

ESSENTIAL SERVICES REPORT

Proposed Development:

260 Eight Avenue, Austral

Demolition of existing structures, excavation and construction of a commercial development involving the provision of an anchor supermarket, commercial and retail tenancies, public piazza and through-site link, with at-grade parking, associated landscaping and public domain works.

Report compiling essential services advice from:

APPENDIX A - ELECTRICAL ASP3: Power Solutions Pty Ltd

- Concept ASP3 servicing strategy to accommodate the proposed development.

APPENDIX B - HYDRAULIC SERVICES: Henry & Hymas Engineers incl. feasibility letter from Sydney Water.

- Report capturing hydraulic related services currently servicing the site with initial advice/options to accommodate the proposed development.

APPENDIX C - NBN SERVICES: Simpson Kotzman Engineers.

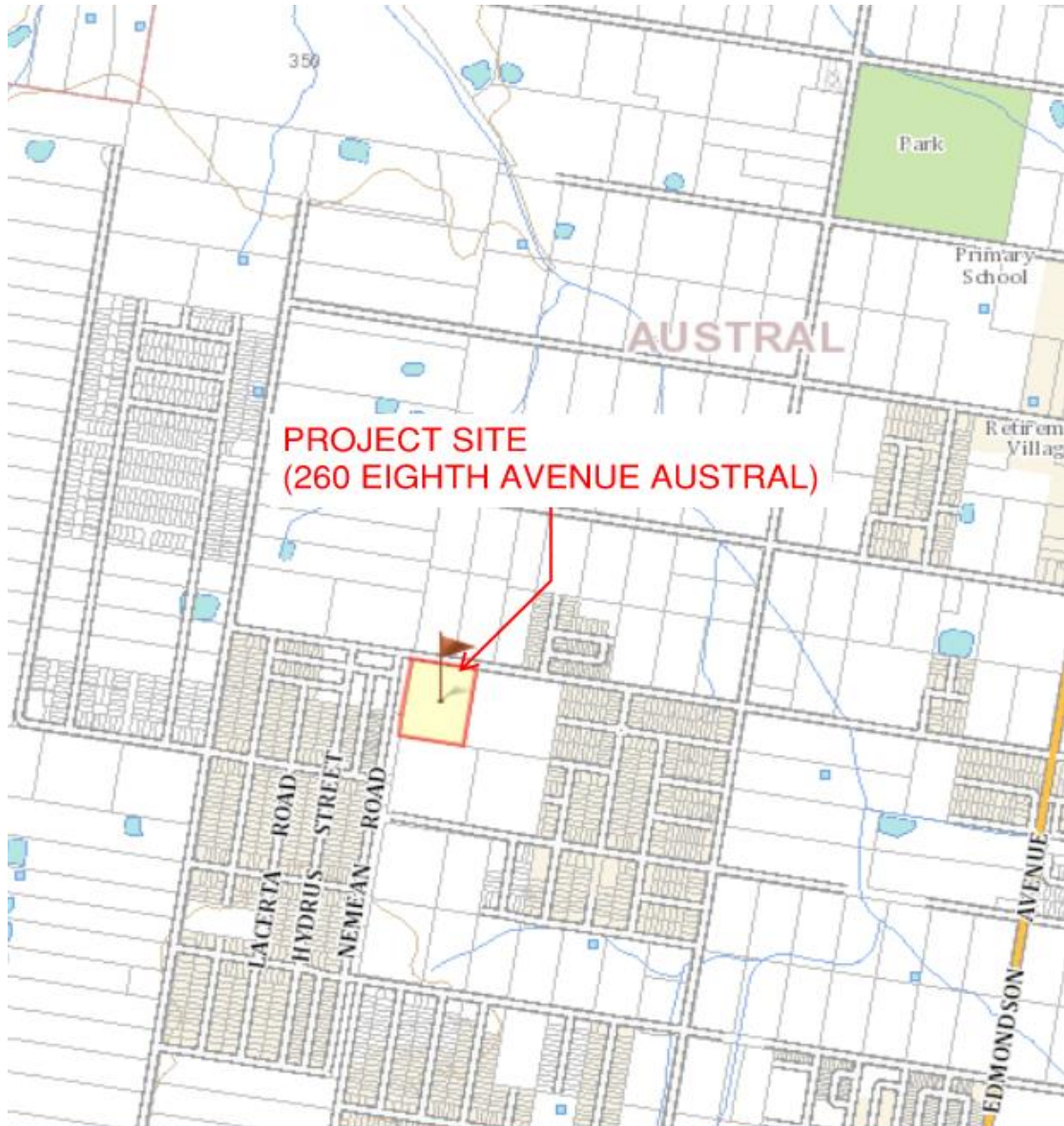
- NBN mark-up noting available infrastructure and connection options to accommodate the proposed development.

DATE: 14/06/2023

APPENDIX A – ELECTRICAL ASP3

Electrical Investigation Report

260 Eighth Avenue Austral



May 2023



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DOCUMENT CONTROL

Version	Date	Author	Reviewer	Revision Details
A	11/05/2023	Hammad Ansari	Steve Goman	Initial Issue

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SCOPE

This report has been prepared by Power Solutions as part of an electrical servicing strategy for the proposed site. The review was commissioned by Sixt Projects. The intention of this report is to;

- Review Endeavour Energy WebGIS systems and Google Streetview records to identify existing electrical infrastructure within vicinity of development.
- Provide summary report outlining findings inclusive of; Endeavour Energy expected servicing requirements, concept design & possible lead in requirements.
- Provide approximate construction costs for the works.

The concept development layout consists of a proposed residential subdivision on Lot 940 DP1265677. The project site is approximately 1.1km north of Bringelly Road. Other notable features near the site include Kemps Creek, Craik Park and St Anthony of Padua Catholic Church.

