

12 May 2020

Mr Ron Silverstein
Solicitor & Director of Glen Ora Estate Pty Ltd
4 Coronation Street
BRUNSWICK WEST VIC 3055

Dear Mr Silverstein,

RE: Solomon Heights Estate, Sunshine North

1. I refer to your email dated 29 April 2020.
2. As previously advised and for absolute clarity, CWW has not yet received any application from you or your client for a development works approval under section 145 of the *Water Act 1989*. Such an application must be made in through CWW's Land Development Portal on our website here: https://www.citywestwater.com.au/building_renovating/land_development. Accordingly, there has been no decision made by CWW. All correspondence to date has been purely for the purposes of providing advice to you to assist you in preparing your client's development works application.
3. I am instructed that CWW has not misconstrued the information that you have provided. Whilst you are requesting to use a high pressure system for the area from Whitehill Avenue to Baldwin Avenue, this area cannot be considered in isolation. Under sections 163 and 173 of the Water Act, CWW's statutory functions include to:
 - a. Provide, manage and operate water supply and sewerage systems; and
 - b. Identify community needs relating to water supply and sewerage services and to plan for the future needs of the community in that regard.
4. When considering how an area is best serviced, I am instructed that CWW needs to consider a range of factors including the location of its current assets and the topography, among others, in the surrounding area as well. This frequently requires property developers to liaise with neighbouring land owners or developers.
5. In addition, under CWW's Statement of Obligations issued by the Minister for Water, CWW must, when considering sewerage services to new and existing urban areas:
 - a. Consider fit for purpose service options;

- b. Identify the costs and benefits to CWW's customers and community, as well as risks to CWW; and
 - c. Not agree to service options that unreasonably transfer costs from the developer to CWW's customers.
6. In the current context, this means that CWW is required to consider the servicing of the entire area, not just the area between Whitehill Avenue to Baldwin Avenue.
7. I am instructed that CWW maintains its position set out in my letter to you dated 29 April 2020. Also, as advised in that letter, gravity sewers do not always have to fall in the same direction as the grade, which appears to be an assumption made in the plans your client has provided to date. For short sections, a gravity sewer can go against the grade/slope of the natural surface and may require some slightly deeper excavation during construction. Please refer to the worst case diagram for a gravity sewer at Attachment 1 and the longitudinal section of that worst case gravity sewer at Attachment 2 which have been prepared by the CWW Integrated Planning team. These attachments show that a gravity sewer is possible for the entire Solomon Heights Estate in Sunshine North, including between Baldwin Avenue to Whitehill Avenue.
8. Should you have any queries, please advise.

Yours sincerely,

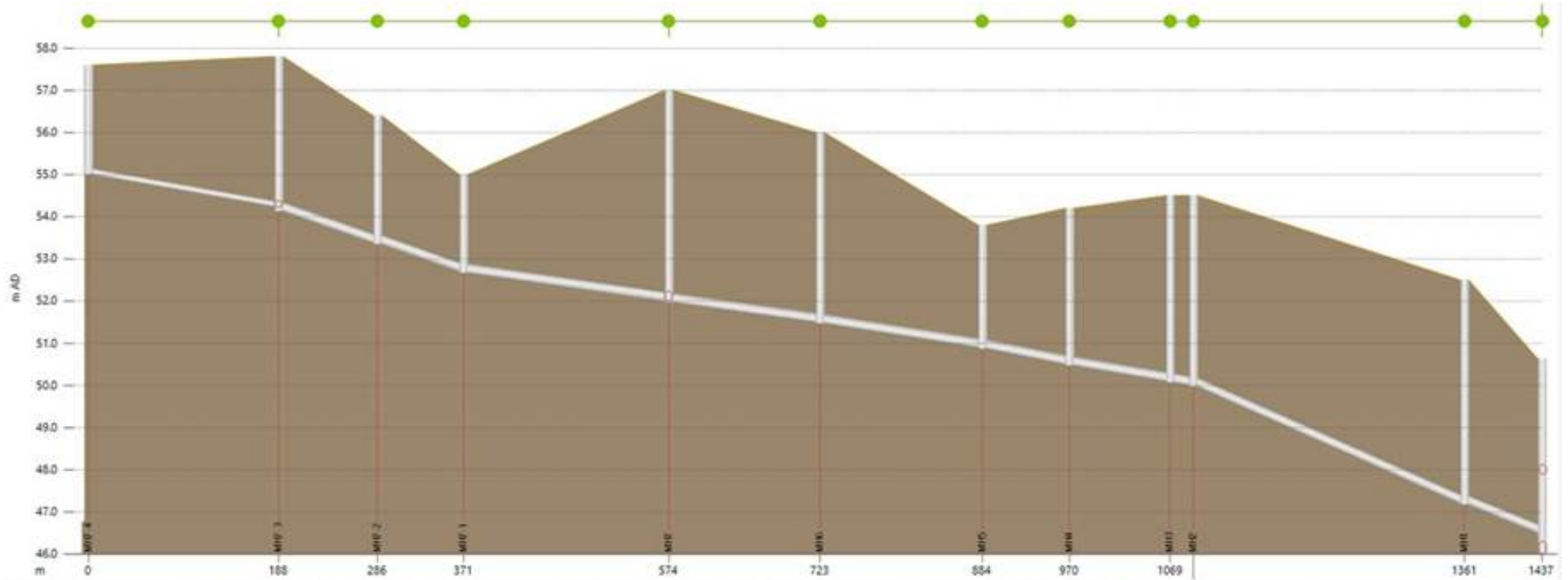


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ATTACHMENT 1: WORST CASE DIAGRAM FOR GRAVITY SEWER (shown in red) – SOLOMON HEIGHTS, SUNSHINE NORTH



ATTACHMENT 2: LONGITUDINAL SECTION FOR WORST CASE GRAVITY SEWER – SOLOMON HEIGHTS, SUNSHINE NORTH



| | | | | | | | | | | | | |
|---------------|---------|---------|---------|---------|--------|--------|--------|--------|--------|--------|--------|---|
| Link | MH7-4.1 | MH7-3.1 | MH7-2.1 | MH7-1.1 | MH7.1 | MH6.1 | MH5.1 | MH4.1 | - | MH2.1 | MH1.1 | |
| length (m) | 188.0 | 97.6 | 85.2 | 203.1 | 149.4 | 160.7 | 86.2 | 99.2 | - | 268.1 | 76.7 | |
| width (mm) | 150 | 225 | 225 | 225 | 225 | 225 | 225 | 225 | 225 | 225 | 225 | |
| us inv (m AD) | 55.000 | 54.130 | 53.350 | 52.670 | 51.970 | 51.470 | 50.870 | 50.470 | - | 49.970 | 47.170 | |
| ds inv (m AD) | 54.235 | 53.380 | 52.700 | 52.000 | 51.500 | 50.900 | 50.500 | 50.100 | - | 47.200 | 46.500 | |
| grad (m/m) | | | | | | | | | | | | |
| Node | MH7-4 | MH7-3 | MH7-2 | MH7-1 | MH7 | MH6 | MH5 | MH4 | MH3 | MH2 | MH1 | - |
| ground (m AD) | 57.600 | 57.800 | 56.400 | 55.000 | 57.000 | 56.000 | 53.800 | 54.200 | 54.500 | 54.500 | 52.500 | - |