

Infrastructure Advice for Site Compatibility Statement

330 Galston Road, Galston

Prepared for Living Choice Australia Pty Ltd

Our Ref: 16018

2 February 2018

CUBO CONSULTING PTY LTD - ABN 46 610 277 462
Suite 6, 220 The Entrance Rd Erina - PO BOX 315 AVOCA BEACH NSW 2251
Email: admin@cubo.net.au Web: www.cubo.net.au Phone: 02 4326 0990



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1 Executive Summary

Cubo Consulting Pty Ltd has been engaged by Living Choice Australia Pty Ltd to undertake a preliminary review of the infrastructure availability for the proposed development at 330 Galston Road, Galston.

The report includes the following infrastructure:

- 1) Sewer connection – Sydney Water, Hornsby Shire Council – Currently two options are available for the sewer:
 - a. Sydney Water have advised that there may be capacity in the existing, newly developed system, however it is not possible to apply for a connection until September 2018.
 - b. Hornsby Council have previously approved a pump out system to be located on site
- 2) Water connection - Sydney Water – A Section 73 certification has been received from Sydney Water (see **Appendix A**) indicating that there is capacity in the water main along Galston Road to service the development.
- 3) Electrical Connection – Energy Australia – Energy Australia have indicated that there may be capacity for the site from Galston Road, however a separate substation may be required.
- 4) Telecommunications Connection - Telstra have already provided a connection to the site.

Yours Faithfully,



Prepared by
Matthew Brown
Project Engineer



Reviewed by
Vince Cubis
Senior Engineer

2 Background Information

This document presents the outcomes from the application made to the previously stated utility companies.

3 Process

Dial before You Dig (DBYD) enquiries and discussions with service providers has been made to establish the services availability near the proposed development site.

The enquiries have established the following connection points:

- 1) Water services in Galston Road.
- 2) Sewer services in Galston Road.
- 3) Electrical services are in Galston Road.
- 4) Telecommunication services are in Galston Road.

4 Applications

Applications have been made with all three companies i.e. Sydney Water (water and sewer), Energy Australia and Telstra for service connection availability.

5 Application Progress

Application for connection availability is as follows:

5.1 Water Connection

A Section 73 certification has been received from Sydney Water (see **Appendix A**) indicating that there is capacity in the water main along the proposed development site frontage to service the proposed development.

Progress: Completed.

5.2 Sewer Connection

Currently there are two options available for sewer for the proposed development:

Option 1:

- Sydney Water have indicated that there may be capacity in the existing Priority Sewerage Low Pressure System which terminates along the Galston Rd frontage. Due to funding constraints the assessment of the existing system has capacity to accept this development cannot be made by Sydney Water until September 2018 and Sydney Water have requested we reapply for connection at that time.

Option 2:

- A tankered sewer pump out system has been approved previously by Hornsby Council as part of the removal of Deferred Commencement Conditions for the site. There is no reason to restrict a similar system for this amended village layout. (see **Appendix B**).

Progress: Allowing in DA documentation a pump out system until after September 2018 when Sydney Water will assess sewer connection.

5.3 Electricity Connection

As per the previous approval, it is noted that Energy Australia in 2008 have indicated that “sufficient capacity may be provided to this development”. It is noted that the development may require a separate substation. (see **Appendix C**).

Progress: Completed.

5.4 Telecommunications Connection

As per the previous approval, it is noted that Telstra have already provided a connection to the site.

Progress: Completed.

6 Dam Removal

As part of the proposed development, an existing dam will be required to be infilled. The dam currently functions as a stormwater retention and water storage, reducing the volume of overland flow to the neighbouring properties to the west.

Currently most of the existing site falls towards the dam, with no diversion channels and piping to divert stormwater around the structure. The proposed development will incorporate a stormwater management plan, which will aim to ensure that stormwater from the development is adequately managed, with no detrimental impacts to neighbouring properties.