1. EXISTING ELECTRICAL NETWORK

230V/4100V - Low Voltage Network

From the Endeavour Energy GIS there is existing LV OH/UG network near the development site at the following locations:

- 1) Overhead LV mains located across the road on Eighth Avenue on pole 601839.
- 2) Power Poles 601835 and 601837 are situated in front of project site. Some private poles are also present near project site.
- 3) Underground LV mains on project boundary side and across the road on Eighth Avenue up to pillars 403989 and 403988, respectively.

From desktop review the existing LV network does not have enough capacity to provide power to project site.

11kV – High Voltage Network

There is an existing 11kV feeder (NL1322) situated on the opposite side of Eighth Avenue in front of project site. This feeder is connected to North Leppington Zone Substation. Another HV feeder (NL1132) is available on Kelly Street approximately 320m from the project site.

Substations 95765, 54840 and 18224 are present around the project site, however the substations don't have enough capacity to provide the required power to the project development.

Transmission Network

There are overhead transmission lines passing within an easement next to the project site. The voltage level of transmission lines is 132kV. Although the lines are outside the project boundary, the clearances from the project site could not be determined as it will require a proper survey. It is advised that clearance from transmission lines be checked and complied for the proposed building structure.

Note: The existing transmission assets, 11kV / LV cables, poles and substation locations are based on the Endeavour Energy GIS. A site inspection and survey will be required to accurately model the network and determine conclusively the HV / LV connection requirements.

Environmental Impact

High level environmental searches have been conducted for this initial investigation. A complete Summary Environmental Report will need to be prepared and approved by Endeavour Energy Certifier prior to commencing any construction works on site.

- 1) The following number of MNES present in the project area.

Listed Threatened Ecological Communities 5

Listed Threatened Species 47

Listed Migratory Species 14

- 2) The site is not found in EPA contaminated land register.

- 3) The site does not have any Aboriginal Heritage items.

Details of the environmental impacts can be found in Appendix D.

2. DEVELOPMENT SERVICING STRATEGY

Maximum Demand

The maximum demand load for the project site is 1905A (1317 kVA 3 Phase) as provided by the client. It is noted that demand load is preliminary and may change during detailed design.

Proposed 11kV Network

From review of existing Endeavour Energy records, the existing LV network and existing substations will not have enough capacity for the proposed development. An extension/augmentation of the Endeavour Energy network is required that will involve the installation of an additional substation. The new substation will be installed within the development site. From preliminary demand load the substation size is calculated to be 1500kVA. The final substations type, location and size will be confirmed during the detail design. Based on the existing network GIS it is likely that existing HV feeder NL1322 across the road will be sufficient to provide the required power to project site.

Note: Quantity and location of substations is based on a high-level assessment and information obtained from client and will need to be confirmed once a finalised architectural plan has been received.

Proposed LV Network

A new substation will be installed for the proposed site. Consumer service mains can extend from the circuit breaker on substation LV board to a proposed low voltage enclosure which will need to be installed within 10-15m of the substation. Another LV cable can be connected to the outgoing side of the enclosure and can be extended to the Main Switch Board. A low voltage interconnector cable will need to be connected to a 400A fuse strip within the LV board of the substation. This LV cable will connect to one of the existing LV pillars on the street to comply with Endeavour Energy requirement. Substation installation diagram shown in Appendix B.

3. CONCLUSION

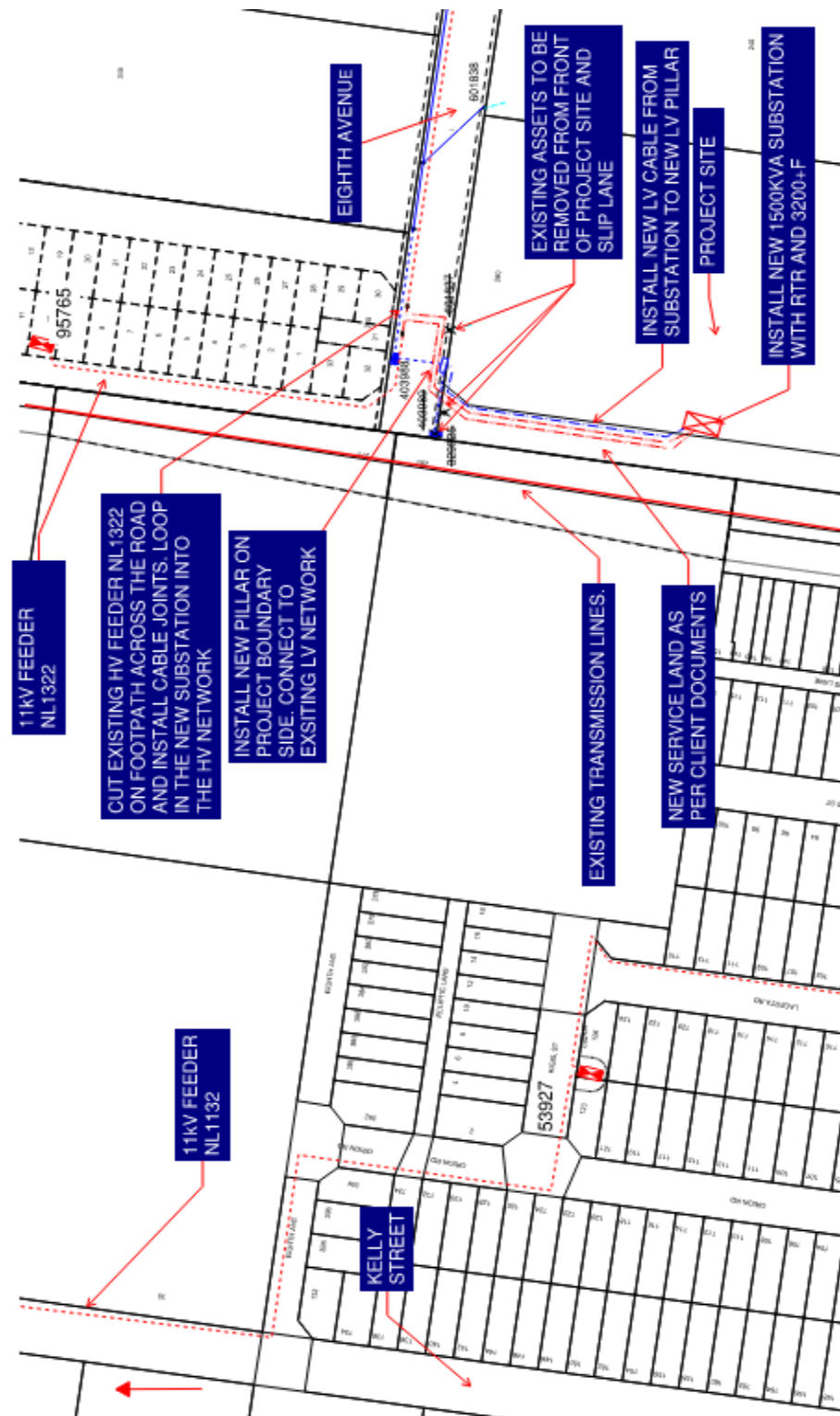
- A. Approximate load of the proposed development is 1905Amps 3 Phase or 1317 kVA 3 Phase.
- B. A new substation needs to be installed to provide power to the proposed lots. Our understanding is that 1500kVA pad mount substation will be sufficient for the proposed load. Refer to Appendix B on page 9. The construction cost of the works is approximately **\$465k**.
- C. Augmentation of high voltage and low voltage network is required to loop the new substation into the network.

