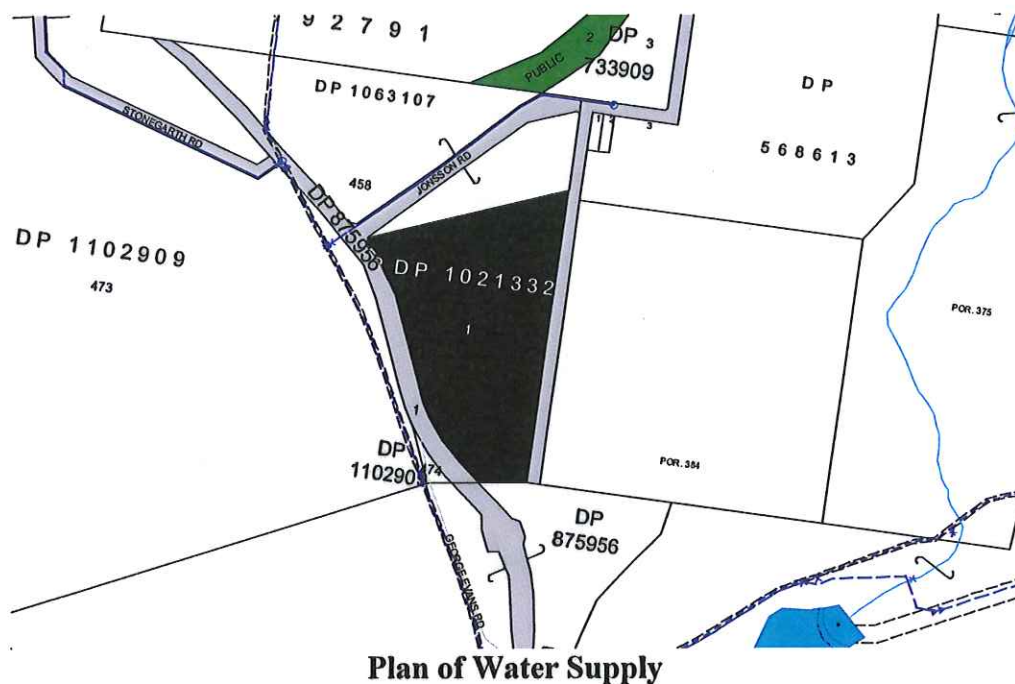


Appendix 5 – Shoalhaven Water ASSESSMENT (MP09_0056) For information

Water Supply:

Lot 1 DP 1021332 does not have a metered water service. The property is not paying the annual availability charge. A 675 Ø AC/C trunk main runs adjacent to George Evans Road (on the western side) within a water supply easement. Access to town water supply can be made from the 675 Ø AC/C trunk main where the trunk main crosses George Evans Road. Alternatively, the developer may elect to negotiate a connection to the 675mm AC main from within Lot 473 DP 1102909 and create an easement over the new water main.



The current Water Supply Development Servicing Plan (DSP) Nov 2005 outlines the provision of a 250 Ø NS water main to support/serve future residential lands on each side of George Evans Rd (major part of future development area is on the eastern side). This 250 Ø main is proposed for construction in 2010/11 subject to environmental review/s and approvals. Shoalhaven Water is currently reviewing the water DSP.

Shoalhaven Water has completed its water supply strategy for the Shoalhaven City. It now nominates a 150mm connection to the 675mm AC TM to service the Mundamia urban release area. This connection will NOT form part of the new water DSP as the size of the offtake main (150mm) is considered reticulation.

Water supply needs to be extended to the development and to each lot created. Technically, water supply is available, however, the applicant/developer will need to extend the water supply from the 675mm AC/C trunk main to their subdivision development. The developer will need to obtain approval from all land owners if they are to extend the water supply from the 675mm AC TM to their development based on the master plan for Mundamia. Easement/s for Water Supply is required.

The new SPS is proposed to be located in lot 3 DP 568613, subject to detailed survey and sewer designs and the provision of legal access and services (power, telecommunications, water supply, etc).

Shoalhaven Water is currently reviewing its Sewerage Services DSP. It is intended to include this proposed SPS in the revised sewer DSP. The timing of this SPS will be subject to (but not limited to); legal access, land zoned for urban release, financial consideration.

For orderly development to take place east of George Evans Rd, the lands to the east and north-east of Lot 1 DP 1021332 needs to develop or have sewer infrastructure extended to allow this proposed development to connect to sewer. Alternatively, the developer of this subdivision may elect to enter into agreement to construct gravity sewer through Lot 3 DP 568613 and connect to the SPS.

The concept plan prepared by the applicant (Ref No. 102166, Plan No. 12/98, sheet 1 of 1) shows two options for sewer servicing. Option 2 is NOT acceptable to Shoalhaven Water. An additional or temporary SPS is not planned for or warranted.

Developer Charges:

The applicant/developer shall be required to pay contributions towards water supply and sewerage infrastructure as outlined in the DSP's.

Water Supply: \$6,578/lot (2012/13),
Sewerage: \$8,339/lot (2012/13).

The applicant/developer shall be required to pay towards water services to each lot created. Cost for a 20mm metered water service is \$692.00 (2012/13).

Certificate of Compliance:

Upon receiving development consent the applicant/developer is required to make application for a Certificate of Compliance and submit with a copy of their consent:

1. detailed subdivision layout showing (including but not limited to) dimensions, street and lot layouts, existing and proposed infrastructure, easements, staging of proposal, obstructions, for assessment, and
2. detailed staging plan and timing of proposed releases for the development, and
3. written approval from the adjacent landowner/s allowing the extension of future water and sewerage reticulation systems through their land/s to the water trunk main and sewage pumping station or sewerage reticulation (if constructed), and
4. written application to Shoalhaven Water seeking the provision of conditions/requirements for the proposed SPS site and associated infrastructure should the applicant seek to progress their development prior to the lands to the east developing first, and
5. detailed sewerage design (including long sections) for all lots to be serviced, and
6. Any other information that would assist their application.