

Case Number: 172771

20 August 2018

VIGOR MASTER P/L  
c/- MGP BUILDING & INFRASTRUCTURE SERVICE PL

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

<b>Developer:</b>	<b>VIGOR MASTER P/L</b>
<b>Your reference:</b>	<b>2018-0316</b>
<b>Development:</b>	<b>Lot C DP 38865 5 Mid-Dural Rd, Galston</b>
<b>Development Description:</b>	<b>Residential - Seniors Living - Independent living comprising 76 units - Community centre and associated landscape works - Demolition</b>
<b>Council Consent No:</b>	<b>DA484/2011 by Hornsby Shire Council of 12 January 2012</b>
<b>Your application date:</b>	<b>3 July 2018</b>

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 20 August 2019 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](http://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.

## 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:

- Connection to the 200mm CICL water main along Galston Road is the preferred point of connection.

#### b) **Sewer**

Sydney Water has assessed your application and found that:

- A connection to the existing Pressure Sewerage System of Galston/Glenorie PSP area will **NOT** be allowed.

Refer to DA Condition 52 **Wastewater System Approval** in Hornsby Shire Council's Development Application No. DA/484/2011/B with reference to an on-site sewage management system, separately approved under the Local Government Act 1993.

### Approval of your building plans

Please note that your building plans must be approved. This can be done at Sydney Water Tap in™. Visit [www.sydneywater.com.au](http://www.sydneywater.com.au) > Plumbing, building & developing > Building > Sydney Water Tap in™ 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.**

### Backflow Prevention Water supply connections

A backflow prevention containment device appropriate to the property's hazard rating must be

installed at 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.

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 [www.sydneywater.com.au](http://www.sydneywater.com.au) > Plumbing, building & developing > Plumbing > Backflow prevention.

investigation, but you need to factor the possibility into your planning.

### **Large Water Service Connection**

A water main is available to provide your development with a domestic supply. The size of your development means that you may need a connection larger than the standard domestic 20 mm size.

To get approval for your connection, you will need to lodge an application at Sydney Water Tap in<sup>TM</sup>. 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.

### **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.

### **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.

### **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.

**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; 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.)

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**END**