



Case Number: 119881

6 July 2010

COOGEE BAY VILLAGE PTY LTD
c/- GHD PTY LTD

FEASIBILITY LETTER

Developer: COOGEE BAY VILLAGE PTY LTD
Your reference: 2119509
Development: Lot 11 DP DP713206 27-31 LINDFIELD AVE, Lindfield
Development Description: The existing development is a retail and commercial building. The proposed new redevelopment will comprise of 2 levels of car parking, 2 levels of retail a level of mixed commercial and residential and 5 levels of pure residential apartments.
Your application date: 24 May 2010

Dear Applicant

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

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

Sydney Water will then send you either a:

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

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

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

- if you change your proposed development, e.g. the development description or the plan/site layout, after today, the requirements in this Letter could change when you submit your new application; and
- if you decide to do your development in stages then you must submit a new application (and pay another application fee) for each stage.

What You Must Do To Get A Section 73 Certificate In The Future.

To get a Section 73 Certificate you must do the following things. You can also find out about this process by visiting www.sydneywater.com.au > Building Developing and Plumbing > Developing Your Land.

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

You must engage your current or another authorised Coordinator to manage the design and construction of works that you must provide, at your cost, to service your development. If you wish to engage another Coordinator (at any point in this process) you must write and tell Sydney Water.

For a list of authorised Coordinators, either visit www.sydneywater.com.au > Building Developing and Plumbing > Developing Your Land or call **13 20 92**.

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

3. Major Works and Minor Works Agreements

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

These agreements set out for this development:

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

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

After Sydney Water has signed these documents, one copy of each Agreement will be returned to your Coordinator.

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

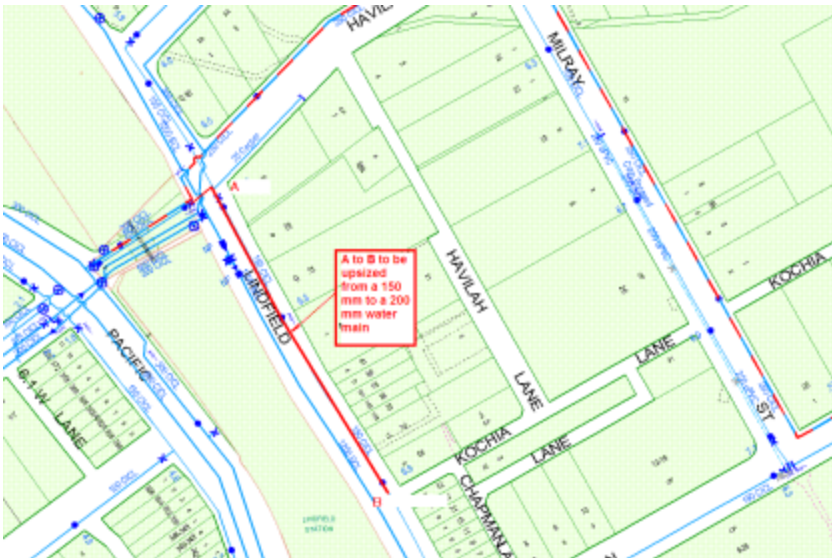
4. Water and Sewer Works

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 150 mm drinking water main fronting the proposed development in Lindfield Road does not comply with the Water Supply Code of Australia (Sydney Water Edition – WSA 03-2002) requirement for minimum sized mains for the scope of development.
- The drinking water main needs to be upsized to a 200 mm, as recommended in Water Supply Code of Australia (Sydney Water Edition WSA 03-2002).
- The drinking water main needs to be upsized to a 200 mm main from point 'A' to point 'B' as shown on Plan 'A' below.



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:

- each vertical block of residential units whether subdivided or unsubdivided (e.g. if your development has tower buildings, you must provide a meter for each building off one or

more connections to the main);

- (b) each mixed development use type whether subdivided or unsubdivided (e.g. if your mixed development has both a residential and a commercial area, you must provide a meter for each area usually off one connection to the main). Note that if there is more than one commercial area, you must provide a separate meter for each commercial area off that connection; and
- (c) each non-residential Strata, Stratum or Torrens (within a Community) Title subdivided lot with a demand for water. You will need a separate private water service for each lot.

Note:

Where a number of non-residential units are not subdivided, separate services and metering to each unit is not required as Sydney Water will look to the owner for payment of all rates and charges. For example, a shopping centre where all shops remain in one ownership.

To meet the preceding guidelines, either:

- a single connection to the Sydney Water main may be branched; or
- if you would rather separate connections for each use type/area, you can apply to us for that.

A vertical building may be plumbed with a common riser, with either:

- a ring main on each floor with tee off-takes at each unit; **or**
- individual metered services to each unit that will allow housing of individually tagged meters in the one location.

