

Map 2A Narrawallee Area Water Supply & Sewerage Servicing Plan

Area 3–Mollymook

Development within the southern eastern quadrant of this precinct is nearing completion. A subdivision application has been received for the large lot in the north-east quadrant.

Water.

A Special Section 64 (water supply infrastructure) contribution (Project NO. 43WATR0010) covers the lands on the southern side of the major drainage system, which dissects this area. The design of the reticulation system to serve future subdivision proposal (particularly the northern half) shall need to be sized such that the overall Narrawallee reticulation system is not affected. Water supply points are available as shown on Plan No. 3A.

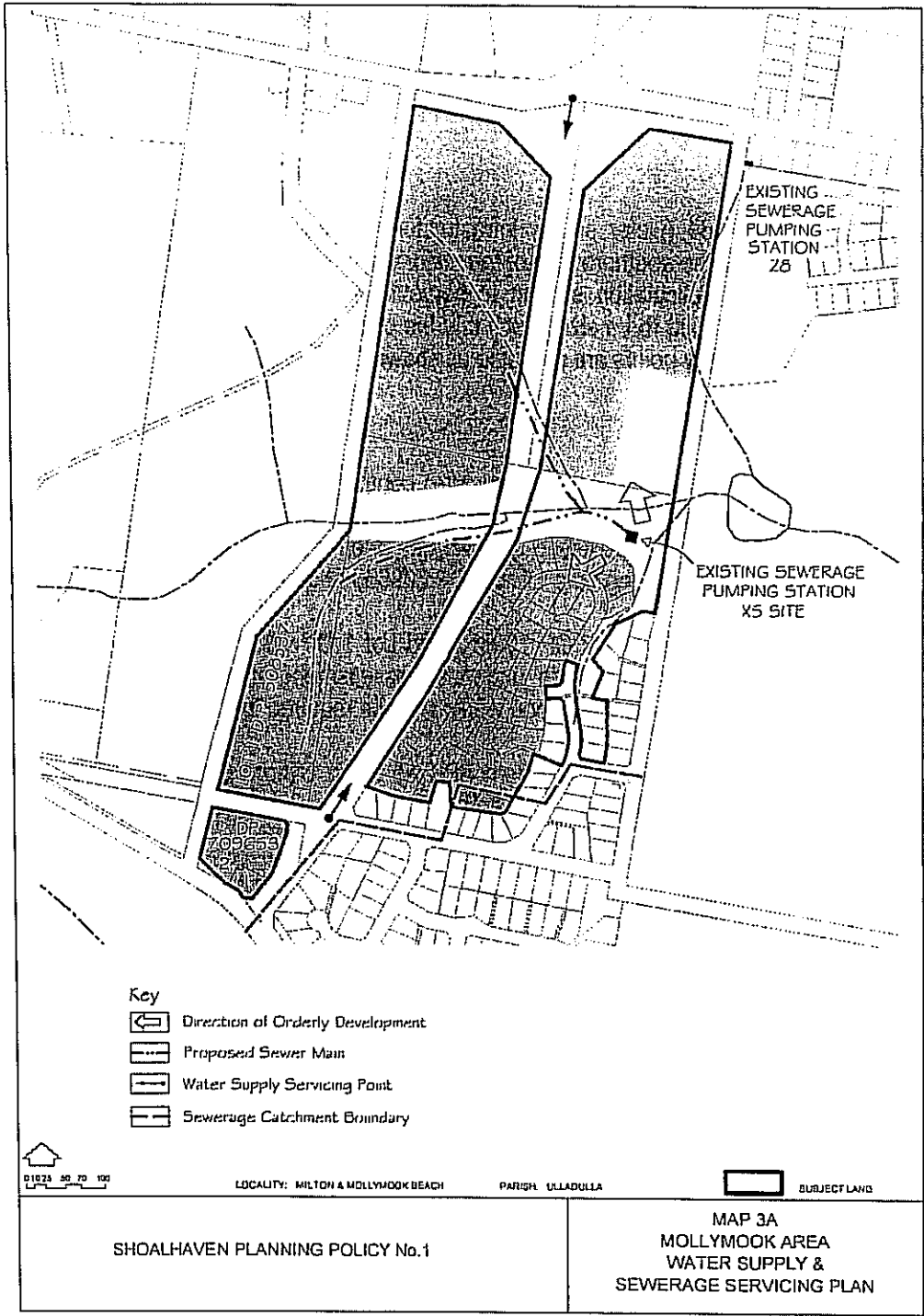
Sewerage.

