

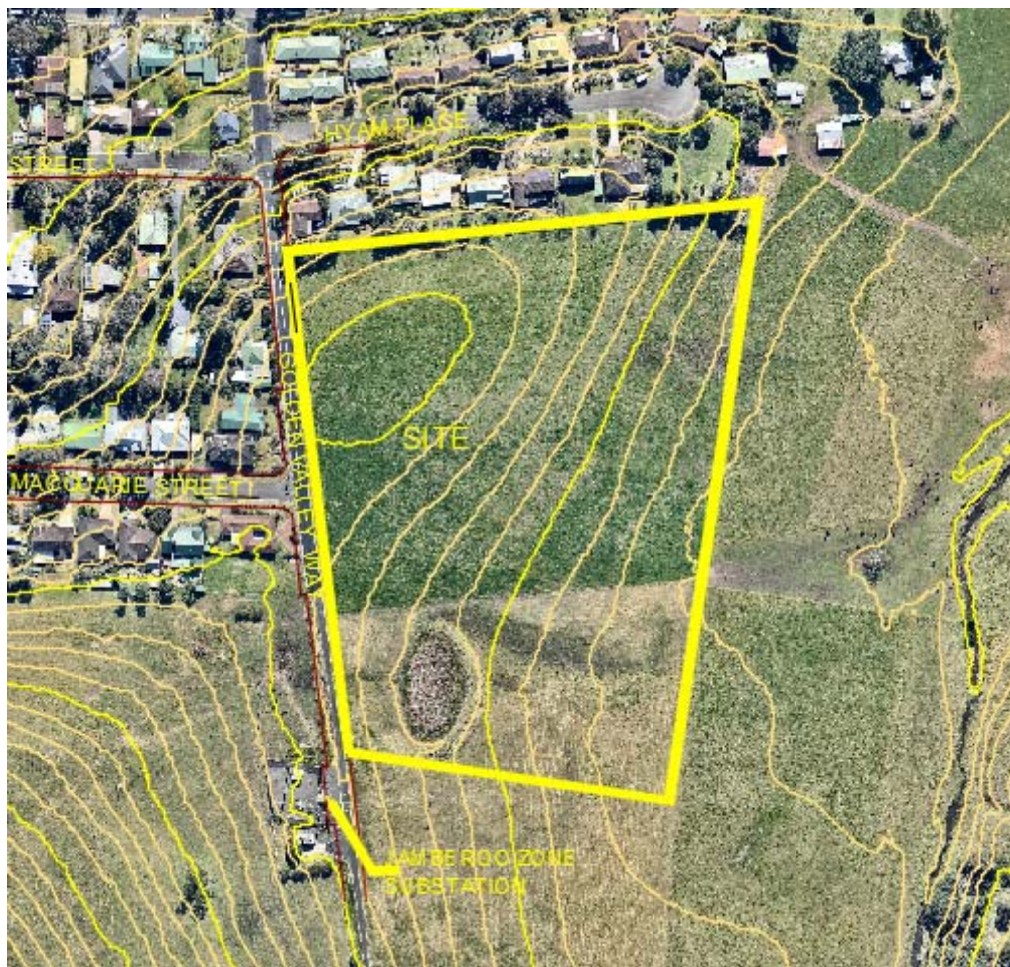
## Services Feasibility Assessment

### Planning Proposal

Lot 2 in DP626183

Golden Valley Way, Jamberoo

For Branco Simicic



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KF112241  
10 March 2016

## **1.0 Introduction**

K.F. Williams & Associates Pty Ltd has been commissioned to prepare a services investigation report for a planning proposal at Lot 2 in DP626183 in Golden Valley Way, Jamberoo

A feasibility application was made to Sydney Water and an application for technical review was made to Endeavour Energy.

A services investigation was conducted in order to determine the location of all utility services in the vicinity of the site.

## **2.0 Sydney Water**

Sydney Water issued a feasibility letter for Case No 151063. The Sydney Water feasibility letter is at attachment #2.

In relation to water supply, Sydney Water advises as follows:

- The Proposed Lots will be served by a drinking water extension off the 100mm main in Golden Valley Road.
- The proposed drinking water infrastructure for this development will be sized & configured according to the Water Supply Code of Australia WSA 03-2011-3.1 (Sydney Water Edition - 2012).
- Detailed requirements will be provided at the Section 73 application phase.

