

60 Charlotte Street, Clemton Park

Utilities Investigation Report



Date: September 2008

Report No: 5001-AA001875

Hyder Consulting Pty Ltd

ABN 76 104 485 289

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60 Charlotte Street, Clemton Park

Utilities Investigation Report

Author: Michael Guinane

A handwritten signature in black ink, appearing to read 'Michael Guinane'.

Checker: Greg Ives

A handwritten signature in blue ink, appearing to read 'Greg Ives'.

Approver: Stephen Taylor

A handwritten signature in blue ink, appearing to read 'Greg Ives'.

Report no: 5001-AA001875

Revision 02

Date: September 2008

This report has been prepared for Davids Group in accordance with the terms and conditions of appointment for Utilities Investigation Report. Hyder Consulting Pty Ltd (ABN 76 104 485 289) cannot accept any responsibility for any use of or reliance on the contents of this report by any third party.

This report is based upon a desktop review and relies upon information supplied by utility providers and Council. To the extent that the report incorporates such material, Hyder takes no responsibility for any loss or damage caused by any error or omission arising from reliance on it.

Please note that utility providers reserve the right to change their decision in relation to network deployment within the development without prior notice. Additionally it is our experience that utility providers will not reserve capacity. For this reason, they operate on a first come first serve basis.

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1 Introduction

Hyder has been commissioned to undertake a utilities investigation report to identify the serviceability of a site at Clemton Park where currently exists the Sunbeam Factory/Warehouse. The site is surrounded by Harp St, Charlotte St, Viking St, Troy/Sunbeam Ln. The site is to be redeveloped to include a mixed use commercial/industrial and residential units.

This report details the following civil infrastructure items:

General Services:

- Locations of existing utilities and the likely connection points to supply the site
- Potential service upgrades required to ensure adequate capacity for the site
- Letters/correspondence confirming availability of supply

2 General Services

The following asset owners are located within the vicinity of the site and/or surrounding road reserves:

- Sewer - Sydney Water
- Water - Sydney Water
- Gas - Agility
- Electrical - Energy Australia
- Telecommunications - Telstra

2.1 Sewer

The site forms part of the South Western Suburbs Ocean Outfall System (SWSOOS). Sewer Infrastructure in the area consists of:

- 225mm diameter SGW sewer main running north/south from Troy Street to Alfred Street. This main currently crosses through the proposed development parallel to the existing Sydney Water 'minor' Channel. Refer attached SKC002 in Appendix A. It is planned to realign this main with the proposed New Alfred Street. (*The relocation of this main will form part of a detailed design and will be subject to separate approvals*);
- 525mm diameter concrete sewer carrier running west/east along the southern extent of the development. This main is within an easement that runs parallel to the existing Sydney Water 'main' channel. Refer attached SKC002 in Appendix A.

A feasibility application has been submitted to Sydney Water and is assigned the case number 112942. The formal response received on 26 September 2008 identifies the below conditions:

Preliminary investigations have revealed that the DN525 sewer (SO 46580) adjoining the southern boundary of the site, the DN225 sewer located along the eastern boundary of the site and the DN225 SGW sewer located within the site and close to an existing stormwater channel are all available for connection. As a guide only and again, based on the limited information provided with this application, either of the DN225 sewers have capacity to cater for only up to 60% of the proposed development's sewer discharge. The attached sketch in Appendix C identifies potential connection points.

DSP charges are applicable and will be levied by Sydney Water based on Pure Net Hectare (which approximately equates to developable area). The DSP charges for the site are additional to the cost of the external reticulation works. The site is located within the SWS00S wastewater system. Developer Servicing Plan (DSP) charges as advertised on Sydney Water website for this area have been revised to \$0.00 per Pure Net Hectare for residential, commercial and industrial.

