

23 March 2009

Warren Smith & Partners P/L  
L1, 123 Clarence St  
SYDNEY NSW 2000  
Attn. W. Smith

Dear Warren

**RE: PROPOSED SUBDIVISION OF  
100 MOUNT ST, NTH SYDNEY**

Natural Gas is available adjacent to the above subdivision and could be extended to supply any proposed development at this site depending upon it's commercial viability. It is suggested that connection to this proposal come from the 1050kPa High Pressure natural gas network located on the corner of Mount St and Denison St.

Caution should be exercised when carrying out any road works that may expose the Natural Gas mains existing in this location.

We appreciate the opportunity to be involved in the forward planning of this development and would like to pursue the potential for the connection to the natural gas network.

Thank you for your inquiry. If further information or assistance is required, please do not hesitate to contact me on (02) 9270 4695

Yours faithfully,

*Neale Hilton*

**Neale Hilton**  
**Network Development Manager**

570 George Street  
Sydney NSW 2000

Address all mail to  
51-59 Bridge Rd  
Hornsby NSW 2077



Our Ref: XCC013013

17 April 2009

Laing O'Rourke Australia Construction Pty Ltd  
PO BOX 1505  
NORTH SYDNEY NSW 2060

Attention: Perry Milledge

**PROJECT XCC013013: ELECTRICITY SUPPLY TO DEVELOPMENT AT 86-100 MOUNT ST,  
NORTH SYDNEY**

I refer to our previous letter of 3 April 2009 letter and subsequent correspondence with Matt Magraith of Aurecon regarding supply to the above development. This letter supersedes any previous advice.

Based on the information provided, it will be necessary to establish a new chamber substation on the premises in order to meet the anticipated supply requirements. The existing substation number S6063 is not suitable to supply the anticipated load and is to be decommissioned prior to the site being demolished. The decommissioning project will be treated as a separate project, the details of which are outlined in a separate letter.

**Substation Configuration and Sizing**

Based on your 4400A/phase maximum demand, a suburban chamber type substation or, as we have discussed with Aurecon, upper level substation will need to be established on site. The substation would be equipped with 3x1500kVA transformers in a "firm" configuration, providing approximately 4,400 Amp/phase "firm" capacity. The exact capacity of the substation will be determined in the design phase and will be dependant on a detailed engineering analysis of the network.

Upper level substations require "dry type" transformers, and the customer is required to fund the additional costs relating to the installation of dry type transformers. Currently this cost is approximately \$30,000 per transformer, however, this is subject to change and the exact figure will be quoted once the design is certified. This cost is in addition to all other charges in relation to the project.

I note that your original letter outlined a requirement for 2 x1500kVA "non-firm" capacity, however the rated output of this configuration is only approx 3,320 Amp/phase due to EnergyAustralia's protection requirements.

Further, "non-firm" rated substations are subject to yearly interruption or supply restrictions during business hours for maintenance purposes. EnergyAustralia would require an

agreement to this arrangement should a non-firm supply ultimately be installed. Non-firm supplies are also subject to load restrictions upon failure of a single substation supply component.

Should the ultimate substation load requirement be more than the “firm” capacity of a 3x1500kVA upper level or suburban chamber substation, a second substation would be required, as the capacity of a 3x1500kVA substation is restricted to ~4400Amps/phase by our protection requirements.

Your requirement for number, type (busbar or cable) and sizing of low voltage supplies to the premises will need to be advised to EnergyAustralia for inclusion in Design documents. Refer to our Network Standard NS114 *Electrical Design and Construction Standards for Chamber Type Substations* section 12.3.3

The point of connection of the substation to our high voltage network will be advised in the Design Information. Unless otherwise advised, EnergyAustralia assumes that your preferred point of entry of high voltage into the substation is along the Spring St frontage.

### **EnergyAustralia Network Impact**

The existing substation S6063 supplies other network customers in other areas of North Sydney. As part of the substation decommissioning, the network must be augmented to continue the supply the network customer load. Details of this requirement will be included in the design information for the substation S6063 decommissioning.

### **Site Selection**

The customer is to provide a suitable site for a chamber type substation for the provision of EnergyAustralia’s substation equipment. The proposed chamber type substation site must strictly comply with, the following EnergyAustralia's Network Standards and their amendments:

- “NS 0113 - Site Selection and Civil Design Standards for Chamber Type Substation”,
- “NS 0114 - Electrical Design and Construction Standards for Chamber Type Substations,
- “NS 0115 - Electrical Construction Standards for Chamber Type Substations,
- “NS 0116 - Design Standards for Distribution Earthing.
- “NS 0149 - Drawing Content for Chamber Type Substations, Control Points, Risers and Ductlines.

