



Case Number: 120125

8 July 2010

Montefiore Nursing Home
c/- Kr Stubbs & Associates Pty Ltd

NOTICE OF REQUIREMENTS
for
SECTION 73 SUBDIVIDER/DEVELOPER COMPLIANCE CERTIFICATE
(Sydney Water Act 1994, Part 6, Division 9)

Developer:	Montefiore Nursing Home
Your reference:	WSC1568
Development:	Lot 202 DP 879576 No.'s 100-120 King Street, Randwick
Development Description:	Expansion of the existing aged care facility.
Council Consent No:	MP09_0188 by Randwick City Council of 21 April 2010
Your application date:	16 June 2010

Dear Applicant

Sydney Water has assessed your application for a Section 73 Compliance Certificate (the Certificate) for the development shown above. Before Sydney Water can issue the Certificate, you must read the following document *Advice Before Getting A Section 73 Certificate*.

You have until 8 July 2011 to read that document and receive the Certificate. If you have not received the Certificate by then you will have to reapply (and pay another application fee) and Sydney Water will issue you with a new notice. We may have requirements and charges may change in the new notice.

The Water Servicing Coordinator (Coordinator) is your point of contact with Sydney Water. They can answer most questions you might have on the document, our developer process and charges.

You can also find out about this process by visiting www.sydneywater.com.au > Building and Developing > Developing Your Land. (If you want to find out the status of your application, simply select 'Developer Application Enquiry' and enter you case number (shown above) and email address. A response will be sent automatically to you.

Advice Before Getting A Section 73 Certificate

Shown below are things you need to be aware of that are NOT a requirement for the Certificate. They apply when you connect to or build near or over our assets. **You must read them before we can send you the Certificate.**

Water and Sewer Works Information.

a) Water

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

Sydney Water has assessed your application and found that:

- The drinking water main available for connection is the 250 mm uPVC main on the South side of King Street.

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.

Sydney Water has assessed your application and found that:

The wastewater main available for connection is the 225 mm VC main located within the property boundary.

Stamping and approval of your building plans

Please note that your building plans must be stamped and approved. This can be done at a Quick Check agency. For an agency list visit www.sydneywater.com.au > Building and Developing > Quick Check or call 13 20 92.

This is not a requirement of the Certificate but the approval is needed because construction/building works may impact on existing Sydney Water assets (e.g. water and sewer mains). In any case, these works **MUST NOT** commence until Sydney Water has granted approval.

Your Coordinator can tell you about the approval process including:

- Possible requirements;
- Costs; and
- Timeframes.

Note: You must obtain our written approval before you do any work on Sydney Water's systems. Sydney Water will 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.

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 a Sydney Water sewer main. This work must

meet Sydney Water's standards in the NSW Code of Practice for Plumbing and Drainage (the Code) and be done by a licensed drainer. The licensed drainer must arrange for an inspection of the work by a Sydney Water plumbing and draining inspector. After Sydney Water's inspector 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 Sydney Water's soffit requirements for property connection and drainage.

Trade Waste Information

Should this development generate trade wastewater, this notice of requirements does not guarantee the applicant that Sydney Water will accept the trade wastewater to its sewerage system. In the event trade wastewater is generated, the property owner is required to submit an application for permission to discharge trade wastewater to the sewerage system before business activities commence. A boundary trap will be required where arrestors and special units are installed for trade waste pre-treatment.

If this development type is "Industrial" then the property may be part of sewerage catchment subject to a wastewater reuse scheme. This may impact the level of pollutants such as Total Dissolved Solids (TDS) that Sydney Water will accept from the property to the sewerage system. Businesses wishing to discharge wastewater (other than domestic sewage) should first contact a Sydney Water Trade Waste Office. A boundary trap will be required where arrestors and special units are installed for trade waste pre-treatment.

Prospective Purchasers should be made aware of the above situation under the requirements of vendor disclosure.