Sydney Water planners have advised that the charges are under review by Independent Pricing and Regulatory Tribunal (IPART) and are subject to change. Sydney Water will only provide advice on DSP charges upon lodgement of more detailed subdivision and development plans showing lot areas for residential developments and proposed flows for commercial, industrial and special uses developments within the subject site.

The above charges are available online

<http://www.sydneywater.com.au/BuildingDevelopingandPlumbing/DevelopingYourLand/DeveloperServicingPlans.cfm> and are based on the 2005/06 financial year. The final charges will be subject to an annual adjustment in line with movements in the consumer price index and require confirmation from Sydney Water. Refer Appendix D for extract of applicable charges.

2.2 Water

The site is located within the Southern Suburbs water supply system. Water Infrastructure in the area consists of:

- 100mm diameter Cast Iron Cement Lined (CICL) main running along the eastern side of Wade Street. Refer attached SKC003 in Appendix A;
- 100mm diameter CICL main running along the eastern side of Troy Street. Refer attached SKC003 in Appendix A;
- 150mm diameter private main running along the eastern side of Troy Street. Refer attached SKC003 in Appendix A.
- 150mm diameter CICL main running along the eastern side of Charlotte Street. Refer attached SKC003 in Appendix A;
- 100mm diameter CICL main running along Alfred Street. Refer attached SKC003 in Appendix A;
- 450mm and 2 x 150mm CICL mains running along Canterbury Road. Refer attached SKC003 in Appendix A.

A feasibility application has been submitted to Sydney Water and is assigned the case number 112942. The formal response received on 26 September 2008 identifies the below conditions:

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

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

DSP charges are applicable and will be levied by Sydney Water based on Pure Net Hectare (which approximately equates to developable area). The DSP charges for the site are additional to the cost of the external reticulation works. The site is located within the Southern Suburbs water system, Developer Servicing Plan (DSP) charges as advertised on Sydney Water website for this area have been revised to \$0.00 per Pure Net Hectare for residential, commercial and industrial. Developer Servicing Plan (DSP) charges for this area have been revised to \$0.00 per Pure Net Hectare for residential, commercial and industrial.

Sydney Water planners have advised that the charges are under review by Independent Pricing and Regulatory Tribunal (IPART) and are subject to change. Sydney Water will only provide advice on DSP charges upon lodgement of more detailed subdivision and development plans showing lot areas for residential developments and proposed demand for commercial, industrial and special uses developments within the subject site.

The above charges are available online

<http://www.sydneywater.com.au/BuildingDevelopingandPlumbing/DevelopingYourLand/DeveloperServicingPlans.cfm> and are based on the 2005/06 financial year. The final charges will be subject to an annual adjustment in line with movements in the consumer price index and require confirmation from Sydney Water. Refer Appendix D for extract of applicable charges.

2.3 Gas

Existing gas network in the area consists of:

- 150mm (1050KPa - High Pressure) Secondary main in Harp Street; (current connection);
- 75mm (210KPa - Medium Pressure) main in Harp and Alfred Street;
- 75-50mm (low pressure) mains in Charlotte, Troy, Wade and Viking St. (not available for connection).

Elina Peters from Jemena (formally Alinta) Assets Management has indicated via email on 26 August 2008 that, depending on the final load; both high pressure and medium pressure gas supply can be made available to the site via the surrounding road network. This may require reinforcements to the existing network.

Jemena can provide associated costs once actual loads and consumers are identified. Subject to final demand Jemena may fund connection through a commercial arrangement.

2.4 Electricity

Garry Verran from Energy Australia Planning has indicated via email on 16 September 2008 that; based on an approximate load of 6-7MVA there is currently capacity within the Campsie Zone Substation. The development will require approximately 500m of 11KV underground feeder from Campsie Zone substation to the site. Refer attached SKC005 in Appendix A.

Electrical infrastructure in the area consists of:

- Underground cables located in Charlotte Street, Harp Street and Alfred Street. Refer attached SKC005 in Appendix A.
- Substation located on the corner of Alfred Street and Harp Street. Refer attached SKC005 in Appendix A.

