

COUNCIL REFERENCE: SF9786-13
CONTACT PERSON: Elizabeth Downing
YOUR REFERENCE: MP06_0060
Mod15 &
MP06_0058 MDO 15)

9 August 2016

Planning Services
Department of Planning and Environment
GPO Box 39
SYDNEY NSW 2001

Attn: Fiona Gibson
Planner – Modification Assessments

Dear Madam

Modification Application – combined Concept Plan and Project Approval of the Vincentia Coastal Village & District Centre
Corner of The Wool Road and Naval College Road Vincentia

Thankyou for the extension of time, and the opportunity to provide comment regarding this latest proposal.

It is noted that the report by DFP Planning Consultants has identified the conditions to be modified.

The following comments are offered for your assistance:

Bush Fire Assessment

In accordance with the Rural Fires Act, and Regulation and Environmental Planning and Assessment Act, future development on proposed lots must achieve compliance with Planning for Bush Fire Protection 2006. Identification of BALs (Bushfire Attack Levels) and/or alternate compliance measures for proposed lots is a requirement for subdivision proposals of land in bushfire prone areas that are assessed by Council, and are subject of a Bushfire Safety Authority under s100b of the Rural Fires Act. The alternative is that the BAL is undetermined, and if approved can result in proposed lots in areas that are unsuitable for the proposed residential use. This would be contrary to the objectives of the Environmental Planning and Assessment Act and a poor planning outcome.

Threatened Species Issues

The area of impact remains the same, (i.e. vegetation area to be removed), therefore, no increase in impact, as already approved.

General Engineering Comments

Roads & Access

- Proposed subdivision layout plans should number the proposed roads so they can be referenced in comments.
- There is no need to continue the Bayswood Ave twin roadway and this is undesirable to Council due to the increased maintenance required. Reducing the road to a 20m road reserve with an 8m roadway around the site (see also below paragraph 5).
- The proponent's consultant proposes a second cross road in Halloran St less than 40m from an existing and more major intersection being Bayswood Ave (2 collector streets). The proposed new road is opposite Ketch Lane which could be used to access the new road and bypass traffic at the Bayswood Ave Halloran St intersection. The provision for garbage and recycling collection services along Halloran St as the new road has no turning facility is not desirable.
-
- Another road onto Halloran St is proposed close to Seabreeze Street which creates an undesirable offset intersection and is close to the Halloran St, Moona Creek Rd roundabout. Proposed lots 1618 could be improved with access off an internal cul-de-sac rather than off Halloran St or the current proposed road. Proposed lots 1601 to and including 1618 must have a restriction as to user prohibiting access of Moona Creek Road, i.e. access of the internal road only.
- The subdivision area could easily be redesigned with a through road link to the roundabout on Moona Creek Rd (creating a forth leg). Rather than the proposal to create 2 additional roads close onto Moona Creek Rd near the fire trail access all access off Moona Creek Rd should be at the roundabout. A through road could loop around the development and not just across the site via the shortest route. A redesign can be done to improve the area by creating less through activity and providing some small cul-de-sac (preferably with standard round turning heads). This would also reduce the number of internal cross roads which would be replaced with suitably spaced 'T' intersections.
- The proposed access to lots 1502 to and including 1505 is undesirable due to servicing constraints and would best be served by a knuckle type cul-de-sac and possibly an access handle lot in the northwest corner.
- Concrete pathways through the open space links to Coaster Circuit will be required and can provide for drainage both piped and overland flows during 1:100 year ARI storms.

The applicant also appears to have provided for an indented area of parallel carparking along Halloran St from near lot 1218 to lot 1428 with the original layout only providing such close to Moona Creek Rd. Having regard to the larger lot sizes being proposed but with relatively narrow frontages, such parking provision will only permit on average 1 car per lot frontage and could not be provided across the end of the proposed road. Council's carparking code requires a minimum length of 6.5m for a parallel car space therefore, 13m is required which would leave most lots with only a 2m width of driveway (almost impossible to enter or leave with vehicles parked each side).

Note: the residents have contacted Council and expressed concern about lots fronting Halloran Street and the width of this street, noting that it is the bus route through the estate.

Drainage

- The site general falls to the northwest with some drainage along Moona Creek Rd possibly accessible depending upon depths. Inter allotment drains will be required behind lots currently fronting Coaster Circuit as nothing was provided with the development along Coaster Circuit.