APPENDIX A – EXISTING ELECTRICAL INFRASTRUCTURE



Note: Only relevant assets are shown for the sake of clarity.

APPENDIX B – PROPOSED ELECTRICAL INFRASTRUCTURE



Note: Only relevant assets are shown for the sake of clarity. Public lighting may be required as per council conditions which is not included in the sketch.

APPENDIX C – CONSTRUCTION COSTING ESTIMATES

Budget Construction Estimate			
Job No.:		5770	
Location:		Austral	
Client:		Mousa Fayad	
Estimate by:		Hammad Ansari	
ASP1 COSTS	Overhead Works	\$12,250.00	
	Underground Works	\$65,145.20	
	Substation Costs	\$253,500.00	
	Total (with 20% Margin)	\$397,074.24	
		Ancillary Fees	\$12,824.00
EE Design fee	Initial Application	\$500.00	
	Design service and Certification	\$10,000.00	
	Construction Services Fees	\$45,000.00	
	Total	\$55,500.00	
		Total Costs	\$465,398.24

Note:

This pricing is a high level estimate only. This cost does not include civil cost, vegetation reinstatement etc.

APPENDIX D – ENDEAVOUR ENERGY ENVIRONMENTAL IMPACT SUMMARY

Please refer to the next few sheets attached in this report.



Australian Government

Department of Climate Change, Energy,
the Environment and Water

EPBC Act Protected Matters Report

This report provides general guidance on matters of national environmental significance and other matters protected by the EPBC Act in the area you have selected. Please see the caveat for interpretation of information provided here.

Report created: 08-May-2023

[Summary](#)

[Details](#)

[Matters of NES](#)

[Other Matters Protected by the EPBC Act](#)

[Extra Information](#)

[Caveat](#)

[Acknowledgements](#)

Summary

Matters of National Environment Significance

This part of the report summarises the matters of national environmental significance that may occur in, or may relate to, the area you nominated. Further information is available in the detail part of the report, which can be accessed by scrolling or following the links below. If you are proposing to undertake an activity that may have a significant impact on one or more matters of national environmental significance then you should consider the [Administrative Guidelines on Significance](#).

World Heritage Properties:	None
National Heritage Places:	None
Wetlands of International Importance (Ramsar	None
Great Barrier Reef Marine Park:	None
Commonwealth Marine Area:	None
Listed Threatened Ecological Communities:	5
Listed Threatened Species:	47
Listed Migratory Species:	14

Other Matters Protected by the EPBC Act

This part of the report summarises other matters protected under the Act that may relate to the area you nominated. Approval may be required for a proposed activity that significantly affects the environment on Commonwealth land, when the action is outside the Commonwealth land, or the environment anywhere when the action is taken on Commonwealth land. Approval may also be required for the Commonwealth or Commonwealth agencies proposing to take an action that is likely to have a significant impact on the environment anywhere.

The EPBC Act protects the environment on Commonwealth land, the environment from the actions taken on Commonwealth land, and the environment from actions taken by Commonwealth agencies. As heritage values of a place are part of the 'environment', these aspects of the EPBC Act protect the Commonwealth Heritage values of a Commonwealth Heritage place. Information on the new heritage laws can be found at <https://www.dcceew.gov.au/parks-heritage/heritage>

A [permit](#) may be required for activities in or on a Commonwealth area that may affect a member of a listed threatened species or ecological community, a member of a listed migratory species, whales and other cetaceans, or a member of a listed marine species.

Commonwealth Lands:	None
Commonwealth Heritage Places:	None
Listed Marine Species:	20
Whales and Other Cetaceans:	None
Critical Habitats:	None
Commonwealth Reserves Terrestrial:	None
Australian Marine Parks:	None
Habitat Critical to the Survival of Marine Turtles:	None

Extra Information

This part of the report provides information that may also be relevant to the area you have

State and Territory Reserves:	None
Regional Forest Agreements:	None
Nationally Important Wetlands:	None
EPBC Act Referrals:	5
Key Ecological Features (Marine):	None
Biologically Important Areas:	None
Bioregional Assessments:	1
Geological and Bioregional Assessments:	None

Search results

Your search for: LGA: CAMDEN COUNCIL
Date from: 01 Jan 2000
Date to: 08 May 2022

[Search Again](#)

[Refine Search](#)

did not find any records in our database.

