



City Administrative Centre

Bridge Road, Nowra NSW Australia 2541

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

Address all correspondence to

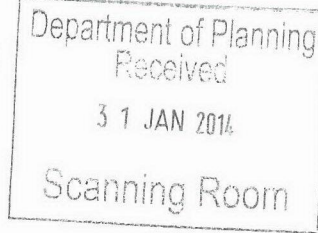
The General Manager, PO Box 42, Nowra NSW Australia 2541

NSW Planning & Infrastructure
GPO Box 39
SYDNEY

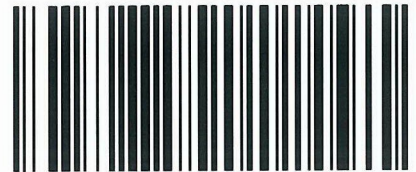
Attention: Kim Johnston

COUNCIL REFERENCE:
CONTACT PERSON:
YOUR REF:

3A08/1008SW (D14/16478)
Matthew Kidd
MP06_0135



23/01/2014



PCU50993

Shoalhaven Water Response
Applicants Response to Submissions & Preferred Project Report –
Integrated Residential & Tourist Development Comberton Grange South
Nowra (Shoalin Temple)

In reference to your correspondence dated 8/1/2014 in relation to the above noted development, please see Shoalhaven Water's response below –

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 -

After Operational Consent is Granted and 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 or Caravan Park Approval, 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 allowing a Construction Certificate to be issued.

The following information is provided (and is not limited to what is listed below) to assist the applicant in understanding conditions/requirements which the applicant must adhere to as a result of any Notice issued by the Water Utility in respect of the development.

Water Supply

- Section 64 (Developer Charges) Contributions for water supply are applicable for this development. Current developer charge for water supply is \$6,578.00/ET (2013/14).
Council resolution MIN13/864 allows for a concession of 75% reduction for the 1st two ETs and 50% reduction to all ETs thereafter. This resolution is applicable until 30 June 2014.
- A Water main shall be extended from either the 600mm TM to the west of the development or from the 450mm TM to the east of the development and finish at a location near the developments property boundary. The water main shall be placed within a public road.
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.
- A qualified and certified person shall undertake a survey for a backflow device for site containment and the results of the survey shall be lodged with Shoalhaven Water. An approved backflow prevention device (as approved by Shoalhaven Water) shall be fitted by the developer, tested and registered with Shoalhaven Water.
- All work is at the applicant's expense and shall be undertaken by suitable contractors approved by Shoalhaven Water. All works are to be constructed, inspected, tested and commissioned prior to acceptance as Council's property.

Sewerage Serving

- Section 64 (Developer Charges) Contributions for sewerage services are applicable for this development.

Current developer charge for sewerage service is \$8,339.00/ET (2013/14).

Council resolution MIN13/864 allows for a concession of 75% reduction for the 1st two ETs and 50% reduction to all ETs thereafter. This resolution is applicable until 30 June 2014.

- The development will need to provide internal sewage pumping stations (SPSs) to serve the development. These private SPSs will connect to one Council SPS which will collect and transfer all sewage to Callala WwTP.

As a result of this a separate parcel of land of adequate size and necessary easements as determined by Shoalhaven Water will need to be created including; access, water supply, telemetry control, power supply, etc for the normal operation of the Council SPS and associated infrastructure.

This parcel of land and necessary easements will be transferred into the ownership of Shoalhaven City Council prior to the commencement of any construction work for the Council owned sewage pumping station.

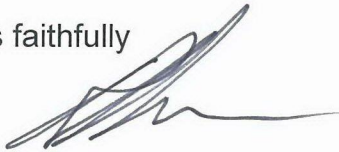
- Shoalhaven Water requires the applicant/developer to design & construct a sewage pumping station and rising main and associated infrastructure/services (electrical, water supply and telemetry) and to be connected to existing 500mm DICL sewer rising main. The connection point for the proposed development is expected to be near the intersection of Forest Rd, Currarong Rd and Coonamia Rd. The applicant is advised to consult with Shoalhaven Water before proceeding with detailed design and specification/s for the sewage pumping station and rising main.
- Sewage Pumping Station and associated works are to be designed in accordance with Shoalhaven Water's requirements. The applicant/developer shall contact Shoalhaven Water for the details prior to commencement of any design.
- Where the rising main traverses private lands an easement for sewer rising main (pressure main) and services is to be created in favour of the water authority. The minimum width of the easement shall be 3.0m wide for the sewer rising main. The applicant/developer shall contact Shoalhaven Water for the details and size of the easement for services.
- All sewerage reticulation works are to be designed and constructed in accordance with Water Services Association of Australia – Sewerage Code of Australia – WSA 02-2002 Version 2.3 and Shoalhaven Water's supplement to the code.
- Non-residential developments including service apartments, educational facilities and accommodation centres will require a trade waste agreement therefore the applicant/developer/property owner shall make application under Section 68 of the Local Government Act 1993 for "Approval To Discharge Liquid Trade Waste To Sewer". The application shall include an internal drainage diagram and other supporting documentation as required and listed on the form and shall be lodged

with Shoalhaven Water. The applicant/developer/property owner shall obtain an approval to discharge liquid trade waste to sewer and abide by all the conditions specified within the approval.

- All work to be at the applicant's expense and shall be undertaken by the suitable contractors approved by Shoalhaven Water. All works are to be constructed and inspected for acceptance into Council's ownership.

If you need further information about this matter, please contact Matthew Kidd, Shoalhaven Water Group on (02) 4429 3439. Please quote Council's reference 3A08/1008SW (D14/16478).

Yours faithfully

A handwritten signature in blue ink, appearing to read 'R Horner', with a long horizontal stroke extending to the right.

Robert Horner
Water Asset Planning & Development Manager
Shoalhaven Water Group.