



City Administrative Centre

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Address all correspondence to

The General Manager, PO Box 42, Nowra NSW Australia 2541

COUNCIL REFERENCE:

3A08/1005-02

CONTACT PERSON:

Ljupco Lazarevski

YOUR REF:

17 June 2008

Department of Planning - Major Project Assessments
GPO Box 39
SYDNEY NSW 2001

Attention: Ramona Khodaverdian

**Proposed Retirement Village, Bayswood Retirement Village, The Wool Rd
Vincentia for Stockland Development**

I refer to your letter dated 30th May 2008 requesting details of key issues and assessment requirements in relation to the above development application.

You are advised that if an operational consent is granted for the above development you are requested to place in the body of the consent the following condition:

Water and/or Sewer Contributions

- (a) The applicant is to apply under Section 305 of Division 5 of Part 2 of Chapter 6 of the Water Management Act 2000 for a Certificate of Compliance from Shoalhaven Water.
- (b) Relevant conditions/requirements, including **monetary** contributions (where applicable) under the Water Management Act 2000, can be provided under Section 306 of Division 5 of Part 2 of Chapter 6 of the Water Management Act 2000. A Development Application Notice issued by Shoalhaven Water will outline all conditions/requirements to be adhered to.
- (c) A Certificate of Compliance (CC) under must be obtained to verify that all necessary requirements for matters relating to water supply and sewerage (where applicable) for the development have been made with Shoalhaven Water. A Certificate of Compliance shall be obtained from Shoalhaven Water after satisfactory compliance with all conditions as listed on the Development Application Notice and prior to the issue of an Occupation Certificate, Subdivision Certificate or Caravan Park Approval, as the case may be.

In the event that development is to be completed in approved stages or application is subsequently made for staging of the development, separate Compliance Certificates shall be obtained for each stage of the development.

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Where a Construction Certificate is required all conditions listed on the Shoalhaven Water Development Application Notice under the heading "PRIOR TO THE ISSUE OF A CONSTRUCTION CERTIFICATE" must be complied with and accepted by Shoalhaven Water. The authority issuing the Construction Certificate for the development shall obtain written approval from Shoalhaven Water allowing a Construction Certificate to be issued.

In addition to the above the following issues should be noted:-

1. The applicant addresses the location/sizing of the metered service to satisfy the development and Shoalhaven Water.
2. Section 64 (Developer) charges in relation to the proposal are applicable. Developer (Water Supply & Sewer Supply) charges have been calculated to equate to 108.95 Equivalent Tenements (ET's). The rate per ET are as follows:

Water Supply	- \$5,274 for 2007/08, and - \$5,843 for 2008/09.
Sewer Supply	- \$5,274 for 2007/2008, and - \$6,462 for 2008/2009.

3. The proposal would be subject to the full requirements of Council's Tradewaste Policy.
4. The proposal would be subject to Shoalhaven Council's Backflow Prevention Policy.

If you need further information about this matter, please contact Mr Ljupco Lazarevski, on (02) 4429 3255. Please quote Council's reference 3A08/1005SW.

Yours faithfully



Carmel Krogh
Director
Shoalhaven Water