

COUNCIL REFERENCE:
CONTACT PERSON:
YOUR REF:

SF9786SW-02 (D13/170365)
Matthew Kidd
MP06_0058 & MP06_0060

8 July 2013

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

Attention Pilar Aberasturi

Dear Pilar

**Shoalhaven Water Response – 75W Mod 14 MP 06_0058 & MP06_0060,
Stockland Development Bayswood Estate**

Sewer & Water

1. Water mains are to be extended from the existing 100mm water supply mains to serve the proposed additional lots. Water supply designs shall be approved and works installed in accordance with Shoalhaven Water's requirements.
2. Sewer mains are to be extended (including junctions) to serve the proposed additional lots. All plans are to be submitted to Shoalhaven Water for determination after consultation with Shoalhaven Water's Planning and Development Section.
3. Payment of Developer Charges (Section 64 – Water Supply charges and Sewer charges) are applicable for the additional lots. The Section 64 charges are \$6,578.00 (2013/14) **per lot** for water and \$8,339.00 (2013/14) **per lot** for sewer.
4. The developer shall provide for a 20mm metered service to each unmetered lot. The cost for a 20 mm service is \$692.00 (2013/14). All meters shall be located within the lot to be serviced as approved by Shoalhaven Water.

General

A Certificate of Compliance (CC) under Section 307 of Division 5 of Part 2 of Chapter 6 of the Water Management Act 2000 must be obtained for each stage of the subdivision 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 lodgement of an application for Subdivision Certificate. A copy of the Certificate of Compliance must accompany the application for a, Subdivision Certificate.

If you need further information about this matter, please contact Matthew Kidd, Shoalhaven Water Group on (02) 4429 3439. Please quote Council's reference SF9786SW-02 (D13/170365).

Yours faithfully

Matthew Kidd
Engineering Officer Developments
Shoalhaven Water

**THIS NOTICE ONLY APPLIES WHERE AN OPERATIONAL
DEVELOPMENT CONSENT HAS BEEN GRANTED**

SHOALHAVEN WATER

(A Group of Shoalhaven City Council)

DEVELOPMENT APPLICATION NOTICE

This Notice is given under Section 306 of the Water Management Act 2000)

Applicant's Name	The Proponent/Land Owner				
Applicant's Address	C/- Cardno Forbes Rigby Pty Ltd 278 Keira Street Wollongong NSW 2500				
Development Type	Vincentia Coastal Village – 614 lot Residential Development (MP 06_0058)				
Stage	Multiple stages				
LOT No.	801 & 802				
DP	1022286				
Section	-				
Parish	Bherwerre				
Street	The Wool Road				
Location/Town	Vincentia				
File No.	SF9786				
Date Completed	10/4/06 (updated 09/05/07)	75W Mod 8/5/2010	75W Mod 9 & 10 17/5/2011	75W Mod 11 23/11/11	75W Mod 14 3/7/2013

- The notes, conditions/requirements (including fees/charges) listed on subsequent page/s are based on the written application for a Certificate of Compliance, submitted to Shoalhaven Water on: **13/3/2010, updated 9/5/07, 75W Mod 22/7/2010, 75W Mod 9 & 10 11/5/2011, 75W Mod 11 – 9/11/2011, Mod 14 – 17/6/2013**

Please note:- Contributions/fees/charges payable will be those applicable at the time of payment and in accordance with Council's then current Management Plan (List of Council's Fees of Charges and Rentals).

- Any alterations whatsoever to the development will require review of the conditions/requirements listed and may require subsequent amendment.
- If staging of the development is to occur application for amended conditions/requirements will be required in writing to Shoalhaven Water.
- Where conditions stated on this NOTICE under "PRIOR TO ISSUE OF CONSTRUCTION CERTIFICATE" are required to be complied with no construction works are to commence without written consent from Shoalhaven Water.
- The applicant must certify the completion of all the following conditions/requirements prior to the granting of a Certificate of Compliance under Section 307 of the Water Management Act 2000.

- Documentation/receipts/etc supporting each claim against the conditions/requirements listed in this Notice are to be submitted with this Notice to enable determination by the Water Supply Authority prior to the granting of a Certificate of Compliance.**

- For further information please contact Shoalhaven Water.