A Special Section 64 (sewerage infrastructure) contribution (Project NO. 43WATR0009) is in place which covers the Mollymook area as per Plan No. 3A (excluding Lots 1 and 2 DP 709653 and Lot 1 DP 508537). The existing SPS X5 has been constructed to satisfy all development within Plan No. 3A (excluding Lots 1 and 2 DP 709653 and Lot 1 DP 508537).

The developers of Lots 1 and 2 DP 709653 and Lot 1 DP 508537 are required to prepare a sewerage strategy and required to undertake assessment of the sewerage transportation system to determine what augmentation works shall be required to support their developments.

A sewer main has been constructed from SPS X5 along Clifford Close to support subdivision development to the north-east quadrant. A Special Section 64 (sewer infrastructure) contribution (Project No. 79SEWR0011) is in place.

Orderly development for this precinct is seen as progressing as shown on plan No. 3A.



Map 3A Mollymook Area Water Supply & Sewerage Servicing Plan

Area 4A-West Ulladulla

Princes Highway Precinct

This precinct straddles the Princes Highway with the Princes Highway as the ridge line. Some subdivision works has commenced on the north-western side of the Princes Highway.

Water Supply.

It is intended that this precinct (see Plan No. 4AA) be served by Narrawallee service reservoir, however, the supply of water to the recently rezoned land on the southern side of the Princes Highway will require a water supply strategy and detailed hydraulic analysis report to assure water supply needs to the current standards.

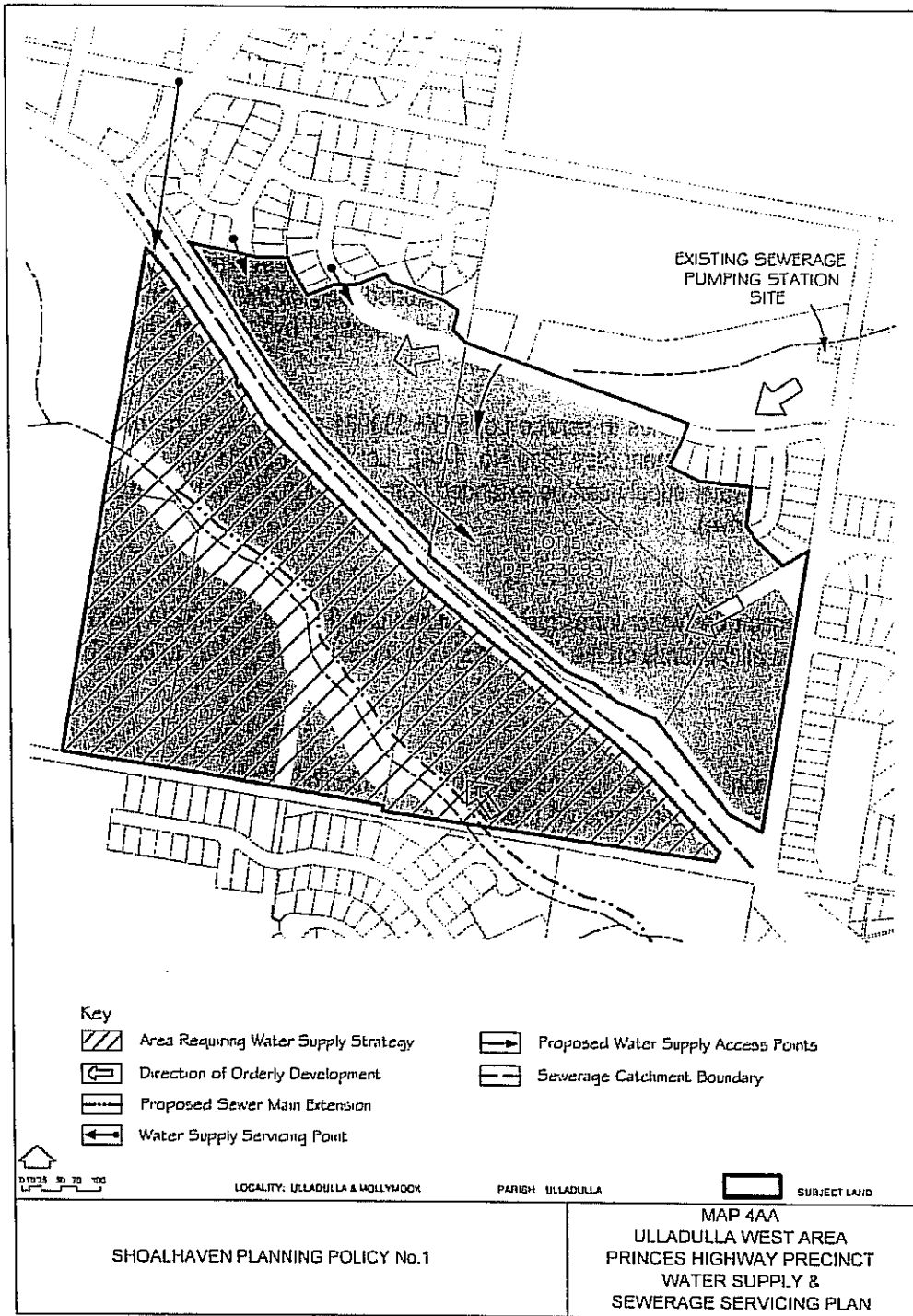
Water supply access point/s to service Lot 5 DP 230931 shall need to be made over the lands currently under development (see Plan No. 4AA). Lot 5 DP 230931 will not be able to develop (subdivide) until water supply can be extended from the north and north-west (i.e. Settlers Way and Springfield Drive).

