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COUNCIL REFERENCE:

3A10/1003SW (D13/102536)

CONTACT PERSON:

Matthew Kidd

YOUR REF:

MP09_0088

3 May 2013

Department of Planning & Infrastructure
GPO Box 39
SYDNEY NSW 2001



Attention: Sarah Waterworth

**Shoalhaven Water Response – Exhibition of Environmental Assessment
for Concept Approval – Mixed Use Subdivision, West Culburra
(MP09_0088)**

In reference to your referral dated 17/4/2013 and the attached documentation for 3A10/1003 (DOP ref - MP09_0088) Shoalhaven Water provide the following comments –

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 -

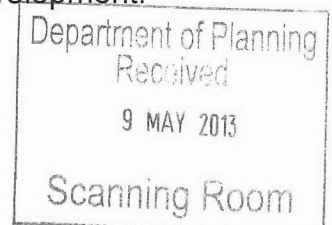
Prior to Commencement of Any Works.

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.

In addition to the requirements above we provide the following comments in relation to the Environmental Assessment, The Infrastructure report.

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/lot plan).

Section 64 charges are -

Water - **\$ 6,578.00 per lot /(ET) (12/13)**

Sewer - **\$ 8,339.00 per lot /(ET) (12/13)**

Sewer Servicing:

The current Sewerage Services DSP Nov 2005 outlines the need for sewage pumping stations (SPS) and rising mains to service proposed stages 2, 3 & 4 the applicant shall consult with Shoalhaven Water regarding the proposed timing of these works.

- Council is currently reviewing its Sewerage Development Servicing Plan (DSP) which will replace the 2005 DSP noted within the EA report and the infrastructure report. This Plan will list all works to be undertaken by Shoalhaven Water and identify the timing and funding sources for those works.
- The proposed Future Development Zones, south east of the treatment plant, & stages 2 & 5 will impact on a 400 metre buffer zone required around the existing sewage treatment works, located in lot 1 DP 631825,. Whilst it is noted that a theoretical odour assessment has been undertaken Shoalhaven Water again reiterate that no residential allotment should be permitted within the 400m buffer zone as detailed on the attached plan. Any modification to this requirement will require full consultation/approval from Shoalhaven Water.
- 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.
- 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 approval.

Water Supply

- Shoalhaven Water has sufficient capacity available to support the proposed development (plan refer 25405-03) the applicant/developer will be required to undertake hydraulic analysis to determine the requirements for the proposed development. The applicant shall submit a design report for approved 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, etc for assessment,
- Developer shall extend the water reticulation throughout the subdivision to all lots created and pay towards a metered service to each lot. Developer shall prepare detailed design plans for the water supply and submit to Shoalhaven Water for approval.

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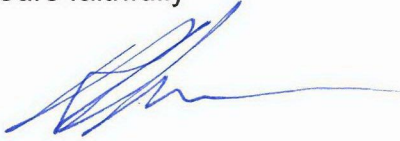
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- The developer shall pay a contribution towards a metered water service to each lot created. The developer payment for a 20mm metered service is \$692/lot (12/13).

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 (D13/102536).

Yours faithfully



Robert Horner
Planning & Development Manager
Shoalhaven Water Group.