APPENDIX A

A. Water Connection Documentation.

Case Number: 152156

8 April 2016

LIVING CHOICE AUSTRALIA LTD
c/- ROSE ATKINS RIMMER

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

Developer:	LIVING CHOICE AUSTRALIA LTD
Your reference:	16/24201
Development:	Lot 22 DP 851940 (No. 330) GALSTON RD, Galston
Development Description:	Demolition of existing structures and construction of a seniors living development comprising ninety-six self-contained dwelling-houses and a community facility in six stages
Council Consent No:	DA/850/2011 by Hornsby Shire Council of 23 February 2012
Your application date:	8 March 2016

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 meet all the requirements set out in this notice and summarised in the following document *What You Must Do To Get A Section 73 Certificate*.

You have until 8 April 2017 to meet those requirements 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 extra requirements and charges may change in the new notice.

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

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

What You Must Do To Get A Section 73 Certificate

Summary

Other things you need to do: Not required for your Section 73 Certificate.

At the end of this Notice are some other things that you may need to do. They are NOT a requirement to be met before the Certificate can issue but may well be a requirement of Sydney Water in the future because of the impact of your development on our assets. You must read them before you go any further.

OTHER THINGS YOU NEED TO DO

Shown below are other things you need to do that are NOT a requirement for the Certificate. They may well be a requirement of Sydney Water in the future because of the impact of your development on our assets. You must read them before you go any further.

Water and Sewer Works Information

a) Water

- The existing DN140 AC watermain located on the north said of Galston Road is available for connection.
- **Please note: any works (i.e. connection) on this Asbestos watermain must be completed by a provider that is appropriately accredited to work with Asbestos.**
- Please refer to additional information on “Large Water Service Connection” and “Fire-Fighting” at the end of this Notice.

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 proposed development is located beyond the limits of Sydney Water's existing sewer system and will need to be served by an on-site wastewater management system, at the Developer's cost.
- The sewerage system recently completed to serve the existing Galston Village area is a Low Pressure Sewer System, and not a normal gravity system. This sewerage system was completed as part of a Priority Sewerage Program (PSP) which does not service growth.
- The PSP services existing urban villages and only allows for minor growth within the existing village area.
- The subsidised service area is based on current zonings from the Hornsby Council LEP. The subsidised service area includes existing lots based on the R2 residential zoning. The proposed retirement village is zoned RU2 (rural landscape) and therefore was not included within the wastewater scheme servicing the village of Galston.
- Properties outside the scheme area may be considered for connection after 12 months of the scheme being completed (ie 30th June 2015) and would be subject to there being spare capacity in the system being available. This is due, in part, to the time required to accumulate sufficient actual operational data of the system. Until this data becomes available, Sydney Water cannot provide any information on system

capacity nor can it provide assistance in any hydraulic modelling.

- Therefore, properties outside the scheme area may be considered for connection after 12 months of the scheme being completed (ie after June 2016), and again, would be dependent on there being spare capacity available in the system.
- Customers wanting to connect after this time would be responsible for the cost of assessing the system capacity to accept additional development. This will involve hydraulic modelling, designing, constructing and connecting to the system, including any extension of the wastewater reticulation network.
- For your assistance, a copy of Sydney Water's documents "Galston and Glenorie Scheme – Connection guide for commercial, industrial and publicly owned properties" attached to this Notice.

Approval of your building plans

Please note that the building plans must be approved when each lot is developed. This can be done at Sydney Water Tap inTM. Visit www.sydneywater.com.au > Plumbing, building & developing > Building > Sydney Water Tap inTM.

This is not a requirement for the Certificate but the approval is needed because the construction/building works may affect Sydney Water's assets (e.g. water, sewer and stormwater mains).

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

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 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 Sydney Water's 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 who can be found on the Sydney Water website:

<http://www.sydneywater.com.au/Plumbing/BackflowPrevention/>

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, refer to WELS (Water Efficiency Labelling and Standards (WELS) Scheme, <http://www.waterrating.gov.au/>
- Consider installing rainwater tanks to capture rainwater runoff, and reusing it, where cost effective. Refer to <http://www.sydneywater.com.au/Water4Life/InYourBusiness/RWTCalculator.cfm>
- 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.

Contingency Plan Recommendations

Under Sydney Water's [customer contract](#) Sydney Water aims to provide Business Customers with a continuous supply of clean water at a minimum pressure of 15meters head at the main tap. This is equivalent to 146.8kpa or 21.29psi to meet reasonable business usage needs.

