

## Peter McManus - SSD 5003 - Campbelltown Hospital Stage 1 Development

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**From:** UrbanGrowth <UrbanGrowth@sydneywater.com.au>  
**To:** "Peter McManus (Peter.McManus@planning.nsw.gov.au)"  
 <Peter.McManus@planning.nsw.gov.au>  
**Date:** 5/21/2012 2:21 PM  
**Subject:** SSD 5003 - Campbelltown Hospital Stage 1 Development  
**Attachments:** 127741-NOR.pdf

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Dear Peter,

Thank you for your recent correspondence requesting comment on the proposed Campbelltown Hospital Stage 1 Development.

Sydney Water has reviewed the proposal and notes that the applicant has been advised of our requirement to obtain a Section 73 Certificate. Please find attached a copy of recent advice provided to the applicant. As such, we request that the Department include the following condition in the development consent until such time as the Certificate is obtained.

### **Requirement for a Section 73 Certificate**

*Sydney Water will assess the impact of the development when the proponent applies for a Section 73 Certificate. This assessment will enable Sydney Water to specify any works required as a result of the development and to assess if amplification and/or changes to the system are applicable. The proponent must fund any adjustments needed to Sydney Water infrastructure as a result of any development.*

*The proponent should engage a Water Servicing Coordinator to get a Section 73 Certificate and manage the servicing aspects of the development. The Water Servicing Coordinator will ensure submitted infrastructure designs are sized & configured according to the Water Supply Code of Australia (Sydney Water Edition WSA 03-2002) and the Sewerage Code of Australia (Sydney Water Edition WSA 02-2002).*

*Sydney Water requests the Department to continue to instruct proponents to obtain a Section 73 Certificate from Sydney Water. Details are available from any Sydney Water Customer Centre on 13 20 92 or Sydney Water's website at [www.sydneywater.com.au](http://www.sydneywater.com.au)*

- Additionally, due to the proximity of the proposed development to a Sydney Water wastewater asset, we request that the Department also includes the following condition in the development consent.

### **Building Plan Approval**

*The approved plans must be submitted to a Sydney Water Quick Check agent to determine whether the development will affect any Sydney Water sewer or water main, stormwater drains and/or easement, and if further requirements need to be met. Plans will be appropriately stamped.*

*For further assistance please telephone 13 20 92 or refer to Sydney Water's website [www.sydneywater.com.au](http://www.sydneywater.com.au) for:*

- *Quick Check agent details - see Building and Developing then Quick Check; and*
- *Guidelines for Building Over/Adjacent to Sydney Water Assets - see Building and Developing then Building and Renovating*

### **Sydney Water e-planning**

Sydney Water has created a new email address for planning authorities to use to submit statutory or strategic planning documents for review. This email address is [urbangrowth@sydneywater.com.au](mailto:urbangrowth@sydneywater.com.au). The use

of this email will help Sydney Water provide advice on planning projects faster, in line with current planning reforms. It will also reduce the amount of printed material being produced. This email should be used for:

- Section 62 consultations under the Environmental Planning and Assessment Act 1979
- consultations where Sydney Water is an adjoining land owner to a proposed development
- consultations and referrals required under any Environmental Planning Instrument
- draft LEPs, SEPPs or other planning controls, such as DCPs
- any proposed development or rezoning that will be impacted by the operation of a Sydney Water Wastewater Treatment Plant
- any proposed planning reforms or other general planning or development inquiries

If you require any further information, please contact the Urban Growth Branch on 02 8849 4004 or e-mail [urbangrowth@sydneywater.com.au](mailto:urbangrowth@sydneywater.com.au)

Yours sincerely,

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Case Number: 127741

9 March 2012

HEALTH INFRASTRUCTURE - NSW HEALTH  
c/- WARREN SMITH & PARTNERS PTY LTD

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

|                                 |                                                                                        |
|---------------------------------|----------------------------------------------------------------------------------------|
| <b>Developer:</b>               | <b>HEALTH INFRASTRUCTURE - NSW HEALTH</b>                                              |
| <b>Your reference:</b>          | <b>3710000</b>                                                                         |
| <b>Development:</b>             | <b>Appin Road, Campbelltown</b>                                                        |
| <b>Development Description:</b> | <b>Construction of a new Acute Health Service Building consisting of 120 Beds.</b>     |
| <b>Council Consent No:</b>      | <b>Review of Environmental Factors by Campbelltown City Council of 19 January 2012</b> |
| <b>Your application date:</b>   | <b>5 March 2012</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 9 March 2013 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) > 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.

- The development may connect to the existing drinking water connections, the primary connection being the 250 mm drinking water main at the intersection of Narellan Road and Appin Road, the secondary connection being the 150 mm drinking water main in Parkside Crescent.
- Backflow prevention devices must be installed at the points of connection (this can be addressed when application is made at a Quickcheck Agency. For an agency list visit [www.sydneywater.com.au](http://www.sydneywater.com.au) > Building and Developing > Quick Check or call 13 20 92.
- All works are to be constructed in accordance with the Water Supply Code of Australia (Sydney Water Edition - WSA 03-2002).

#### 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 (Acute Health Service Building – 120 Beds) can connect to the 300mm wastewater main constructed under Case 81844WW.
- In relation to the Master Plan (1000 beds), preliminary investigation shows the site can be served by the 300mm wastewater main constructed under Case 81844WW however, the capacity will need to be re-assessed in the detailed planning process once a Section 73 Certificate application has been lodged.

### 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](http://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 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](mailto: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](mailto: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 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 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 with a Quick Check Agent. 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 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.)

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**END**