If a site does not appear on the record it may still be affected by contamination. For example:

- Contamination may be present but the site has not been regulated by the EPA under the Contaminated Land Management Act 1997 or the Environmentally Hazardous Chemicals Act 1985.
- The EPA may be regulating contamination at the site through a licence or notice under the Protection of the Environment Operations Act 1997 (POEO Act).
- Contamination at the site may be being managed under the [planning process](#).

More information about particular sites may be available from:

- The [POEO public register](#)
- The appropriate planning authority: for example, on a planning certificate issued by the local council under [section 149 of the Environmental Planning and Assessment Act](#).

Search TIP

To search for a specific site, search by LGA (local government area) and carefully review all sites listed.

... [more search tips](#)

Hammad Ansari

Date: 08 May 2023

Suite701/91 Phillip Street

Parramatta 2150

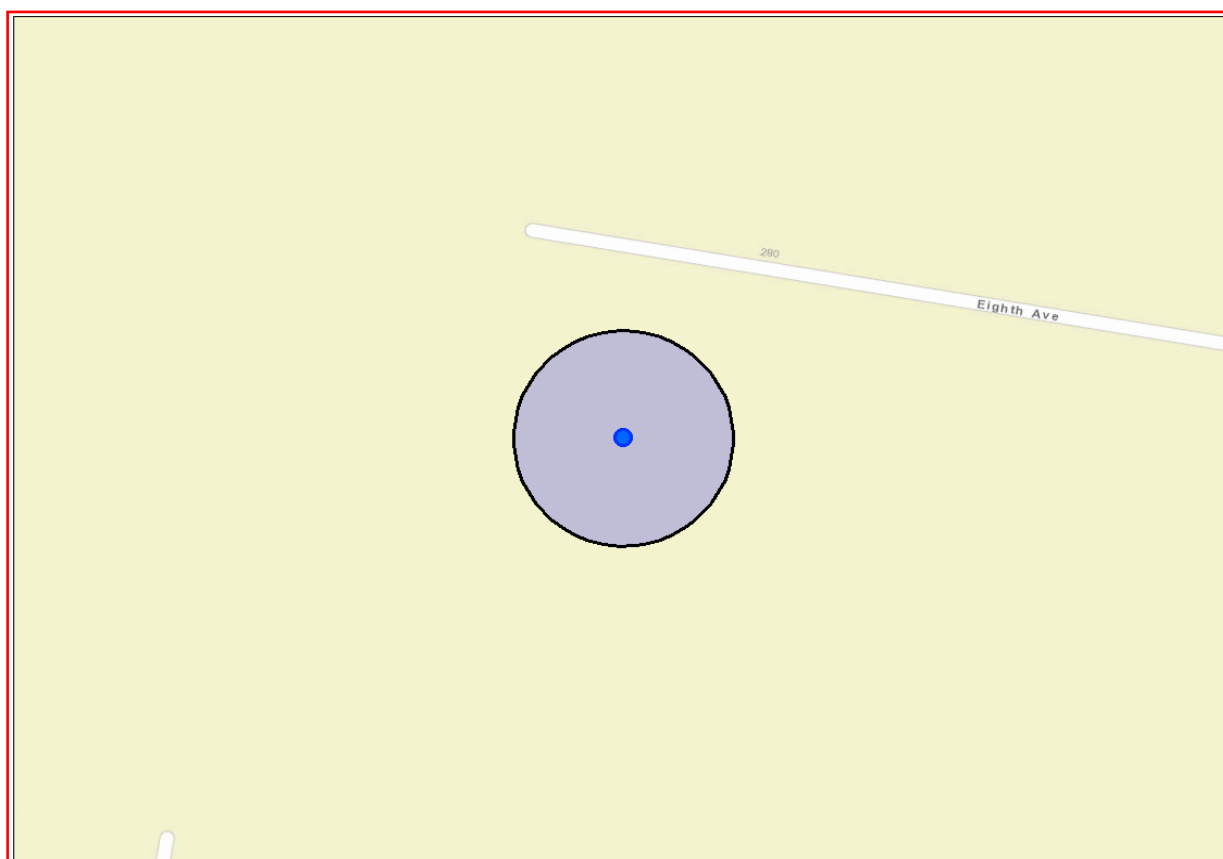
Attention: Hammad Ansari

Email: hansari@powersol.com.au

Dear Sir or Madam:

AHIMS Web Service search for the following area at Address : 260 EIGHTH AVENUE AUSTRAL 2179 with a Buffer of 50 meters, conducted by Hammad Ansari on 08 May 2023.

The context area of your search is shown in the map below. Please note that the map does not accurately display the exact boundaries of the search as defined in the paragraph above. The map is to be used for general reference purposes only.



A search of Heritage NSW AHIMS Web Services (Aboriginal Heritage Information Management System) has shown that:

0	Aboriginal sites are recorded in or near the above location.
0	Aboriginal places have been declared in or near the above location. *

APPENDIX B - HYDRAULIC SERVICES



henry&hymas

20 June 2023

Our Ref: A22U24/ Infra.H4 GJN

Fabcot Pty Ltd
C/- SIXT Projects
Suite 8.03, 14 Martin Place
Sydney NSW 2000

Attention: Moussa Fayad, Nikita Mapapatra & Tony Pratt

**RE: PROPOSED RETAIL DEVELOPMENT
260 EIGHTH AVENUE AUSTRAL SOUTH NSW
SEWER & WATER SITE WIDE WATER INFRASTRUCTURE**

Sewer and Water Site Wide Infrastructure Executive Summary

The report advses Fabcot of the risks and opportunities at design with respect to Sewer and Water Infrastructure.

