufficient capacity to serve the proposed development.

3.2.2 HIGH VOLTAGE INFRASTRUCTURE

There are no existing Ausgrid High Voltage (HV) Ausgrid assets currently located within the proposed development site. However, from the Ausgrid GIS information there seems to be a proposed ASP3 design project undertaken by others to install a new Ausgrid chamber substation (S.38809) with the northern-eastern side of the subject site. This arrangement will need to be investigated if it is for this development or something else.

There are no High Voltage (HV) Ausgrid feeder cables located in the vicinity of the site. The closest HV network is located:

- Across Syd Einfeld Drive to the north
- Grafton Street to the east

3.2.3 STREET LIGHTING INFRASTRUCTURE

Existing Ausgrid street lighting assets currently provide illuminance to the area surrounding the development site. These include:

- Street lighting luminaires attached to steel columns along Oxford Street supplied by existing underground Ausgrid LV cables
- Street lighting luminaires attached to timber poles along Nelson Street and Syd Einfeld Drive supplied by the overhead Ausgrid LV network

Figure 3.2.1 below shows existing Ausgrid HV / LV / SL Infrastructure

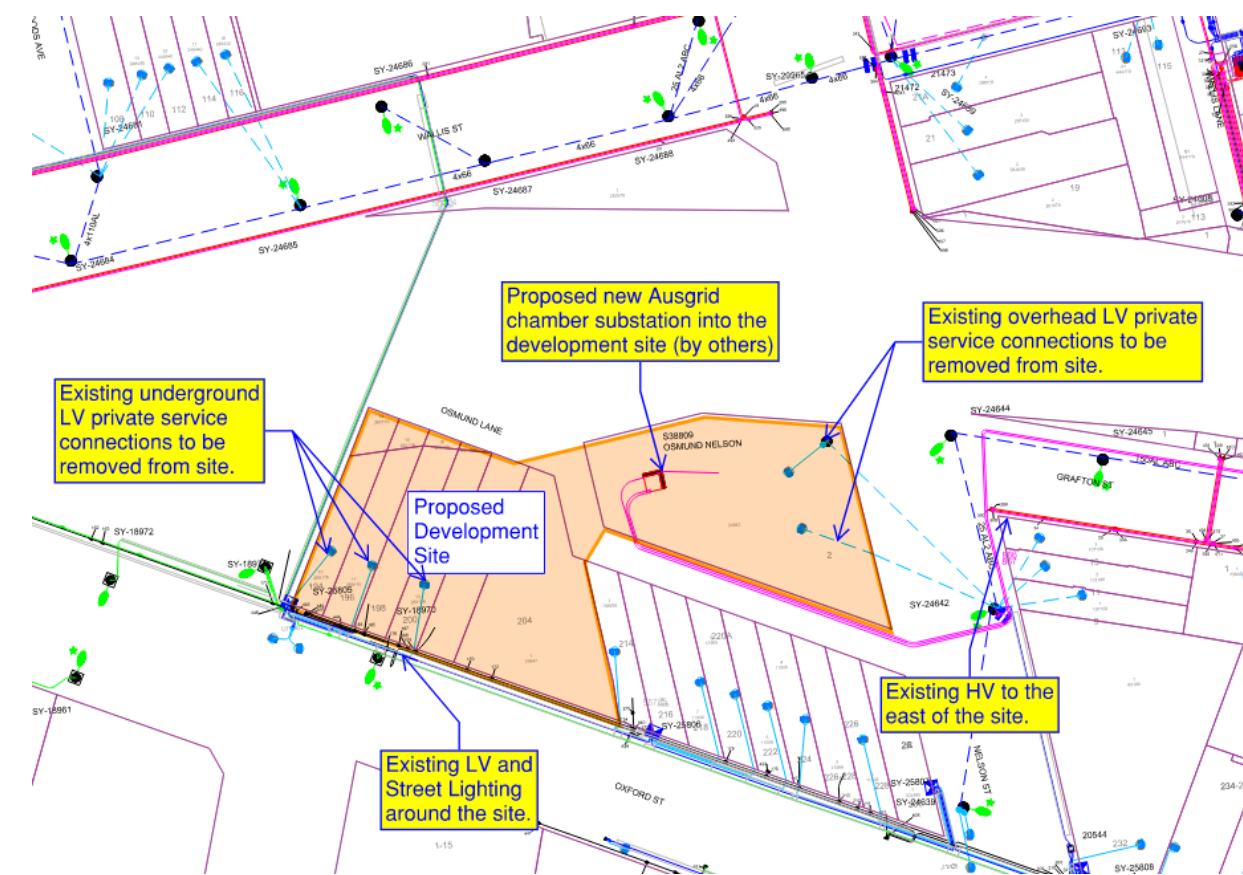


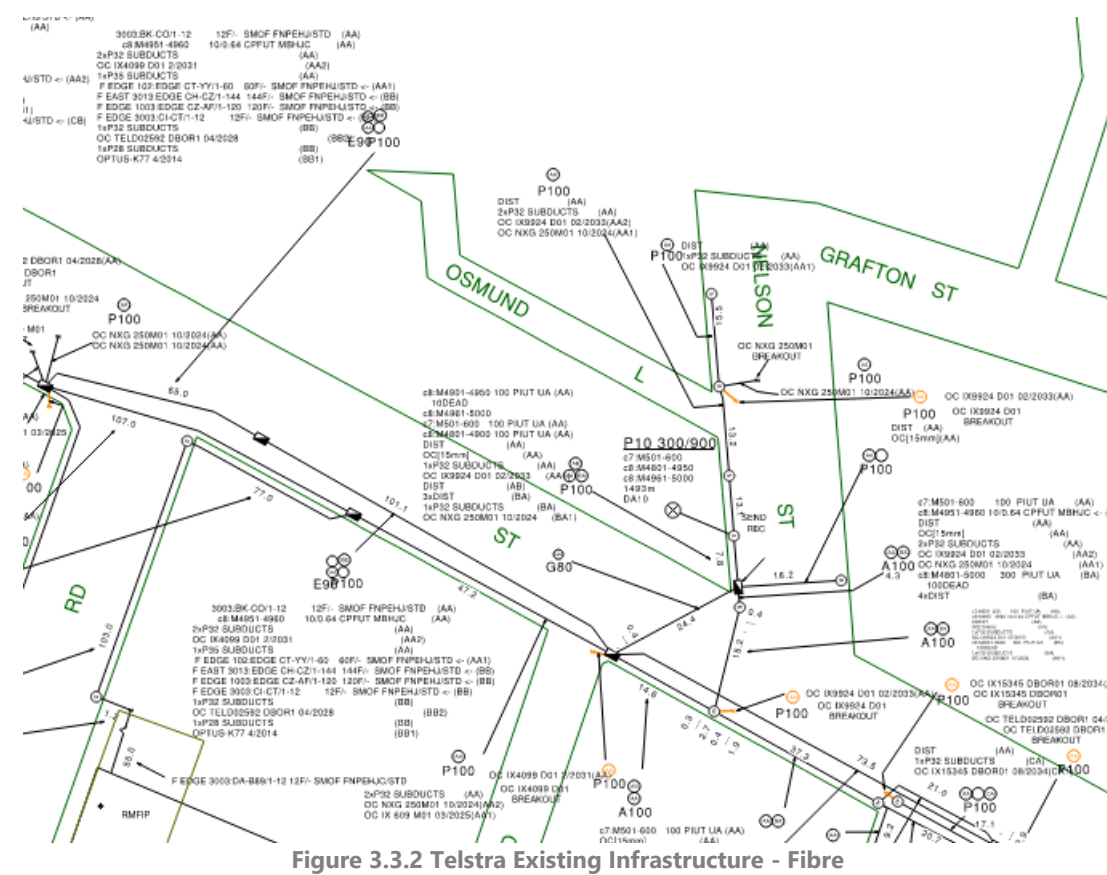
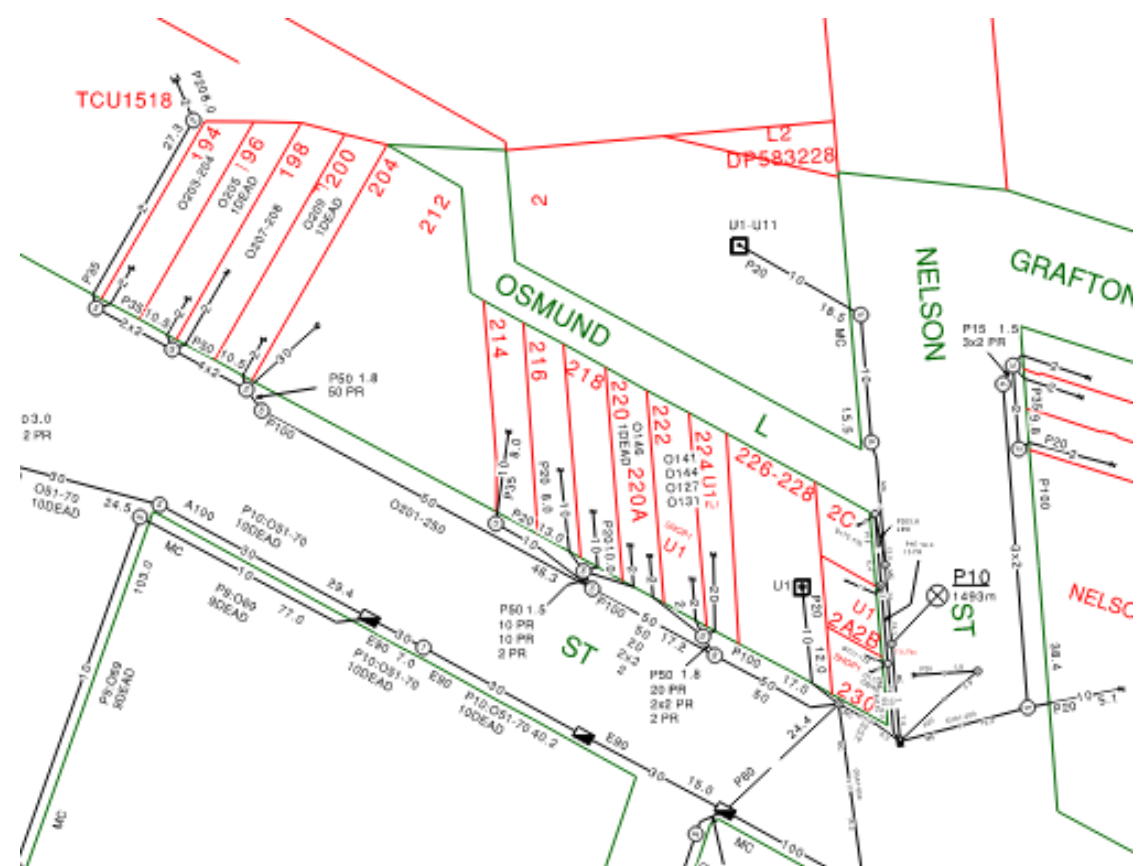
Figure 3.2.1 Existing Ausgrid HV / LV / SL Infrastructure

3.3 COMMUNICATIONS SERVICES INFRASTRUCTURE

Telstra and NBNCo have existing conduits, cables and pits surrounding the site. The existing lots and buildings are currently served by these utilities which will require decommissioning and removal to make way for the new development.



Figure 3.3.1 NBNCo Existing Infrastructure



4. PROPOSED INFRASTRUCTURE SERVICES

4.1 HYDRAULIC INFRASTRUCTURE

4.1.1 SEWER DRAINAGE

4.1.1.1 Connection Point

It is proposed to cut back the existing Ø225 VC line running along Osmund Lane, to provide a Ø225 Property Connection Sewer (PCS) for the development. The design of the PCS, along with deletion of the redundant lines and relocation of the existing Vent Shaft Educt (VSE) will need to be designed by a Sydney Water accredited Water Servicing Coordinator.

Figure 4.1.1 below shows the proposed new PCS to serve the development:

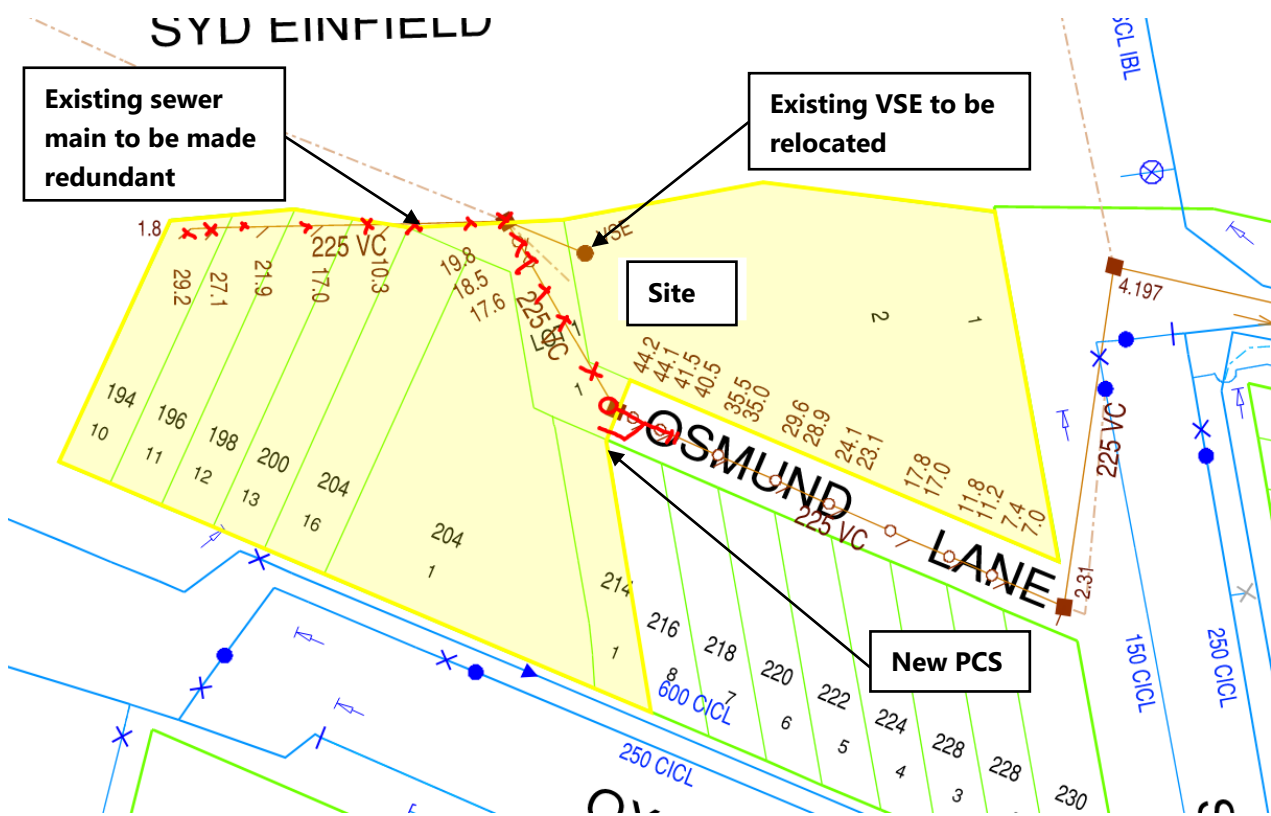


Figure 4.1.1 Sewer serving the development

It is estimated that the development will have a single connection which will serve the following type of apartments:

Apartment Type	Total
1 Bedroom	2
2 Bedroom	35
3 Bedroom	48
Total	85

Load Estimation

A preliminary load analysis has been undertaken, and the following sewer discharges have been calculated:

Catchment	Calculated EP's Residential
118 Apartments	259
Retail (467m²)	54
Total	313

4.1.1.2 Adequacy of Authorities Infrastructure

Based on the above load estimates, and in accordance with Water Supply Code of Australia (WSA 02), Sydney Water Edition, the proposed new Ø225 connection point is adequate to serve the entire development. Refer to below extract.

Size	Maximum EP's		
DN 225	1 in 270	0.37%	1,600
	1 in 250	0.40%	1,700
	1 in 200	0.50%	1,950
	1 in 150	0.67%	2,350
	1 in 125	0.80%	2,650
	1 in 100	1.00%	3,025
	1 in 80	1.25%	3,450
	1 in 60	1.67%	4,100

The new Ø225 connection point and relocation of the vent shaft will need to be designed by a Sydney Water accredited Water Services Coordinator, as indicated in Sydney Water's Notice of Requirements, Case No. 203215, which is included within the appendices, where Sydney Water has confirmed there is sufficient capacity.

4.1.2 WATER SUPPLY

4.1.2.1 Connection Points

Based on preliminary assessment of the existing Sydney Water potable water network, the potable water connection for the proposed development shall be supplied as per the following:

- Building A & C shall be connected to the Ø250mm CACL potable watermain in the northern side of Oxford Street.
- Building B shall be connected to the Ø150mm CACL potable watermain in the western side of Nelson St

4.1.3 LOAD ESTIMATION – POTABLE WATER

4.1.3.1 Potable Water

A preliminary cold water usage analysis has been undertaken, and the following estimated loads have been calculated:

Total		
▪	Average daily demand	47.7 kL
▪	Average flow	0.55 L/s
▪	Peak flow	2.76 L/s

4.1.3.2 Fire Fighting Water

A preliminary firefighting analysis has been undertaken, and the following estimated loads have been calculated:

Total		
▪	Fire Hydrants	20 L/s
▪	Fire Sprinklers	12 L/s
▪	Total	32 L/s

4.1.4 ADEQUACY OF AUTHORITIES INFRASTRUCTURE

4.1.4.1 Potable Water

Based on Sydney Water’s Notice of Requirements, Case No. 203215, which is included within the appendices, Sydney Water has confirmed there is sufficient capacity to serve the development demands.

Pressure boosting pumps will be provided to boost towns mains pressures to counteract friction and head losses and ensure adequate pressure is received at the upper most floors of the proposed building.

4.1.5 GAS SUPPLY

4.1.5.1 Connection Points

Natural gas to the development is proposed to be provided from the existing Ø32mm Nylon, 210kPa main in Osmund Lane.

4.1.5.2 Load Estimation

A preliminary gas load analysis has been undertaken based on a gas centralised hot water plant, gas cooktops and retail usage, the following estimated usages have been calculated:

▪	Centralised Hot Water Plant	19m³/hr
▪	Apartment Cooktops	9m³/hr
▪	Retail Allowance	10m³/hr

The total diversified peak gas load is estimated to be 38m³/hr

4.1.6 ADEQUACY OF AUTHORITIES INFRASTRUCTURE

Jemena does not reserve capacity for any individual project until a formal offer is made via the Jemena Portal. As such a formal application has been lodged through the Jemena Portal and is awaiting on a response to confirm the adequacy of the connection point

4.2 ELECTRICAL INFRASTRUCTURE

4.2.1 ELECTRICAL DEMAND LOADINGS

A preliminary electrical maximum demand has been assessed to determine the anticipated demand for the proposed development. Based on the high level maximum demand calculation (to be reassessed during the design phase of the project), it has been determined the optimum demand for the site is anticipated to be in the order of approximately 1200A (approximately 0.83MVA), with the inclusion of gas.

The calculations also consider the EV chargers.

Subject to a formal application to Ausgrid and Ausgrid’s further assessment, a single 1000kVA standard surface chamber substation will likely be required to serve the new development.

