

July 16, 2024

HammondCare

c/ - OPAL WATER MANAGEMENT PTY LTD

Notice of requirements

SECTION 73 SUBDIVIDER/COMPLIANCE CERTIFICATE

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

Developer: HammondCare
Your WSC's Reference: OWM0972
Development: (Lot 3 & 4 DP584287), Nos 97-115 RIVER RD, Greenwich
Development Description: Stage 3 - Demolition of western portion of existing hospital (riverglen-hospital-kitchen-laundry) and construction of Seniors Living North comprising 5 Levels of 42 Seniors Living Units and 6 Levels of 50 Seniors Living Units

Council Consent No: SSD-13619238 by Dept of Planning and Infrastructure of
March 28, 2024

Your application date: May 31, 2024

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 July 16, 2025 to meet our requirement so you can get your certificate. 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.

What you need to do to get your Section 73 Certificate

Summary

You must do the following things:

1. Pay a total of \$77,452.96 in charges.

Please note:

- You have to pay these charges directly to us and you must have an invoice. Your WSC can arrange the invoice.
- This amount is subject to change. Refer to Infrastructure Section in this Notice for details.

2. 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. Your WSC can tell you more about this and help with the approval.

3. Complete any special requirements from Section 3

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. Infrastructure contributions

You must pay an infrastructure contribution towards the cost of each Sydney Water system that will serve your development. Infrastructure contributions are payable regardless of whether you physically connect to our system.

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

Your infrastructure contributions become payable once your WSC has submitted all Project Completion Packages under each Developer Works Deed to us confirming that the works required under this Notice are complete.

Your applicable charge for each infrastructure contribution is shown in the table below. These amounts have the NSW Government-directed 25% cap applied and are valid if your payment is made this financial year. **These amounts will change if your payment is made after 1 July** – see Section 1.1 Price Changes for full details.

Development Servicing Plan (DSP)	Basis of Calculation	Charge (\$) for Applicable Period (7/16/24-6/30/25)	Charge (\$) for Applicable Period (7/1/25-7/15/25)
Greater Sydney Drinking Water	Residential Development Density 30 - 60 lots/dwellings per ha band 92 lots/dwellings @ \$714 = \$65688 less Credit of \$0.0 for previous use	\$65,688.00	TBA
North Head Wastewater	Residential Development Density 30 - 60 lots/dwellings per ha band 92 lots/dwellings @ \$127.88 = \$11764.96 less Credit of \$0.0 for previous use	\$11,764.96	TBA
DEVELOPER CHARGES TOTAL:		\$77,452.96	TBA

- The charges in the table are based on your development needing an average day water demand of *UPDATE BASED ON KL used in IC calculation* kl and an average day sewer discharge of *UPDATE BASED ON KL used in IC calculation* kl.
- If the development generates a greater demand, you may have to pay more in charges. If you are going to sell the development, you have to explain the situation to prospective buyers as part of the requirements of Vendor Disclosure.**

1.1 Price changes

If you pay after 1 July, your infrastructure contributions charges will be adjusted for:

- Changes to the Consumer Price Index (CPI). Our prices increase by CPI each financial year. CPI is the weighted average of the capital cities CPI for the 12 months to the end of the previous March.

2. The NSW Government-directed transition pathway for infrastructure contributions for drinking water and wastewater infrastructure:

Financial Year payment is made	Percentage of infrastructure contribution payable
1 July 2023 to 30 June 2024	Infrastructure contribution capped at 0% of the full price
1 July 2024 to 30 June 2025	Infrastructure contribution capped at 25% of the full price
1 July 2025 to 30 June 2026	Infrastructure contribution capped at 50% of the full price
1 July 2026 onwards	Full price payable

3. Any updates to our Development Servicing Plans (including prices). Our Development Servicing Plans must be updated every five years. The next updates will be introduced by 31 December 2028.

1.2 How to pay your infrastructure contribution.

Once you have met our requirements and your development can connect to our system, and you are ready to pay the infrastructure contribution, you are to request Sydney Water, via your WSC to issue you an invoice for payment.

You must pay your infrastructure contribution directly to us in accordance with the invoice.

You must pay these infrastructure contributions before we will grant your Section 73 Compliance Certificate.

Your WSC is 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 and developing](#) page.

2. 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've granted approval.** Approval is needed because construction/building works may affect our assets (e.g. water, sewer, and stormwater mains).

Where our stormwater channel, pipe or culvert is located within ten (10) metres of your development site it must be referred to us for further assessment.

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 Coordinator will then either approve the plans or make requirements to protect those assets before approving the plans
- Specialist Engineering Assessments
- Possible requirements
- Cost
- Timeframes.

You can also find information about this process (including technical specifications) on our [Plumbing, building and 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 Coordinator to arrange this approval**
- **You must obtain our written approval before you do any work on Sydney Water’s 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*.**

3. Special Requirements

Sec 73 Compliance Certificate

- The Sec 73 Compliance Certificate can be issued after the PW work is completed and taken over by SW under Case 202148.

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:
 - a. 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.
 - b. 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.

Before the Section 73 Certificate can be issued, you must sign the attached undertaking to show that you understand and accept these metering requirements and associated costs.

Visit [Meters & metered standpipes](#) to see the *Multi-level individual metering guide* and find out more.

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.

a) 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 Stage 3 application and found that:

- **Services connection for this stage is dependent on the construction of the 150mm water main amplification under related case 202148.**

b) 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 Stage 3 application and found that:

- **The existing 225VC sewer main located within the site will serve the proposed development. This existing main is proposed to be concrete encase, the work can be done under the Building Plan approval via Tap-In application.** Please see section 2 of this Letter for further information.
- The above requirements are based on information provided by your WSC.
- **If the above work falls under the Minor/Major scope of works, then, the WSC must reject this NOR to allow a new Letter to be issued.** Your WSC can provide more information about 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 are available 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
- 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