Sewer

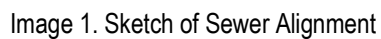
Sydney Water have a 7.6m deep sewer main available for connection to the north of our site. No further action required, except, you must avoid building over the sewer.

The sewer is defined by a surface Access Chamber, which is 1.3m South of the Eighth Ave boundary line, and 53m east of the Western boundary line. Note, the sewer cannot be built over, and it must be pegged out by the Water Services Coordinators team at the earliest convenience.

The Structural Engineer, can't have any rock bolts drilling over or under the Sewer and any above ground boundary/ retaining walls can't impose load onto the sewer, nor can retaining wall footings supporting garden beds or access ramps, or building structures impose transferred load upon the sewer.

Any piling must be a minimum of 1.2m away from the outside face of sewer barrel.

Fabcot, all this advice in italics above should come from MGP, our appointed Water Services Coordinators.



The major consideration for Fabcot is suitably sized water main for Fire Fighting purposes.

The most appropriate option to achieving compliance with fire flows is to amplify the water main.

Amplify the Water Main

Budget estimate, 860m @ \$300/m totals \$258,000 + GST, +/- accuracy of 30%.



henry&hymas



Image 2. Suggested water main extension.

Pumps.

Fire Hydrant and Fire Sprinkler pumps are likely, to achieve minimum pressures requirements outline in AS2419.1-2021 & AS 2118.1- 2017.

The anticipated costs for pumps is noted below.

- 1 x Diesel Hydrant Pump \$30,000
- 1 x Diesel Sprinkler Pump \$30,000
- Plus Bi-Annual ongoing recurrent maintenance.

Note.

For the purposes of preparing any estimates, Henry & Hymas use all skill and diligence of a senior engineer with +40years of experience. However, Henry & Hymas have no control over the cost of goods or services or the price of steel or rise and fall contracts in preparing these estimates.

Recommendation

Watermain amplification is Henry & Hymas best recommendation

End executive summary



henry&hymas

Detail Report.

This brief report is to advise Fabcot that the existing 100dia cold water main in Eighth Avenue is inadequate to meet the fire demands of the project.

1. Design Criteria

The purpose of this report is to assess the risks and determine the fire flows to ensure the water main is adequately sized to meet the demands of the development.

Design standards referred to as below:

- AS 2118.1-2017 Automatic Fire Sprinkler System
- AS 2118.2-2021 Automatic fire sprinkler systems Wall wetting sprinkler systems
- AS 2419.1-2021 Fire hydrant installations System design, installation and commissioning
- AS 2941-2013 Fixed fire protection installations – Pump-set systems
- AS 2304-2019 Water storage tanks for fire protection systems
- AS 2441-2005 Installation of fire hose reels

2. Description of building

Main occupancy class	6	Largest fire compartment (within the building)	Area (m ²)	Approx. 3,684
Other occupancy classes	5, 7a		Volume (m ³)	Approx. 18,420
Type of construction	TBA		Height (m)	≥5
Effective height (m)	83.4-74.5=8.9m	Ground floor area (m ²)		Approx. 6,475
Rise in storeys	3	Total floor area (m ²)		Approx. 8,893
Levels contained	3	Total volume (m ³)		Approx. 41,952
Does the building contain an early childhood centre?	No	Is the building or does the building contain a Data Centre?		No
Is the development a major hazard facility?	No			

3. Fire Services Flow Rates

	Building Classification	Occupancy Hazard Classification	Fire Sprinkler Flow Rate	Fire Hydrant Flow Rate
Retail	Class 6	Ordinary Hazard 3 (OH3)	18L/s	Fully sprinkler protected building, less than 5,000m ²
Commercial	Class 5	Light Hazard	6L/s	
Adjoining Fire Source	Wall wetting drenchers for retail from neighbors (Location highlighted as below)		4L/s	20L/s

4. Sydney Water Corporation, Draft Notice of Requirements (NOR)

We refer to the SWC draft feasibility letter, dated 6 March 2023, Case No 205430. Effectively the current NOR is incomplete, and can only be completed with receipt of a Development Application Number. However, the Feasibility Letter issued from Sydney Water has indicated that the current water main on Eighth Avenue does not have the capacity to supply the fire services.

Key extracts are noted below:

We've assessed your application and found that:

- Planning have conducted a thorough investigation and established the water supply to the development area will be from the Raby Water Supply Zone (WSZ). **Refer to development area in Figure 1**
 - The Raby WSZ has limited capacity to service growth.
 - Hydraulic modelling results show that the current system does not have capacity to service the proposed development.
 - Sydney Water is currently carrying out hydraulic modelling to identify reticulation amplification in this area. This work is expected to be completed by the end of 2023
- **You may need to construct an extension and/or amplify the existing DN100 uPVC water main in Eight Ave to serve your proposed development.** These works must be constructed by a constructor with the appropriate capability. Your Coordinator will be able to provide further advice about this.

Image 4. Part extract from Sydney Water Feasibility Letter (Case Number:205430).

4.1 Engineering Solutions

To address this issue offsite amplification of the Sydney Water Corporation main in Eighth Avenue is highly recommended, as outline below.

5. Extension and or amplification of existing water main network

5.1. Option 1: Suggested water main extension



henry&hymas



Image 5. Suggested water main extension.

6.0 Fire Brigade Boosters and Pumps Sets

The fire brigade Sprinkler and Hydrant booster must address the street and be insight of the main entry of the building.

Woolworths main pedestrian entry is at Eighth Avenue, and the secondary entry is the carpark from the adjoining unnamed road to the west.

The architectural masterplan drawings illustrate the fire booster assembly fronting Eight Avenue.