A Special Section 64 (water infrastructure) contribution (Project No. 43WATR0010) is in place, which requires all the lands on the northern side of the Princes Highway to contribute towards.

Sewerage

A Special Section 64 (sewerage infrastructure) contribution (Project No. 79SEWR0009) is in place which covers all the lands on the northern side of the Princes Highway as per Plan No. 4AA.

Orderly development for this precinct is seen as progressing as shown on plan No. 4AA.



Map 4AA Ulladulla West Area Princes Highway Precinct Water Supply & Sewerage Servicing Plan

Area 4B-West Ulladulla

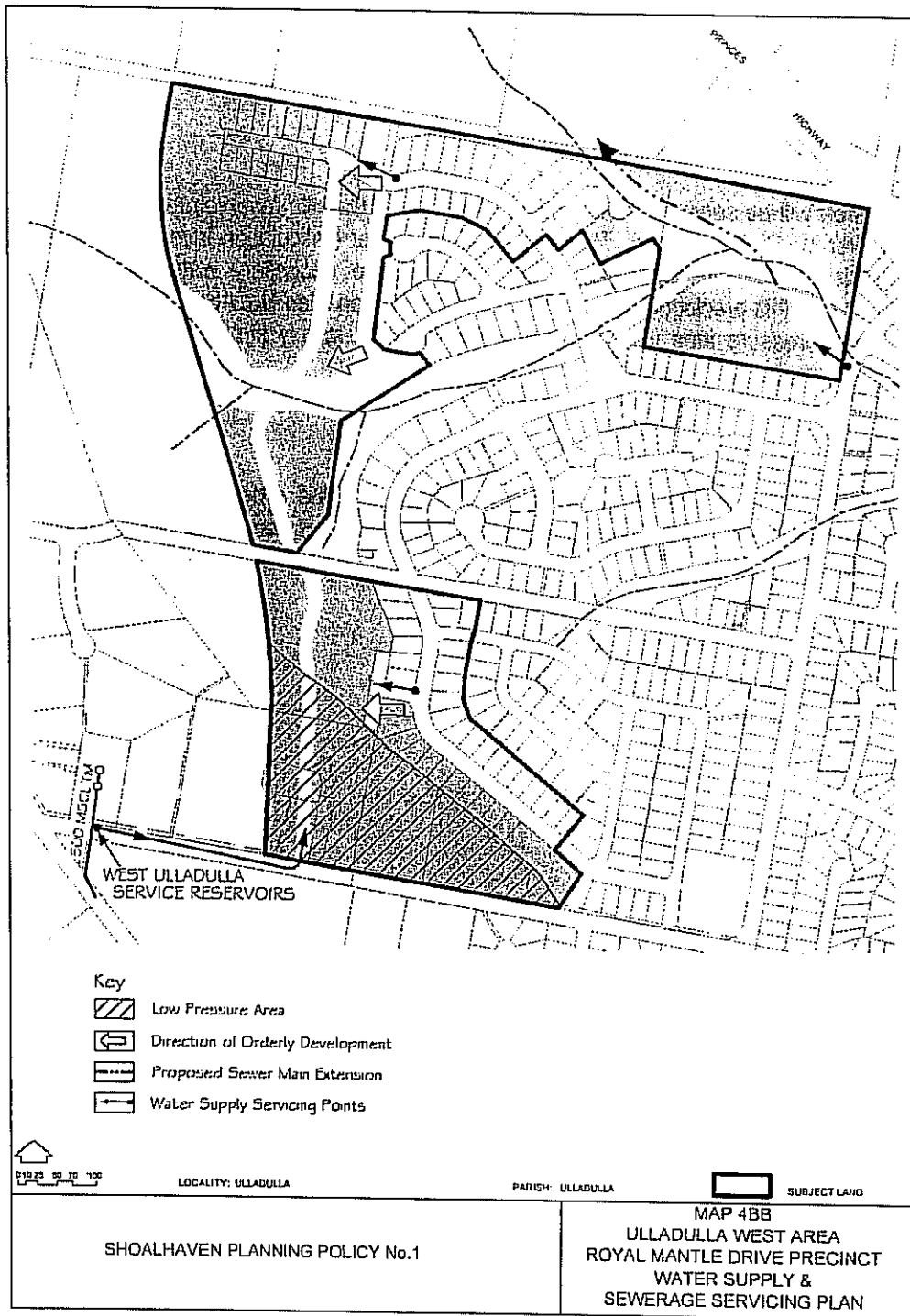
Royal Mantle Drive Precinct

Water Supply.

This area will be served from the west by the West Ulladulla reservoirs via the existing 500mm diameter MSCL trunk main. The draft Ulladulla Water Reticulation Investigation and Hydraulic Analysis Design Report (revised 1997) outlines the necessary water supply infrastructure required for this precinct (except for the area marked on Plan No. 4BB as a low pressure area). This low pressure area will require a separate water supply strategy to assure water supply meets current design standards.

Sewerage.

Sewerage services to this precinct are available via the orderly extension of the existing sewerage system. Orderly development for this precinct is seen as progressing as shown on plan No. 4BB.



Map 4BB Ulladulla West Area Royal Mantle Drive Precinct Water Supply & Sewerage Servicing Plan

Area 4C-West Ulladulla

Cashman Road Precinct

Development of this precinct has already begun with subdivision works underway along and to the north of Cashman Road.