The developer will be required to supply the distribution kiosk/substation, low voltage distribution cables and street lighting. The cost and method of supply for the development will depend on the final electrical load requirement. An application for Load Connection should be submitted to Energy Australia prior to making any financial commitments.

2.5 Telecommunications

Telecommunications Infrastructure in the area consists of:

- Optical fibre running along Canterbury Road. Refer attached SKC006 in Appendix A;
- Local cable running along Wade, Troy, Charlotte, Harp and Alfred Street. Local cable currently services the sunbeam warehouse from Troy Street. Refer attached SKC006 in Appendix A.

Soadad Doureihi from Telstra Area Planning has indicated via email on 26 August 2008 that, there will be sufficient telephony services at this development provided that the developer gives ample notice to Telstra regarding timeframes, number of living & commercial units, and road changes, etc.

Further discussions regarding details for network expansion are encouraged once detailed planning for the development is in progress. Telstra has been informed of this development through the Telstra Smart Community website: <http://www.telstrasmartcommunity.com>.

Telstra will investigate capacity within the road reserves directly adjacent the site once the development has already commenced construction and they understand the specific number of services required and when these services are actually required to be delivered to this site. Route layout will be determined once Telstra receives stamped approved Development Application plans.

Telstra are obliged to supply telephony to new developments under a shared cost arrangement. In general, costs for the developer will be in providing and backfilling a lead-in trench from the network boundary point (on the property boundary) to the site to be serviced. One lead-in will be provided for the site to a Main Distribution Frame (MDF) and cabling beyond this point will be the responsibility of the developer.

3 Conclusion

Based on the responses from the utility providers; Sewer, Water, Gas, Electrical and Telecommunications supply can be made available to the site subject to the noted conditions, including extensions of the of existing networks as discussed in the body of this report.

Detailed design by accredited designers of the extensions and reticulation within the site will be required prior to construction.

Appendix A

Drawings

SKC001 - Locality Plan

SKC002 - Sewer Plan

SKC003 - Water Plan

SKC004 - Gas Plan

SKC005 - Electricity Plan

SKC006 - Telstra Plan

Appendix B

Photographs



Photograph B.001 - Wade Street



Photograph B.002 - Sunbeam Lane



Photograph B.003 - Troy Street



Photograph B.004 - Troy Lane



Photograph B.005 - Charlotte Street



Photograph B.006 - Harp Street



Photograph B.007 - Alfred Street



Photograph B.008 - Sunbeam Site



Photograph B.009 - Troy Street access



Photograph B.010 - Harp Street access

Appendix C

Correspondence

Sydney Water Correspondence [1 page(s)]

Alinta Correspondence [1 page(s)]

Energy Australia Correspondence [3 page(s)]

Telstra Correspondence [1 page(s)]

Sydney Water



Case Number: **112942**

26th September 2008

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

3.1.1 FEASIBILITY LETTER

Developer: Hyder Consulting Pty Ltd.

Your Reference: 08154.

Development: Lot A DP 431356 and Lot 1 DP 721721 (No: 60)
Charlotte Street, Clemton Park.

Development Description: Redevelopment of the existing Sunbeam
Factory/Warehouse into a mixed Commercial/Residential
and Industrial development.

Your Application date: 27th August 2008.

Dear Applicant,

This Feasibility Letter (Letter) is a guide only. It provides general information about what Sydney Water's requirements could be if you applied to us for a Section 73 Certificate (Certificate) for your proposed development. **The information is accurate at today's date only.**

If you obtain development consent for that development from your consent authority (this is usually your local Council) they will require you to apply to us for a Section 73 Certificate. You will need to submit a new application (and pay another application fee) to us for that Certificate by using your current or another Water Servicing Coordinator (Coordinator).

Sydney Water will then send you either a:

- Notice of Requirements (Notice) and Works Agreement (Agreement); or
- Certificate.