For further information please visit the Sydney Water website at: <http://www.sydneywater.com.au/OurSystemsandOperations/TradeWaste/>

To contact a Trade Waste Customer Service Representative please see below for Local Government Areas and their relevant contact number.

For the following LGA's the contact number for a Trade Waste Customer Representative is 02 9694 6500:

Ashfield, Bankstown, Botany Bay, Burwood, Camden, Campbelltown, Canada Bay, Canterbury, Fairfield, Hurstville, Kiama, Kogarah, Leichhardt, Liverpool, Marrickville, Randwick, Rockdale, Shellharbour, Strathfield, Sutherland, Wingecarribee, Wollondilly, Wollongong

For the following LGA's the contact number for a Trade Waste Customer Representative is 02 8805 5588:

Auburn, Baulkham Hills, Blacktown, Blue Mountains, Holroyd, Hornsby, Hunters Hill, Kuring-gai, Lane Cove, Manly, Mosman, North Sydney, Parramatta, Penrith, Pittwater, Ryde, Sydney, Warringah, Waverley, Willoughby, Woollahra

Backflow Prevention Information

In accordance with Sydney Water's Backflow Prevention Containment Policy, you must install a backflow prevention containment device immediately downstream of each master water meter/s servicing the property. In circumstances where there is no master meter/s the containment device shall be installed on the water supply entering the property boundary.

The device is to be installed on all water supplies entering the property, regardless of the supply type or metering arrangements. It is needed to reduce the risk of contamination by backflow from these supplies.

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.

The device must be installed as a condition of continued use of the water supply. Failure to install and maintain the device may result in disconnection of the water service. A licensed plumber with backflow accreditation can advise you of the correct requirements for your property. To view a copy of Sydney Water's Backflow Prevention Policy and a list of backflow accredited plumbers visit <http://www.sydneywater.com.au/Plumbing/BackflowPrevention/>

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 Sydney Water's system to provide that flow in an emergency. Sydney Water's Operating Licence directs that Sydney Water's 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 any Quickcheck agent 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 a Quick Check Agent or at a Sydney Water Customer Centre. 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 Sydney Water;
- A pump application form (if a pump is required);
- All pump details (if a pump is required).

You will have to pay an application fee.

Sydney Water does not consider whether a water main is adequate for fire fighting purposes

for your development. We cannot 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 a Sydney Water water main. This work must meet Sydney Water's standards in the NSW Code of Practice for Plumbing and Drainage (the Code) and be done by a licensed plumber. The licensed plumber must arrange for an inspection of the work by a Sydney Water plumbing and draining inspector. After Sydney Water's inspector has looked at the work, the drainer can issue the Certificate of Compliance. The Code requires this.

Other fees and requirements

The requirements in this Notice relate to your Certificate application only. Sydney Water 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 fire fighting requirements. (It will help you to know what the fire fighting requirements are for your development as soon as possible. Your hydraulic consultant can help you here.)

END



12 July 2010

**JBA URBAN PLANNING CONSULTANTS PTY LTD
C/- McLACHLAN LISTER PTY LIMITED
LEVEL 1
1 HICKSON ROAD
THE ROCKS NSW 2000**

Attention: Ms. Mary Casey

Dear Mary,

**RE: SIR MOSES MONTEFIORE NURSING HOME
100 - 120 KING STREET, RANDWICK
DIRECTOR GENERAL'S REQUIREMENTS
REFERENCE MP_004**

With reference to Condition 10 of the Director General's requirements, we hereby attach the following correspondence detailing our investigations of the precinct's infrastructure and the Authorities' confirmation that the existing services have sufficient capacity to support the hydraulic and fire systems associated with the proposed expansion of the nursing home.