The fire hydrant/fire sprinkler pump room is located off a fire rated corridor, at the lower ground floor level, directly accessible off Eight Avenue.

Encl. Sydney Water Feasibility Letter.

Case Number: 205430

April 6, 2023

FABCOT PTY LTD

C/- MGP Building and Infrastructure Services Pty Ltd

Feasibility Letter

Developer:	FABCOT PTY LTD
Your reference:	2023-0109
Development:	Lot 940 DP1265677 260 Eighth Ave, Austral
Development Description:	Woolworths shopping centre with other retail and commercial space
Your application date:	March 6, 2023

Dear Applicant

This Feasibility Letter (Letter) is a guide only. It provides general information about what our requirements could be if you applied to us for a Section 73 Certificate (Certificate) for your proposed development. **The information is accurate at today's date only.**

We have not allocated any system capacity to your proposal from the investigation into this Feasibility advice. This advice is only an indication of our systems and possible requirements as of today. Where there is system capacity, it may have been fully utilised by the time you obtain a Consent. The requirements applied to any approved Development proposal may differ significantly in the future since the original advice was issued.

If you obtain development consent for that development 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 (WSC).

We'll then send you either a:

- Notice of Requirements (Notice) and Developer Works Deed (Deed)
or
- Certificate.

These documents will be the definitive statement of our requirements.

There may be changes in our 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
- if you decide to do your development in stages then you must submit a new application (and pay another application fee) for each stage.

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 us and to the extent that it is able, we limit its liability to the reissue of this Letter or the return of your application fee. You should rely on your own independent professional advice.

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 [Plumbing, building & developing](#) page on our website.

1. **Obtain Development Consent from the consent authority for your development proposal.**
2. **Engage a Water Servicing Coordinator (WSC).**

You must engage your current or another authorised WSC to manage the design and construction of works that you must provide, at your cost, to service your development. If you wish to engage another WSC (at any point in this process) you must write and tell us.

You'll find a list of WSC's at [Listed providers](#) on our website.

The WSC will be your point of contact with us. 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 our costs).

3. Developer Works Deed

After the WSC has submitted your new application, they'll receive the our 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 we've signed the documents, one copy will be returned to the WSC.

The Deed sets out for this project:

- your responsibilities
- our responsibilities
- the Provider's responsibilities.

You must do all the things that we ask you to do in that Deed. This is because your development does 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

Your development must have a frontage to a water main that is the right size and can be used for connection.

We've assessed your application and found that:

- Planning have conducted a thorough investigation and established the water supply to the development area will be from the Raby Water Supply Zone (WSZ). **Refer to development area in Figure 1**
 - The Raby WSZ has limited capacity to service growth.
 - Hydraulic modelling results show that the current system does not have capacity to service the proposed development.
 - Sydney Water is currently carrying out hydraulic modelling to identify reticulation amplification in this area. This work is expected to be completed by the end of 2023
- **You may need to construct an extension and/or amplify the existing DN100 uPVC water main in Eight Ave to serve your proposed development.** These works must be constructed by a constructor with the appropriate capability. Your Coordinator will be able to provide further advice about this.
- **A water main will be available once you have completed you drinking water main construction to provide your development with a domestic supply.** The size of your development means that you will need a connection larger than the standard domestic 20 mm size.

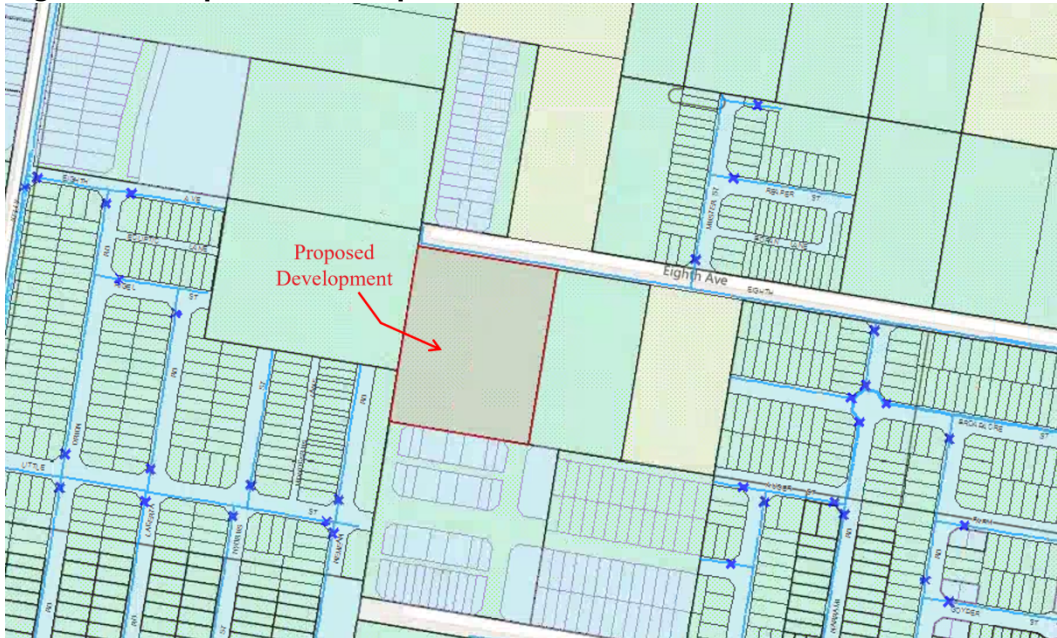
To get approval for your connection, you will need to lodge an application with [Sydney Water Tap in](#)™. You, or your hydraulic consultant, may need to supply the following:

- a plan of the hydraulic layout
- a list of all the fixtures/fittings within the property
- a copy of the fireflow pressure inquiry issued by us
- a pump application form (if a pump is required)
- all pump details (if a pump is required).

