

March 27, 2024

**HammondCare**

c/ - OPAL WATER MANAGEMENT PTY LTD

**Notice of requirements**

**SECTION 73 SUBDIVIDER/COMPLIANCE CERTIFICATE**

**(Sydney Water Act 1994, Part 6, Division 9)**

<b>Developer:</b>	<b>HammondCare</b>
<b>Your reference:</b>	<b>OWM0594</b>
<b>Development:</b>	<b>(Lots 3 &amp; 4 DP584287) 97-115 RIVER RD, Greenwich</b>
<b>Development Description:</b>	<b>Concept Proposal for the redevelopment of Greenwich Hospital including: Demolition, earthworks and remediation works - new Health Care and Allied Health Facilities and Residential aged care and Seniors Housing in an integrated care campus - Building envelopes, comprising: Main Hospital Building envelope with an integrated basement; two Seniors Living Building envelopes with an integrated basement; and respite care building envelope; car parking and site access arrangements; and landscaping, including tree removal.</b> <b><u>STAGE 1:</u> Electrical substation installation, water main upgrade and extension into site authority meter, private sewer installation fir stage 2 from south sewer connection</b>
<b>Council Consent No:</b>	<b>Lane Cove Council &amp; SSD-8699 by Independent Planning Commission of NSW Government of November 10, 2020</b>
<b>Your application date:</b>	<b>February 21, 2023</b>

Dear Applicant

We've assessed your application for a Section 73 Compliance Certificate for the development shown above. Before we can issue the Certificate, you must meet our requirements set in this notice.

You have until **March 27, 2025** to accept our requirements, have your deeds executed, design endorsed and have a construction commencement notice (CCN) submitted. If you don't, you'll have to reapply and pay another application fee and you'll receive another notice. The notice may change, and you may have new requirements.

Your Water Servicing Coordinator (WSC) will be your point of contact with us. They can answer questions you might have on our developer process and charges, or you can visit our websites [Plumbing, building & developing](#) page. We also have a [Developer application progress](#) so you can see the status of your application, just enter your case number and your email address, you'll receive a response right away.

Infrastructure contributions for drinking water and wastewater will be payable on all developments that require a Section 73 Compliance Certificate to be issued from 1 July 2024 onwards. Infrastructure contributions help recover the cost of providing infrastructure to new developments. Please refer to the Costs section of this letter for more information.

## What you need to do to get your Section 73 Certificate

### Summary

You'll need to do the following:

1. Engage a Water Servicing Coordinator (WSC) before you sign the enclosed Developer Works Deed.
2. Sign both the original copies of the enclosed Developer Works Deed.
3. After you have signed the Deeds, build the required water works at your cost.
4. Meet any ancillary requirements detailed in section 4.
5. Have your building plans approved because what you are building may be over or near our pipes and we need to check your property building plans. Excavation and building works cannot commence until you have approval. Your WSC can tell you more about this and help with the approval.
6. Sign the enclosed Undertaking for multi-level individual metering.

### Other things you might have to do:

There may be other things you might need to do but are not a requirement of the Certificate. You must read these requirements to see if any of them are required as a result of your development. They're detailed at the end of this notice.

## Your requirements in detail

### 1. Water Servicing Coordinator (WSC)

You need to engage your current or another authorised WSC to manage and construct the works that you are required to service your development. If you choose to engage another WSC you need to let us know in **writing**.

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

**Your WSC will give you a quote and information about our costs for services , works and our costs.**

### 2. Developer Works Deed

**After** you engage a WSC, you must engage other Developer Infrastructure Providers (Providers) to carry out, where needed, the design and construction of the works. They must all have the appropriate capability. Your WSC can assist you.

You and your Providers will need to enter into an agreement with us. To do this you need to sign and lodge **both originals** of the enclosed Developer Works Deed (Deed) with your nominated WSC. You will then need to work with your WSC to have the other Providers sign the Deed.

Before signing the Deed, each party must also read and understand the conditions of the agreement that are set out in the Developer Works Deed – Schedule 1: Standard Terms document. That document as well as information about it are available at [Developer deeds and standard terms \(sydneywater.com.au\)](#) where you can find more about Developer deeds & standard terms.

The Deed and the Standard Terms set out for this development all parties' roles and responsibilities as well as other information.

