

**VINCENTIA DISTRICT CENTRE
SHOPPING CENTRE**

MEMORANDUM

From : Stuart Johnstone
Date : 16 September, 2010
Re : Council Interim Submission

Job No.: 7188 H
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Sent	Copy	Company	Attention	Fax No
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Compass Projects	Ian Goodman	Via email

Ian,

With regard to the

**MAJOR PROJECT APPLICATION: MP 06_0205
Modification No 2**

Response to Shoalhaven City Council Interim Submission

We respond as follows

Shoalhaven City Council Comments with DSC response:

11.0 Water and Sewer

Water and Sewerage Matters

1. Sewer main/s to be extended to serve the whole development, more than 1 extension of the sewerage system may be permissible after consultation with Shoalhaven Water's Planning and Development Section.

DSC Response: We understand the point for connection of the sewer line has already been provided for the property

2. Sewer junction connection shall be made available to service the whole development. Shoalhaven Water shall determine whether more than one junction connection point may be granted to serve the overall development.

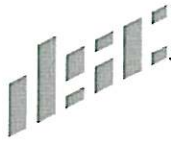
DSC Response: We understand the point for connection of the sewer line has already been provided for the property as part of the external infrastructure. This is as documented on work as executed drawings from Alan Price and Associates Drawing No 23507-07 sheet 2

3. Applicant to submit plans and sizing calculations for the necessary metered service to support the development. The cost for the connection and meter assembly shall be at the full cost of the developer.

DSC Response: These calculations will be provided as part of the ongoing design process

4. Payment of Developer Charges (Section 64 – Water Supply charges and Sewer charges) in relation to the proposal are applicable. The current Section 64 charges are:

Water Supply \$6,200.00/ET (2010/11), and



Sewer Services \$7,860.00/ET (2010/11).

It is estimated that the development will increase demand in excess of 70 ET's for both stages.

DSC Response: This information will be provided as part of the ongoing design process

5. Comply with the requirements of Council's Tradewaste Policy.

DSC Response: The requirements for Tradewaste have been discussed and an application is being reviewed in compliance with Shoalhaven Water's requirements. The information will be provided as part of the ongoing design process.

6. Comply with the requirement of Council's Backflow Prevention Policy.

DSC Response: The requirements for backflow prevention have been discussed with Shoalhaven Water and the design will be compliant with the requirements of AS3500.1. This information will be provided as part of the ongoing design process

7. Any proposed sewer connection point/main that is within close proximity to the proposed development will need to comply with Council's Policy for Building Over Sewer.

DSC Response: This issue has no impact on the current proposal

8. Road works associated with the development will have an impact on Shoalhaven Water's sewer and water assets, all plans and specifications of proposed works shall be submitted to Shoalhaven Water for determination and all works are to be constructed in accordance with Shoalhaven Water's requirements.

DSC Response: This issue has should be reviewed and commented on by civil and traffic consultants.

9. Works associated with the proposed road works adjacent to the Bay & Basin Leisure Centre will impact upon Shoalhaven Council's sewer easement.

Any proposed adjustment/alteration to the arrangement for the easement shall be requested in writing to the Director of Shoalhaven Water and Council's Property Section.

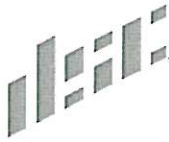
All existing rights/entitlements are to be retained within the easement with the exception of parts of the easement that are to be converted to public road reserve. Access along the route of the easement is to be retained and no structure, landscaping or land rehabilitation is to take place within the boundaries of the existing or modified easement without prior approval of Shoalhaven Water's Director.

DSC Response: This issue has should be reviewed and commented on by Civil Consultant, Surveyor and Architect

10. An Easement for Water Supply shall be created over the existing water main where it traverses private lands. Shoalhaven Water shall provide details of easement for water supply requirements upon submission of a plan by the applicant.

DSC Response: From information currently provided on the existing infrastructure we are unaware of any water mains in the property that will require an easement.

11. An easement for services shall be created over the water service line (which serves Council's sewage pumping station) where it traverses private lands. Currently located adjacent to the Bay & Basin Leisure Centre. Shoalhaven Water shall provide details of easement for services requirements upon submission of a plan by the applicant.



DSC Response: The easement requested in this item is passes through the land that forms part of the overall site. This is not within the current development area. The easement will need to be address by the Surveyor if required

12. Detailed plans are to be submitted showing proposed floor areas as part of any application for a Certificate of Compliance under the Water Management Act 2000.

DSC Response: This information will be provided as the design is finalised

It should be noted that this Development will have considerable impact on Shoalhaven Water's infrastructure and it is extremely important that full consultation is undertaken and that the following process be full addressed.

DSC Response: Preliminary discussions have been undertaken with Shoalhaven Water's representatives during the preparation of the current design drawings, an example of this is the sizing of the fire services tanks. We understand this approach will continue as the design develops.

Regards,
Donnelley Simpson Cleary Consulting Engineers Pty. Ltd.

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