You'll have to pay an application fee.

We don't consider whether a water main is adequate for fire fighting purposes for your development. We can't guarantee that this water supply will meet your Council's fire fighting requirements. The Council and your hydraulic consultant can help.

Figure 1 – Proposed Development



4.2 Sewer

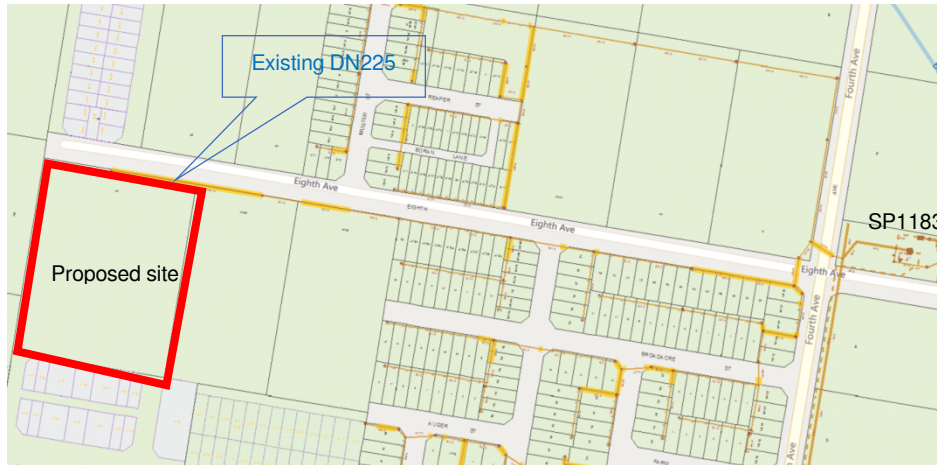
Your development must have a sewer main that is the right size and can be used for connection. That sewer must also have a connection point within your development's boundaries.

We've assessed your application and found that:

- **The existing DN225 PVC sewer main/ property connection will serve the proposed development.**

Please Note:

- The proposed development falls within the SP1183 catchment and can be serviced by connecting reticulation main delivered by developer to the existing lead-in main DN225.
- The Developer will need to engage a WSC to prepare a natural catchment plan, reticulation design, flow schedule and a long section for connection at s73 stage.



5. Ancillary Matters

5.1 Asset adjustments

After we issue this Notice (and more detailed designs are available), we may require that the water main/sewer main/stormwater located in the footway/your property needs to be adjusted/deviated. If this happens, you'll 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**. We'll need to see the completed designs for the work, and we'll 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 our **Permission to Enter** form(s) for this. You can get copies of these forms from your WSC or on our website. Your WSC 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 us may include:

- water main shutdown and disinfection
- connection of new water mains to our system(s)
- design and construction audit fees
- contract administration, Operations Area Charge & Customer Redress prior to project finalisation
- creation or alteration of easements etc
- 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 WSC can tell you about these costs.

6. Approval of your Building Plans

You must have your building plans approved **before the Certificate can be issued**. **Building construction work MUST NOT commence until we have granted approval**. Approval is needed because construction/building works may affect our assets (e.g. water and sewer mains).

Your WSC can tell you about the approval process including:

- Your provision, if required, of a “Services Protection Report” (also known as a “pegout”). This is needed to check whether the building and engineering plans show accurately where our assets are located in relation to your proposed building work. Your WSC will then either approve the plans or make requirements to protect those assets before approving the plans
- Possible requirements
- Their Costs
- Timeframes.

We recommend that you apply for Building Plan Approval early as in some instances your WSC may need to refer your building plans to us for detailed review. You’ll be required to pay us for the costs associated with the detailed review.

You can also find information about this process (including technical specifications) on our [Plumbing, building & developing](#) page on our website or call us on 13 20 92.

Notes:

- **The Certificate will not be issued until the plans have been approved and, if required, our assets are altered or deviated**
- **You can only remove, deviate, or replace any of our pipes using temporary pipework if you have written approval from us. You must engage your WSC to arrange this approval**
- **You must obtain our written approval before you do any work on our systems. We'll 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*.**

7. Funding of works

Under our '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 our Schedule of Rates or via the Procurement process. Your WSC can advise you in relation to this policy, the likelihood of us sharing a portion of the cost and the process you need to satisfy our probity requirements.

If you do choose to request a quote through the Schedule of Rates for our 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 us until we:

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

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 from us in the future because of the impact of your development on our assets. You must read them before you go any further.

Disused Water Service Sealing

You must pay to disconnect all disused private water services and seal them at the point of connection to our water main. This work must meet our standards in the Plumbing Code of

Australia (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 our sewer main. This work must meet our standards in the Plumbing Code of Australia (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 our soffit requirements for property connection and drainage.

Requirements for Business Customers for Commercial and Industrial Property Developments

If this property is to be developed for Industrial or Commercial operations, it may need to meet the following requirements:

Trade Wastewater Requirements

If this development is going to generate trade wastewater, the property owner must submit an application requesting permission to discharge trade wastewater to Sydney Water's sewerage system. You must wait for approval of this permit before any business activities can commence.

The permit application should be emailed to Sydney Water's Business Customer Services at businesscustomers@sydneywater.com.au

It is illegal to discharge Trade Wastewater into the Sydney Water sewerage system without permission.

A **Boundary Trap** is required for all developments that discharge trade wastewater where arrestors and special units are installed for trade wastewater pre-treatment.

If the property development is for Industrial operations, the wastewater may discharge into a sewerage area that is subject to wastewater reuse. Find out from Business Customer Services if this is applicable to your development.

Backflow Prevention Requirements

Backflow is when there is unintentional flow of water in the wrong direction from a potentially polluted source into the drinking water supply.