**You must do all the things that we ask you to do in the Deed.** This is because your development does not have water services and you must construct and pay for the following works extensions under this Deed to provide these services.

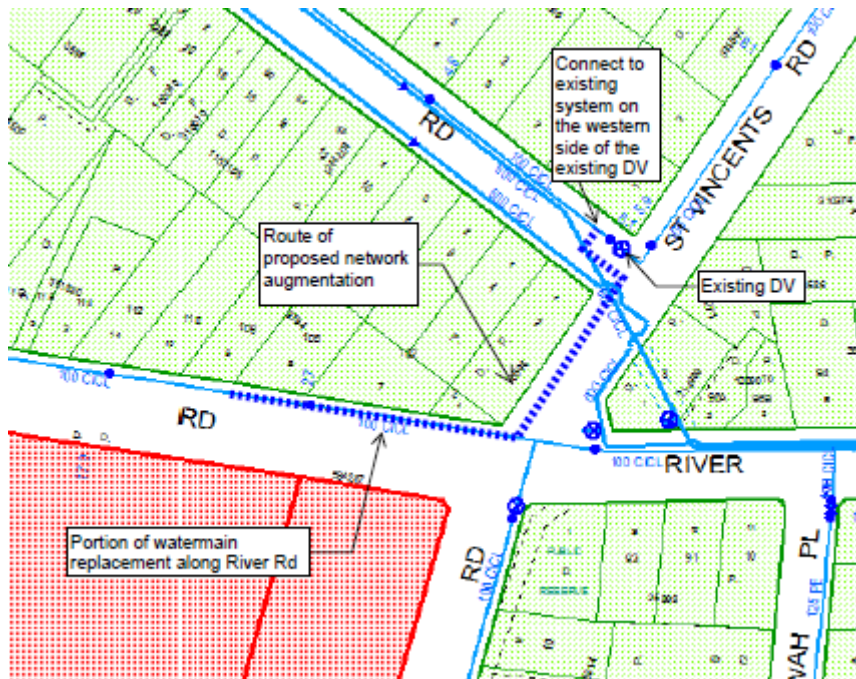
### 3. Water and sewer works

#### 3.1 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:**

- **The proposed private hospital will require network augmentation to provide the quoted metered supply as below details.**
- **A portion of the route involves a new 150mm watermain along St Vincents Road and replacement of the existing DN100 main along River Road. This is the minimum work required to maintain supply conditions to existing customers. These works must be constructed by a constructor with the appropriate capability.** Your Coordinator will be able to provide further advice about this.
- **The proposed drinking infrastructure for this development shall be sized and configured according to the relevant WSA code requirements and will undergo further detailed review at design submission stage.**
- **The Developer is responsible to determine if the proposed augmentation provides adequate fire fighting capacity for the hospital development.**
- **Part of that investigation should be done by submitting a Statement of Available Pressure and Flow (SoAPaF) application via Tap-in, indicating that a proposed watermain will need modelling.**
- **The Developer / WSC may need to suggest further network upgrades for fire fighting in addition to the minimum route below.**
- **All drinking water network upgrades that are to be considered as fire fighting options must be supported by the results of a SoAPaF and letter from the Developer confirming the needs of the hospital are met. Sydney Water reserves the right to not approve the Developer's preferred option and select one of the other options.**
- **Amplification. Extension from the existing DN600mm trunk main, is not permitted as a solution for the metered supply. The Developer/WSC must investigate other options that do not involve connection into SW 600mm trunk main.**



- You must have a fitted Sydney Water Meter, that feeds the construction needs of the development throughout the construction of the project.

### 3.2 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 225mm VC sewer main crossing the site will serve your development. No work is required for the proposed Stage 1.**
- The above requirements are based on information provided by your Water Servicing Coordinator.
- **Any deviation/demolition and/or connection to our existing sewer structures that are required for the development, must be submitted, and get approved by Sydney Water, prior work commence.**

**After we've issued this Notice, if you might require the sewer main located in your property be adjusted/deviated. If this happens, your WSC must reject this NOR to allow a new Minor/Major works letter to be issued.** Your WSC can provide more information about this.

## **4. Ancillary matters**

### **4.1 Flow Management and Isolation of our assets**

The above works are constructed with a connection/cut-in to our water, wastewater, or stormwater assets. To ensure it complies with Occupational and Safety and Environment legislation, you can talk to your WSC about the timely submission to us of a request for flow management and asset isolation requirements.