Sometimes Sydney Water may need to interrupt, postpone or limit the supply of water services to your property for maintenance or other reasons. These interruptions can be planned or unplanned.

Water supply is critical to some businesses and Sydney Water will treat vulnerable customers, such as hospitals, as a high priority.

Have you thought about a **contingency plan** for your business? Your Business Customer Representative will help you to develop a plan that is tailored to your business and minimises productivity losses in the event of a water service disruption.

For further information please visit the Sydney Water website at: <http://www.sydneywater.com.au/OurSystemsandOperations/TradeWaste/> or contact Business Customer Services on **1300 985 227** or businesscustomers@sydneywater.com.au

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 Sydney Water Tap inTM 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 inTM. 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 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

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

Case Number: 152157

8 April 2016

LIVING CHOICE AUSTRALIA LTD
c/- ROSE ATKINS RIMMER

FEASIBILITY LETTER

Developer: LIVING CHOICE AUSTRALIA LTD
Your reference: 16/24201/Feaso
Development: Lot 22 DP 851940 (No. 330) Galston Road, Galston
Development Description: This feasibility is to investigate the new development which is expected to have a nursing home with 110 beds, the remainder of the site would be for independent living units (340 beds) under the seniors Sepp with villas constructed in 3 stages with 30 - 40 villas per stage. It will be expected to have 1.7 residents per unit.
Your application date: 7 March 2016

Dear Applicant

This Feasibility Letter (Letter) is a guide only. It provides general information about what Sydney Water's requirements could be if you applied to us for a Section 73 Certificate (Certificate) for your proposed development. **The information is accurate at today's date only.**

If you obtain development consent for that development from your consent authority (this is usually your local Council) they will require you to apply to us for a Section 73 Certificate. You will need to submit a new application (and pay another application fee) to us for that Certificate by using your current or another Water Servicing Coordinator (Coordinator).

Sydney Water will then send you either a:

- Notice of Requirements (Notice) and Developer Works Deed (Deed) or
- Certificate.

These documents will be the definitive statement of Sydney Water's requirements.

There may be changes in Sydney Water's requirements between the issue dates of this Letter and the Notice or Certificate. The changes may be:

- if you change your proposed development eg the development description or the plan/site layout, after today, the requirements in this Letter could change when you submit your new application; and
- if you decide to do your development in stages then you must submit a new application (and pay another application fee) for each stage.

No warranties or assurances can be given about the suitability of this document or any of its provisions for any specific transaction. It does not constitute an approval from Sydney Water and to the extent that it is able, Sydney Water limits its liability to the reissue of this Letter or the return of your application fee. You should rely on your own independent professional advice.

What You Must Do To Get A Section 73 Certificate In The Future.

To get a Section 73 Certificate you must do the following things. You can also find out about this process by visiting www.sydneywater.com.au > Plumbing, building & developing > Developing > Land development.

1. **Obtain Development Consent from the consent authority for your development proposal.**
2. **Engage a Water Servicing Coordinator (Coordinator).**

You must engage your current or another authorised Coordinator to manage the design and construction of works that you must provide, at your cost, to service your development. If you wish to engage another Coordinator (at any point in this process) you must write and tell Sydney Water.

For a list of authorised Coordinators, either visit www.sydneywater.com.au > Plumbing, building & developing > Developing > Providers > Lists or call **13 20 92**.

The Coordinator will be your point of contact with Sydney Water. They can answer most questions that you might have about the process and developer charges and can give you a quote or information about costs for services/works (including Sydney Water costs).

3. **Developer Works Deed**

It would appear that your feasibility application is served from existing mains and does not require any works to be constructed at this time. Sydney Water will confirm this with you after you have received Development Approval from Council and your Coordinator has submitted a new Development application and Sydney Water has issued you with a formal Notice of Requirements.

4. **Water and Sewer Works**

4.1 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 existing DN140 AC watermain located on the north side of Galston Road is available for connection.
- Please note: any works (i.e. connection) on this Asbestos watermain must be completed by a provider that is appropriately accredited to work with Asbestos.