Chamber type substation layout plans are to be individually designed by an ASP/3 and in conjunction with your architect at the customer’s cost. Enquiries about substation design should be directed to your Level 3 ASP, not EnergyAustralia. The customer is also responsible for the carrying out and funding of the substation building works.

### **Leases and Easements**

Note that we will require the registered landowner/s of the property to enter into a lease/easement agreement for the new substation site before the substation equipment can be placed on site.

To cater for the possibility that the lease and/or easement may not be registered prior to the electrification of the connection it is necessary for the landowner to enter into a Deeds of Agreement (DoA), to ensure the granting and registration of the lease and/or easement at the earliest practicable time.

It is a condition of supply to the premises that the DoA be completed and it is the responsibility of the Developer to arrange for its completion.

## Contestability

As the substation will be dedicated to supplying the premises, and in accordance with ES8, the works are to be funded by the customer and are deemed **contestable**. Accordingly your Level 3 Accredited Service Provider (ASP/3) is to carry out the Electrical Reticulation Design and Level 1 Accredited Service Provider (ASP/1) is to carry out the electrical construction works for the new substation. Our document ES10 *Requirements for Electricity Connection to Developments* explains the contestable process and requirements.

## Fees and Charges

EnergyAustralia requires the customer to bear the design and construction costs of the new electricity distribution assets that are specifically needed to provide an electricity network connection for the customers' specified development. IPART has defined the method by which we set our charges. There are two types of services related to the connection of installations to our network, which the customer will be charged. These services are designated as **contestable** and **monopoly** services.

The charges to be borne by the customer for a contestable project include:

- **Monopoly Services** fees required to be paid by the customer to cover EnergyAustralia's costs for performing Monopoly Services as set out in EnergyAustralia's document ES5
- **Contestable** Electrical Reticulation Design fee charged by your ASP/3 designer,
- **Contestable** Electrical Reticulation Work cost charged by your ASP/1 provider.
- **Irrecoverable material costs**

## Fees for Monopoly Services

EnergyAustralia's up-front Monopoly Fees for services associated with the establishment of the chamber substation for this development are as follows:

### For a 3x1500KVA Transformer Chamber

Design Information Fee	\$3,555.20
Design Certification Fee	\$2,508.00
Inspection Fee for ASP Level 1 work	\$4,158.00
Clerk of Works Inspection Fee (Substation Civil Works)	\$1,386.00
Access Permit Fee	\$1,028.50
Substation Commissioning Fee	\$6,121.50
Administrative Overhead Charge	\$336.60

<b>TOTAL</b>	<b>\$19,093.80</b> <b>(GST inclusive)</b>
--------------	--

If EnergyAustralia is required to provide Monopoly Services in addition to those above, additional Monopoly Fees will be payable.

## Electrical Reticulation Design

The Electrical Reticulation Design works are **contestable** and are to be carried out by your suitably qualified ASP/3, who will charge you a design fee.

The design for the installation of the new substation shall include the preparation of the cable laying plans, site plans and construction information. The design is to be based on the *Design Information*, which EnergyAustralia will prepare and forward to you or your chosen ASP/3 designer upon payment of the Monopoly Fees in full. Note that the Electrical Reticulation

Design does not include design of the customer's installation (i.e. consumer's mains, main switchboards, sub mains, distribution boards, etc).

### **Substation Chamber Equipment Layout Design**

The Substation Equipment Layout Design is a separate requirement to the Electrical Reticulation Design above. This design shows the layout of the substation's electrical equipment and civil structures. This design is contestable and is to be carried out by your ASP/3

Upon completion the electrical reticulation and substation layout designs by your chosen ASP/3(s), must be submitted to EnergyAustralia for Design Certification.

### **Electrical Reticulation Works**

The Electrical Works are **contestable** and are to be carried out by your suitably qualified ASP/1 and executed in accordance with the certified design plans. The Electrical Works are the *connection works* associated with supply to the development. EnergyAustralia's Network Inspectors will inspect the in-progress and completed works to verify compliance with the certified design and with EnergyAustralia's Network Standards.

The portion of Electrical Reticulation Works costs that the Developer is required to bear are detailed in EnergyAustralia's document *ES10, Section 3 - Cost of Connection Works*.