Issue	Date	Revision	Date	Checked	Page	1
B	1-03-2002	5F	30-04-2010		of	9

No.	<i>Conditions/Requirements</i>	(Please Initial)	
		Applicant's Certification	S/Water's Confirmation
<p>This Notice is prepared on the following basis:</p> <ol style="list-style-type: none"> 1. All lots within the 7 (d2) zoned land/s do NOT form part of this Notice. 2. This Notice supersedes all other previously issued Notice/s. 			

PRIOR TO RELEASE OF PLAN OF SURVEY/SUBDIVISION FOR STAGES 1, 2, 3A, 5, 5A & 6A

Stage 1, 2, 3A, 3B, 5, 5A & 6A completed and Certificate of Compliance issued by Shoalhaven Water.

PRIOR TO RELEASE OF PLAN OF SURVEY/SUBDIVISION FOR LOTS 6001, 6002, 6003 & 6004 – Plan ref 24087-EZ

Water Supply

1	Water Supply Developer charges – (44WATR0002) contribution of \$6,578.00 (2013/14) is payable for this application and is based on 1 ET.		
2	The developer shall provide for a 20mm metered service to each unmetered lot. The cost for a 20 mm service is \$692.00 (2013/14). All meters shall be located within the lot to be serviced as approved by Shoalhaven Water. NOTE: The connection fee for a 20mm metered service is \$112.00 (2013/14) and is paid by the person making application for installation of the metered service.		
3	Water reticulation shall be made available to each lot. Water supply designs shall be approved and works installed in accordance with Shoalhaven Water's Water Reticulation Specification and Construction Standards.		
4	<p>A 100mm MPVC water supply main is to be extended from the existing 100mm UPVC water main located to the south of Naval College Rd, in The Wool Rd, (plan ref 39002 (Cardno) Approved 15/5/2012). This main is to be extended and connected to the existing 250mm MPVC water main in Naval College Rd. The applicant shall consult with Shoalhaven Water regarding the timing of this proposed works.</p> <p>(a) Designs shall be approved and works are to be installed in accordance with Shoalhaven Water's specifications. (plan ref 39002 (Cardno) Approved 15/5/2012)</p> <p>(b) All plans and specifications for proposed water reticulation construction works are to be submitted to, and approved by, Shoalhaven Water.</p>		

Issue	Date	Revision	Date	Checked	Page	2
B	1-03-2002	5F	30-04-2010		of	9

Sewerage Services			
4	Sewer Service Developer charges – (80SEWR0002) of \$8,339.00 (2013/14) is payable for this application and is based on 1 ET.		
5	Sewerage system is to be extended to each proposed lot.		
6	Sewer junction(s) to be provided to the proposed lot(s).		
7	Easement to drain sewage shall be created over all lots, which have the gravity sewer running through it. The easement shall be located centrally over the sewer pipes. The minimum widths of the easement shall be as follows: Sewer depth to invert less than 2.50m - easement 2.40m wide Sewer depth to invert greater than 2.50m - easement 4.0m wide		

ADVICE TO APPLICANT

- **Note:- GST is not applicable to Developer Contributions.**
- All non strata and non residential properties (**incl. dual occupancies**) will be levied water and wastewater availability charges (where applicable) based on the size of the water meter service connection/s. For further information regarding water and wastewater availability charges please contact Shoalhaven Water on 4429 3547.
- The connection fee for a single 20mm metered service is paid by the person making application for connection. Amount applicable is subject to time of payment (refer to Council's Fees and Charges). **Note:- GST is not applicable to the provision of meters water services.**
- It is the responsibility of the owner/developer to ensure that all existing internal water lines being retained are contained wholly within the respective lot being served.
- Where direct payment into Council's banking account has been made by the applicant, appropriate details must be provided (eg. DA No., stage, what type of payment, etc) in order for the payment to be processed. **A hard copy of the receipt (payment details) MUST be provided by the applicant to Shoalhaven Water where a Construction Certificate and/or Certificate of Compliance is requested.**
- Properties are categorised and charges levied for water and sewerage services based on a number of factors including the nature and use of premises to which the services are provided. A change of category may cause different water/sewerage/trade waste charges to be levied as a consequence of this approved development. Applicants are advised to contact Shoalhaven Water for further details of the ongoing fees and charges.
- **Shoalhaven Water undertakes the installation, modification and maintenance of all metered or unmetered services which are connected directly to the mains within the Shoalhaven Local Government area. Unless approved in writing by Shoalhaven Water it is an offence under the Local Government Act to tamper with any metered service or fittings owned and operated by Shoalhaven Water.**