These documents will be the definitive statement of Sydney Water's requirements.

There may be changes in Sydney Water's requirements between the issue dates of this Letter and the Notice or Certificate. The changes may be:

1. Developer Charges

- (a) Adjustment of charges due to the Consumer Price Index (CPI);
- (b) Adjustment of charges because of a scheduled review by the Independent Pricing and Review Tribunal (IPART). After that review and registration of the new charges, Sydney Water has to apply those charges; or
- (c) If there is rezoning of any land within the development proposal then new charges will apply.

2. Reticulation Recovery Charges

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

3. Changing the Proposed Development

If you change your proposed development, e.g. the development description or the plan/site layout, after today, the requirements in this Letter could change when you submit your new application.

Also, if you decide to do your development in stages then you must submit a new application (and pay another application fee) for each stage.

You have made an application for specific information. Sydney Water's possible requirements are:

Development Servicing Plan Charges

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

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

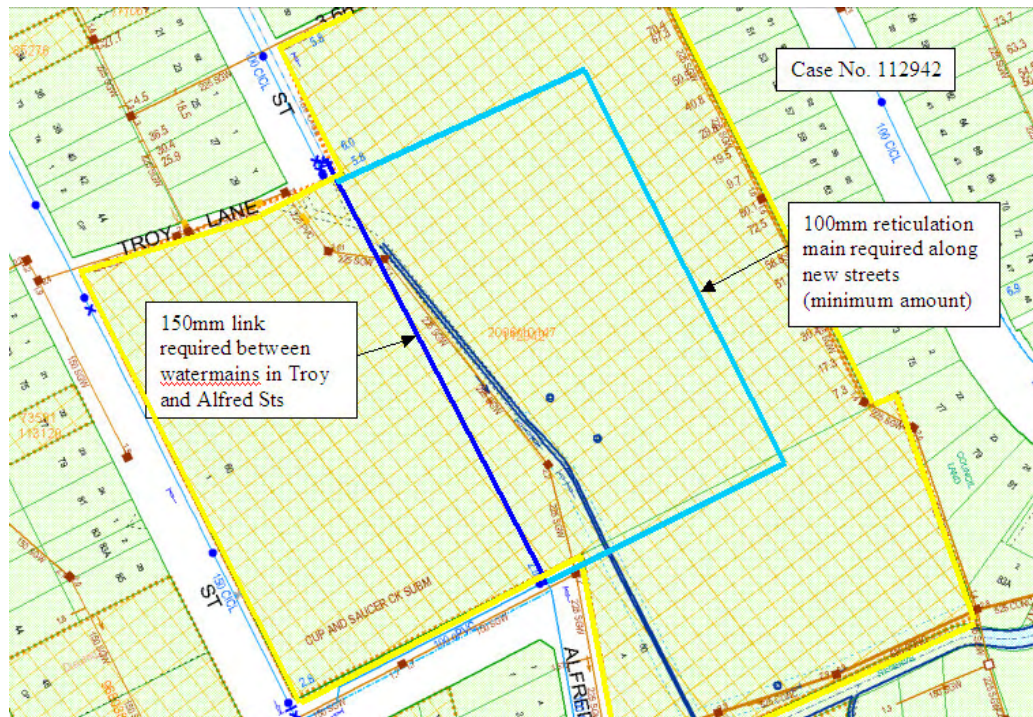
3.1.1.1.1 Drinking Water Facilities

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

The Developer will therefore need to construct a DN150 water main between the DN150 main in Troy Street and the DN100 main in Alfred Street. In addition, DN100 watermain will need to be constructed in New Troy, New Wade and New Harp

Streets. The attached sketch provides an indication of the anticipated minimum scope of work required.