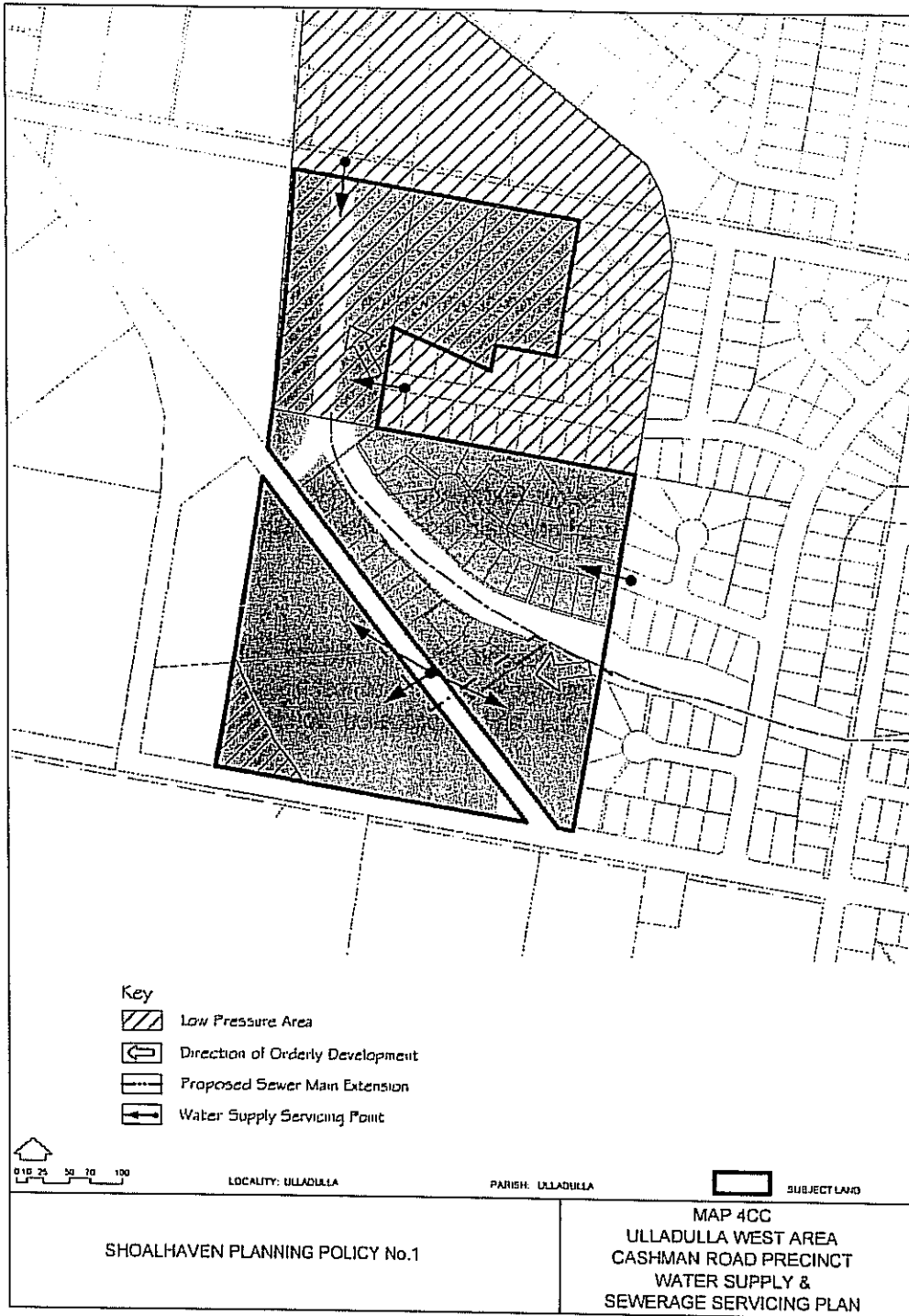
Water.

The draft Ulladulla Water Reticulation Investigation and Hydraulic Analysis Design Report (revised 1997) outlines the necessary water supply infrastructure required for this precinct (except for the area marked on Plan No. 4CC as a low pressure area). The low pressure areas will require a separate water supply strategy to assure water supply meet current design standards.

Water supply to the precinct below Budawang Drive (see Plan No. 4CC) will be from one connection on the 500mm MSCL trunk main running along Cashman Avenue.

Sewerage.

Sewerage for this precinct will depend on the ultimate subdivision layout but will be predominantly along a natural drainage line, which almost bisects the area from the south-east to the north-west. It is unlikely that any amplification works will be required as a result of development of this precinct.



Map 4CC Ulladulla West Area Cashman Road Precinct Water Supply & Sewerage Servicing Plan