Issue	Date	Revision	Date	Checked	Page	3
B	1-03-2002	5F	30-04-2010		of	9

This completed Notice is hereby submitted for the granting of a Certificate of Compliance under Section 307 of the Water Management Act 2000. **All documentation/receipts/etc supporting my claim against the above requirements is attached.**

Applicant's
Name

(Please Print)

Applicant's
Signature

Date

/ /

Shoalhaven Water acknowledges all conditions/requirements as set out in this Notice have been satisfied.

Council Officer

Date

/ /

Issue	Date	Revision	Date	Checked	Page	
B	1-03-2002	5F	30-04-2010		of	4 9

**PRIOR TO RELEASE OF PLAN OF SURVEY/SUBDIVISION FOR EACH REMAINING
STAGE**

Water Supply

8	Water Supply Developer charges – (44WATR0002) contribution of \$6,578.00 per lot (2013/14) is payable for this application.		
9	The developer shall provide for a 20mm metered service to each unmetered lot. The cost for a 20 mm service is \$692.00 (2013/14). All meters shall be located within the lot to be serviced as approved by Shoalhaven Water. NOTE: The connection fee for a 20mm metered service is \$112.00 (2013/14) and is paid by the person making application for installation of the metered service.		
10	The applicant shall create lots of land for all water mains (existing and proposed) which are not in public roads and in favour of Council. The applicant shall transfer the land to Council once the infrastructure has been constructed, work-as-executed accepted by Shoalhaven Water and water main/s operational. Minimum width of each lot shall be 5 metres. Access shall be provided to these lots from public roads or Council owned land.		
11	Water reticulation mains are to be extended throughout the development from the existing 250mm feeder main located in Naval College Rd. Water reticulation shall be made available to each lot. (a) Designs shall be approved and works are to be installed in accordance with Shoalhaven Water's specifications. (b) All plans and specifications for proposed water reticulation construction works are to be submitted to, and approved by, Shoalhaven Water. Approval is to be obtained from the Infrastructure Asset Management Section of Council's City Services Group for water main construction work to take place within the existing road reserves.		
12	<i>Moved to Superlot Subdivision (Condition 4)</i>	N/A	N/A
13	Minimum sized water mains within and around the Commercial part of the development shall be 150 Ø mains. Deleted no longer part of this approval	N/A	N/A
14	Long water services within the residential subdivision cannot exceed 20m wide road reserves. Where road reserve exceeds 20m in width each side of the road reserve shall have a water main constructed.		

Issue	Date	Revision	Date	Checked	Page	5
B	1-03-2002	5F	30-04-2010		of	9

15	Interconnection to the existing water supply main in The Wool road shall be provided (including a stop valve).		Complied
16	<p>Prior to construction of Moona Creek Rd, between Halloran St and Coaster Circuit, the developer shall interconnect the existing 150mm DICL water main (Moona Creek Rd) and the 150mm MPVC water main on the northern side of Moona Creek Rd.</p> <p>(a) Designs shall be approved and works are to be installed in accordance with Shoalhaven Water's specifications.</p> <p>(b) All plans and specifications for proposed water reticulation construction works are to be submitted to, and approved by, Shoalhaven Water.</p>		