In this case it is anticipated that the Developer is responsible for the following types of costs:

- Civil / Structural works, labour cost associated in establishing the substation,
- The "E-type" Low Voltage Switchboard,
- Materials in the substation which cannot be economically recovered and reused, eg. fuses & earthing
- Labour cost of constructing and equipping substation(s)
- Labour and materials costs of installing the dedicated high voltage (HV) cables from the nominated *linkage point* to the proposed substation. Please note that the linkage point is the point where 'shared' assets stop and 'dedicated' assets begin, and will be nominated in the Design Information.
- All costs of installing consumer mains from the substation to the customers main switchboard
- All costs of metering and service equipment
- Building costs
- Assets in excess of those EnergyAustralia determines as being adequate to supply the premises

EnergyAustralia will generally fund:

- The cost of materials in the substation which can be economically recovered and reused (ie transformer & RMI-CB).
- Protection equipment
- The cost of all assets classed as 'shared' or 'augmentation' assets according to the IPART Determination and EnergyAustralia's document ES8.

### **ES9 Agreement**

There are contractual arrangements that must be in place before any contestable designs for any stages of the project are certified. This contractual arrangement is known as the "ES9 Agreement for Connection of Developments". A separate ES9 agreement will be established for each stage of the works at the site (ie decommissioning, temporary and permanent supplies).

Under this ES9 agreement we will require you to lodge a warranty bond to be held for three years against the satisfactory performance of the works carried out by your Level 1 ASP.

The ES9 agreement will also require you to establish, if necessary, suitable easements/leases and access arrangements over the title of the land.

### **Customer Installation**

Your attention should be drawn to Appendix D - *Reducing the Risk of Arcing Faults in Customer's Installations* in Network Standard (NS) 114 *Electrical Design and Construction Standards for Chamber Type Substations*. Your installation must comply with this clause, and you must show how you intend to do so.

A Service Protective Device is to be installed on the customer's property by an electrical contractor at the customer's cost, as required in the Service and Installation Rules of New South Wales (October 2006).

### **Validity**

The proposed supply arrangements as stated in this letter are valid for a period of 6 months from the date of this letter. Due to the regular changes in EnergyAustralia's supply network, re-confirmation of supply arrangements should be sought if you do not proceed with the supply within this time period.

### **General**

A list of Accredited Service Providers is available from the Department of Fair Trading

Current versions of all of EnergyAustralia's documents including Network Standards and their amendments, Customer Installation Advice's, Network Standard Advice's and Electricity Supply Standards can be viewed at our website [www.energy.com.au](http://www.energy.com.au) under the heading "About Us/ Our Network/ Guidelines, Standards & Reports" section.

### **What To Do Next**

If you wish to proceed with this electrical supply, please complete and return the attached

- ***Agreement and Notification Form*** together with your payment of the monopoly fees in full (\$19,093.80),
- ***Application For Provision of Electricity Connection to a Development***, this can be found in Appendix A of EnergyAustralia's ES10 document, a copy of which is enclosed. The property owner(s) and the customer(s) must be detailed on this document.

On receipt of the above, EnergyAustralia will prepare and forward the Design Information and taxation invoice for the payment of monopoly fees.

I trust that the above information is of assistance and should you have any further enquires in this regard, please do not hesitate to contact me on telephone number 9477 8212.

All correspondence and money payable should be addressed to:

EnergyAustralia – Sydney North,  
51-59 Bridge Road,  
Hornsby NSW 2077.

Yours sincerely,

A handwritten signature in blue ink, appearing to read 'Andrew Vandenberg', with a horizontal line underneath.

Andrew Vandenberg  
Manager Planning and Supply - Sydney North

Enclosed previously:

*"Network Connections – Contestability" information page*  
*Agreement and Notification Form,*  
*EnergyAustralia's ES10 Document*  
*EnergyAustralia's ES9 Document*

**AGREEMENT & NOTIFICATION OF PAYMENTS FORM**

ESTABLISH 3x1500kVA TRANSFORMER CHAMBER TYPE SUBSTATION  
86-100 MOUNT ST, NORTH SYDNEY

**MONOPOLY FEES**

Date Issued 17/04/09

Last Date for Payment\* 17/10/09

Customers Name: Laing O'Rourke Australia ConstructionJob Location: 86-100 Mount St, North SydneyOriginating Officer: Andrew VandenbergRef No: XCC013013Telephone: (02) 9477 8212**AGREEMENT**

I, .....request EnergyAustralia to proceed with:

- Provision of Monopoly Services YES/NO

I agree to the conditions and arrangements detailed in your letter of 17 April 2009 and request that you proceed with the work as soon as possible.