Open Space

- Council is currently in discussion with Wakefield Ashurst regarding the provision of a new playground location as the one provided in Pacific City Park is on ground that is subject to flooding during high rainfall. A new location is currently being discussed however, part of this proposal closer to Pacific City Park could be used rather than the small exercise park at the corner of Summercloud Cres and Halloran St. The proposed location (small exercise park) is close to the natural bush area and could be subject to damage during bush fires.
- The proposed open space area shown in the application adjacent to Moona Creek Road could be relocated closer to Pacific City Park and would be preferable to Council rather than having another small pocket park. This might possibly provide an improved location for the playground if located over near Halloran St.

Developer contributions

The estimate for the Section 94 Developer Contributions for the proposed subdivision is \$5,759.35 per lot at this point in time:-

Shoalhaven City Council - Section 94 Fee Estimate Only

PO Box 42 Tel: 44293111
Nowra Fax: 44221816

Application: (Stage: 10)
Property: The Wool Rd, VINCENTIA - Lot 71 DP 874040
UTE: 89051

Fee Estimate Date: 26 Jul 2016

Project	Description	Rate	Qty	Total	GST	GST Incl
01 FIRE 0009	City Wide - Fire Control/State Emergency Services	\$40.66	1	\$40.66	\$0.00	\$40.66
03 AREC 0001	Tennis, Football, Cricket, Basketball & Netball (Area 3)	\$2,470.98	1	\$2,470.98	\$0.00	\$2,470.98
03 AREC 0003	Bay & Basin Leisure Centre	\$615.86	1	\$615.86	\$0.00	\$615.86
03 CFAC 0001	Bay and Basin District Community Centre and Branch Library	\$898.96	1	\$898.96	\$0.00	\$898.96
03 FIRE 0007	HUSKISSON/VINCENTIA Bushfire Control	\$126.43	1	\$126.43	\$0.00	\$126.43
03 ROAD 0021	ST. GEORGES BASIN - Construct Bypass.	\$65.21	1	\$65.21	\$0.00	\$65.21
CW AREC 0003	Hockey Facilities	\$299.89	1	\$299.89	\$0.00	\$299.89
CW CFAC 0001	Stage 1: Shoalhaven City Library Extensions	\$331.99	1	\$331.99	\$0.00	\$331.99
CW CFAC 0001	Stage 2: Shoalhaven City Arts Center	\$30.03	1	\$30.03	\$0.00	\$30.03
CW CFAC 0001	Stage 3: Shoalhaven Mobile Childrens Services	\$9.84	1	\$9.84	\$0.00	\$9.84
CW CFAC 0002	Shoalhaven Multi Purpose Cultural & Convention Centre	\$550.62	1	\$550.62	\$0.00	\$550.62
CW MGMT 0001	Project Management Costs	\$249.58	1	\$249.58	\$0.00	\$249.58
MA CFAC 0001	Northern Shoalhaven Integrated Childrens Services	\$53.87	1	\$53.87	\$0.00	\$53.87
MA CFAC 0002	Northern Shoalhaven Community Transport and Family Support Services	\$15.43	1	\$15.43	\$0.00	\$15.43
Sub Total:						\$5,759.35
GST Total:						\$0.00
Estimate Total:						\$5,759.35

Notes:

- This is an estimate only and is not a payment advice.
- Valid for the date of issue only, as these rates / projects may change over time.
- Shoalhaven Contributions Plan 2010 commenced on 23 March 2011.

Standard condition - Contributions for Additional Services and/or Facilities

This development will generate a need for additional services and/or facilities as described in Council's *Contributions Plan 2010*, as itemised in the following table.

{{if development to be staged – total number of ETS to reflect no. of lots per stage}}

Contribution rates are adjusted annually on 1st July in accordance with the indexation formula indicated in the Contributions Plan (currently the implicit price deflator) and the total contribution levied **will be adjusted accordingly at the time of payment.** (ie contributions are calculated on the rate applicable at the date of payment, **not** the date of development consent.)

A total contribution, currently assessed at the sum of *** (i.e. yyyy/yyyy rate) or as indexed in future years shall be paid to Council **before the issue of a Subdivision/Construction Certificate.**

Contributions Plan 2010 may be inspected at the Council Administrative Offices, Bridge Road, Nowra and Deering Street, Ulladulla.

Shoalhaven Water Advice

Please see attached Notice

Parks and Reserves

Council's Social Infrastructure Officer has raised concerns about the proposed embellishments, which represent a future maintenance burden to Council. The proposed level of embellishment is above Council's developer projects for this area.