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



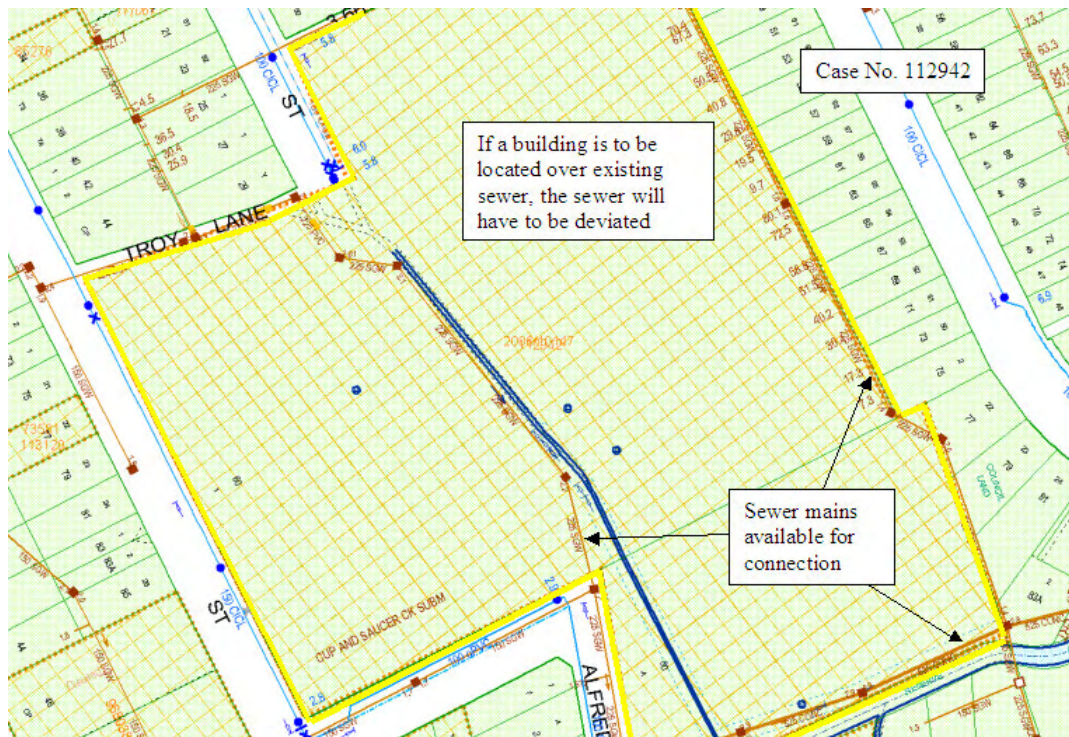
A water main extension from the DN150 main in Charlotte Street is not preferred due to the adverse impact on the pressure available to surrounding properties.

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

Sewer Facilities

Preliminary investigations have revealed that the DN525 sewer (SO 46580) adjoining the southern boundary of the site, the DN225 sewer located along the eastern boundary of the site and the DN225 SGW sewer located within the site and close to an existing stormwater channel are all available for connection. As a guide only and again, based on the limited information provided with this application, either of the DN225 sewers have capacity to cater for only up to 60% of the proposed development’s sewer discharge. The attached sketch may be of some assistance.

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



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

You might also note the following:

- If there is site contamination where any sewer works are required, then a remediation report will need to be submitted.
- If sheet piling adjoining any Sydney Water asset is required, written approval must be obtained from Sydney Water.
- The location of the sewer connection should be at a point at least one (1) meter within the property boundary and the depth of connection must comply with Section 4.6.5 of the "Sewerage Code of Australia – Sydney Water Edition".
- You should refer to Section 6.4 of the Sewer Code for requirements on location of Maintenance Holes. An area of clearance of at least 1m from the outside rim of the Maintenance Hole to a building is to be maintained with available access of at least 1m from a roadway to the Maintenance Hole. Sydney Water requires 24hr access to the Maintenance Holes. Sydney Water does permit the location of Maintenance Holes within habitable areas such as industrial factory floor space.