\*\*Signature

\*Title

ABN

\*\*Signature for business organisations should be given under the company name (preferably by the impression of a rubber stamp) with the signature of the duly authorised officer together with his/her title e.g Director, Secretary or Partner as the case may be. In the case of companies the Director or Secretary must sign.

**NOTIFICATION OF PAYMENTS**

ITEM	DETAILS	GST- EXCLUSIVE	10% GST	GST- INCLUSIVE
1	Design Information Fees	\$3,232.00	\$323.20	\$3,555.20
2	Design Certification Fee	\$2,280.00	\$228.00	\$2,508.00
3	Inspection Fee for ASP Level 1 Work	\$3,780.00	\$378.00	\$4,158.00
4	Clerk of Works Inspection Fee	\$1,260.00	\$126.00	\$1,386.00
5	Access Permit Fee	\$935.00	\$93.50	\$1,028.50
6	Substation Commission Fee	\$5,565.00	\$556.50	\$6,121.50
7	Administrative Overhead Charge	\$306.00	\$30.60	\$336.60
TOTAL PAYMENT DUE		\$17,358.00	\$1,735.80	\$19,093.80

EnergyAustralia  
Customer Supply – Sydney North  
51-59 Bridge Road,  
Hornsby NSW 2077.

\* Charges may be reviewed if not received by the above date.

EnergyAustralia Office Use Only:

Cashier: \*\*\*Please notify A Vandenberg (02) 94778212 before receipting payment\*\*\*

Receipt No ..... Signed: ..... (Cashier) Date: .....



## Jane Ciabattoni

---

**From:** Jane Ciabattoni  
**Sent:** 04 March, 2009 2:09 PM  
**To:** 'pmilledge@laingorourke.com.au'  
**Cc:** Warren Smith  
**Subject:** 3425 - 100 Mount Street, North Sydney  
**Attachments:** 3425\_090304.pdf; 114502NOR.pdf

Perry,

Please find attached Sydney Water Feasibility Notice of Requirements letter of 2<sup>nd</sup> March 2009 and WSP cover letter of 4<sup>th</sup> March 2009.

Regards

**Jane Ciabattoni**

Direct 02 8234 8611

### Warren Smith & Partners

A 1st Floor, 123 Clarence Street, Sydney 2000 NSW Australia  
T 61 2 9299 1312 F 61 2 9290 1295 ABN 36 300 430 126

## Warren Smith & Partners

### ELECTRONIC INFORMATION TRANSFER - DISCLAIMER

The information contained in this email and any files transmitted with it are confidential and are intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error please promptly notify the sender by reply email and then delete the email and destroy any printed copy. Further, if you have received this email in error, you must not disclose or use the information contained therein for any purpose whatsoever.

All drawing files issued are copyright and may only be used for the purpose authorised by WSP, i.e. for information, preparation of construction, workshop, and "as installed" drawings. In the event that the files are altered in any way, it is a condition of use that the WSP name and logo be removed from the modified file, unless prior written agreement has been obtained. Use of any files transmitted in this format in no way relieves the contractor/sub-contractor of their responsibilities under the terms of their contract. Any anomalies detected in the files by the addressee shall be reported to WSP for interpretation. WSP will assume no responsibility for the accuracy, adequacy, and integrity of the files, and recommends that the files be thoroughly screened for viruses prior to installation.

# Warren Smith & Partners Pty Ltd

A 1st Floor, 123 Clarence Street, Sydney 2000 NSW Australia

T 02 9299 1312 F 02 9290 1295 E [wsp@warrensmith.com.au](mailto:wsp@warrensmith.com.au) ABN 36 300 430 126

4<sup>th</sup> March 2009

Project No. 3425

Laing O'Rourke  
Level 4, Innovation Place  
100 Arthur Street  
NORTH SYDNEY NSW 2060

Attention: Mr Perry Milledge

Dear Perry,

**RE: 100 MOUNT STREET, NORTH SYDNEY  
SYDNEY WATER NOTICE OF REQUIREMENTS**

Reference is made to WSP Application to Sydney Water for a Feasibility Notice of Requirements of 27<sup>th</sup> January 2009. Enclosed herewith the Sydney Water Feasibility Notice of Requirements (NOR) letter of 2<sup>nd</sup> March 2009 as issued to Warren Smith and Partners.