The location of the meter servicing a residential vertical building generally must be in the commercial area after all commercial off-takes.

Sydney Water will supply enough meters to meet the above guidelines but we will not provide any check meters. All meters **must** be placed in an accessible area that should be either:

- no more than one metre inside the property boundary; **or**
- in a location acceptable to Sydney Water, e.g. in the commercial area after all commercial off-takes.

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:

- **You must construct a minor sewer main extension to serve your development from the existing 225mm VC sewer main (Cont. 1999) in Regent Lane. See section 4.3.1 below for details.**

4.3.1 Minor Sewer main extension

Your Coordinator will determine the works scope and location and prepare a documented design servicing solution.

The documented design servicing solution will ensure that the works:

- meet Sydney Water's requirements; and
- adequately drain the property.

It will also enable you to select an appropriately accredited Constructor to construct the works. Your Coordinator can assist you.

Note: The Minor Works Agreement also tells you which type of Constructor can be used.

The Constructor MUST tell Sydney Water of the construction starting date at least TWO (2) working days before they start. (Remember that the local Council must be contacted before working in, on or over a public road.)

When the works have been finished, your Coordinator must give Sydney Water all the "Work as Constructed" information that shows what was constructed.

5. Ancillary Matters

5.1 Asset adjustments

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

5.2 Entry onto neighbouring property

If you need to enter a neighbouring property, you must have the written permission of the relevant property owners and tenants. You must use Sydney Water's **Permission to Enter** form(s) for this. You can get copies of these forms from your Coordinator or the Sydney Water website. Your Coordinator can also negotiate on your behalf. Please make sure that you address all the items on the form(s) including payment of compensation and whether there are other ways of designing and constructing that could avoid or reduce their impacts. You will be responsible for all costs of mediation involved in resolving any disputes. Please allow enough time for entry issues to be resolved.

5.3 Costs

Construction of these **future** works will require you to pay project management, survey, design and construction costs **directly to your suppliers**. Additional costs payable to Sydney Water may include:

- water main shutdown and disinfection;

- connection of new water mains to Sydney Water system(s);
- design and construction audit fees;
- contract administration, Operations Area Charge & Customer Redress prior to project finalisation;
- creation or alteration of easements etc; and
- water usage charges where water has been supplied for building activity purposes prior to disinfection of a newly constructed water main.

Note: Payment for any Goods and Services (including Customer Redress) provided by Sydney Water will be required prior to the issue of the Section 73 Certificate or release of the Bank Guarantee or Cash Bond.

Your Coordinator can tell you about these costs.

6. Stamping and Approval of your Building Plans

You must have your building plans stamped and approved **before the Certificate can be issued. Building construction work MUST NOT commence until Sydney Water has granted approval.** Approval is needed because construction/building works may affect Sydney Water's assets (e.g. water and sewer mains).

Your Coordinator can tell you about the approval process including:

- Your provision, if required, of a "Services Protection Report" (also known as a "pegout"). This is needed to check whether the building and engineering plans show accurately where Sydney Water's assets are located in relation to your proposed building work. Your Coordinator will then either approve the plans or make requirements to protect those assets before approving the plans;
- Possible requirements;
- Costs; and
- Timeframes.

You can also find information about this process (including technical specifications) if you either:

- visit www.sydneywater.com.au > Building and Developing > Building and Renovating. Here you can find Sydney Water's *Guidelines for Building Over/Adjacent to Sydney Water Assets*; or
- call 13 20 92.

Notes:

- **The Certificate will not be issued until the plans have been approved and, if required, Sydney Water's assets are altered or deviated;**
- **You can only remove, deviate or replace any of Sydney Water's pipes using temporary pipework if you have written approval from Sydney Water's 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 MAY NEED TO DO

Shown below are other things you need to do that are NOT a requirement for the Certificate. They may well be a requirement of Sydney Water in the future because of the impact of your development on our assets. You must read them before you go any further.

Disused Sewerage Service Sealing

Please do not forget that you must pay to disconnect all disused private sewerage services and seal them at the point of connection to a Sydney Water sewer main. This work must meet Sydney Water's standards in the NSW Code of Practice for Plumbing and Drainage (the Code) and be done by a licensed drainer. The licensed drainer must arrange for an inspection of the work by a 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.

Soffit Requirements

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

Trade Waste Information

Should this development generate trade wastewater, this notice of requirements does not guarantee the applicant that Sydney Water will accept the trade wastewater to its sewerage system. In the event trade wastewater is generated, the property owner is required to submit an application for permission to discharge trade wastewater to the sewerage system before business activities commence. A boundary trap will be required where arrestors and special units are installed for trade waste pre-treatment.