In relation to sewer servicing, Sydney Water advises as follows:

- The existing development area adjacent to the proposed subdivision is serviced by low pressure sewerage system. This system was not designed to service the proposed subdivision.
- Wastewater servicing will require extension and possible amplification of the existing low pressure system.

The extent of the wastewater system amplification will be based on waste water modelling of a concept servicing solution.

The wastewater servicing solution must be developed based on the relevant technical policies, standards, specifications and the Sydney Water editions of WSAA Codes i.e. Pressure Sewerage Code Of Australia WSA 07 2007 and Sewage Pumping Station Code WSA 04-2005-2.1.

- Due to the complexity of the analysis and potential servicing options related to low pressure sewerage systems, your Water Service Coordinator will advise you on the engagement of a range of service providers to complete concept options documentation. The service provider must be experienced in the use of the Sydney Water wastewater modelling process and software. The modelling will be undertaken within the Sydney Water Parramatta Office.

Prior to any modelling being undertaken your WSC will be required to organize an inception meeting with Sydney Water to determine the detailed wastewater modelling requirements.

The wastewater modelling will assist in determination of Sydney Water's requirements as part of the Section 73 application phase.

### **3.0 Electricity**

An application for Technical Review was submitted to Endeavour Energy. Application No is ENL2611 – 2016/00768/001.

In relation to electricity servicing, Endeavour Energy advises as follows:

- Presently there is sufficient capacity at Jamberoo ZS and 11kV feeder JBB2, namely Golden Valley Road, to support the proposed mature load of up to 50 lots.
- It is envisaged that a HV linkage to form a HV underground ring off Golden Valley Road will achieve appropriate supply to the proposed subdivision.

### **4.0 Other Services**

Other services in the vicinity of the site include Telstra and NBN. The exact location and depth of these services will need to be determined prior to detailed engineering design is commenced

A services plan is at attachment #3.

### **5.0 Conclusion**

Water, sewer, electricity and telecommunications services can be provided to serve approximately fifty residential lots.

The provision of water and sewer services may require amplification of the existing water and sewer infrastructure. The requirement for amplification will be determined upon lodgement of an application for a Section 73 Certificate.

Report prepared by:



**Wal Mullany**

BE, Grad Dip LGE, ME(Hons), MIEAust, CPEng, NPR:

10 March 2016

#### **Attachments:**

- #1: Sydney Water Feasibility Letter
- #2: Endeavour Energy Technical Review
- #3: Existing Services Plan



Case Number: 151063

23 February 2016

Branco Simicic  
c/- K F WILLIAMS ENVIRONMENTAL SERVICES P/L

### FEASIBILITY LETTER

**Developer:** Branco Simicic  
**Your reference:** EN302043  
**Development:** Lot 2 DP626183 ALLOWRIE ST, Jamberoo  
**Development Description:** Proposed 50 Torrens Tittle Subdivision  
**Your application date:** 16 December 2015

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](http://www.sydneywater.com.au) > Plumbing, building & developing > Developing > Land development.

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](http://www.sydneywater.com.au) > Plumbing, building & developing > Developing > Providers > Lists 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 Proposed Lots will be served by a drinking water extension off the 100mm main in Golden Valley Road.

- The proposed drinking water infrastructure for this development will be sized & configured according to the Water Supply Code of Australia WSA 03-2011-3.1 (Sydney Water Edition - 2012).
- Detailed requirements will be provided at the Section 73 application phase.
- **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.**

- **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 following information is provided to assist in planning the servicing needs of the development, based on the information supplied:

The existing development area adjacent to the proposed subdivision is serviced by low pressure

sewerage system. This system was not designed to service the proposed subdivision.

Wastewater servicing will require extension and possible amplification of the existing low pressure system. The extent of the wastewater system amplification will be based on waste water modelling of a concept servicing solution. The wastewater servicing solution must be developed based on the relevant technical policies, standards, specifications and the Sydney Water editions of WSAA Codes i.e. Pressure Sewerage Code Of Australia WSA 07 2007 and Sewage Pumping Station Code WSA 04-2005-2.1.

