

14th June 2022
Our Reference: 477-21

Aqualand St Leonard Development 3 Pty Ltd
ATF Aqualand St Leonard Development 3 Unit Trust
Level 37, Australia Square, 264 George Street,
Sydney NSW 2000

Att: Diana de Borja

**RE: SEWER AND WATER UTILITY STATEMENT FOR THE PROJECT AT 12-20 BERRY ROAD AND 11-19
HOLDSWORTH AVE, ST LEONARDS**

INTRODUCTION

Craig & Rhodes Pty Ltd (MetroWater) has been engaged as the Water Servicing Coordinator / Sewer and Water Designer for the proposed development located at 12-20 Berry Road and 11-19 Holdsworth Avenue, St Leonards.

SITE DESCRIPTION AND PROPOSED DEVELOPMENT

The site is approximately 5015m² in area and is located at No. 12-20 Berry Road and 11-19 Holdsworth Avenue, St Leonards. The site currently contains 10 residential dwellings: 5 dwellings fronting Berry Road and 5 dwellings fronting Holdsworth Avenue. The topography is such that the land falls away from the West to the East and from the North to the South, the change in level is approximately 4 metres. In reference to the project brief prepared by Aqualand, the proposed development involves the construction of approximately 130 apartments, over 10 storeys with 2 partially excavated across two buildings, 450m² Childcare Centre with an outdoor courtyard within the building fronting Berry Road, approximately 180 car spaces secured on basement car park and a landscaped public through site link and a 150m² community facility delivered on behalf of Lane Cove Council.

SEWER & WATER

The lots fronting Berry Road are currently serviced by an existing 100mm Cast Iron Cement Lined (CICL) water main which is located on the Western side of Berry Road and an existing 225mm Salt Glazed Ware (SGW) sewer main which is located adjacent to the Eastern Rear Boundary.

The lots fronting Holdsworth Avenue are currently serviced by an existing 100mm Cast Iron Cement Lined (CICL) water main which is located on the Western side of Holdsworth Avenue and an existing DN225 Vitriified Clay (VC) sewer main which is located within the council verge on the Western side of Holdsworth Avenue.

In reference to the Concept Sewer and Water plan prepared by Craig & Rhodes Pty Ltd (MetroWater), the existing 225mm Salt Glazed Ware (SGW) sewer main traversing through 12-20 Berry Road is to be deviated, with the existing sewer main and structures to be disused and removed between No. 10 Berry Road & No.20 Berry Road to allow for the construction of the proposed basement car parking and buildings.

The existing DN100 Cast Iron Cement Lined (CICL) water main in Holdsworth Ave is to be amplified to service the proposed development. The amplified sizing is to be determined upon receipt of the hydraulic calculations and Sydney Water's Notice of Requirements.

SECTION 73 APPLICATION

A requirement of Lane Cove Council's Development Consent will be that a Sydney Water Section 73 Compliance Certificate be obtained for the proposed development.

Upon submission of the Development Application to Lane Cove Council, an Anticipated Section 73 Compliance Application is to be submitted to Sydney Water.

In receipt of the application, Sydney Water will issue their Notice of Requirements which details the requirements which must be satisfied prior to the release of the Section 73 Compliance Certificate, this will include Major Sewer Works for the sewer deviation, Major Water Works for the water amplification and Sydney Water Building Plan Approval, which must be obtained prior to construction commencement.

Upon completion of the required works, Sydney Water will issue the Section 73 Compliance Certificate as required to enable the subdivision registration and the release of the Occupation Certificate.

Yours faithfully,



Kristen Galvin
Senior Water Servicing Coordinator/Designer

Craig & Rhodes Pty Ltd