Please find attached the following information for your consideration:

1. Appendix A: Sydney Water Correspondence;
2. Appendix B: Master Plan Staging Diagram;
3. Appendix C: Section 73 Draft Application Form;
4. Appendix D: Architectural Floor Plans;
5. Appendix E: NSW Government – Director General
Environmental Assessment Requirements;
6. Appendix F: Estimated Average Daily demand Calculations.
7. Appendix F: Sydney Water Notice of Requirements.

Yours Faithfully,
DP CONSULTING GROUP PTY LTD


ANTHONY FARAM

Encl.

**Montefiore Nursing Home, Randwick
Expansion Master Plan**

Estimated Average Daily Demand

Stage No.	Block No.	Section	No. of Beds	Area m ²	Occupancy Rate	Sub Total Population	Daily Water Usage per Person kL	Sub Total Daily Water Usage per Person kL	Daily Waste Water Discharge per Person kL	Sub Total Daily Waste Water Discharge per Person kL
1	C & D	Residents Rooms	88	N/A	1	88	0.218	19.184	0.180	15.840
		Support Staff	15	N/A	1	15	0.025	0.375	0.020	0.300
		Wellness Centre	37	N/A	1	37	0.218	8.066	0.180	6.660
		Retail		350	25	14	0.032	0.448	0.027	0.378
2	E	Residents Rooms	100	N/A	1	100	0.218	21.800	0.180	18.000
		Support Staff	15	N/A	1	15	0.025	0.375	0.020	0.300
		Admin.		100	10	10	0.025	0.250	0.020	0.200
3	F	Child Care	50	N/A	1	50	0.040	2.000	0.040	2.000
		Support Staff	5	N/A	1	5	0.025	0.125	0.020	0.100
		Residents Rooms	36	N/A	1	36	0.218	7.848	0.180	6.480
Total Maximum Demand kL/Day								60		50
Average Demand kL/Day								51		35

References: A.S.N.Z. 1547.2000
EPA Guidelines for Water Usage

Sydney
WATER**FACSIMILE**

To	Anthony Faram	Facsimile	9211 5321
Company/Division	DP Consulting Group P/L		
From	Jeya Jeyadevan	Facsimile	9551 4557
Division	Urban Development		
Location	Rockdale Customer Centre		
Telephone	9551 4423		
Total Pages	1	Date	13 January, 2003

This transmission is intended solely for the named addressee and may contain confidential or privileged information. The copying or distribution of it by anyone other than the addressee is strictly prohibited. If you have received this transmission in error please telephone us immediately. Sydney Water Corporation ABN 49 776 225 038.

RE: Case 17814 - Montefiore Nursing Home Randwick

Further to your memorandum of 9 January 03 and 13 January 03, permission is given for the flows from Stage 1 of the development to be connected to the sewer in Govett Lane..

Please contact me if you have any further enquiries.

Thank-you,



Jeya Jeyadevan

CC: Mr Colin Pickering
K R Stubbs & Associates P/L

[Consulting Engineers](#)[Project Managers](#)[Water Servicing Coordinators](#)[Home](#)

Section 73 Draft Application Form

[About us](#) [Back to previous page](#)

Engineering & Hydraulics

Developer Information

First Name

Anthony

Middle Name

Urban & Project

Surname

Faram

WSC

Company Name

Montefiore c/o DP Consulting P/L

[Contact us](#)

ABN

84 125 465 956

Phone No:

9211 5400

Mailing Address

645 Harris Street

Suburb

Ultimo

Post Code

2007

State

NSW

Development Location

Street No

120

Street Name

King Street

Suburb

Randwick

Nearest Cross Street

Dangar Street

Local Govt Area

Randwick

DP Number(s)

879576

Lot Number(s)

