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Phone (02) 4295 3760
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The General Manager
PO Box 75
Kiama 2533

MILNE.REZ.009
4 April, 2013

Attention: Kim Bray

Dear Kim,

**Re :- PLANNING PROPOSAL FOR LOTS 1 & 2 DP797732 AND LOTS 1, 2,3 & 4
SEC 67 DP758563 JAMBEROO ROAD, KIAMA**

Further to our letter dated 6th March 2013(copy attached) please find attached a copy of Sydney Water's Feasibility letter for the proposal.

If you require any additional information or wish to meet to discuss this matter please do not hesitate to contact me.

Yours faithfully
UNICOMB DEVELOPMENT SERVICES PTY LTD
ACN 083 052 162



TREVOR UNICOMB
Director

UDS**Unicomb Development Services Pty Ltd**

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Facsimile (02) 4295 3761

The General Manager
Kiama Municipal Council
PO Box 75
KIAMA NSW 2533

MILNE.REZ.8
6 March, 2013

Attention: Kim Bray

Dear Kim,

**RE:- PLANNING PROPOSAL FOR LOTS 1 & 2 DP797732 AND LOTS 1, 2, 3, & 4
SEC 67 DP 758563 JAMBEROO ROAD, KIAMA**

Please find attached the following information for a Planning proposal on the above describe property also identified as site 13 in the Kiama Urban Strategy

- (i) A cheque for \$2,500 being the initial request for consideration of a Planning Proposal
- (ii) An extract from Council's Fees and Charges showing the fee for the Planning Proposal
- (iii) Four (4) copies of the Report and Appendices
- (iv) One (1) electronic copy of the Report and Appendices including a word formatted copy of the actual Planning Proposal Document

The following points are noted regarding the Planning Proposal

- We are still awaiting the Servicing letter from Sydney Water. This will be forwarded to you as soon as it is received, and
- The Planning Proposal requests the creation of approximately 20 lots with areas between 300m² and 450m². We have commenced the preparation of a DCP addressing development standards for these lots. The DCP will include floor plans showing how suitable building can be developed on these lots satisfying the development standards. We will submit this document to Council in April 2103.

If you require any additional information please do not hesitate to contact me

Yours faithfully
UNICOMBE DEVELOPMENT SERVICES PTY LTD



Trevor Unicomb
Director

2 April 2013

UNICOMB DEVELOPMENT SERVICES
c/- SYDNEY WIDE COORDINATORS

FEASIBILITY LETTER

Developer: UNICOMB DEVELOPMENT SERVICES
Your reference: cedargr2feas
Development: Lot 1 DP797732 No.103 JAMBEROO RD, Kiama
Development Description: Current Development is Homestead & Farmland. Proposed Development is Proposed 93 Lot Subdivision.
Your application date: 1 March 2013

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 subdivision. **The information is accurate at today's date only.**

If you obtain development consent for that subdivision 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 Developer Works Deed (Deed) 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 eg 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 and Developing > Developing Your Land.

1. **Obtain Development Consent from the consent authority for your subdivision 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 subdivision. 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 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. **Developer Works Deed**

After the Coordinator has submitted your new application, they will receive the Sydney Water Notice and Developer Works Deed. You and your accredited Developer Infrastructure Providers (Providers) will need to sign and lodge both copies of the Deed with your nominated Coordinator. After Sydney Water has signed the documents, one copy will be returned to the Coordinator.

The Deed sets out for this project:

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

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

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

4. **Water and Sewer Works**

4.1 Water

Each lot in your subdivision must have:

- a frontage to a drinking water main that is the right size and can be used for connection; and
- its own connection to that water main and a property service (main to meter) that is available for the fitting of a meter.