Based on above, possible substation arrangement will be as below for the development:

Substation Infrastructure	Approx. Amp Rating (Non-Firm)	Approx. Non-Firm kVA Rating
1 x 1000kVA Chamber Substation	1,400A	1.0MVA
Total Capacity	2,800A	1.0MVA
Required Capacity		~0.83MVA
Spare Capacity		~0.17MVA

These substations are standard fixed size from Ausgrid and are the only available in discrete step sizes. These discrete step sizes are quite large, which yields the spare capacity noted above.

4.2.2 HV FEEDER CONNECTIONS & RETICULATION

To provide electrical supply connections to the development, it is proposed the existing Ausgrid high voltage feeders located to the east of the site within Grafton Street will be utilised and extended to connect the new Ausgrid substation infrastructure fronting the site. This arrangement and capacity of high voltage cables are subject to suitable spare capacity in the existing HV feeder and Ausgrid’s further assessment and approval.

Based on the architectural drawings, it is understood the substation infrastructure is proposed be located along the Osmund Lane extension in the middle of the site facing this public lane.

A formal application will be required for submission to Ausgrid to determine the available capacity in the existing HV network and to confirm viability of the proposed substation infrastructure for the development site.

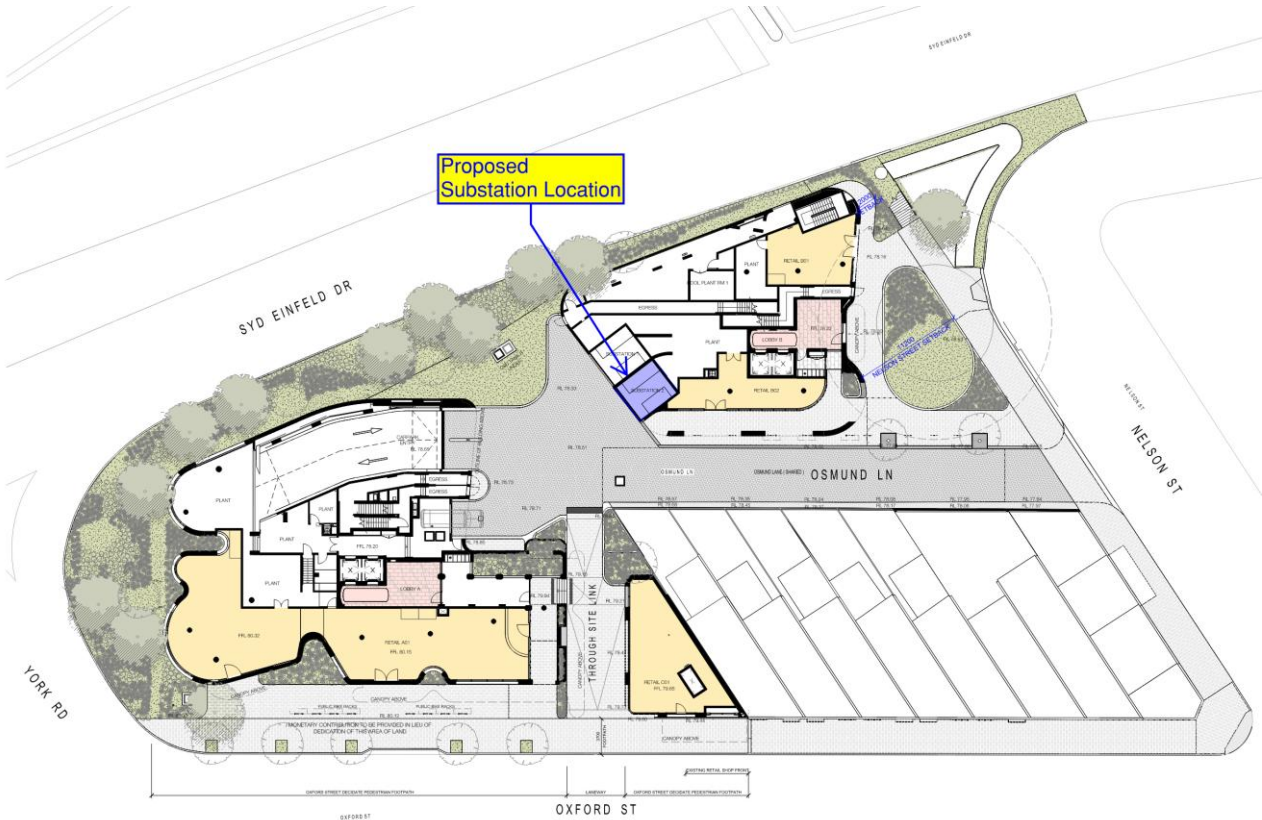


Figure 4.2.2 Proposed Substation Location on Site

4.2.3 AUSGRID EXISTING LV SERVICE DISCONNECTION

The existing private lots that make up the subject site are currently serviced by LV service connections from the surrounding underground and overhead Ausgrid LV street network.

The existing LV supplies to each lot will require an ASP2 Contractor and applications to remove these supplies from site, without the need for ASP3 design works.

4.2.4 AUSGRID SUBSTATION ARRANGEMENTS

The design team has considered a number of options for substation location and have developed a chamber substation option within the building envelop fronting Osmund Lane to reflect the RFT documents. This location will assist in minimising external trench works with the existing Ausgrid HV and LV network located across the road.

The following are general spatial requirements/principles adopted for the proposed chamber substations:

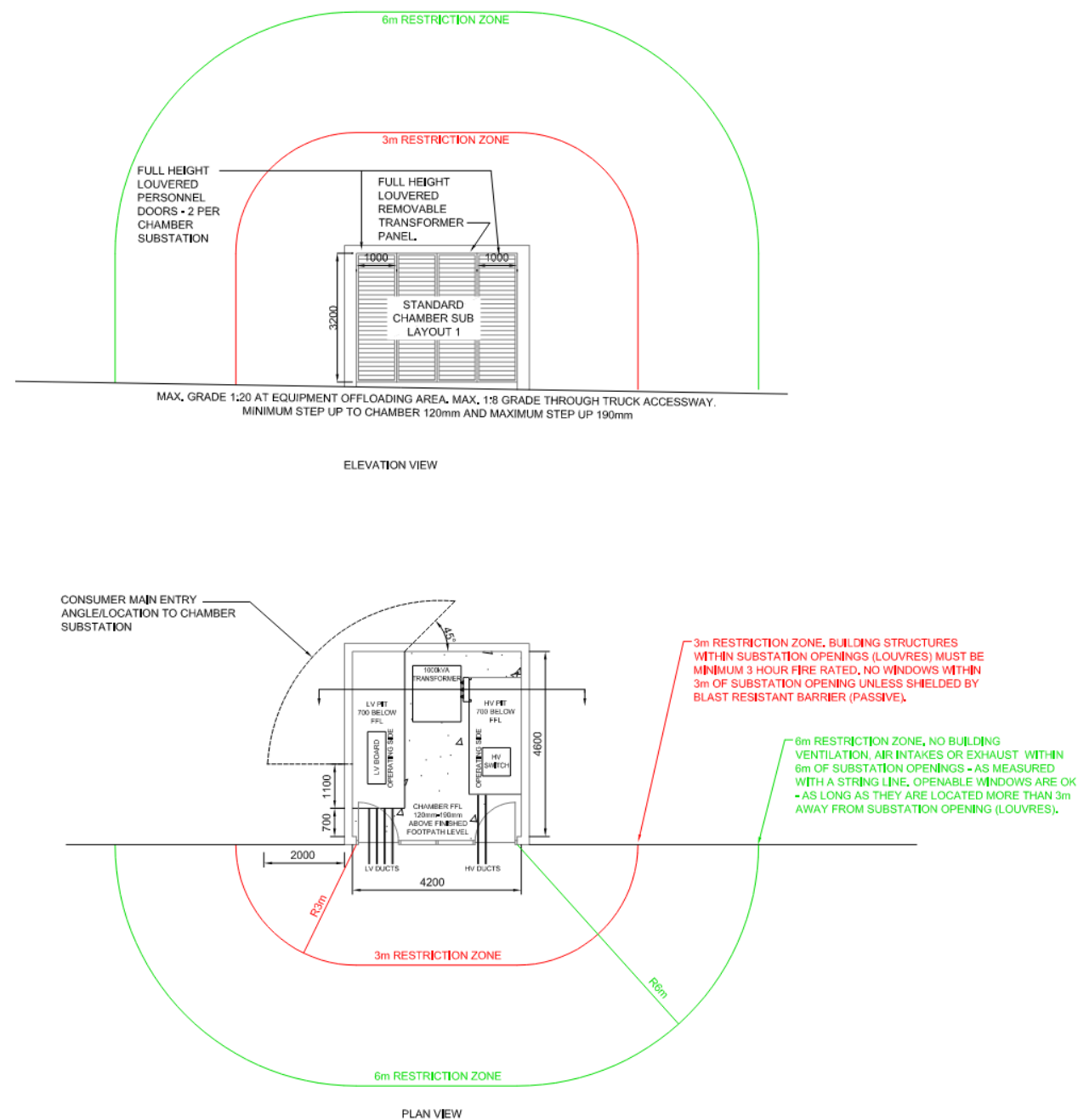
- **1 x Surface Chamber Substation (1 x 1000kVA Transformer)**
 - Chamber room (19m²) to be established at Ground Level in the middle of the site
 - All substation structural and architectural elements will require a fire rating of minimum FRL 180/180/180 and a blast rating of 2kPa
 - A transformer handling area in front of the chamber is to be provided to Ausgrid’s requirements. Ausgrid generally use a Franna crane for moving large equipment in and out of the substation using and require a minimum 4.0m head height clearance for the full width of the chamber room from the boundary

- The substation will be naturally ventilated through the use of fixed louvers for the entire façade of the substation. All building elements within 3m of the substation are to be 3hr fire rated and all other building ventilation is to be at least 6m from the substation louvers.
- 24hr/7day week access is to be provided from Nelson Street and Osmund Lane to the substation from the boundary for heavy vehicle movement and personnel access to the substation
- All works are to be in accordance with the site specific Ausgrid Design Information Package, Ausgrid Network Standards, and a certified Level 3 design

4.3 TELECOMMUNICATIONS INFRASTRUCTURE

With the existing telecommunication networks that are located within the footpath of the surrounding streets, it is expected connections to the development site will be suitable for installation.

Applications to the required Telecommunication Utilities will be required to confirm connection viability and required scope of works, if any, within the public domain.



Typical Chamber Substation Plans & Elevation (Sample only)

5. INFRASTRUCTURE DELIVERY AND STAGING

5.1.1 ELECTRICAL INFRASTRUCTURE

The Electrical infrastructure for the proposed development would require a Level 3 ASP Design and Design Certification by Ausgrid followed by the construction of electrical infrastructure by an ASP1 Contractor. The staging process will likely be as below;

- Reconfirm maximum demand calculations from the electrical consultant and make a formal application to Ausgrid (1 week)
- Ausgrid to assess the application and provide a Design Related Services Offer (2 weeks)
- The developer to appoint a L3 ASP to undertake formal design works (1 week)
- The ASP3 to undertake the high voltage and substation design and submit to Ausgrid for review (28 weeks)
- Ausgrid to certify the design and issue a Connection Offer (1 week)
- Construction of electrical infrastructure and substations (subject to construction programme)
- Commissioning the substation and building electrification

All cost associated with high/low voltage cabling, trenching, substations, Ausgrid network augmentation, application, Ausgrid design certification and construction stage fees to be funded by the developer.

5.1.2 WATER AND WASTEWATER SERVICES INFRASTRUCTURE

Sydney water will require a water services coordinator (WSC) to complete a section 73 application followed by any Design and construction of hydraulic infrastructure. This can only commence once the SSDA notice of determination is Received. The process will likely be as below;

Step 1 – Engage a Water Servicing Co-ordinator for electronic processing. - Done

The first step is to select and engage a water servicing co-ordinator who is licenced by Sydney Water to lodge the Application. A co-ordinator can also undertake the project management, design and construction of any required Works. The co-ordinator will communicate with Sydney Water through the certification process.

Step 2 – Receive Notice of Requirements. - Done

You will receive a Notice of Requirements from your Co-ordinator specifying what you need to do to obtain your Certificate. The Notice will be based on an assessment of your proposal and its impact on Sydney Water's systems. It will specify:

Works needed to ensure each lot in the development has a frontage to a water main and a connection point to a sewer main (private water/sewer service lines in easements or joint service arrangements are not acceptable).

Any other requirements such as amplification or adjustment of the system or building over sewer protection.

Step 3 – Pay charges and build works

Developer charges: Developer charges are a contribution toward Sydney Water's water and sewer headworks and major works. These charges recover your share of Sydney Water's costs in servicing the area of your development. Charges for a development can amount to thousands of dollars, depending on the size and location of the project. Charges will be given either in your Notice of Requirements letter (Step 2), in the Job Specific Letter (design approval), or at Transfer of Ownership stage (transferring sewer/water works to Sydney Water at finalisation).