4.2 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.

Sydney Water has assessed your application and found that:

- The proposed development is located beyond the limits of Sydney Water's existing sewer system and will need to be served by an on-site wastewater management system, at the Developer's cost.
- The sewerage system recently completed to serve the existing Galston Village area is a Low Pressure Sewer System, and not a normal gravity system. This sewerage system was completed as part of a Priority Sewerage Program (PSP) which does not service growth.
- The PSP services existing urban villages and only allows for minor growth within the existing village area.
- The subsidised service area is based on current zonings from the Hornsby Council LEP. The subsidised service area includes existing lots based on the R2 residential zoning. The proposed retirement village is zoned RU2 (rural landscape) and therefore was not included within the wastewater scheme servicing the village of Galston.
- Properties outside the scheme area may be considered for connection after 12 months of the scheme being completed (ie 30th June 2015) and would be subject to there being spare capacity in the system being available. This is due, in part, to the time required to accumulate sufficient actual operational data of the system. Until this data becomes available, Sydney Water cannot provide any information on system capacity nor can it provide assistance in any hydraulic modelling.
- Therefore, properties outside the scheme area may be considered for connection after 12 months of the scheme being completed (ie after June 2016), and again, would be dependent on there being spare capacity available in the system.
- Customers wanting to connect after this time would be responsible for the cost of assessing the system capacity to accept additional development. This will involve hydraulic modelling, designing, constructing and connecting to the system, including any extension of the wastewater reticulation network.
- For your assistance, a copy of Sydney Water's documents "Galston and Glenorie Scheme – Connection guide for commercial, industrial and publicly owned properties" attached to this Notice.

5. Ancillary Matters

5.1 Asset adjustments

After Sydney Water issues this Notice (and more detailed designs are available), Sydney Water may require that the water main/sewer main/stormwater located in the footway/your property needs to be adjusted/deviated. If this happens, you will 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**. Sydney Water will need to see the completed designs for the work and we will require you to lodge a security. The security will be refunded once the work is completed.

5.2 Entry onto neighbouring property

If you need to enter a neighbouring property, you must have the written permission of the relevant property owners and tenants. You must use Sydney Water's **Permission to Enter** form(s) for this. You can get copies of these forms from your Coordinator or the Sydney Water website. Your Coordinator can also negotiate on your behalf. Please make sure that you address all the items on the form(s) including payment of compensation and whether there are other ways of designing and constructing that could avoid or reduce their impacts. You will be responsible for all costs of mediation involved in resolving any disputes. Please allow enough time for entry issues to be resolved.

OTHER THINGS YOU MAY NEED TO DO

Shown below are other things you need to do that are NOT a requirement for the Certificate. They may well be a requirement of Sydney Water in the future because of the impact of your development on our assets. You must read them before you go any further.

Approval of your building plans

Please note that the building plans must be approved when each lot is developed. This can be done at Sydney Water Tap inTM. Visit www.sydneywater.com.au > Plumbing, building & developing > Building > Sydney Water Tap inTM.

This is not a requirement for the Certificate but the approval is needed because the construction/building works may affect Sydney Water's assets (e.g. water, sewer and stormwater mains).

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

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 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 Sydney Water's 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 who can be found on the Sydney Water website:

<http://www.sydneywater.com.au/Plumbing/BackflowPrevention/>

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, refer to WELS (Water Efficiency Labelling and Standards (WELS) Scheme, <http://www.waterrating.gov.au/>
- Consider installing rainwater tanks to capture rainwater runoff, and reusing it, where cost effective. Refer to <http://www.sydneywater.com.au/Water4Life/InYourBusiness/RWTCalculator.cfm>
- 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.

Contingency Plan Recommendations

Under Sydney Water's [customer contract](#) Sydney Water aims to provide Business Customers with a continuous supply of clean water at a minimum pressure of 15meters head at the main tap. This is equivalent to 146.8kpa or 21.29psi to meet reasonable business usage needs.

Sometimes Sydney Water may need to interrupt, postpone or limit the supply of water services to your property for maintenance or other reasons. These interruptions can be planned or unplanned.