Alinta

From: Peters, Eliana [mailto:Eliana.Peters@jemena.com.au] **On Behalf Of** Eliana Peters/Jemena@AGL
Sent: Tuesday, 26 August 2008 3:03 PM
To: Michael Guinane
Subject: Re: FW: Clemton Park - Gas

Hi Michael,

Not a problem. It's all correct.

Thanks Elle,

Would you have any issue if in our report I used the following wording.

Depending on the final load; both high pressure and medium pressure gas supply can be made available to the site via the surrounding road network. This may require reinforcements to the existing network. Jemena(Alinta) can provide associated costs once actual loads and consumers are identified. Subject to final demand Jemena may fund connection through a commercial arrangement.

Existing network in the area consists of:

1. 150mm (1050KPa - High Pressure) Secondary main in Harp Street; (current connection)
2. 75mm (210KPa - Medium Pressure) main in Harp and Alfred Street;
3. 75-50mm (low pressure) mains in Charlotte, Troy, Wade and Viking St. (not available for connection).

Kind Regards,

Michael Guinane

BE Civil
Engineer

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Hyder is an international advisory and design consultancy

Please consider the environment - do you really need to print this email?

Energy Australia

From: Garry Verran [mailto:gverran@energy.com.au]
Sent: Tuesday, 16 September 2008 3:36 PM
To: Michael Guinane
Subject: Clemton Park - Electrical Supply

Michael,

I have reviewed your preliminary proposal regarding the electrical serviceability of the site at Clemton Park where the Sunbeam Factory/Warehouse currently exists; as per your approximate load assessment for the redevelopment of 6MVA initial and ultimate future load of 7MVA.

At this stage I provide the following guidance regards the electrical requirements of Energy Australia for the proposed development:

- The development will be contestable.
- Supply will be underground; high voltage, low voltage and street lighting; Public roadway/easement/right of way.
- A new feeder 11KV HV underground feeder would be required from Campsie Zone.
- 6 to 8 type 'KL' or 'KK' type kiosk substations ranging in size from 600KVA to 1500KVA with substation sites provided.
- The preferred feed for services to this precinct will be via a direct distributor to customers main switch board at each precinct.
- Costs to lay cable to Campsie Zone, lay HV & LV cable within development & establishment of substations is at developers cost.

Note: the information is only provided as a preliminary guide and Energy Australia reserves the right to make changes when more accurate details are available for assessing the load requirements of this development; eg number of shops, residences etc.

Please don't hesitate to contact me if you need any more advice.

Regards,
Garry Verran

Engineering Officer – Planning & Negotiations
EnergyAustralia

33-45 Judd Street, Oatley NSW 2223
☎ 02 9585 5991 📠 02 9585 5670 📠 0417 283 560
E-mail : gverran@energy.com.au



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Facsimile

Date: Thursday, 28 August 2008
To: Whom It May Concern

Reference: NS02394
From: Zacharia Dalleh
Electrical Engineer
Business & Infrastructure
Technologies Group

Facsimile no: -
Subject: E-Electricity Supply to Clemton Park
Number of pages: 2

Private and confidential

The information contained in this facsimile is intended for the named recipients only. It may contain privileged and confidential information and if you are not the addressee or the person responsible for delivering this to the addressee, you may not copy, distribute or take action in reliance on it. If you have received this facsimile in error, please notify us immediately by a reversed charge telephone call to +61 2 8907 9000 and return the original to the sender by mail. We will reimburse you for the postage.

Hyder has been commissioned to undertake a due diligence report to identify the serviceability of a site at Clemton Park where the Sunbeam Factory/Warehouse currently exists. The site is surrounded by Harp St, Charlotte St, Viking St, Troy/Sunbeam Ln. The site is to be redeveloped to include a mixed use commercial/industrial and residential units.

We are undertaking a Due diligence investigation to satisfy Director General Requirements of the site (area breakdown attached).

