

KEY ISSUES SUBMISSION	
PROPERTY:	Lot 200 DP 1192140 17 Croobyar Road Milton
FILE REFERENCE:	Council Reference: 3A21/1000 Department Reference: SSD8845345
PROPOSED DEVELOPMENT: (SUMMARY)	Budawang School for Specific Purposes
PROPONENT:	NSW Department of Education

Dear Caleb,

Council refers to the notification it received dated 17/08/2021 and the subsequent emails dated 24/08/21 & 7/09/21 providing Council additional time to provide its comments on the above State Significant Development (SSD) application.

Additional Referral Responses

Council has completed an assessment of the information provided and provides the following additional comments:

Shoalhaven Water

Comments

Sewer Services:

Council has a critical sewerage asset that traverses through the site. The asset is a DN225 AC/C Sewer Rising (Pressure) Main. This sewer rising main (SRM-M3) transfers the bulk of the sewage from Milton township to the next sewage pumping station.

The exact position of the sewer rising main (SRM) needs to be identified on a survey plan (including depths) and transferred to the architectural and engineering plans. It is appropriate that a long section for this SRM be prepared showing all structures within the zone of influence and what action is proposed for protection.

Council's Building Over Sewer policy POL16/81 clearly outlines that structures are not permitted to be constructed over sewer rising mains that are greater than DN150 in size (Section 3.1.1 *Restrictions*). The policy also states under Section 3.5.3 *Foundation Requirements* that screw piles are NOT to be closer than 2.0m to a sewerage pipe.

A minimum of:

- 750mm cover shall be provided over the DN225 AC/C SRM where located within trafficable areas, and
- 600mm cover shall be provided over the DN225 AC/C SRM where located within non-trafficable areas.

Section 64 Sewerage Services Charge shall apply. This charge shall be determined once an application for Certificate of Compliance is made by the proponent. The following link can be used to make application for Certificate of Compliance:

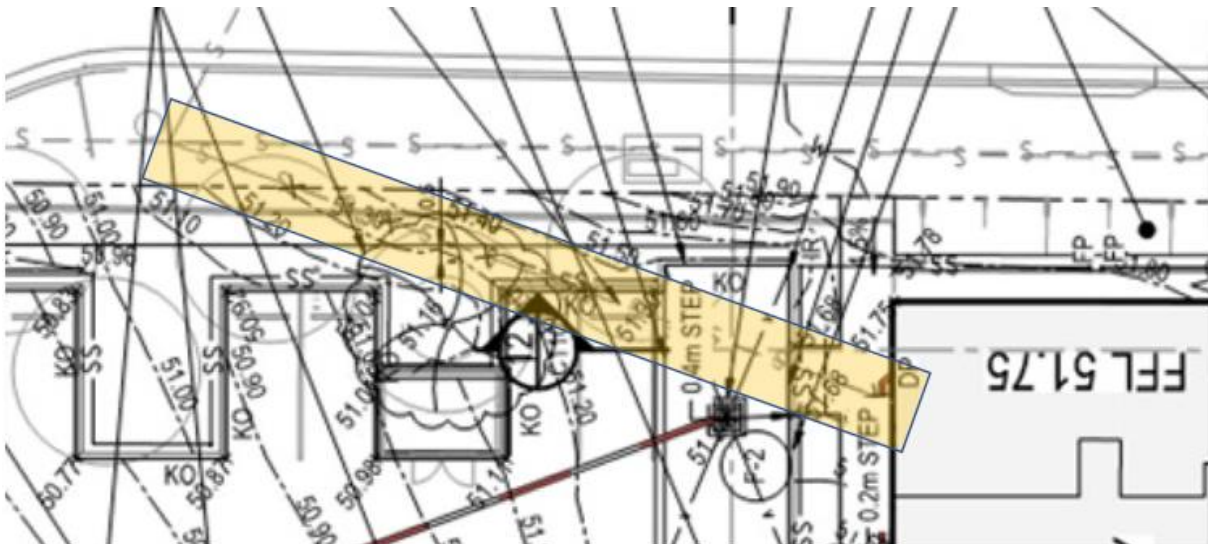
<https://shoalwater.nsw.gov.au/planning-building/developers-consultants/certificate-of-compliance/certificate-of-compliance-request>

Trade Waste will be considered as part of the detailed assessment for the development.

The sewer connection point for the proposed school is to be identified on the design plans.

The existing sewer main M#A/2 to DE located within the front of the property within the proposed cart park (at the loading bay) next to the Hydrotherapy building (refer to Section 11/C101 on drawing No. 2091_CC_C111, rev 4 dated 27-07-21 by henry&hymas) is not shown on this cross section.

The sewer main appears to finish very close to the Hydrotherapy building. There are no dimensions to show the potential impact. Does the sewer main need to be shortened/modified?



Water Supply:

Section 64 Water Supply Charge shall apply. This charge shall be determined once an application for Certificate of Compliance is made by the proponent. The above link can be used to make application for Certificate of Compliance.

Where a new water service/s is required for the special school, the applicant is required to size the metered service and service line for the development. Sizing calculations are to be submitted to Shoalhaven Water for concurrence.

New conduit/s will need to be installed across Croobyar Rd for any future water/fire service (metered or unmetered). The connection will need to be made to the DN300 AC water trunk main on the northern side of Croobyar Rd.

Backflow is also another important matter that will be addressed during the detailed assessment stage. This relates to the protection of the water supply system.

Conditions

PART A: GENERAL CONDITIONS	
(M)	<p>Shoalhaven Water - Certificate of Compliance</p> <p>A Certificate of Compliance 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 must be obtained from Shoalhaven Water after satisfactory compliance with all conditions as listed on the Notice of Requirements and prior to the issue of an Occupation Certificate, Subdivision Certificate or Caravan Park Approval, as the case may be.</p> <p>An application for a Certificate of Compliance is to be made once the Development Consent has been granted.</p>
PART B: INTEGRATED DEVELOPMENT AND CONCURRENCE CONDITIONS	
NA	
PART C: PRIOR TO THE COMMENCEMENT OF WORKS	
(M)(C)(D)	<p>Shoalhaven Water – Prior to the Commencement of Any Works</p> <p>Prior to the Commencement of any works, all conditions listed on the Shoalhaven Water Notice of Requirements under the heading “Prior to the Commencement of Any Works” must be complied with. Written notification must be issued by Shoalhaven Water and provided to the Certifier.</p>
PART D: PRIOR TO THE ISSUE OF A CONSTRUCTION CERTIFICATE	
(M)	<p>Shoalhaven Water – Prior to the Issue of a Construction Certificate</p> <p>Prior to the issue of a Construction Certificate, all conditions listed on the Shoalhaven Water Notice of Requirements under the heading “Prior to the Issue of a Construction Certificate” must be complied with and accepted by Shoalhaven Water. Written notification must be issued by Shoalhaven Water and provided to the Certifier.</p>
PART E: PRIOR TO THE ISSUE OF A SUBDIVISION WORKS CERTIFICATE	
(M)(C)(D)	NA
PART F: DURING WORKS	
(M)(C)(D)	NA
PART G: PRIOR TO THE ISSUE OF AN OCCUPATION CERTIFICATE	
(M)	<p>Shoalhaven Water – Certificate of Compliance</p>

Prior to the issue of any Occupation Certificate, a Certificate of Compliance under section 307 of the *Water Management Act 2000* must be obtained from Shoalhaven Water to verify satisfactory compliance with all conditions for the supply of water and sewerage, as listed on the Notice of Requirements.

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