Contract administration fees

Reticulation recovery fees (your contribution towards reticulation works benefiting your development already provided by Sydney Water or another developer).

You must engage a licensed Co-ordinator to facilitate the design and construction of the works at your cost. You may choose to use the Co-ordinator who lodged your application. You must sign the agreement/deed covering the works included with your Notice and return both copies to Sydney Water through your Co-ordinator.

Your Co-ordinator then project manages the works. Once the works are completed satisfactorily, they are taken over as part of the Sydney Water system. If works affect adjacent properties, you or your Co-ordinator can negotiate access (additional fees apply if you want your WSC to do this for you). You may need to pay compensation and/or look at ways to minimise impact. Allow considerable time for this process.

Step 4 – Receive Section 73 Certificate

Once all requirements have been met, Sydney Water will issue a Section 73 Certificate to the Co-ordinator. This can then be provided to the PCA/Council.

The Notice of Requirements is generally issued to the Co-ordinator within 60 business days of Sydney Water receiving the application (may be longer if the development is complex). If works need to be built, certification will depend on how long the works take to be constructed and taken over by Sydney Water.

Sydney Water are reintroducing infrastructure contributions 1 July 2024. They will be capped at 25 per cent of the full charge in 2024-25 and 50 per cent in 2025-26, with full contributions from 1 July 2026, in line with a transition plan approved by the NSW Government.

5.1.3 GAS INFRASTRUCTURE

The development fronts existing gas infrastructure therefore the proposed development is not expected to have augmentation works for connection. The staging process will likely be as below;

- Make application to Jemena – Done
- Sign up with energy retailer
- Design and documentation undertaken as part of the building design process
- Service provider to review and approve for construction (6-8 weeks)
- Construction and connection of infrastructure (subject to construction programme). The gas services within the property need to be installed and tested prior to connection.
- Commissioning the gas equipment

All cost associated with application, and construction stage fees to be funded by the developer.

5.1.4 TELECOMMUNICATIONS INFRASTRUCTURE

Given that the development is surrounded by existing communications service provider's infrastructure, the proposed development is not expected to have major augmentation works for connectivity to the communications network. The staging process will likely be as below;

- Make application to service provider to register the development (1 week)
- Obtain registration letter from service provider
- Design and documentation of cabling and conduits pathway (4 weeks)
- Service provider to review and approve for construction (4 week)
- Construction of communications pathway infrastructure (subject to construction programme)
- Commissioning the communications equipment

Cost associated with communications systems, application, and construction fees to be funded by the developer.

6. MITIGATION MEASURES

The following mitigation measures to be implemented in the future, post-SSDA lodgement, include:

- Lodgement of gas application with Jemena via the online portal, which will confirm the suitability of the gas connection point in Osmund Lane
- Lodgement of a new Section 73 Application with Sydney Water (current NOR for Case 203215 expired)
- Lodgement / coordination of an Ausgrid ASP3 substation design package to achieve Ausgrid certification approvals for construction.
- Engage a Level 3 Accredited Service Provider (ASP3) designer to undertake the ASP3 Ausgrid Contestable Designs to achieve certification approvals from Ausgrid to allow construction of services.
- Lodgement of an NBN/Telstra Connection Application to establish new telecommunication lead-in for the development

6.1 MITIGATION UNDERTAKEN

Lodgement of the Section 73 application was done with Sydney Water and Notice of Requirements obtained as shown in Appendix A. This NOR is expired however it serves as guidance for what is required for the project to move forward.

7. CONCLUSION

This Infrastructure Delivery Management and Staging demonstrates that the respective service provided have been consulted as part of the SSDA and:

- The impacts of the development on existing infrastructure and service provider assets surrounding the sites have been considered.
- Any infrastructure required on-site and off-site to facilitate the development and any arrangements to ensure that the upgrades will be implemented on time and be maintained.
- Staging for the delivery of infrastructure as noted in this report.
- Infrastructure requirements will be coordinated with the respective service providers, post SSDA approval, after the formal applications being lodged.
- Any required funding of infrastructure will need to be confirmed with the respective service providers, post SSDA approval, after the formal applications being lodged.

8. APPENDIX A – SYDNEY WATER NOTICE OF REQUIREMENTS



Case No. 203215

January 18, 2023

Westgate Bondi Junction Pty Ltd
c/ - ROSE ATKINS RIMMER

Notice of requirements SECTION 73 SUBDIVIDER/COMPLIANCE CERTIFICATE (Sydney Water Act 1994, Part 6, Division 9)

Developer: Westgate Bondi Junction Pty Ltd
Your reference: 92/27712
Development: (Lot 10, 11, 12 & 13 DP260116 - Lot 16 DP68010 – Lot 1 DP79947 – Lot 1 DP708295- Lot CP DP34942), Nos. 194 to 214 Oxford St & 2 Nelson St, Bondi Junction
Development Description: Demolition of existing structures; construction of a Shop Top Housing Development, comprising ground floor Retail, 10 Floors of Residential Apartments across two Buildings (known as Oxford St Tower and Nelson St Tower) and four levels of Basement Parking; and associated Planning Agreement for Public Domain works. PAN-148947
Council Consent No: DA-400/2021 by Waverley Council of August 18, 2022
Your application date: December 7, 2022

Dear Applicant

We've assessed your application for a Section 73 Compliance Certificate for the development shown above. Before we can issue the Certificate, you must meet our requirements set in this notice.

You have until **January 18, 2024** to accept our requirements, have your deeds executed, design endorsed and have a construction commencement notice (CCN) submitted. If you don't, you'll have to reapply and pay another application fee and you'll receive another notice. The notice may change, and you may have new requirements.

Your Water Servicing Coordinator (WSC) will be your point of contact with us. They can answer questions you might have on our developer process and charges, or you can visit our websites [Plumbing, building & developing](#) page. We also have a [Developer application progress](#) so you can see the status of your application, just enter your case number and your email address, you'll receive a response right away.

Sydney Water Corporation ABN 49 776 225 038

1 Smith St Parramatta 2150 | PO Box 399 Parramatta 2124 | DX 14 Sydney | T 13 20 92 | s

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Case No 203215



What you need to do to get your Section 73 Certificate

Summary

You'll need to do the following:

1. Engage a Water Servicing Coordinator (WSC) before you sign the enclosed Developer Works Deed.
2. Sign both the original copies of the enclosed Developer Works Deed.
3. After you have signed the Deeds, build the required sewer works at your cost.
4. Meet any ancillary requirements detailed in section 4.
5. Have your building plans approved because what you are building may be over or near our pipes and we need to check your property building plans. Excavation and building works cannot commence until you have approval. Your WSC can tell you more about this and help with the approval
6. Sign the enclosed Undertaking for multi-level individual metering.