Water supply is critical to some businesses and Sydney Water will treat vulnerable customers, such as hospitals, as a high priority.

Have you thought about a **contingency plan** for your business? Your Business Customer Representative will help you to develop a plan that is tailored to your business and minimises productivity losses in the event of a water service disruption.

For further information please visit the Sydney Water website at: <http://www.sydneywater.com.au/OurSystemsandOperations/TradeWaste/> or contact Business Customer Services on **1300 985 227** or businesscustomers@sydneywater.com.au

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 Sydney Water Tap inTM 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 inTM. 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 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

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.)

No warranties or assurances can be given about the suitability of this document or any of its provisions for any specific transaction. It does not constitute an approval from Sydney Water and to the extent that it is able, Sydney Water limits its liability to the reissue of this Letter or the return of your application fee. You should rely on your own independent professional advice.

END

APPENDIX B

B. Sewer Connection Documentation.



2 November 2016

Campbell Luscombe Architects
10 Charles Street
REDFERN NSW 2016

Dear Sir / Madam

Development Application No.: DA/850/2011
Description of Development: RESIDENTIAL - SENIORS LIVING - INDEPENDENT LIVING
DEVELOPMENT COMPRISING 96 UNITS
Property: Lot 22 DP 851940
330-334 Galston Road, GALSTON NSW 2159

I refer to the above matter.

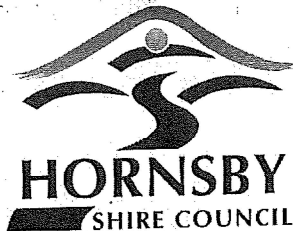
Based on the information submitted on 31 October 2016, Council is satisfied that the deferred consent commencement condition of the development consent has been achieved. Accordingly, the applicant can now act on this consent.

If you would like to discuss any aspect of this matter please do not hesitate to contact Aditi Coomar on 9847 6723.

Yours faithfully

A. Coomar

Aditi Coomar
Senior Town Planner
Planning Division



Campbell Luscombe Architects
10 Charles Street
REDFERN NSW 2016

NOTICE OF DETERMINATION

APPROVAL

Development Application No. DA/850/2011

This development consent is issued pursuant to Section 80(1)(a) of the Environmental Planning and Assessment Act 1979. This consent is subject to the conditions specified in this notice and will lapse unless the development is physically commenced within five years of the date of this notice.

Section 82A of the Act allows an applicant who is dissatisfied with the determination of an application, a right to request Council review its determination subject to Council being in a position to finalise the review within 6 months from the date of this notice.

Section 97 of the Act allows an applicant who is dissatisfied with the determination of an application, a right of appeal to the Land and Environment Court within 6 months from the date of this notice.

Property:	Lot 22 DP 851940 No. 330-334 Galston Road, Galston
Development:	Demolition of existing structures and construction of a seniors living development comprising ninety-six self contained dwelling-houses and a community facility in six stages
Effective date of this determination:	23 February 2012

A. Coomar
Per:
Manager, Assessments
Planning Division

Contact: Aditi Coomar (9847 6743 – 8.30 am to 5.00pm)

The Bushland Shire

ABN 20 706 996 972
296 Pacific Highway, Hornsby 2077

PO Box 37, Hornsby NSW 1630
DX 9655 Hornsby

PH 02 9847 6666
FAX 02 9847 6999

EMAIL hsc@hornsby.nsw.gov.au
www.hornsby.nsw.gov.au

CONDITIONS OF APPROVAL

1. Deferred Commencement

Pursuant to Section 80(3) of the Environmental Planning and Assessment Act 1979, this consent does not operate until the following information is submitted to Council:

- a. Documentary evidence must be provided that a licence has been granted under the *Water Industry Competition Act 2006 (WICA)* for the design, installation and operation of the proposed on-site sewage management system or, alternatively, evidence that a licence is not required by the NSW Independent Pricing and Regulatory Tribunal.
- b. Details of the on-site sewage management system (WICA approved, if applicable), including but not limited to:
 - i. Scaled site plan of the proposed system including all sewerage infrastructure.
 - ii. Capacity and design specifications of proposed septic and holding tanks.
 - iii. Details and specifications for pump out systems of lift pumps, pump-out lines and the pipe to be used to deliver 364 L/min of sullage at the outlets.
 - iv. Details of proposed locations of pump-out point/s and tanker standing location/s a minimum of 3 metres from the centre line of the road.
 - v. Details of proposed tanker pump out frequency and procedures for emergency pump out.
- c. Documentary evidence must be provided to the effect that licence has been granted under the *Water Industry Competition Act 2006* for the design, installation and operation of the proposed water supply system, or alternatively, evidence that a licence is not required by the NSW Independent Pricing and Regulatory Tribunal.
- d. Details and specifications of the water supply system.

Upon Council's written satisfaction of the above information, the following conditions of development consent will apply:

28 October 2016

The Directors
Living Choice Australia Ltd
538/8 Carrick Road
KINCUMBER NSW 2251

Dear Sirs,

Re: Galston Land Pty Ltd
Property: 330-334 Galston Road Galston

We have been asked to provide advice as to whether Galston land Pty Ltd needs to apply for a licence under the *Water Industry Competition Act 2006* ("the WICA Act") with respect to a proposal to construct a sewer pit and pump ("the Pit and Pump Proposal") at the above Property as detailed in plans to be submitted to Council for the purpose of obtaining a Construction Certificate for this site.

In this regard we note that:

- the Property does not have direct access to a sewer main; and
- the current Development Approval for a 96 villa retirement village specifies as a deferred commencement condition that a licence under the WICA Act be so obtained.

The WICA Act specifies two licences – a Network Operators licence to construct, operate and maintain water/sewage infrastructure and a Retail licence to supply a water/sewage service. If the WICA Act applies to the Pit and Pump Proposal then both licences will be required.

It should be noted that the WICA Act and associated legislation provide for the licensing of water or sewerage infrastructure that is provided between the boundary of a building (internal piping etc. being plumbing) to a connection with (in this instance) the Boards

sewer main. With respect to the current Development Approval for Galston the pipes connecting each of the 96 villas to the pit, the pit itself and the pump all constitute "Water Industry Infrastructure" for the purpose of the WICA Act.

The WICA Act defines "Water Industry Infrastructure" as being "Water Infrastructure" (not relevant to this discussion) and "Sewage Infrastructure" which is defined as meaning "any infrastructure that is, or is to be, used for the treatment, storage, conveyance or reticulation of sewage, including any outfall pipe or other work that stores or conveys water leaving the infrastructure, **but does not include any pipe, fitting or apparatus that is situated upstream of a customer's point to a sewer main**" (emphasis added). As the Galston site has no immediate access to a sewer main the exclusion contained in this definition (in bold for emphasis) does not apply to this situation. Therefor the Pit and Pump Proposal are subject to the WICA Act unless it is exempted by Schedule 3 of the *Water Industry Competition (General) Regulation 2008*.

In our view there is no such exemption available in Schedule 3 as it is now constituted.

Notwithstanding the above we do not believe that a WICA licence is required at this point in time for the Pit and Pump Proposal. This is because there used to be an exemption in the Regulation that provided that there was no requirement to be licenced if the sewage infrastructure was "wholly situated on premises owned by one person, whether or not the whole or any part of those premises are leased to, or occupied, by some other person" and if the sewage infrastructure "is owned or controlled by the person by whom those premises are owned" – former Clause 19. In this regard at law "premises" is defined as land and building together considered to be property. Although clause 19 has been deleted from the Regulation since 2010 it still applies due to transitional provisions. These transitional provisions were due to expire in July 2016 but the date of their expiry has been extended pending a comprehensive review of the WICA Act. As the transitional regime is currently in force then clause 19 remains operable notwithstanding its deletion from the current Regulation and consequently there is no need to apply for a WICA licence in relation to the Pit and Pump Proposal.

If you wish to discuss the contents of this letter, please call our Mr Fairfield.