### **4.2 Asset adjustments**

After we've issued this Notice (and more detailed designs are available), we might require the watermain/sewer main/stormwater located in the footway/your property 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 need to see the completed designs for the work, and you'll have to lodge a security. The security will be refunded once the work is completed.

### **4.3 Entry onto neighbouring property**

If you need to enter a neighbouring property, you must have written permission from all relevant property owners and tenants. You'll have to use our **Permission to enter' form(s)** for this. You can get copies of these from your WSC. They can also negotiate on your behalf to obtain permission. Please address all items on the form(s) including payment of compensation and whether there are other ways of designing and constructing that could avoid or reduce impacts on neighbouring properties. You're responsible for all costs of mediation involved in resolving any disputes that may occur. You need to allow enough time in case there are entry issues that need to be resolved.

### **4.4 Cost**

Construction of these works means you'll have to pay project management, survey, design and construction costs directly to your providers. Additional costs payable to us might include:

- Design and construction audit fees
- Contract administration, operational area charge (Cut-In, Connection and Chlorination costs can average \$3,000 for each service) and customer redress before you finalise the development

- Creation or alteration of easements
- Additional fees for re-issuing a Notice of Requirements or Advice letter, or for updating the requirements where you have provided additional or amended information regarding your development
- Additional fees for reviewing alternate servicing option(s) for Minor or Major works
- If we engaged or will engage specialist consultants to review your proposal, we will pass that direct cost back to you as part of the Contract Administration costs. E.g. costs incurred from our Engineering Panel

**Note:** Payment of any goods and services including customer redress provided by us will be required prior to the issue of the Certificate or applicable a bank guarantee or cash bond.

Your WSC can talk to you about these costs.

### **Infrastructure Contributions**

Infrastructure contributions for drinking water and wastewater will be payable on all developments that require a Section 73 Compliance Certificate to be issued from 1 July 2024 onwards.

The infrastructure contributions are set in accordance with the Development Servicing Plans registered with the Independent Pricing and Regulatory Tribunal (IPART) and in accordance with *Independent Pricing and Regulatory Tribunal Act*.

The contributions will be gradually reintroduced such that they will be capped at 25 percent in 2024-25 and 50 percent in 2025-26, with full contributions payable from 1 July 2026 onwards, in line with a transition plan approved by the NSW Government.

You can find more information on the reintroduction of drinking water and wastewater contributions at <https://www.sydneywatertalk.com.au/infrastructure-contributions>.

### **5. Approval of your Building Plans**

You must have your building plans approved by a WSC **before the Certificate can be issued. In any case, 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, sewer, and stormwater mains). If our stormwater channel, pipe, or culvert is located within ten (10) metres of your development site your WSC must refer your building plans to us for a detailed review.

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.

If your building plans need to be referred 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*.**

## 6. Multi-level individual metering requirements

Your development must either allow for or provide individual metering. This means that you must:

- comply at all times and in all respects with the requirements of our “*Multi-level Individual Metering Guide*”. You can find this in the [Meters & metered standpipes](#)

page on our website.

- provide and install plumbing and space for individual metering in accordance with our “*Multi-level Individual Metering Guide*”;
- if and when you implement a strata/ stratum plan (or strata/ stratum subdivide) you must:
  - engage an Accredited Metering Supplier (“**AMS**”) to provide individual metering in accordance with the “*Multi-level Individual Metering Guide*” and meet the cost of the meters and metering system.
  - transfer the meters and metering system to us once the Testing Certificate has been issued by us to the AMS and the AMS has confirmed that payment for the meters and metering system has been paid in full.
  -

**Note:** If MLIM doesn’t apply, WSC must request an exception form MLIM Team, before the Certificate can be issued.

### **Other things you need to do**

**The requirements in this Notice relate only to your** development and are not a requirement for the Certificate. There could be other requirements we ask from you. You must read them before you go any further.

### **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](mailto: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](http://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/](http://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](http://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.

### **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.

### **Other fees and requirements**

We may be involved in other aspects of your development and there will be other fees and requirements. These include:

- the installation of backflow prevention devices, your plumber will advise you about this,
- trade waste requirements
- large water connections and
- Council firefighting requirements (it will help you if you know what the firefighting requirements are for your development as soon as possible, your hydraulic consultant can help you with this).

**END OF NOTICE**