Other things you might have to do:

There may be other things you might need to do but are not a requirement of the Certificate. You must read these requirements to see if any of them are required as a result of your development. They're detailed at the end of this notice.

Your requirements in detail

1. Water Servicing Coordinator (WSC)

You need to engage your current or another authorised WSC to manage and construct the works that you are required to service your development. If you choose to engage another WSC you need to let us know in **writing**.

You'll find a list of WSC's at [Listed providers](#) page on our website.

Your WSC will give you a quote and information about our costs for services, works and our costs.

2. Developer Works Deed

After you engage a WSC, you must engage other Developer Infrastructure Providers (Providers) to carry out, where needed, the design and construction of the works. They must all have the appropriate capability. Your WSC can assist you.

You and your Providers will need to enter into an agreement with us. To do this you need to sign and lodge **both originals** of the enclosed Developer Works Deed (Deed) with your nominated WSC. You will then need to work with your WSC to have the other Providers sign the Deed.

Before signing the Deed, each party must also read and understand the conditions of the agreement that are set out in the Developer Works Deed – Schedule 1: Standard Terms document. That document as well as information about it are available at [Developer deeds and standard terms \(sydneywater.com.au\)](#) where you can find more about Developer deeds & standard terms.

The Deed and the Standard Terms set out for this development all parties' roles and responsibilities as well as other information.

You must do all the things that we ask you to do in the Deed. This is because your development does not have sewer services and you must construct and pay for the following works extensions under this Deed to provide these services.

3. Water and sewer works

3.1 Water

Your development must have a frontage to a water main that is the right size and can be used for connection.

We've assessed your application and found that:

- **The existing 250mm water main in Oxford St can served the proposed Building A & C. Proposed Building B can be served by the existing 150mm water main in Nelson St.**
- You must have a fitted Sydney Water Meter, that feeds the construction needs of the development throughout the construction of the project.

3.2 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.

We've assessed your application and found that:

- **The existing 225mm Ventline and the 225mm sewer main located within the site is conflicting with the proposed development, the developer is required to adjust/disuse/relocate those SW 'assets, at the Developer expense.** The terms of the Deed define this extension as 'Major Works'. **Your WSC can provide more information about this.**
- **The above requirements are based on information provided by your Water Servicing Coordinator.**
- **Further information can be provided at the Design stage, only**
- WSC must refer to the SW's Ventshaft Guidelines prior work commence.
- Because your development requires adjustment/deviation of a "live" wastewater main you must work with your WSC to ensure that:
 - Your Building Plans are approved prior to temporary pipework and excavation
 - You submit your temporary pipework design (if required) with your permanent wastewater deviation design for approval
 - Accept in writing to bonding conditions that will be provided in the Bond Agreement
 - Submit your Bond and signed Bond Agreement

- Submit the Construction Commencement Notice for construction of the temporary pipework
- Have your temporary pipework constructed by a listed provider, and then
- Complete your permanent deviation works.

4. Ancillary matters

4.1 Flow Management and Isolation of our assets

The above works are constructed with a connection/cut-in to our water, wastewater, or stormwater assets. To ensure it complies with Occupational and Safety and Environment legislation, you can talk to your WSC about the timely submission to us of a request for flow management and asset isolation requirements.

4.2 Asset adjustments

After we've issued this Notice (and more detailed designs are available), we might require the watermain/sewer main/stormwater located in the footway/your property be adjusted/deviated. If this happens, you'll 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**.

We need to see the completed designs for the work, and you'll have to lodge a security. The security will be refunded once the work is completed.

4.3 Entry onto neighbouring property

If you need to enter a neighbouring property, you must have written permission from all relevant property owners and tenants. You'll have to use our **Permission to enter' form(s)** for this. You can get copies of these from your WSC. They can also negotiate on your behalf to obtain permission. Please address all items on the form(s) including payment of compensation and whether there are other ways of designing and constructing that could avoid or reduce impacts on neighbouring properties. You're responsible for all costs of mediation involved in resolving any disputes that may occur. You need to allow enough time in case there are entry issues that need to be resolved.

4.4 Costs

Construction of these works means you'll have to pay project management, survey, design and construction costs directly to your providers. Additional costs payable to us might include:

- Design and construction audit fees
- Contract administration, operational area charge (Cut-In, Connection and Chlorination costs can average \$2,800 for each service) and customer redress before you finalise the development

- Creation or alteration of easements
- Additional fees for re-issuing a Notice of Requirements or Advice letter, or for updating the requirements where you have provided additional or amended information regarding your development
- Additional fees for reviewing alternate servicing option(s) for Minor or Major works
- If we engaged or will engage specialist consultants to review your proposal, we will pass that direct cost back to you as part of the Contract Administration costs. E.g. costs incurred from our Engineering Panel

Note: Payment of any goods and services including customer redress provided by us will be required prior to the issue of the Certificate or applicable a bank guarantee or cash bond.

Your WSC can talk to you about these costs.

5. Approval of your Building Plans

You must have your building plans approved by a WSC **before the Certificate can be issued. In any case, building construction work MUST NOT commence until we have granted approval.** Approval is needed because construction/building works may affect our assets (e.g. water, sewer, and stormwater mains). If our stormwater channel, pipe, or culvert is located within ten (10) metres of your development site your WSC must refer your building plans to us for a detailed review.

Your WSC 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 our assets are located in relation to your proposed building work. Your WSC will then either approve the plans or make requirements to protect those assets before approving the plans
- Possible requirements
- Their Costs
- Timeframes.

If your building plans need to be referred to us for detailed review you'll be required to pay us for the costs associated with the detailed review.

You can also find information about this process (including technical specifications) on our [Plumbing, building & developing](#) page on our website or call us on 13 20 92.

Notes:

- The Certificate will not be issued until the plans have been approved and, if required, our assets are altered or deviated
- You can only remove, deviate, or replace any of our pipes using temporary pipework if you have written approval from us. You must engage your WSC to arrange this approval
- You must obtain our written approval before you do any work on our systems. We'll 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*.