Due to the complexity of the analysis and potential servicing options related to low pressure sewerage systems, your Water Service Coordinator will advise you on the engagement of a range of service providers to complete concept options documentation. The service provider must be experienced in the use of the Sydney Water wastewater modelling process and software. The modelling will be undertaken within the Sydney Water Parramatta Office. Prior to any modelling being undertaken your WSC will be required to organize an inception meeting with Sydney Water to determine the detailed wastewater modelling requirements.

The wastewater modelling will assist in determination of Sydney Waters requirements as part of the Section 73 application phase.

This advice is not a formal approval of our servicing requirements. Formal requirements for servicing the development will be determined as part of the Section 73 application. More information about the Section 73 application process is available on our web page in the Land Development Manual.

## **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. This is done either by Sydney Waters Schedule of Rates or via the Procurement process. 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.

If you do choose to request a quote through the Schedule of Rates for Sydney Water's contribution you will avoid going through the full procurement process. Your WSC can advise you of this option.

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.

### Approval of your building plans

Please note that the building plans must be approved when each lot is developed. This can be done at Sydney Water Tap in<sup>TM</sup>. Visit [www.sydneywater.com.au](http://www.sydneywater.com.au) > Plumbing, building & developing > Building > Sydney Water Tap in<sup>TM</sup>.

**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.

**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](http://www.sydneywater.com.au) > Plumbing, building & developing > Plumbing > Backflow prevention.

### 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](http://www.sydneywater.com.au) > Plumbing, building & developing > Plumbing > Connections & disconnections. 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.

