

## Dimitri Gotsis

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**From:** Peter Johnston <Peter.Johnston@shoalhaven.nsw.gov.au>  
**Sent:** Friday, 4 September 2020 4:40 PM  
**To:** Dimitri Gotsis  
**Cc:** Ljupco Lazarevski; Matthew Kidd; Cathy Bern  
**Subject:** SSD - 8845345 - Response to request for input into SEARs for Budawang School for Specific Purposes

Hi Dimitri,  
The SEARs process is comprehensive.

### **Council's Environmental Services input is as follows:**

1. Cut and fill map for the site detailing volumes and RLs pre and post development
2. Volumes of excavated material/fill anticipated for the demolition/construction phases of the project and the anticipated heavy vehicle haulage movements and haulage route in and out of the site. Expected duration of haulage activities.
3. Queuing impacts to Croobyar Road intersection left turn with the Princes Highway. Note that Croobyar Road left turning lane is currently limited to 50m in length and may require extending further west to accommodate an increase in traffic movements.
4. Recent developments approved in the vicinity include:
  - a. DA20/1358 industrial storage units Lot 1 DP 1082590 Croobyar Road
  - b. DA17/2021 industrial shed lot 1 DP 1071300 Wilfords Lane
  - c. RA10/1005 Seniors Housing Development – lot 2 DP 1097329 & Lot 3 DP 702859 Croobyar Road

These projects are available on council's DA tracking web page under:

<https://www.shoalhaven.nsw.gov.au/Services/Development-Application-Tracking>

5. Relevant Chapters of the Shoalhaven DCP 2014 include:
  - a. <https://dcp2014.shoalhaven.nsw.gov.au/content/town-milton-0>
  - b. <https://dcp2014.shoalhaven.nsw.gov.au/content/site-analysis-site-design-and-building-materials>
  - c. <https://dcp2014.shoalhaven.nsw.gov.au/content/sustainable-stormwater-management-and-erosionsediment-control>
  - d. <https://dcp2014.shoalhaven.nsw.gov.au/content/landscaping-design-guidelines>
  - e. <https://dcp2014.shoalhaven.nsw.gov.au/content/tree-and-vegetation-management>
  - f. <https://dcp2014.shoalhaven.nsw.gov.au/content/biodiversity-impact-assessment>
  - g. <https://dcp2014.shoalhaven.nsw.gov.au/content/waste-minimisation-and-management-controls>
  - h. <https://dcp2014.shoalhaven.nsw.gov.au/content/development-flood-prone-land-0>
  - i. <https://dcp2014.shoalhaven.nsw.gov.au/content/car-parking-and-traffic>
  - j. <https://dcp2014.shoalhaven.nsw.gov.au/content/advertising-signs-and-structures>
6. SHOALHAVEN CONTRIBUTIONS PLAN 2019 – link - <https://cp.shoalhaven.nsw.gov.au/>

### **Shoalhaven Water input is as follows:**

For the proposed development the following is required:

1. 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. Please use the following link in making an application:

2. Shoalhaven Water (Council) as the Water Utility will undertake an assessment and prepare a Notice of requirements for the development.
3. 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.
4. A Certificate of Compliance (CC) 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 the development is to be completed in approved stages or an application is subsequently made for staging of the development, separate Compliance Certificates shall be obtained for each stage of the development.

## **GENERAL INFORMATION:**

The following general matters are provided for the applicant to be made aware of for their consideration in preparing appropriate plans and documents for the overall development:

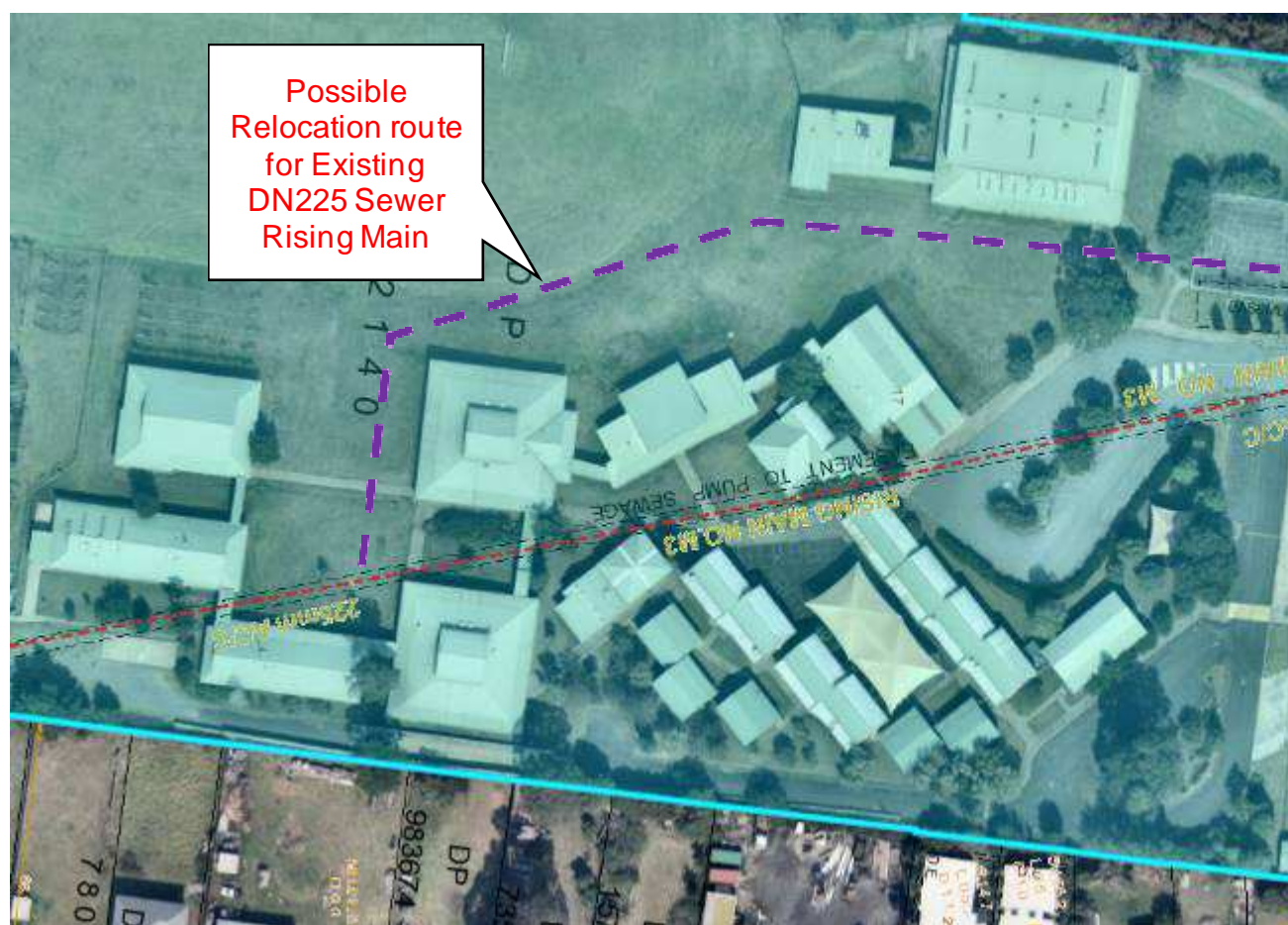
### **Water Supply:**

1. The applicant shall undertake hydraulic calculations to confirm that the existing metered service is adequate for the overall development on the property.
2. The applicant is made aware that Section 64 (Water Supply) Contribution may apply.
3. The applicant is to undertake a survey for backflow to ensure protection of the town water supply. Where necessary an appropriately sized backflow device is to be installed to ensure site containment.
4. Council does NOT permit the use of pumps for fire-fire systems to directly draw from Council's water supply system. The applicant will need to install an appropriately sized water tank on the property from which the pumps will draw water from. The tank will be filled by gravity means from the town water supply system.

### **Sewerage Services:**

1. The applicant is made aware that there is an existing DN225 AC/C Sewer Rising (Pressure) Main located within an Easement to Pump Sewage that diagonally traverses the property. No building or part thereof shall be constructed within this easement. Proposed Block A1 has a corner located on the easement boundary line. It is preferred for the applicant to move the building clear of the zone of influence.
2. Detailed survey by registered surveyor showing the location and depth of the existing DN225 AC/C Sewer Rising (Pressure) Main is to be undertaken to ensure any infrastructure located over/near the sewer asset (eg, road works/ parking areas, structures (eg, gates), buildings, hard stand areas, landscaping, etc) comply with all of Shoalhaven Water's Specifications and Council's policies (eg Building Over Sewer policy). The

applicant is advised that consideration needs to be given to the relocation of the sewerage rising main clear of the proposed development (including the sewer easement) may need to be undertaken.



3. 24/7 access to the sewer rising main shall continue to remain. Where such access is affected for maintenance, repair, upgrade, augmentation, emergency repair, etc, then the applicant shall provide a solution to protect the asset (subject to approval by Shoalhaven Water) before implementing.
4. The applicant is made aware that Section 64 (Sewerage Services) Contribution may apply.
5. The applicant will need to lodge an application for the discharge of liquid trade waste and enter into agreement with Council for such discharge/s.

Should there be any enquiries with respect to water supply and sewerage matters the applicant can contact Shoalhaven Water via the following email address: [swdevelopment@shoalhaven.nsw.gov.au](mailto:swdevelopment@shoalhaven.nsw.gov.au)

regards

**Peter Johnston**

**Acting Ulladulla Service Centre Manager**  
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**From:** Dimitri Gotsis <Dimitri.Gotsis@planning.nsw.gov.au>  
**Sent:** Friday, 4 September 2020 9:18 AM  
**To:** Peter Johnston <Peter.Johnston@shoalhaven.nsw.gov.au>  
**Subject:** Request for input into SEARs for Budawang School for Specific Purposes

Hi Peter,

Thanks for your time on the phone yesterday.

The Department of Planning, Industry and Environment has received a request for Secretary's Environmental Assessment Requirements (SEARs) for the Budawang School for Specific Purposes (SSD-8845345). The proposed development is a State Significant Development under the *Environmental Planning and Assessment Act 1979*.

Please provide any relevant Council input into the SEARs for the proposal including details of any key issues and assessment requirements. Please provide any relevant input by 11 September 2020.

A draft SEARs is attached. All other relevant documents may be viewed on the Department's website at: <https://www.planningportal.nsw.gov.au/major-projects/project/39516>.

If you have any questions, please contact Dimitri Gotsis on (02) 8217 2054 or via email at [Dimitri.gotsis@planning.nsw.gov.au](mailto:Dimitri.gotsis@planning.nsw.gov.au).

Kind regards,

Dimitri

This message may contain both confidential and privileged information intended only for the addressee named above.  
If you have received this email in error, please notify the sender immediately then destroy the original message.