The NOR letter consists of nine pages. We provide herewith a summary of the findings of this letter for your assistance, notwithstanding we request your careful review of the contents of this letter.

1. Obtain a Development Consent from Council.

**2. *Sydney Water Water Servicing Coordinator***

Please note that where Sydney Water assets are required to be adjusted or extended to serve a Development, then the services of a Water Servicing Coordinator are required. WSP is the nominated agent to assist with correspondence issued and received from Sydney Water.

The Water Servicing Coordination, Design and Construction supervision of any adjustment or new works stipulated by Sydney Water in the Notice of Requirements can be undertaken by WSP as we are an accredited WSC and designer in all categories as listed by Sydney Water.

**3. *Major Works Agreement***

A Major Works Agreement will need to be signed by the Client after a new Application for a Sydney Water Notice of Requirements has been lodged with Sydney Water.

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

Water – The existing 250mm CICL watermain in Mount Street will serve the development.

Sewer – The existing 225mm sewer main in either Mount Street, Spring Street or Walker Street does not comply with the National Code requirement for the minimum sized mains for the scope of this development.

A sewer main amplification of the sewer main will be required in either Mount Street, Spring Street or Walker Street depending upon the point of connection.

T:\3425\Documents\Laing O'Rourke\3425\_NOR\_090304.doc\WSP



The Client's contribution to this cost of this upsize will be 24% of the construction value.

WSP will provide advice in relation to the design and documentation required to be produced to Sydney Water Standards following engagement by the Developer.

**5. Development Service Plan Charges**

NIL DSP Charges are applicable.

**6. Stamped/Approved Building/Engineering Plans**

Please note that prior to commencement of construction Sydney Water requires all plans, ie; Architectural, Landscaping, Hydraulic Services and Drainage, Earthworks and Structural that may impact on Sydney Water Assets to be approved and stamped either by Sydney Water Corporation or an accredited Water Servicing Coordinator (WSP).

**7. Large Water Connection Application**

The Development requires a water connection larger than the domestic 20mm connection. You are required to lodge an application via a Sydney Water Customer Service Office or Quick Check Agent for this large water connection.

Please note the details required in the Notice of Requirements letter in relation to this issue.

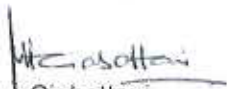
**8. Trade Waste**

Sydney Water requires the Client to contact a Trade Waste Customer Services Representative on 9622 2244 to determine whether a Trade Waste Permit is required for discharge of such waste into Sydney Water System.

Warren Smith & Partners can contact Sydney Water in this regard on your behalf.

Please note that the above is a summary only and the applicant should carefully review the attached letter in full to ensure that all items are actioned as appropriate.

Yours faithfully



Jane Ciabattoni

On behalf of Warren Smith

WARREN SMITH & PARTNERS PTY LIMITED

Encl: Sydney Water Feasibility Notice of Requirements Letter of 2<sup>nd</sup> March 2009.



Case Number: 114502

02 March 2009

Laing O'Rourke Australia Pty Ltd  
c/- Warren Smith & Partners Pty Ltd

### FEASIBILITY LETTER

**Developer:** Laing O'Rourke Australia Pty Ltd  
**Your reference:** 3425  
**Development:** Lot CP SP 76561, 100 Mount Street, North Sydney  
**Development Description:** It is proposed to construct five levels of Basement Carparking, Ground Floor with Minor Retail and 31 levels of Commercial office with a lettable area of 38,000m<sup>2</sup>.  
**Your application date:** 27 January 2009

Dear Applicant

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

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

Sydney Water will then send you either a:

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

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

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

#### 1. Developer Charges

- (a) Adjustment of charges due to the Consumer Price Index (CPI);
- (b) Adjustment of charges because of a scheduled review by the Independent Pricing and Review Tribunal (IPART). After that review and registration of the new charges, Sydney Water has to apply those charges; or

- (c) If there is rezoning of any land within the development proposal then new charges will apply.