Yours faithfully,
UBK Lawyers



LEGEND	
	PROPOSED SANITARY DRAINAGE
	SEWER MAINTENANCE HOLE
	SANITARY DRAINAGE JUNCTION
	2" ISD SANITARY DRAINAGE PIPEWORK SIZE

CALCULATION SUMMARY:	
NUMBER OF DWELLINGS	72
SEWER DISCHARGE/PERSON/DAY	10 L
SEPTIC TANK VOLUME	25,000 L
SEPTIC TANK FREQUENCY	1/20Y
PUMP OUT FREQUENCY	1/20Y

NOTES:	
1.	ALL SANITARY DRAINAGE SHALL COMPLY WITH ASS5002 & NSM CODE OF PRACTICE
2.	CONTRACTOR SHALL ARRANGE & COVER ALL COSTS FOR DEPARTMENTS OF FAIR TRADING INSPECTIONS OF SANITARY DRAINAGE PRIOR BACKFILLING.



SEPTIC TANK
7.3m LONG x 2.5m WIDE x 2.5m DEEP.
ACCESS CAPACITY 30,000L.
ACCESS COVERS TO BE HEAVY DUTY TYPE

2 x HOLDING WELL
7.3m LONG x 2.5m WIDE x 2.5m DEEP.
ACCESS CAPACITY 30,000L.
ACCESS COVERS TO BE HEAVY DUTY TYPE

NOT FOR CONSTRUCTION

Project Info

HYDRAULIC SERVICES
SITE PLAN
SANITARY DRAINAGE LAYOUT

Drawn: LZ
Scale: MAR-10
Project No: SY090453
Design: BWMS

Project

SENIORS LIVING
330 GALSTON ROAD
GALSTON NSW

ACOR CONSULTANTS
ENGINEERS
MANAGERS
INFRASTRUCTURE PLANNERS
Level 1, 24 Falcon Street
Crows Nest NSW 1585
PH: +61 2 9438 5008
www.acor.com.au

Architect

CAMPBELL LUSCOMBE ARCHITECTS
PTY LTD
10 CHARLES STREET
REDFERN, NSW, 2016
PHONE: 9310 4211
FAX: 9310 4203

Client

North

Rev	Date	Drawn	Check
15.07.11	JSW	GC	
23.11.10	MS	BW	
11.06.10	KT	BW	
09.06.10	DK	BW	
18.03.10	LZ	BW	

APPENDIX C

C. Electrical Connection Documentation

Network – Sydney North

Telephone: 9477 8282
Facsimile: 9477 8220
Reference: RPD58382

18 January 2008

Mr and Mrs F Barba
330-334 Galston Road
Galston NSW 2159

ATTENTION: Mrs Beth Barba

Re: Site Compatibility Certificate – 330-334 Galston Rd, Galston (Lot 22 DP581940)

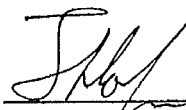
Dear Mrs-Barba,

I refer to your fax dated 15 January 2008 concerning the proposed SEPP5 development for up to 150 self care units of between 8 to 10 squares each, at 330-334 Galston Rd, Galston. Whilst I have not performed a detailed analysis of our network (typically, this analysis is not performed until we receive a formal application for supply), I wish to advise that EnergyAustralia has no objection to the matter proceeding at this stage and that sufficient capacity may be provided to this development. This is written on the assumption of a reasonable maximum demand for the development (I have assumed a maximum demand of between 200A to 400A), and in the knowledge that EnergyAustralia's proposed new Zone substation at 393 Galston Road in Galston is scheduled to be completed in 2009.

This does not, however, preclude the possibility that customer funded connection works may be required to supply this development. In particular, I believe a substation would be required on the development, subject to a detailed load assessment as part of a formal application for supply as well as EnergyAustralia's Requirements for Electricity Supply to Developments as detailed in publication ES 10. EnergyAustralia's policy's and standards are available at www.energy.com.au.

This letter is valid for a period of 12 months from this date and our full requirements are subject to a formal application for supply.

Yours sincerely,

 18/1/08

Jonathan Hopson
Network – Sydney North



EnergyAustralia™

570 George Street
Sydney NSW 2000
Telephone 13 1525
+61 13 1525
Facsimile (02) 9269 2830
www.energy.com.au

Address all mail to
GPO Box 4009
Sydney NSW 2001
Australia