Sydney Water has assessed your application and found that:

- The drinking water main available for connection is the 150 mm main on the corner of Lilly Pilly Way and Coachwood Street.
- The developer will be required to provide an overall concept-servicing scheme for the ultimate development, at their expense. This will include but not be limited to:
 - Scheme plan showing and proposed connection to the existing Sydney water system
 - Water modelling may be required subject to a review of the concept scheme plan.
- The servicing scheme plan will be assessed to define any additional works necessary to service the proposed development i.e. local amplifications or alternate connection points.
- An accredited Hydraulic Designer will be engaged by the developer to ensure that the proposed water infrastructure for this development will be sized & configured according to the Water Supply Code of Australia (Sydney Water Edition WSA 02-2002).
- **You must construct a water main extension to serve your proposed 93 Lot subdivision.** These works must be constructed by a constructor with the appropriate capability. Your Coordinator will be able to provide further advice about this.
- **You must provide a water service connection and property service (also known as a "property service (main to meter)") at your cost for all lots off the water main construction required above and your Coordinator must manage the work. See section below for details.**
- The existing water property service and meter may be used as a property service (main to meter) for one of the proposed lots if it is located in an appropriate position. Your Coordinator will be able to provide further advice regarding this.
- **Property Service (Main to Meter) Installation Details**

The property service connection must be carried out by a Sydney Water listed Driller and the installation of the property service must either be carried out or supervised by a licensed

plumber. They must meet the:

- (a) Administrative requirements of the New South Wales Code of Practice for Plumbing and Drainage; and
- (b) Sydney Water Property Service (Main to Meter) Installations Technical Requirements.

Before the Certificate can issue, your Coordinator must give Sydney Water:

- All the "Work as Constructed" information that shows what was constructed; and
- Certification that the property service works comply with Sydney Water's requirements.

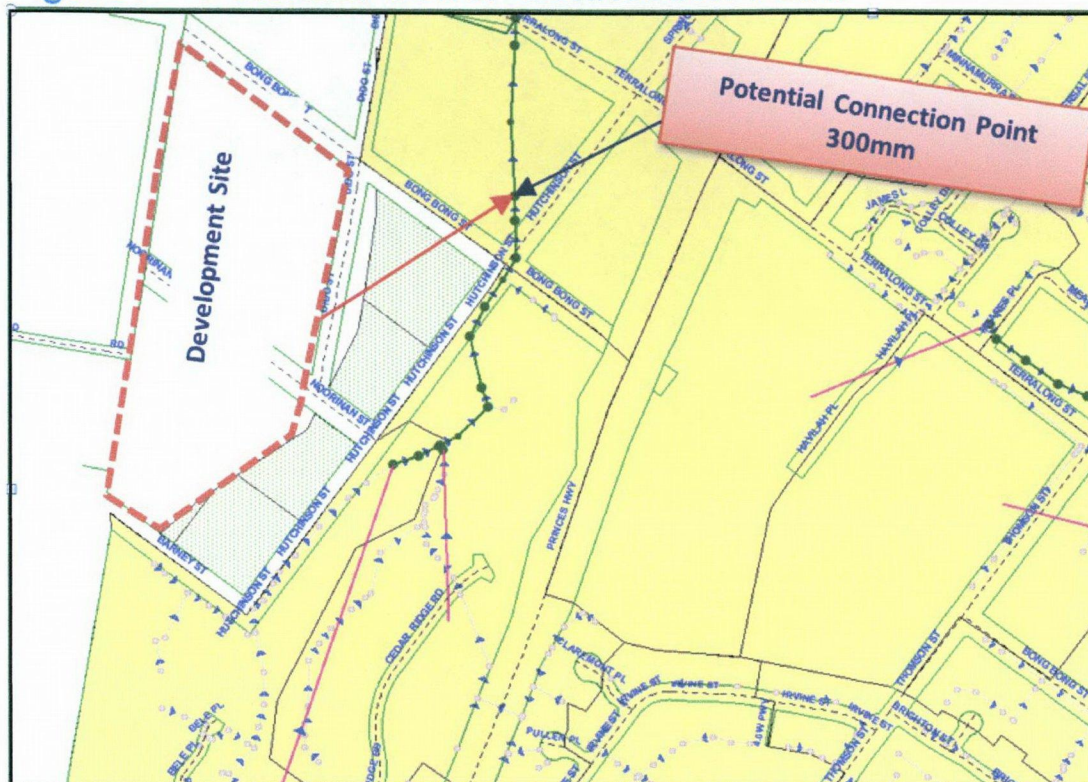
4.2 Sewer

Each lot in your subdivision 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 each lot's boundaries.