202

Property Use

Lot Status

Developed

Describe Current Development

Refer covering letter attached

Proposed DevelopmentStage Number of Stage Name Subdivision Required ☐ Yes ☒ NoTotal Dwellings Total Lots (inc. Residue Lots) Total Residue Lots **Consent Information**Consent Authority Development Consent Number Consent Date Development Type **Commercial, Industrial, Community, Multi Unit & Special Uses****Expected Requirements for the proposed development****Water Demand**Maximum KL/DayAverage KL/DayPeak Demand: L/Day**Waste Water Discharge**Maximum: KL/DayAverage KL/DayPeak Simultaneous Discharge: L/Sec**Irrigation Systems Demand**Maximum L/DayAverage L/DayPeak L/Sec

Irrigation supplied via
rainwater harvesting

Proposed Pattern of Usage:

Process Water Demand

Maximum: N/A L/Day

Average: N/A L/Day

Peak Demand: N/A L/Sec

N/A

Proposed Pattern of Usage:

Other Requirements

Air-Conditioning make-up water: Nil L/Sec

Proposed Meter Size: 100 mm

Any other relevant information affecting usage:

Refer attached covering letter

Fire Fighting Requirements

Fire Hose Reel: 20 Number Fire Hydrant: 20 L/Sec

Fire Sprinkler: 20 L/Sec Wall Drencher: Nil L/Sec

Fire fighting on demand

Work Description:

Services

☒ Potable Water ☒ Waste Water ☐ Recycled Water ☐ Stormwater

Submit Reset

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?K.R.Stubbs & Associates Pty.Ltd

5 July 2010

Project Ref : S10964-L-01.doc

McLachlan Lister
Level 1, 1-5 Hickson Rd
The Rocks, NSW 2000

Attention : Mary Casey

Dear Mary,

Please find attached correspondence from Energy Australia concerning the electrical supply to the Moses Montefiore Aged Care facility at 100-120 King Street, Randwick.

The expected increase in load for Stage 1 advised to Energy Australia is 350 amps/per phase, which will take the expected maximum demand usage to 600 amps/per phase, of the available 1000 amps/per phase.

The information provided from Energy Australia confirms that there is sufficient existing capacity within the existing substation for Stage 1 works.

Reconsideration will be given after Stage 1 works are completed and occupied to assess actual load usage and capacity available.

Yours faithfully
MEDLAND METROPOLIS PTY LTD



Dean Tyler
Project Engineer

Level 3
47 Murray Street
Pyrmont
NSW 2009

 02 9552 2022
 02 9552 2044

info@medland.com.au
ABN : 81 010 761 378
www.medland.com.au

15 June 2010

Medland Metropolis
L3, 47-49 Murray St
Pyrmont NSW 2009

Attention: Dean Tyler

Dear Sir

Re: Sir Moses Montefiore Nursing Home Stage 2 & 3 - King St, Randwick

I refer to your inquiry dated the 28 April 2010, concerning the electricity supply to Sir Moses Montefiore nursing Home Stage 2 & 3, King St, Randwick.

I wish to advise that from the information you have provided, the southern part of the nursing home is being supplied via Energy Australia substation known as 8650 Dangar King.

The size of the service is a fused 1000amp from this substation. At present our records indicate the following, readings taken on 30 August 07,

“A” phase – 252 amps

“B” phase – 228 amps

“C” phase – 236 amps

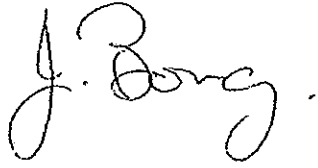
The existing substation on site is adequate to cater for the additional load up to 1000 amps. However the electrical connection will be from your mains switchboard.

Should the total load of the premises exceed 1000 amperes per phase, the method of meeting the supply will need to be reviewed. This may result in it being necessary to establish a second substation on the premises.

This information is valid for a period of six months from the date of this letter. After this time EnergyAustralia reserves the right to change the connection details.

Any enquires on this matter may be directed to the undersigned on telephone 9663-9326.

Yours faithfully,

A handwritten signature in black ink, appearing to read "J. Borg". The signature is fluid and cursive, with a large initial "J" and a stylized "Borg".

Joe Borg
Customer Operations