Reclaimed Reticulated Water System

17	Condition deleted	N/A	N/A
18	Condition deleted	N/A	N/A

Sewerage Services

19	Sewer Service Developer charges – (80SEWR0002) of \$8,339.00 per lot (2013/14) is payable for this application.		
20	Part of Council's existing rising main from SPS 17 (SP3) shall need to be deviated to satisfy the current subdivision layout. This shall only be permitted if the land currently zoned 7 (d2) is rezoned to residential.	Completed	Completed
21	<p>A lot of land shall be provided for Council's existing rising main from SPS 17 (SP3), rising main from future SPS 1 and existing 375 Ø REMS main.</p> <p>The land shall be transferred to Council at the first release of land. The minimum width of the land corridor shall be to contain all the pipelines and an additional 3m on each side of the pipelines.</p>	Completed	Completed
22	All gravity mains that are proposed within land/s proposed to be transferred to other authorities shall be placed within parcels of land (with minimum width of 6m and with access to public roads) and transferred to Council prior to any transfer of land/s to another authority.		
23	Land shall be provided for the construction of SPS 1 and SPS 2 (as shown on drawing No. 4103- Rev 2). The land shall be set such that it is a minimum of 40m from the closest residential lot or if approved by Shoalhaven Water this distance may be reduced by the provision of an approved odour control systems provided by the developer. Dimensions of approximately 25m x 25m (minimum) for each SPS site shall be provided (unless an alternative configuration has been agreed to by Shoalhaven Water).		

Issue	Date	Revision	Date	Checked	Page	6
B	1-03-2002	5F	30-04-2010		of	9

24	<p>SPS 2, its rising main and associated infrastructure is planned for construction under Council new Development Servicing Plan (currently under review). The applicant shall consult with Shoalhaven Water regarding the progress of the development and the time frame for construction of SPS 2.</p> <p>NOTE: The sewerage services development servicing plan (DSP) is currently being reviewed. All planned infrastructure's capacity, capability, timing and estimated costs will be reviewed.</p>		
25	<p>Each sewage pumping station lot shall be transferred to Council ownership upon the construction of the pumping station, work-as-executed plans approved by Shoalhaven Water and infrastructure ready for operation. Each sewage pumping station will not become operational unless the land has been transferred to Council.</p>		
26	<p>Sewerage reticulation is to be constructed (extended from Council's sewerage system) and sewer junctions are to be provided to satisfactorily and fully serve each of proposed lots within the subdivision.</p> <p>(a) Sewerage designs are to be approved and works are to be constructed in accordance with Shoalhaven Water's requirements.</p> <p>(b) The design of the required subdivision sewers is to take into account any large trees in the vicinity of the proposed sewer mains. Matters such as arborist reports and the need for tree removal are to be taken into account in the sewer design. Relevant details are to be submitted with sewer designs.</p> <p>All plans and specifications for proposed sewerage works (together with details of matters raised at (b), above) are to be submitted to, and approved by Shoalhaven Water.</p> <p>Where junction/s have already been constructed and are not located within proposed lots the existing junctions shall be permanently capped and a new sewer junction provided to serve each lot.</p>		
27	<p>Easement to drain sewage shall be created over all lots, which have the gravity sewer running through it. The easement shall be located centrally over the sewer pipes. The minimum widths of the easement shall be as follows:</p> <p>Sewer depth to invert less than 2.50m - easement 2.40m wide</p> <p>Sewer depth to invert greater than 2.50m - easement 4.0m wide</p>		
28	Deleted Condition completed stage 3B		Complied

Issue	Date	Revision	Date	Checked	Page	
B	1-03-2002	5F	30-04-2010		of	9

General			
29	Water and sewerage infrastructure shall be constructed, including land matters and easements throughout the subdivision/development to ensure that the orderly development of the adjoining lands can be undertaken as development of the area progress.		
30	Written approval shall be obtained from all landowners who are impacted/affected by proposed water supply and/or sewerage infrastructure and/or landowners who are impacted/affected by alteration/s to existing water supply and/or sewerage infrastructure.		
31	Prior to granting of release of plan of survey/subdivision, satisfy all conditions, complete this Notice and submit (including lodgement of all documentation/receipts etc) to Shoalhaven Water.		
32	All works are to be at the developer's expense.		

Issue	Date	Revision	Date	Checked	Page	
B	1-03-2002	5F	30-04-2010		of	8 9

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Issue	Date	Revision	Date	Checked	Page	
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