The approximate load for the redevelopment is in the order of 7MVA.

	GFA	VA/m ²	Load (VA)	Allowance for Future Provisions	Total Load (KVA)
Precinct A					
Trade	5,693	100	569300	20%	683
Bulky Goods	13,973	100	1397300	20%	1677
Convenience Retail/Shops	1,840	110	202400	20%	243
Commercial	4,686	100	468600	15%	539
Gvm	1,639	120	196680	20%	236
Precinct B					
Residential	5,907	50	295350	10%	325
Child Care	661	100	66100	15%	76
Precinct C					
Residential	16,921	50	846050	10%	931
Convenience Retail	3,751	100	375100	20%	450
Medical	5,287	75	396525	20%	476
Precinct E					
Residential Senior Living	18,197	50	909850	10%	1001
Precinct F					
Residential	6,570	50	328500	10%	361
Total	85,125		5,051,755		6997

#14400-SPR Reports (E4 Letters/Electricity Supply for Clemton Park.doc

Registered office: Level 5, 141 Walker Street, North Sydney NSW 2060, Australia ABN 76 104 485 289



The calculations above have been based on the general VA/m² as outlined in AS3000:2007. The percentages of future provisions have been calculated according to Energy Australia Network Standard, NS112.

Hyder's role is to:

1. Assess the availability and requirements for supply of services to the precinct, i.e. capacity of existing/surrounding network to supply development (including local & zone substations), likely connection points, timing of likely upgrades if required;
2. Identify existing infrastructure components i.e. Overhead Transmission Lines, Zone substations;
3. Nominate a preferred route layout of services to the precinct;

If you could please respond to the above queries then we can initiate further discussions. We will eventually be taking this through DA then Construction. We will then be making the necessary applications in more detail at the time deemed most appropriate. In the interim our main focus (to address Director General requirements) is to determine if there is adequate capacity in the surrounding network (or if capacity can be made available in a reasonable timeframe) to service the redevelopment.

Find attached site plans regarding the development for your review. If you have any questions regarding the above please feel free to contact me on my contact details below.

Kind regards,



Zacharia Dalleh

Electrical Engineer - Building & Infrastructure Technologies Group
Hyder Consulting Pty Ltd
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Direct: +61 (0)2 8907 9040 | Fax: +61 20 8907 9001
Mobile: 0407 716 683
Web: www.hyderconsulting.com

Telstra

From: Doureihi, Soadad [mailto:Soadad.Doureihi@team.telstra.com]
Sent: Tuesday, 26 August 2008 10:43 AM
To: Michael Guinane
Subject: RE: Clemton Park - Telecommunications

Michael,

As discussed in our meeting today, there will be sufficient telephony services at this development provided that Hyder gives ample notice to Telstra regarding timeframes, number of living & commercial units, and road changes, etc.

Please feel free to contact me in the first instance regarding these details, keeping in mind that the Smart Community website needs populating also.

Thanks

Kind Regards

Soadad Doureihi

Capacity Planner - Sydney Metro South
Forecasting & Area Planning - NSW
Network & Technology
Telstra Operations

Ph: (02) 9397 2051
Fax: (02) 9397 2030

Appendix D

DSP Charges

SWSOOS Wastewater System [1 page(s)]

Southern Suburbs Water System [1 page(s)]

Executive Summary – SWSOOS Wastewater System Developer Charge

In accordance with the Independent Pricing and Regulatory Tribunal's (IPART) Determination No. 9, Sydney Water has revised its existing developer charges and Development Servicing Plans.

This Development Servicing Plan has been prepared for the SWSOOS wastewater system and is currently on public exhibition for a period of 30 working days.

The revised developer charge for the SWSOOS wastewater system is \$0/ET as compared with the existing charge of \$640/ET. Table 1 details the schedule of charges for different development types.