6. Multi-level individual metering requirements

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

1. comply at all times and in all respects with the requirements of our "*Multi-level Individual Metering Guide*". You can find this in the [Meters & metered standpipes](#) page on our website.
2. provide and install plumbing and space for individual metering in accordance with our "*Multi-level Individual Metering Guide*";
3. if and when you implement a strata/ stratum plan (or strata/ stratum subdivide) you must:
 - a. engage an Accredited Metering Supplier ("**AMS**") to provide individual metering in accordance with the "*Multi-level Individual Metering Guide*" and meet the cost of the meters and metering system.
 - b. transfer the meters and metering system to us once the Testing Certificate has been issued by us to the AMS and the AMS has confirmed that payment for the meters and metering system has been paid in full.

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

Visit [Meters & metered standpipes](#) to see the *Multi-level individual metering guide* and find out more.

Other things you need to do

The requirements in this Notice relate only to your development and are not a requirement for the Certificate. There could be other requirements we ask from you. You must read them before you go any further.

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 our sewer main. This work must meet our standards in the Plumbing Code of Australia (the Code) and be done by a licensed drainer. The licensed drainer must arrange for an inspection of the work by a NSW Fair Trading Plumbing Inspection Assurance Services (PIAS) officer. After that officer has looked at the work, the drainer can issue the Certificate of Compliance. The Code requires this.

Soffit Requirements

Please be aware that floor levels must be able to meet our soffit requirements for property connection and drainage.

Requirements for Business Customers for Commercial and Industrial Property Developments

If this property is to be developed for Industrial or Commercial operations, it may need to meet the following requirements:

Trade Wastewater Requirements

If this development is going to generate trade wastewater, the property owner must submit an application requesting permission to discharge trade wastewater to Sydney Water's sewerage system. You must wait for approval of this permit before any business activities can commence.

The permit application should be emailed to Sydney Water's Business Customer Services at businesscustomers@sydneywater.com.au

It is illegal to discharge Trade Wastewater into the Sydney Water sewerage system without permission.

A **Boundary Trap** is required for all developments that discharge trade wastewater where arrestors and special units are installed for trade wastewater pre-treatment.

If the property development is for Industrial operations, the wastewater may discharge into a sewerage area that is subject to wastewater reuse. Find out from Business Customer Services if this is applicable to your development.

Backflow Prevention Requirements

Backflow is when there is unintentional flow of water in the wrong direction from a potentially polluted source into the drinking water supply.

All properties connected to Sydney Water's supply must install a testable **Backflow Prevention Containment Device** appropriate to the property's hazard rating. Property with a high or medium hazard rating must have the backflow prevention containment device tested annually. Properties identified as having a low hazard rating must install a non-testable device, as a minimum.

Separate hydrant and sprinkler fire services on non-residential properties, require the installation of a testable double check detector assembly. The device is to be located at the boundary of the property.

Before you install a backflow prevention device:

1. Get your hydraulic consultant or plumber to check the available water pressure versus the property's required pressure and flow requirements.
2. Conduct a site assessment to confirm the hazard rating of the property and its services. Contact PIAS at NSW Fair Trading on **1300 889 099**.

For installation you will need to engage a licensed plumber with backflow accreditation. Visit www.sydneywater.com.au > [Plumbing, building & developing](#) > Plumbing > Backflow prevention to find a plumber.

Water Efficiency Recommendations

Water is our most precious resource and every customer can play a role in its conservation. By working together with Sydney Water, business customers are able to reduce their water consumption. This will help your business save money, improve productivity and protect the environment.

Some water efficiency measures that can be easily implemented in your business are:

- Install water efficiency fixtures to help increase your water efficiency. Visit www.waterrating.gov.au/ to take you to the WELS (Water Efficiency Labelling and Standards (WELS) Scheme
- Consider installing rainwater tanks to capture rainwater runoff, and reusing it, where cost effective. Visit www.sydneywater.com.au > [Plumbing, building & developing](#) > Plumbing > Rainwater *tanks*
- Install water-monitoring devices on your meter to identify water usage patterns and leaks.
- Develop a water efficiency plan for your business.

It is cheaper to install water efficiency appliances while you are developing than retrofitting them later.

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 our system to provide that flow in an emergency. Sydney Water's Operating Licence directs that our 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 [Sydney Water Tap in](#)™ and may be of some assistance when defining the fire fighting system. The Statement of Available pressure may advise flow limits that relate to system capacity or diameter of the main and pressure limits according to pressure

management initiatives. If mains are required for fire fighting purposes, the mains shall be arranged through the water main extension process and not the Section 73 process.

Large Water Service Connection

A water main are 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 [Sydney Water Tap in](#)™. 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 us
- a pump application form (if a pump is required)
- all pump details (if a pump is required).

You'll have to pay an application fee.

We don't consider whether a water main is adequate for fire fighting purposes for your development. We can't guarantee that this water supply will meet your Council's fire fighting requirements. The Council and your hydraulic consultant can help.

Disused Water Service Sealing

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

Other fees and requirements

We may be involved in other aspects of your development and there will be other fees and requirements. These include:

- the installation of backflow prevention devices, your plumber will advise you about this,
- trade waste requirements
- large water connections and
- Council firefighting requirements (it will help you if you know what the firefighting requirements are for your development as soon as possible, your hydraulic consultant can help you with this).

END OF NOTICE

9. APPENDIX B – JEMENA CORRESPONDENCE

RE: Feasibility of Gas Connection for 194 – 214 Oxford St, Bondi



Neale Hilton <neale.hilton@jemena.com.au>

To Diego Montelvere



Reply

Reply All

Forward




Thu 6/03/2025 12:03 PM

That's what they have aimed for but still waiting for an application.

neale.hilton@jemena.com.au | www.jemena.com.au

For all connection and meter delivery enquiries please use the Jemena Contact Centre on 1300 137 078



We're building a better way to connect.
From March 2025 we will be changing how we accept Leak Test Notices and Site Ready Photos for all new connections.

[CLICK HERE](#)

Neale Hilton

Network Development Specialist –
Residential Medium Density/High Rise

Jemena

Level 10, 99 Walker Street, North Sydney, NSW 2060
M 0402 060 151

From: Diego Montelvere <Diego@jhaengineers.com.au>

Sent: Thursday, 6 March 2025 10:12 AM

To: Neale Hilton <neale.hilton@jemena.com.au>

Subject: RE: Feasibility of Gas Connection for 194 – 214 Oxford St, Bondi

WARNING: This email originated from outside of the organisation. Do **not** click links or open attachments unless you recognise the sender and are expecting the content or attachment from the sender.

Hi Neale,

I am only dealing with the external infrastructure and was not aware that Michael at Greenarrow has already contacted you. If that is the case, then can I assume that the 32mm, 210kPa main in Osmun Lane is adequately sized to cater for the proposed development.

Thanks for your assistance.

Regards

Diego Montelvere

Director