### **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.**

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**END**

1 March 2016

**Endeavour Energy Ref: ENL2611 – 2016/00768/001**  
**Customer Ref:**

KF Williams & Associates  
PO BOX 1477  
WOLLONGONG NSW 2500

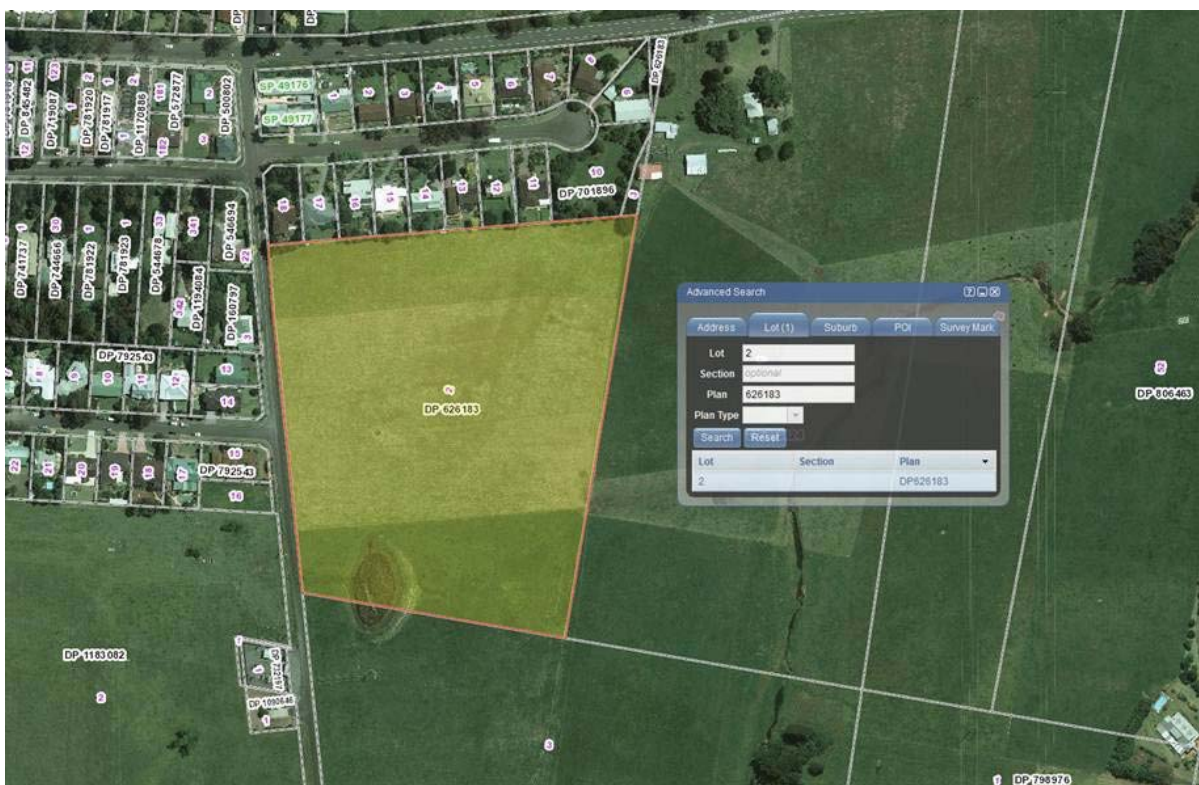
**Attention: Wal Mullany**

**ENL2611 – Lot 2, DP 626183, Golden Valley Way, JAMBEROO**

Dear Wal,

Thank you for your enquiry regarding the proposed residential development at the above address. This enquiry has been registered under our reference numbers – ENL2611. Please quote this number for all future correspondence.

Endeavour Energy acknowledges that proposed development will yield 40-50 residential lots, however supply required date is not determined at this stage.



Preliminary analysis indicates that the proposed development site is located approximately 0.2km at northeast of Jamberoo ZS which would supply the development. Presently there is sufficient capacity at Jamberoo ZS and 11kV feeder JBB2, namely Golden Valley Road, to support the proposed mature load of up to 50 lots.

It is envisaged that a HV linkage to form a HV underground ring off Golden Valley Road will achieve appropriate supply to the proposed subdivision.



In order to program this connection, I recommend you to submit an application for residential subdivision and engage the services of a Level 3 ASP to prepare and provide an electrical design to Endeavour Energy in the form of a Proposed Method of Supply. This activity is customer funded contestable work and you will need to pay for it.

**Hope this assists for the meantime and this advice provided is in response to an enquiry only and does not constitute a formal method of supply.** An application must be submitted and subsequent designs have been certified or approvals granted will Endeavour Energy reserve capacity on the network.

Should you have any questions regarding this response to your request for technical review, please contact me.

Yours faithfully,

*David HO*

**David Ho**  
Contestable Works Project Manager  
**Network Connections**

☎ Direct: (02) 9853 7901 | 📠 Fax: (02) 9853 7925

✉ Email: [david.ho@endeavourenergy.com.au](mailto:david.ho@endeavourenergy.com.au)

DO NOT SCALE

KF112241  
Attachment #3

OWEN STREET

HYAM PLACE

SITE

MACQUARIE STREET

GOLDEN VALLEY WAY

JAMBEROO ZONE  
SUBSTATION

## LEGEND



- DENOTES OUTLINE OF PROPOSED DEVELOPMENT SITE
- DENOTES EXISTING WATER SERVICE (DBYD)
- DENOTES EXISTING SEWER SERVICE (DBYD)
- DENOTES EXISTING TELSTRA SERVICE (DBYD)
- DENOTES EXISTING NBN SERVICE (DBYD)
- DENOTES EXISTING ELECTRICAL SERVICE (DBYD)

| Revision | Amendment or reason for issue | Issue date | Drawn by | Authorised |
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|                     |          |           |                                    |                                                                                               |                                |
|---------------------|----------|-----------|------------------------------------|-----------------------------------------------------------------------------------------------|--------------------------------|
| Surveyor            | Date     | FEB 2016  | Drawing Title                      | Proposed Development<br>Lot 2 GOLDEN VALLEY WAY<br>JAMBEROO NSW 2533<br>SERVICES PLAN OVERALL | Project No.<br><b>KF112241</b> |
| Date of Survey      | Drawn    | S.Kimber  |                                    |                                                                                               | Drawing No.<br><b>C01</b>      |
| Height Datum<br>AHD | Designed | W.Mullany |                                    |                                                                                               | Sheet<br>1 OF 1                |
| Origin              | Checked  |           |                                    |                                                                                               | Revision                       |
| Horiz. Datum        | Approved |           | Scale<br>1:750 @ A1<br>1:1500 @ A3 | Drawing Status<br>ISSUED FOR INFORMATION                                                      |                                |

PLOTTED BY: FLEMING