



DP CONSULTING GROUP PTY LTD
HYDRAULIC & FIRE PROTECTION CONSULTING ENGINEERS

ABN 84 125 465 956

12 January 2011

MCLACHLAN LISTER PTY LIMITED
LEVEL 1
1 HICKSON ROAD
THE ROCKS NSW 2000

Attn: Ms. Mary Casey

Dear Mary,

RE: SIR MOSES MONTERFIORE JEWISH HOME, RANDWICK
EXPANSION
SYDNEY WATER SECTION 73

As requested, we have asked the Sydney Water service co-ordinator, KR Stubbs & Assoc., to comment on the letter sent to the Department of Planning by Sydney Water, indicating that a sewer main upgrade in King Street would be required.

We have now received advice back from KR Stubbs indicating that the Section 73 notice of requirements overrides any additional requirements set out by Sydney Water. Refer attached copy of email advice.

Please note that once you return the acceptance advice of the NOR, KR Stubbs will issue the section 73 certificate.

We would recommend that a copy of this correspondence is issued to the Department of Planning so that this matter can be closed out and that the additional requirements set out by Sydney Water are not included in the approval conditions.

Yours faithfully,

DP CONSULTING GROUP PTY LTD

ROBERT BOSCH
Director

Robert Bosch

From: Rebecca Erdman [rebecca@krstubbs.com.au]
Sent: Wednesday, 12 January 2011 1:44 PM
To: Robert Bosch
Subject: 100 - 120 King Street & 30 - 36 Dangar Street, Randwick

Hi Rob,

As discussed Sydney Water emailed & advised:

'Please disregard the letter of 22/10/10. In this instance the advise in the NOR takes precedence over any other information that may have been issued. It appears that Planning have updated their data for the sewer in this area at some stage after the issue of the NOR.'

Regards,

Rebecca Erdman
K.R. Stubbs & Associates Pty Ltd
Ph: 9880 2991
Fx: 9880 2994
E-mail: rebecca@krstubbs.com.au
Suite 6, No. 33 Ryde Road Pymble
PO Box 1072
PYMBLE BUSINESS CENTRE
NSW 2073



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

By 2025,
global demand
for water will
have grown by
over 40%

SUBDIVIDER/DEVELOPER COMPLIANCE CERTIFICATE

(A certificate under Division 9 Section 73 of the Sydney Water Act, 1994)

DESCRIPTION OF SUBDIVISION/DEVELOPMENT			
Council	Randwick City Council		
Street	100-120 King Street, Randwick		
Lot No(s)	202	DP 879576	Lot No(s) DP
Development	Expansion of the existing aged care facility		
NAME OF APPLICANT	Montefiore Nursing Home		
APPLICANT'S ADDRESS	C/- K. R. Stubbs and Associates Pty Ltd P. O. Box 1072, Pymble NSW 2073		

Sydney Water Corporation certifies that the above named applicant has complied with the requirements, relating to the plan of Subdivision/Development described above, of Division 9 of the Sydney Water Act, 1994.

THE FOLLOWING ITEMS 2 AND 5 APPLY TO LOT 202 IN THE DEVELOPMENT:

- ~~1. Water facilities are to be provided as a result of the subdivider/developer's compliance with Sydney Water's requirements.~~
- 2. Water facilities are available.**
- ~~3. Water facilities cannot be provided within a reasonable time from the date of this certificate.~~
- ~~4. Sewerage facilities are to be provided as a result of the subdivider/developer's compliance with Sydney Water's requirements.~~
- 5. Sewerage facilities are available.**
- ~~6. Sewerage facilities are under the control of the local council.~~
- ~~7. Sewerage facilities cannot be provided within a reasonable time from the date of this certificate.~~
- ~~8. Sydney Water's requirements for future subdivision of this dual occupancy development have NOT been met. On subdivision an additional certificate will be required.~~

THE FOLLOWING ITEMS AND APPLY TO LOT/S IN THE DEVELOPMENT:

- ~~9. Water facilities have NOT been provided. They will only be provided after compliance with Sydney Water's requirements placed on a future applicant for subdivision/development or connection.~~
- ~~10. Sewerage facilities have NOT been provided. They will only be provided after compliance with Sydney Water's requirements placed on a future applicant for subdivision/development or connection.~~
- ~~11. Sewerage facilities are under the control of the local council.~~

Applicant Ref No. **WSC1568.**

Consent Ref. **MP09_0188 of 21/04/10.**

Bruce Hall

Signature

(Approving Officer for and on behalf of Sydney Water)

Sid Sparkes

Signature

(Approving Officer for and on behalf of Sydney Water)

Urban Growth Business

Head Office

Dated:

17 January 2011.

THIS CERTIFICATE IS ONLY VALID WHEN SIGNED BY TWO AUTHORISED SYDNEY WATER OFFICERS
A signed copy is held by Sydney Water

The original of this certificate must be presented to the appropriate consent authority, usually Council, with which the plan of subdivision/development was lodged so that you can satisfy the relevant condition of consent.