Sydney Water has assessed your application and found that:

- The proposed development lies to the west of Hutchinson Street. It is currently zoned as Rural Landscape (RUZ) and is not included in the Illawarra MDP.
- This development falls within the catchment draining to the existing 300 mm sewer main constructed under WN 300526 (See **Figure 1** below).
- The 300 mm sewer main has sufficient capacity to service the proposed development.

Figure1 – Potential Sewer Connection Point



- **You must construct a waste water main extension to serve your proposed 93 Lot subdivision.** The terms of the Deed define this extension as 'Major Works'.
- You must use Sydney Water's **Technical Specifications for Low Infiltration Sewer Systems** to plan, design and construct the sewer. This specification must be used in conjunction with (and have precedence over) the Sewerage Code of Australia, WSA02-2002 (Sydney Water Edition). A Defect Liability Period of 12 months will apply to the works following their completion and acceptance by Sydney Water. Sydney Water will carry out Validation Testing one month prior to the expiry of that period. If we find any defects we will tell you. It will be your responsibility to rectify any notified defects.
- Any tender called by you for the works will need to provide for the above requirements.

Funding of works

Under Sydney Water's 'Funding of infrastructure to service growth' policy we may agree to contribute towards a portion of the cost of the works you are required to build. Your Water Service Coordinator can advise you in relation to this policy, the likelihood of Sydney Water sharing a portion of the cost and the process you need to satisfy Sydney Water's probity requirements.

The funding assessment will be made at the detailed design stage, prior to any construction works commencing. A firm commitment would not be made by Sydney Water until we:

- Have reviewed the detailed design and;
- Have reviewed the detailed construction quotations needed to meet our probity requirements and;
- Come to an agreement on the amount.

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.

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.

Stamping and approval of your building plans

Please note that the building plans must be stamped and approved when each lot is developed. This can be done at a Quick Check agency. For an agency list visit www.sydneywater.com.au > Building and Developing > Quick Check or call 13 20 92).

This is not a requirement for the Certificate but the approval is needed because the construction/building works may affect Sydney Water's assets (e.g. water, sewer and stormwater mains).

Where a Sydney Water stormwater channel, pipe or culvert is located within ten (10) metres of your development site it must be referred to Sydney Water for further assessment.

Your Coordinator can tell you about the approval process including:

- Possible requirements;
- Costs; and
- Timeframes.

Please note that your building plans must be stamped and approved. This can be done at a Quick Check agency. For an agency list visit www.sydneywater.com.au > Building and Developing > Quick Check or call 13 20 92.

Note: 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.

Backflow Prevention Water supply connections

A backflow prevention containment device appropriate to the property's hazard rating must be installed at 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.

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 www.sydneywater.com.au > Plumbing > BackflowPrevention.

The water service for your development

Sydney Water does not consider whether the existing water main(s) talked about above 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.

You must make sure that each dwelling/lot has its own 20mm meter.

When access to the water supply is required, the property owner or agent must apply to Sydney Water online. Sydney Water must install a water meter before any water is used. It is illegal for anyone other than a Sydney Water employee to remove the locking mechanism on the water meter.

The online application can be found by visiting our website www.sydneywater.com.au > Plumbing. The applicant will need to have the:

1. Account (Property) Number which can be obtained from the Coordinator; and
2. Serial Number which can be found on the metal tag on your property service.

You can find more information by using the "Ask Sydney Water" section of our website.

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 subdivision 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.

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 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 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.

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 NSW Fair Trading Plumbing Inspection Assurance Services (PIAS) officer. After that officer has looked at the work, the drainer can issue the Certificate of Compliance. The Code requires this.

Soffit Requirements

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

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; and
- council fire fighting requirements. (It will help you to know what the fire fighting requirements are for your subdivision 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