Appendix H – Oviform Sewer Investigations – Candalepas Associates

24 March 2023 5968

Ms Sally Peters Manager, Central Sydney Planning, Strategic Planning & Urban Design City of Sydney Town Hall House Level 2, 456 Kent Street Sydney 2000

Dear Ms Peters,

Re: 232-240 Elizabeth Street ("the Property") Planning Proposal – Oviform Sewer Investigations

We write on behalf of *Stasia*, owners of the property at 232-240 Elizabeth Street to detail investigations into the Oviform Sewer as part of the Planning Proposal for the site.

Refer to the enclosed "Appendix A - Sydney Water Assets – Approvals Programme". This document has been prepared by Candalepas Associates to discuss with the City of Sydney the most appropriate Sewer investigation milestones to be completed for each stage of the project. The attached document details the investigations to date that have been included in the planning proposal documents. These investigations into the sewer include:

- / Review of previously Approval Stage 1 DA (with special regard to sewer interaction and Sydney Water Comments).
- / Review of Detailed Survey, with centre line of Sewer mapped and included on plans.
- / Review of Heritage Maps and GIS Maps of the Site and Sewer.
- / Review of Sydney Water Specialist Engineering Assessment Guidelines dated 19/02/2021 Doc No.D0001870.
- / Sydney Water Tap In Search.
- / Incorporation of Sydney Water 'Minimum Clearance to Building Works' into reference scheme plans (Guidelines dated 19/02/2021 Doc No.D0001870)
- / Preliminary Engagement with a Sydney Water Services Coordinator for next steps and SEA requirements.

Noting that the site is required to undergo a design excellence process we propose that the most appropriate stage to complete the Specialist Engineering Assessment 'SEA' would be following the design excellence competition at the Detailed DA stage as Conditions of the Consent. During the detailed DA stage, specialist reporting and design would be able to be undertaken to reflect the competition winning scheme. These documents would include items to be included in the SEA submission and would include:

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Angelo Candalepas & Associates NGVC Team Pty Limited ABN 97 657 663 593

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Nominated Architect Angelo Candalepas NSW 5773 VIC 17978 WA 2405 ACT 2603 QLD 5463 / Detailed Geotechnical Investigations and Report including Finite Modelling Assessment

/ Detailed Structural Engineering including Footing Design and Shoring Details

/ Detailed Survey of the Asset

/ Dilapidation Investigations

/ Detailed Architectural Drawings including coordination with the consultant team and findings of specialist SEA reporting.

Please telephone the undersigned without hesitation if anything requires further clarification.

Yours faithfully, CANDALEPAS ASSOCIATES

Lewis Evans Associate

	Oviform Sewer - Specialist Engineering Assessment 'SEA'										
	& 'Out of Scope' Building Plan Approval										
	I WE										
CLIENT	Stasia										
PROJECT	232-240 Elizabeth Street										
	No.										
JOB NO	5968			_							
	<u> </u>										
DATE	Friday, 24 March 2023										
ISSUE P1	FOR REVIEW / COMMENT										
				De	sign		Development				
	W . A . A . L B	Sketch	Planning		ellence	Detailed Development	Application	Construction	Construction	Construction	Occupation
Syaney	Water Assets - Approvals Programme	Design	Proposal	Com	petition	Application	Conditions	Certificate	Documentation	Stage	Certificate
1	Stage 1										
1.1	Review of Approved Stage 1 DA + Proposed Sewer Interaction										
1.2	Review of Detailed Survey, with Centre line of Sewer Mapped										
1.3	Obtain Hertiage Maps and GIS Maps of the Site and Sewer										
1.4	Review Sydney Water Speciliast Engineering Assessment Guidelines dated 19/02/2021 Doc No. D0001870										
1.5	Sydney Water Tap In Search	 									
1.6	Incorporate Sydney Water 'Minimum Clearance to Building Works' into reference scheme										
[plans										
1.7	Engagement With Sydney Water Services Coordinator										
2	Stage 2										
2.1	Sydney Water Tap In Online Assessment										
2	Stage 3			 							
3	Otage 5			_							
3.1	Water Services Coordinator to provide Service Protection Report.										
3.2	Water Services Coordinator to write detailed brief for : Surveyour, Structural Engineer,										
	Geotechnical Engineer										
3.3	Detailed Geotechnical Report including finite modelling assessment										
3.4	Detailed Structural Engineering report including footing and shoring design details										
3.5	Surveyour to conduct physical survey on site - test excavation will need to be undertaken.										
3.6	Instrumentation and Monitoring Plans										
3.7	Work Method Statement (WMS) Describing Construction activities										
3.8	Contingency Plans describing the acitivites required in the event of an incident to mitigate										
	damage to Sydney Water Assests.										
4	Stage 4	1 1 1									
4.1	Sydney Water SEA submission			_							
4.1	Sydney Water Assessment charge for 'Out of Scope'										
4.3	Sydney Water Referral and Processing to Water Services Coordinator. Allow 2 months										
	for Sydney Water review and requirement response.										
4.4	Response to conditions or requirements as required.										
5	Stage 5	1 1 1 1		_							
5.1	Sydney Water 'Out of Scope' Building Plan Application and Approval			_							
J. I	Gydney Trater Out of Geope Building Fran Application and Approval	 	- - - - - - - - - 	- 							
6	Stage 6	1									
6.1	Pre Construction Condition Assessment										
6.2	Concrete Encasement Inspection and Issue of Certificate										
6.3	Pier validation inspection and Issue Certificate										
6.4	Submission of final package to Sydney Water Upon completion of all conditions										
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