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

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

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

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

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

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

For the following LGA's the contact number for a Trade Waste Customer Representative is 02 8805 5588:

Auburn, Baulkham Hills, Blacktown, Blue Mountains, Holroyd, Hornsby, Hunters Hill, Kuring-gai, Lane Cove, Manly, Mosman, North Sydney, Parramatta, Penrith, Pittwater, Ryde, Sydney, Warringah, Waverley, Willoughby, Woollahra

Backflow Prevention Information

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

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

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

The device must be installed as a condition of continued use of the water supply. Failure to install and maintain the device may result in disconnection of the water service. A licensed plumber with backflow accreditation can advise you of the correct requirements for your property. To view a copy of Sydney Water's Backflow Prevention Policy and a list of backflow accredited plumbers visit <http://www.sydneywater.com.au/Plumbing/BackflowPrevention/>

Fire Fighting

Definition of fire fighting systems is the responsibility of the developer and is not part of the Section 73 process. It is recommended that a consultant should advise the developer regarding the fire fighting flow of the development and the ability of Sydney Water's system to provide that flow in an emergency. Sydney Water's Operating Licence directs that Sydney Water's mains are only required to provide domestic supply at a minimum pressure of 15 m head.

A report supplying modelled pressures called the Statement of Available pressure can be purchased through any Quickcheck agent and may be of some assistance when defining the fire fighting system. The Statement of Available pressure, may advise flow limits that relate to

system capacity or diameter of the main and pressure limits according to pressure management initiatives. If mains are required for fire fighting purposes, the mains shall be arranged through the water main extension process and not the Section 73 process.

Large Water Service Connection

A water main will be available, once you have completed your drinking water main construction to provide your development with a domestic supply. The size of your development means that you will need a connection larger than the standard domestic 20 mm size.

To get approval for your connection, you will need to lodge an application with a Quick Check Agent 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.

Disused Water Service Sealing

You must pay to disconnect all disused private water services and seal them at the point of connection to a Sydney Water 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 plumber. The licensed plumber 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.

Other fees and requirements

The requirements in this Notice relate to your Certificate application only. Sydney Water may be involved with other aspects of your development and there may be other fees or requirements. These include:

- plumbing and drainage inspection costs;
- 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

Address all relevant
correspondence to:
EnergyAustralia Contestability Section
51-59 Bridge Road
Hornsby NSW 2077
Australia

Facsimile: 02 94778220

Email: Contestability@energy.com.au



13 May 2010

G H D

Attention: Mourad Lotfi
Level 15, 33 Castlereagh Street
Sydney NSW 2000

Email: mourad.lotfi@ghd.com

Project Number: SC01753

Dear Mourad

Electricity Network Connection at: Lindfield Avenue Cnr Kochia Lane, Lindfield

Further to your application dated 12 April 2010, we have assigned project reference number **SC01753** for use in all future correspondence. Please retain this number for future reference. The assessment of our electrical network has also been completed.

This assessment indicates that an alteration of our network will be required to provide the electrical connection you have requested. These works are classified as Contestable. Your application for connection will now be processed in accordance with EnergyAustralia document *ES 10 Requirements for Electricity Connections to Developments*. The attached *Contestable Works Information Sheet* summarises Contestable works and details on where to find further information.

We anticipate that the Developer/Customer will be required to contribute to the construction of the following:

- ☐ A kiosk substation. In addition to other costs, the Developer/Customer is responsible for the cost of substation equipment that cannot be recovered or reused. Refer to *ES 8 Capital Contributions Guidelines* for details.

The above item(s) will become part of the EnergyAustralia electricity distribution network and remain the property of EnergyAustralia.

This letter is not to be construed as a final offer. Upon submission of further detail or changes to your proposal we reserve the right to alter our design requirements. Any such changes may alter the design information fees payable, particularly where EnergyAustralia needs to undertake additional investigations.

What to Do Next

To advance the arrangements you need to complete the following items and provide the following information to EnergyAustralia: -

- ☐ Read and understand the enclosed Contestable Works Information Sheet.
- ☐ Complete and return the enclosed Application for Provision of Electricity Network Connection Services.
- ☐ Pay the fees and charges detailed on the enclosed *Summary of Charges* and return the form with your payment.
- ☐ Provide the following (if available):
 - A complete set of the plans for the development
 - A copy of the local Council's (or other development consent authority's) Development Consent conditions if a Development Application for the site has been considered.
 - A copy of the development layout and dimensions in digital DGN, DWG or DXF format.

Should you require any further information please contact EnergyAustralia on the phone number below and quote the project number.

Yours sincerely,



Emily Callachor
Contestability Administration Assistant
EnergyAustralia

| | |
|-------------------------|--------------------------|
| Direct Telephone Number | 02 9477 8393 |
| Facsimile: | 02 9477 8220 |
| Email: | ECallachor@energy.com.au |

Encl: Summary of Charges
Application for Provision of Electricity Network Connection Services
Contestable Works Information Sheet