

Case Number: 170412

24 September 2018

TANNER KIBBLE DENTON ARCHITECTS
c/- MGP BUILDING & INFRASTRUCTURE SERVICE PL

**LETTER of CONDITIONS
For
BUILDING OVER/ADJACENT TO A SYDNEY WATER ASSET**

Applicant: TANNER KIBBLE DENTON ARCHITECTS
Your reference: 2017-0476
Property location: 7-11 Park Road, Alexandria
Development Description: The proposal is to redevelop the existing primary school at 7-11 Park Road, Alexandria and provide a single campus for Kindergarten to Year 12 students, involving the addition of new classrooms and the capacity to house 2,200 students on the site, along with providing sporting facilities and provision of 10m² of open play space. The current school has buildings over the stormwater culvert. The new design has considered the impact on the stormwater channel and all envisage the need to cross the easement as a critical component to deliver an integrated school development. An access/evacuation bridge is also proposed over the channel. Detailed reports have been completed on flood risk, stormwater management, access/civil works and CCTV of the asset.

Due to large number of files the reports and drawings have been submitted via 'Attached Development Plan' and 'Attached Additional Application Information Form'. Additional documents need to be submitted and we will provide once a case officer is nominated.

Your application date: 14 March 2018

Dear Applicant

The requirements in this letter only relate to building over/adjacent to assets that are out of scope for a WSC to assess. Your WSC will inform you of any other requirements for building over/adjacent to Sydney Water assets where the WSC can set the requirements.

These requirements only relate to the development and plans detailed above. If you obtain modification to your development proposal then the requirements detailed in this letter are void and you will need to reapply.

Your application to build at the above location in accordance with the submitted plans is approved provided you do the following things:

1. **Meet project specific requirements**

Construction is to be as per the submitted plans.

Open stormwater channel to be enclosed

Enclosed section to be extended 1.0 past both ends of any structure

No part of the building to be within 1.0 from the outside of the new storm water

New works to be constructed under major works.

All inspections to be carried out by your wsc

Section 73 Certificate: You may be required to apply to Sydney Water for a Section 73 Certificate for this development. We may have requirements for you to meet that may affect your building plan approval requirements. Please review your Development Approval for this requirement, and consult your WSC if necessary.

Development Approval: You are not authorised to do any work over/adjacent of any Sydney Water Asset as detailed in this Letter unless you have an operational Development Consent or fall under DA exempt development category.

2. **Complete these general requirements**

- Your WSC is required to manage the requirements to Sydney Water's standards and procedures. They can answer most questions you might have about our process.
- Once the WSC approves your building plans they must complete and send the 'Building Plan Approval Requirements' form to Sydney Water.
- Your WSC must submit a letter to Sydney Water certifying that all protection works have been completed.
- A final Project Completion Package (containing all of the certification documents) must be submitted to Sydney Water within seven days of the works being completed.

3. **Meet change in scope during works requirements**

3.1 For sewers DN300 and above:

- 3.1.1 Where encasement of these assets is approved, the approval is subject to excavation occurring and the pipe/assets condition being assessed as suitable for encasement.
- 3.1.2 Where site verification or CCTV inspection shows that the condition of these assets is found not to be suitable for concrete encasement, the constructor cannot replace these assets as part of this out of scope building plan approval. The work must immediately stop (including excavation) and the WSC contact Sydney Water.

- 3.1.3 Where site verification or CCTV inspection shows that the sewer has been previously lined, then work must immediately stop (including excavation) and the WSC contact Sydney Water. In these instances the works will need to be done under the Asset Creation Developer Process with a full design, flow management/security bonds and other requirements. Your WSC can advise you about this.

- 3.1.4 If CCTV is required to be provided for this project, the following instructions are to be followed.

CCTV footage must be provided via an appropriate internet service. This may include file sharing services, such as Dropbox, Youtube or Google Drive. Where this is not reasonably achievable, it may be acceptable to submit the CCTV submission on a USB drive. Sydney Water no longer accepts CCTV Submissions on CD/DVD.

CCTV submissions must include the following:

- CCTV footage
- CCTV report
- Marked up plan or Hydra Plot indicating where CCTV has taken place.

- 3.2 Concrete encasement of Steel, PE, DICT, CI, Concrete, Asbestos, sewer rising mains or previously lined sewers regardless of the pipe material, is not part of this approval. Where identified upfront or site verification/inspection shows these pipe types, you must contact your WSC so they can get advice from Sydney Water before proceeding. This is also talked about in Section 3.1.3 above.

- 3.3 Where the scope of works mentioned in Section 3.1 and 3.2 are restricted by the provisions of Sydney Water's Minor Works Technical Requirements, work must not proceed further. The works will need to be carried out as outlined in Section 3.1.3 above. Your WSC can advise you about this matter.

4. **Meet building over Property Connection Point (Residential only) requirements**

- 4.1 If the building works result in your Property Connection Point (PCP) being under your proposed building, then you will need to move that connection point outside of your building's footprint. This work is at your cost.
- 4.2 Any relocated PCP must be located within your lot boundaries.
- 4.3 If you are required to move your PCP, this work must meet Sydney Water's standards in the National Plumbing Code (the Code) and be done by a licensed drainer. The licensed drainer must arrange for an inspection of the work by a NSW Fair Trading Plumbing Inspection Assurance Services (PIAS) officer. After that officer has looked at the work, the drainer can issue the Certificate of Compliance. The Code requires this.
- 4.4 Your WSC can advise you about this.
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END