



**City Administrative Centre**

Bridge Road, Nowra NSW Australia 2541

Phone: (02) 4429 3111 • Fax: (02) 4422 1816 • DX 5323 Nowra

**Address all correspondence to**

The General Manager, PO Box 42, Nowra NSW Australia 2541

COUNCIL REFERENCE:

3A10/1003SW (D13/321376)

CONTACT PERSON:

Matthew Kidd

YOUR REF:

MP09\_0088

17/12/2013

Department of Planning & Infrastructure  
GPO Box 39  
SYDNEY NSW 2001



PCU50463

Attention: Kim Johnston

**Shoalhaven Water Response – Submissions for Concept Plan Approval –  
Mixed Use Subdivision, West Culburra (MP09\_0088)**

In reference to your correspondence dated 10/12/2013, Shoalhaven Water provide the following response to the applicants submission -

**General issues**

**In accordance with the requirements under the Water Management Act 2000, Shoalhaven Water require the following statements to be included within the development consent/approval -**

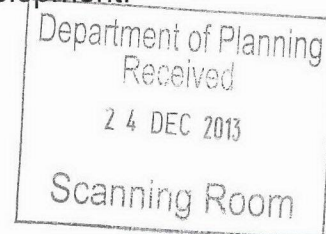
**Prior to Commencement of Any Works.**

Upon receipt of an operational consent/approval the applicant/developer 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.

Relevant conditions/requirements, including monetary contributions (where applicable) under the Water Management Act 2000, can be provided under Section 306 of Division 5 of Part 2 of Chapter 6 of the Water Management Act 2000. A Development Application Notice (pursuant to Section 306) issued by Shoalhaven Water will outline all conditions/requirements to be adhered to.

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, as the case may be.

In the event that development is to be completed in approved stages or application is subsequently made for staging of the development, separate Compliance Certificates shall be obtained for each stage of the development.



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 prior to a Construction Certificate being issued.

Section 64 (Developer) charges in relation to the proposal are applicable. Quantum of developer charges (Water Supply & Sewer) are those applicable at the time of payment (generally prior to the release of subdivision/linen plan).

In addition to the requirements above we provide the following comments in relation to the applicant's response to submissions.

### **Sewer Servicing:**

- The developer shall submit a sewerage reticulation design report on the provision of sewerage services to the development and take into consideration all other lands which it may drain through to the SPS or upstream lands which will drain into it. The report shall be submitted to Shoalhaven Water for assessment and approval.
- Developer shall extend the sewerage reticulation throughout the subdivision to all lots created and provide a junction to each lot in accordance with the approved design. 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 1.
- An existing 225mm DICL & 375mm DICL sewer rising main (SRM) is located within an easement within lot 6 DP 1065111, Shoalhaven Water will not permit the construction of any structure within the boundary of the easement or within the zone of influence of the existing pipe. The applicant shall consider the location of the existing 225mm SRM and easement during design. Any proposed relocation of this main shall be determined after detailed consultation with Shoalhaven Water.
- An existing 375mm DICL sewer rising main (SRM) is located within an easement within lot 5 DP 1065111, Shoalhaven Water will not permit the construction of any structure within the boundary of the easement or within the zone of influence of the existing pipe. The applicant shall consider the location of the existing 375mm SRM and easement during design. Any proposed relocation of this main shall be determined after detailed consultation with Shoalhaven Water.



- The applicant/developer may wish to consider the use of reclaimed/recycled water within the proposed development. Any proposed reclaimed/recycled water strategy shall be submitted to Shoalhaven Water for assessment and determination.

## **Water Supply**

Shoalhaven Water's draft water supply servicing strategy requires a DN150mm for the initial stages of this development to reduce the potential for water quality issues associated with larger underutilised water supply mains. As the development proceeds the proposed 150mm main may be either augmentation or duplicated to supply the required pressures to serve the latter stages of the development. In addition it is Shoalhaven Water's position that link mains should be provided to increase security of supply to the large development.

In addition to the above noted comments we provide the following general comments in relation to water supply infrastructure requirements.

- The applicant shall submit a design report for approval by Shoalhaven Water.

This report shall:

- i) outline the sizing of water mains to service all proposed lots within this subdivision proposal,
  - ii) outline the timing for the overall project,
  - iii) outline the water pressures under Peak Instantaneous Demand (PID) and shall ensure minimum water pressure under PID conditions are above 15m to all lots,
  - iv) submit a working hydraulic model using the WATSYS or InfoWorks WS programs for review and approval.
- Connection for the proposed subdivision will be permitted from the existing trunkmain located within Culburra Rd. The applicant/developer shall consult with Shoalhaven Water regarding the location for any proposed interconnection.
- Detailed subdivision layout showing (including but not limited to) dimensions, street and lot layouts, existing and proposed infrastructure, easements, staging of proposal, obstructions, water main design, etc shall be prepared and submitted to Shoalhaven Water for assessment.
- All plans and specifications for proposed water supply works are to be submitted to and approved by Shoalhaven Water.

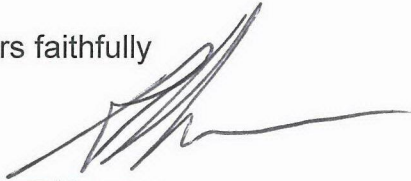
Works are to be designed and constructed in accordance with Water Services Association of Australia – Water Code of Australia – WSA 03-2011 Version 3.1 and Shoalhaven Water's Supplement to the code.

Developer shall extend the water reticulation throughout the subdivision to all lots created. Water reticulation shall be made available to each lot.

- The developer shall make payment towards a metered water service to each lot created. The developer's payment for a 20mm metered service is \$692/lot (13/14).

If you need further information about this matter, please contact Matthew Kidd, Shoalhaven Water Group on (02) 4429 3439. Please quote Council's reference 3A10/1003SW (D13/321376).

Yours faithfully

A handwritten signature in black ink, appearing to be 'Robert Horner', with a long horizontal flourish extending to the right.

**Robert Horner**  
**Acting Director Shoalhaven Water**