

Case Number: 178199

24 May 2019

Robert Bishop
c/- KR STUBBS & ASSOCIATES PTY LTD

**LETTER of CONDITIONS
For
DEVIATION OF A SYDNEY WATER ASSET**

Applicant: Robert Bishop
Your reference: WSC2312
Property location: 115A Pacific Road, Palm Beach
Your application date: 26 April 2019

Dear Applicant

Your application to deviate the sewer main at the above location is approved provided you do the following things:

1. You must enter into an agreement with Sydney Water in the form of the enclosed Deed.
2. You must engage your current or another authorised Water Servicing Coordinator (Coordinator) to manage the design and construction of the required works to Sydney Water's standards and procedures. Before you engage another Coordinator you must write and tell Sydney Water.

For a list of authorised Coordinators either visit www.sydneywater.com.au > Plumbing, building & developing > Developing > Providers > Lists or call 13 20 92. Coordinators will give you a quote or information about costs for services/ works including Sydney Water costs.

The Coordinator generally will be the single point of contact between you and Sydney Water. They can answer most questions you might have about our process and charges.

3. After you engage a Coordinator, you and your accredited Developer Infrastructure Providers (Providers) will need to sign and lodge both copies of the enclosed 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.

If Sydney Water does not receive the signed Deed for our signing by 24 May 2020 you will need to re-apply (and pay another application fee).

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

4. 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. You must not start work on the existing sewer main or the proposed deviation until Sydney Water advises your Coordinator. This includes the placement of any temporary pipework. Before you can do this pipework, you must engage your Coordinator to lodge an application that must include appropriate temporary pipework detail as well as the design of the proposed deviation.

Sydney Water will then assess both designs and advise your Coordinator when they are approved and of any conditions to be met before pipe placement.

One condition will be:

- the lodgement of an unconditional security bond from an acceptable financial institution that will cover Sydney Water's risk for this work; and
- your acceptance in writing to bonding conditions that we will provide in another agreement.

If any work on our assets is carried out without that advice or final approval, Sydney Water will take action to have work on the site stopped. We will apply the provisions of Section 45 of the Sydney Water Act 1994.

6. Construction of these works will require you to pay project management, survey, design and construction costs **directly to your Providers**. 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.;
 - 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 release of the Bank Guarantee or Cash Bond.

Your Coordinator can tell you about these costs.

In addition, the following specific conditions apply:

Approval of your Building Plans

The deviation of Sydney Water's sewer main may impact the existing/proposed building. You are reminded that you must have your building plans approved with reference to the deviated sewer main. Approval is needed because current/future construction/building works may affect Sydney Water's assets.

Your Coordinator can tell you about the approval process including;

- Additional design requirements to protect your proposed/existing building.
- Review of your Sewer Design endorsed by Sydney Water for Construction or Sewer WAC plan. This is needed to check whether the building and engineering plans show accurately where Sydney Water's assets are located in relation to your proposed/existing building. Your Coordinator will then either approve the plans or make requirements to protect those assets before approving the plans;
- Possible requirements;
- Costs; and;
- Timeframes.

You can also find information about this process (including technical specifications) if you either:

- Visit www.sydneywater.com.au > Plumbing, building & developing > Building > Building over or next to assets. Here you can find Sydney Water's *Technical guidelines - Building over and adjacent to pipe assets*; or
- Call 13 20 92.

END