## 2. Reticulation Recovery Charges

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

## 3. Changing the Proposed Development

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

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

**No warranties or assurances can be given about the suitability of this document or any of its provisions for any specific transaction. It does not constitute an approval from Sydney Water and to the extent that it is able, Sydney Water limits its liability to the reissue of this Letter or the return of your application fee. You should rely on your own independent professional advice.**



## What You Must Do To Get A Section 73 Certificate

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

1. **Obtain Development Consent from the consent authority for your development proposal.**
2. **Engage a Water Servicing Coordinator (Coordinator).**

**You must engage your current or another authorised Coordinator** to manage the design and construction of works that you must provide, at your cost, to service your development. Before you engage another Coordinator you must write and tell Sydney Water.

For a list of authorised Coordinators, either visit [www.sydneywater.com.au](http://www.sydneywater.com.au) ➤ Building and Developing ➤ Developing Your Land or call **13 20 92**.

The Coordinator will be your point of contact with Sydney Water. They can answer most questions that you might have about the process and developer charges and can give you a quote or information about costs for services/works (including Sydney Water costs).

### 3. Works Agreement

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

The agreement sets out for this development:

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

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

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

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

### 4. Water and Sewer 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 250 mm CICL trunk main in Mount Street will serve Lot CP, (House No. 100).

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.

## 4.2 Sewer

Your development must have a sewer main that is the right size and can be used for connection. That sewer must also have a connection point within your development's boundaries.

Sydney Water has assessed your application and found that:

- The existing 225 mm sewer mains in either Mount Street, Spring Street or Walker Street does not comply with the National code requirement for the minimum sized mains for the scope of this development.
- **This development will require a sewer main amplification of the 225 sewer mains in Mount Street, Spring Street or Walker Street depending upon the point of connection.**
- **The developer's contribution to the costs of an upsize is 24%. (If the development is reconfigured the changes must be reviewed).**
- **A sewer main extension is required to provide a point of connection within the proposed development. If this is not possible a point of connection is required behind the kerb.**

## 4.3 Ancillary Matters

### 4.3.1 Asset adjustments

After Sydney Water issues this Notice (and more detailed designs are available), Sydney Water may require that the water main/sewer main/stormwater located in the footway/your property needs to be adjusted/deviated. If this happens, you will need to do this work as well as the extension we have detailed above at your cost. The work must meet the conditions of this Notice and you will need to complete it **before we can issue the Certificate**. Sydney Water will need to see the completed designs for the work and we will require you to lodge a security. The security will be refunded once the work is completed.

### 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. Developer Charges

Development Servicing Plan (DSP)	Basis of Calculation	Charge (\$) for Applicable period (02/03/09-30/06/09)	Charge (\$) for Applicable period (01/07/09-02/03/10) (CPI adjusted)
Pymble-Killara-Chatswood Water DSP Area	Commercial This charge has been abolished from 17/12/08.	\$Nil	\$TBA
Lower NSOOS Sewer DSP Area	Commercial This charge has been abolished from 17/12/08.	\$Nil	\$TBA
Reticulation Recovery	See Note below	See Note below	\$TBA See Note below
<b>DEVELOPER CHARGES TOTAL:</b> <i>[OFFICE USE – Invoice Charges total – Developer \$Nil]</i>		<b>\$Nil</b>	<b>\$TBA</b>

### NOTES:

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

## 6. Stamping and Approval of your Building Plans

You must have your building plans stamped and approved **before the Certificate can be issued. In any case, building construction work MUST NOT commence until Sydney Water has granted approval.** Approval is needed because construction/building works 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](http://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) Large Water Service Connection**

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

To get approval for your connection, you will need to lodge an application with a Quick Check Agent or at a Sydney Water Customer Centre. You, or your hydraulic consultant, may need to supply the following:

- A plan of the hydraulic layout;
- A list of all the fixtures/fittings within the property;
- A copy of the fireflow pressure inquiry issued by Sydney Water;
- A pump application form (if a pump is required);
- All pump details (if a pump is required).

You will have to pay an application fee.

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

## (2) 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 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

### **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.

## (3) Trade Waste and Backflow Information

### Trade Waste Information

Should this development generate trade wastewater, this notice of requirements does not guarantee the applicant that Sydney Water will accept the trade wastewater to its sewerage system. For further information please visit the Sydney Water website at, <http://www.sydneywater.com.au/OurSystemsAndOperations/Tradewaste/> or contact a Trade Waste Customer Service Representative on (02) 9622 2244.

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

### **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>

#### **(4) Soffit requirements**

Please be aware that floor levels must meet Sydney Water's soffit requirements for property connection and drainage.

#### **(5) Disused Water and Sewer Service Sealing**

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

#### **(6) 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.**

---

**END**