

From: Andre Vernez
Sent: Friday, 11 November 2022 5:55 PM
To: christopher.eldred@planning.nsw.gov.au
Subject: Vincentia Coastal Village - Project Modification 9 & Concept Plan Modification 17 - COMMENTS FROM SHOALHAVEN CITY COUNCIL ON REQUEST FOR ADVICE

Importance: High

Dear Chris,

Please find below technical comments from Shoalhaven City Council on the Request for Advice in relation to Vincentia Coastal Village - Project Modification 9 and Concept Plan Modification 17.

PROJECT MODIFICATION 9 & CONCEPT PLAN MODIFICATION 17

Environmental Health Comments/Requirements:

1. Council has reviewed the submitted reports including the Preliminary Site Investigation and Targeted Soil Assessment.
2. Soil sampling was undertaken which showed that contaminants of concern (COC) were not present at a level that would require remediation to make the subject site suitable for the proposed use. The stockpiled materials located at the site indicated no contamination and that classification of the soils under the NSW EPA Excavated Natural Material Order (2014) could be utilised as fill material at the site. A report outlining compliance with the Order will need to be prepared and submitted to Council.

Unexpected finds protocol should also be implemented at the site.

3. Water Quality monitoring should be undertaken, with the retention basin and natural waterway an extension to the water sampling that was undertaken by Fabcot Pty Ltd for the Vincentia Shopping Centre development. This should be part of the suggested Construction Environmental Management Plan (CEMP). This is recommended in light of the proximity to Moona Moona Creek and recreational use downstream of the proposed development.
4. The Noise Impact Assessment has also been reviewed. There are a number of management solutions for noise which can pose an issue (e.g. reducing number of children playing outdoors).

Shoalhaven Water Comments/Requirements:

5. Due to the re-orientation of the proposed building, it appears it may not drain via gravity to Council's sewerage system. An alternate system may be required.
6. The previous Development Application Notice for MP06_0025 Mod 6 will need to be re-written.

7. Section 64 fees still apply.
8. Water service can be provided from Moona Moona Creek Road. Meter sizing and water calculations will be required (for new or upgrade to existing).
9. A Trade Waste application will be required.
10. The following conditions of consent are recommended.

Shoalhaven Water - Certificate of Compliance

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.

An application for a Certificate of Compliance is to be made once the Development Consent has been granted.

Shoalhaven Water – Prior to the Issue of a Construction Certificate

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.

Shoalhaven Water – Certificate of Compliance

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.

Development Engineering Comments/Requirements:

11. Any development engineering comments/requirements will be provided under separate cover as soon as possible.

Should you have any questions in relation to the above please give me a call.

Regards,



Andre Vernez
Senior Development Planner

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