Staff have entered negotiations with Cardno with regards to location of a new playground, not within the area identified on the submitted plans. Further discussions with Council's parks team is required before agreement with Wakefield Ashurst and subsequent design/logistical arrangements can take place.

If you have any further enquiries about this matter, please do not hesitate to contact myself on (02) 4429 3317. Please quote Council's reference SF9786-13.

Yours faithfully

Elizabeth Downing
Development Coordinator - Subdivisions
Planning & Development Services Group

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	Wakefield Ashurst Pty Ltd				
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 and MP 06_0060)				
Stage	Multiple stages				
LOT No.	6002		800		
DP	1195858		1204852		
Section	-				
Parish	Bherwerre				
Street	Naval College Road				
Location/Town	Vincentia				
File No.	SF9786				
Date Completed	10/4/06 (updated 09/05/07)	75W Mod 9 & 10 17/5/2011	75W Mod 11 23/11/11	75W Mod 14 3/7/2013	75W Mod 15 1-8-2016

- 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, Mod 15 – 22/7/2016.

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.

No.	Conditions/Requirements	(Please Initial)	
		Applicant's Certification	S/Water's Confirmation
This Notice is prepared on the following basis: 1. All lots within the E2 zoned land/s do NOT form part of this Notice. 2. This Notice supersedes all other previously issued Notice/s.			

Stage 1, 2, 3A, 3B, 5, 5A, 6A, 7 & 8 completed and Certificate of Compliance issued by Shoalhaven Water.

Super lot Stage (Mod 14) completed and Certificate of Compliance issued by Shoalhaven Water.

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

Water Supply			
1	<p>Water Supply Infrastructure Development Servicing (Section 64) charge – (44WATR0002) of \$6,578.00 (2016/17) per lot is payable for this application.</p> <p>However, Council resolved on 3-9-2013 to allow concession to the calculated loading for all types of developments (MIN13.864).</p> <p>Therefore, a concessional Water Supply Infrastructure Development Servicing (Section 64) charge – (44WATR0002) of \$3,289.00 (2016/17) per lot is payable for this application.</p> <p><i>The applicant is advised that after the 30 June 2017 the Council resolution (MIN13.864) may NOT apply. As such the overall applicable charge may be significantly greater than the discounted amount.</i></p>		
2	<p>The applicant/developer shall pay the base fee for a 20mm metered service to each unmetered lot. The base fee per 20 mm service is \$732.00 (2016/17). All meters shall be located within the lot to be serviced as approved by Shoalhaven Water.</p> <p><i>NOTE: The connection fee for a 20mm metered service is \$112.00 (2016/17) and is paid by the person making application for installation of the metered service.</i></p>		
3	<p>Water reticulation shall be made available to each lot from the existing 100mm & 150mm networks.</p> <p>All plans and specifications for proposed water supply works are to be submitted to and approved by Shoalhaven Water.</p> <p>Works are to be design and constructed in accordance with Water Services Association of Australia – Water Code of Australia – WSA 03-2011 Version 3.1 and Shoalhaven Water's Supplement to the code.</p> <p>The supplement document is available via Shoalhaven Water's web site under Publications & Forms.</p>		

4	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.		
---	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	--

Sewerage Services

5	<p>Sewer Service Infrastructure Development Servicing (Section 64) charge – (80SEWR0003) of \$8,339.00 (2016/17) per lot is payable for this application.</p> <p>However, Council resolved on 3-9-2013 to allow concession to the payable amount for all types of developments (MIN13.864).</p> <p>Therefore, a concessional Sewer Service Infrastructure Development Servicing (Section 64) charge – (80SEWR0003) of \$4,169.50 (2016/17) per lot is payable for this application.</p> <p><i>The applicant is advised that after the 30 June 2017 the Council resolution (MIN13.864) may NOT apply. As such the overall applicable charge may be significantly greater than the discounted amount.</i></p>		
6	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.		
7	<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>All plans and specifications for proposed sewerage works are to be submitted to and approved by Shoalhaven Water. Works are to be design and constructed in accordance with Water Services Association of Australia - Sewerage Code of Australia – WSA 02-2002 Version 2.3 and Supplement to the Water Services Association of Australia - Sewerage Code of Australia (WSA 02-2002 Version 2.3) Version 2.</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>		
8	<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>		

General

9	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.		
10	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.		
11	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.		
12	All works are to be at the developer's expense.		

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.**

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