Existing Developer Charge \$2005/06				Revised Developer Charge \$2005/06			
Development	Density		Charge	Development	Density		Charge
Residential				Residential			
	0 - 20	\$/dwell	\$640		0 - 20	\$/dwell	\$0
	>20 - 40	\$/dwell	\$512		21 - 35	\$/dwell	\$0
	>40 - 60	\$/dwell	\$448		36 - 50	\$/dwell	\$0
	>60 - 80	\$/dwell	\$364		51 - 65	\$/dwell	\$0
	>80 - 100	\$/dwell	\$320		66 - 81	\$/dwell	\$0
	>100 - 130	\$/dwell	\$294		82 - 95	\$/dwell	\$0
	>130 - 180	\$/dwell	\$262		96 - 125	\$/dwell	\$0
	> 180	\$/dwell	\$262		126 - 155	\$/dwell	\$0
					> 155	\$/dwell	\$0
Commercial				Commercial			
	Light	\$/PNHa	\$17,280		Light	\$/PNHa	\$0
	Heavy	Assess As Required			Heavy	Assess As Required	
Industrial				Industrial			
	Light	\$/PNHa	\$17,280		Light	\$/PNHa	\$0
	Heavy	Assess As Required			Heavy	Assess As Required	
Other				Other			
		Assess As Required				Assess As Required	

PNHa: Pure Net Hectare, which approximately equates to developable area.

Assess as Required: These charges are determined by assessing the likely demands of each individual development.

Once Sydney Water has considered the submissions received during the public exhibition period, Sydney Water will register the final revised developer charges with IPART prior to the new charges becoming effective.

The final charges will be subject to an annual adjustment in line with movements in the consumer price index. The quantum of each adjustment will be determined by IPART.

Executive Summary – Southern Suburbs Water System Developer Charge

In accordance with the Independent Pricing and Regulatory Tribunal's (IPART) Determination No. 9, Sydney Water has revised its existing developer charges and Development Servicing Plans.

This Development Servicing Plan has been prepared for the Southern Suburbs water system and is currently on public exhibition for a period of 30 working days.

The revised developer charge for the Southern Suburbs water system is \$0/ET as compared with the existing charge of \$950/ET. Table 1 details the schedule of charges for different development types.

Existing Developer Charge \$2005/06				Revised Developer Charge \$2005/06			
Development	Density		Charge	Development	Density		Charge
Residential				Residential			
	0 - 20	\$/dwell	\$950		0 - 20	\$/dwell	\$0
	>20 - 40	\$/dwell	\$570		21 - 35	\$/dwell	\$0
	>40 - 60	\$/dwell	\$418		36 - 50	\$/dwell	\$0
	>60 - 80	\$/dwell	\$351		51 - 65	\$/dwell	\$0
	>80 - 100	\$/dwell	\$323		66 - 81	\$/dwell	\$0
	>100 - 130	\$/dwell	\$294		82 - 95	\$/dwell	\$0
	>130 - 180	\$/dwell	\$266		96 - 125	\$/dwell	\$0
	> 180	\$/dwell	\$266		126 - 155	\$/dwell	\$0
					> 155	\$/dwell	\$0
Commercial				Commercial			
	Light	\$/PNHa	\$15,200		Light	\$/PNHa	\$0
	Heavy	Assess As Required			Heavy	Assess As Required	
Industrial				Industrial			
	Light	\$/PNHa	\$24,700		Light	\$/PNHa	\$0
	Heavy	Assess As Required			Heavy	Assess As Required	
Other				Other			
		Assess As Required				Assess As Required	

PNHa: Pure Net Hectare, which approximately equates to developable area.

Assess as Required: These charges are determined by assessing the likely demands of each individual development.

Once Sydney Water has considered the submissions received during the public exhibition period, Sydney Water will register the final revised developer charges with IPART prior to the new charges becoming effective.

The final charges will be subject to an annual adjustment in line with movements in the consumer price index. The quantum of each adjustment will be determined by IPART.