All properties connected to Sydney Water's supply must install a testable **Backflow Prevention Containment Device** appropriate to the property's hazard rating. Property with a high or medium hazard rating must have the backflow prevention containment device tested annually. Properties identified as having a low hazard rating must install a non-testable device, as a minimum.

Separate hydrant and sprinkler fire services on non-residential properties, require the installation of a testable double check detector assembly. The device is to be located at the boundary of the property.

Before you install a backflow prevention device:

1. Get your hydraulic consultant or plumber to check the available water pressure versus the property's required pressure and flow requirements.
2. Conduct a site assessment to confirm the hazard rating of the property and its services.
Contact PIAS at NSW Fair Trading on **1300 889 099**.

For installation you will need to engage a licensed plumber with backflow accreditation. Visit www.sydneywater.com.au > [Plumbing, building & developing](#) > Plumbing > Backflow prevention to find a plumber.

Water Efficiency Recommendations

Water is our most precious resource and every customer can play a role in its conservation. By working together with Sydney Water, business customers are able to reduce their water consumption. This will help your business save money, improve productivity and protect the environment.

Some water efficiency measures that can be easily implemented in your business are:

- Install water efficiency fixtures to help increase your water efficiency. Visit www.waterrating.gov.au/ to take you to the WELS (Water Efficiency Labelling and Standards (WELS) Scheme
- Consider installing rainwater tanks to capture rainwater runoff, and reusing it, where cost effective. Visit www.sydneywater.com.au > [Plumbing, building & developing](#) > Plumbing > Rainwater tanks
- Install water-monitoring devices on your meter to identify water usage patterns and leaks.
- Develop a water efficiency plan for your business.

It is cheaper to install water efficiency appliances while you are developing than retrofitting them later.

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 development and the ability of our system to provide that flow in an emergency. Sydney Water's Operating Licence directs that our mains are only required to provide domestic supply at a minimum pressure of 15 m head.

A report supplying modelled pressures called the Statement of Available pressure can be purchased through [Sydney Water Tap in](#)™ and may be of some assistance when defining the fire fighting system. The Statement of Available pressure may advise flow limits that relate to system capacity or diameter of the main and pressure limits according to pressure management initiatives. If mains are required for fire fighting purposes, the mains shall be arranged through the water main extension process and not the Section 73 process.

Large Water Service Connection

A water main will be available once you have completed your drinking water main construction to provide your development with a domestic supply. The size of your development means that you will need a connection larger than the standard domestic 20 mm size.

To get approval for your connection, you will need to lodge an application with [Sydney Water Tap in](#)™. You, or your hydraulic consultant, may need to supply the following:

- a plan of the hydraulic layout
- a list of all the fixtures/fittings within the property

- a copy of the fireflow pressure inquiry issued by us
- a pump application form (if a pump is required)
- all pump details (if a pump is required).

You'll have to pay an application fee.

We don't consider whether a water main is adequate for fire fighting purposes for your development. We can't guarantee that this water supply will meet your Council's fire fighting requirements. The Council and your hydraulic consultant can help.

Other fees and requirements

The requirements in this Notice relate to your Certificate application only. We 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.
- trade waste requirements
- large water connections and
- council firefighting requirements. (It will help you to know what the firefighting requirements are for your development 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 us and to the extent that it is able, we limit 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

APPENDIX C - NBN SERVICES

OPTION 1
- NBN TO BE EXTENDED
ACROSS ROAD TO NEW PIT
AND THEN INTO PROPERTY
COMMUNICATIONS ROOM

OPTION 3
- NBN TO BE EXTENDED
ALONG ROAD TO NEW PIT
AND THEN ACROSS ROAD
INTO PROPERTY
COMMUNICATIONS ROOM
THERE WILL BE EXTRA PITS
REQUIRED WHICH ARE NOT
SHOWN

EXISTING NBN
CONDUITS AND
PITS LOCATION
INDICATIVE ONLY

NOTES
- NBN CURRENTLY SERVICES THE AREA.
- AUGMENTATION TO THE EXISTING SITE IS
REQUIRED TO BRING THE NBN SERVICES INTO
THE SITE.
- OPTION 1 IS THE MOST DIRECT OPTION BASED
ON THE PROPOSED LOCATION OF THE
COMMUNICATIONS ROOM. ISSUE IS THAT THE
NBN WILL NEED TO BE TRANSFERRED ACROSS
AN EXISTING ROAD.
- OPTION 2 IS FURTHER AWAY THAN OPTION 1
AND WILL REQUIRE A LONG RUN OF
UNDERGROUND CONDUIT FROM THE
BOUNDARY TO THE COMMUNICATIONS ROOM.
CROSSING ROAD MAY BE LESS OF AN ISSUE
THAN OPTION 1.
- OPTION 3 MAY BE LESS OF AN ISSUE
REGARDING EXCAVATING EXISTING ROADS AND
COULD PROVIDE EASIER OPTION THAN OPTION
3 TO GET INTO THE SITE.

ADJOINING LOT 941
(BOUNDARIES INDICATIVE ONLY)

1 Upper Ground Plan
Scale 1 : 400

Simpson Kotzman Pty Ltd
Consulting Engineers

Level 1, 2 Elizabeth Plaza,
North Sydney, NSW 2060
Australia
(02) 9929 3321

SimpsonKotzman

Proposed Communications Services into Site
25.05.2023 - Project: 11534

Clarke
Hopkins
Clarke

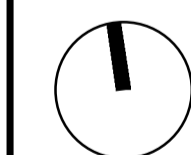
www.chc.com.au | studio@chc.com.au | 03 9419 4340

NSW Nominated Architect: Jordan Curran (10259)

Job No. 22108

Austral South

EIGHTH AVENUE, AUSTRAL SOUTH



Scale As indicated @ A1

PRELIMINARY

Upper Ground
Floor
Plan_Overall

17.03.2023

SK03