Area 5 Ulladulla

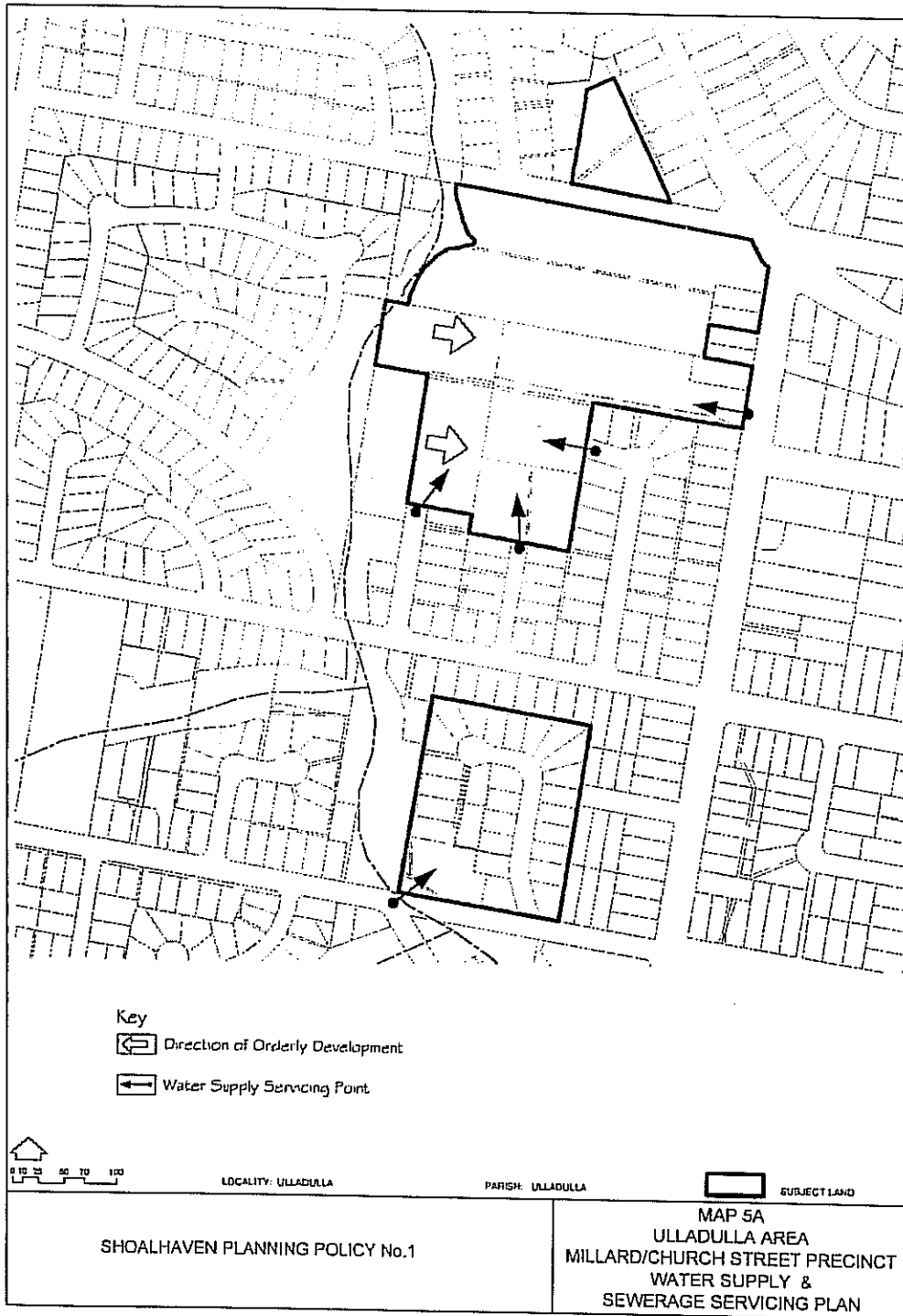
Millard/Church Street Precinct

Water Supply.

Water supply to this precinct shall be provided via the extension of the existing water supply system. All works shall be at the full cost of the developer. These areas as shown on Plan No. 5A will not require augmentation of the water supply system.

Sewerage.

Sewerage services to this precinct shall be via the extension of the existing sewerage system.



Map 5A Ulladulla Area Millard/Church Street Precinct Water Supply & Sewerage Servicing Plan

Area 6 Kings Point

Water Supply.

It is intended to provide water supply to the recently rezoned lands (on both sides of Kings Point Drive) off the 250mm feeder main. A water supply strategy and detailed hydraulic analysis must be undertaken by the developer to determine the appropriate sizing of water supply infrastructure and determine if any augmentation is necessary to the existing water supply system. The water supply strategy shall need to include appropriate measures to overcome the potential low pressure area as marked on Plan No. 6A.

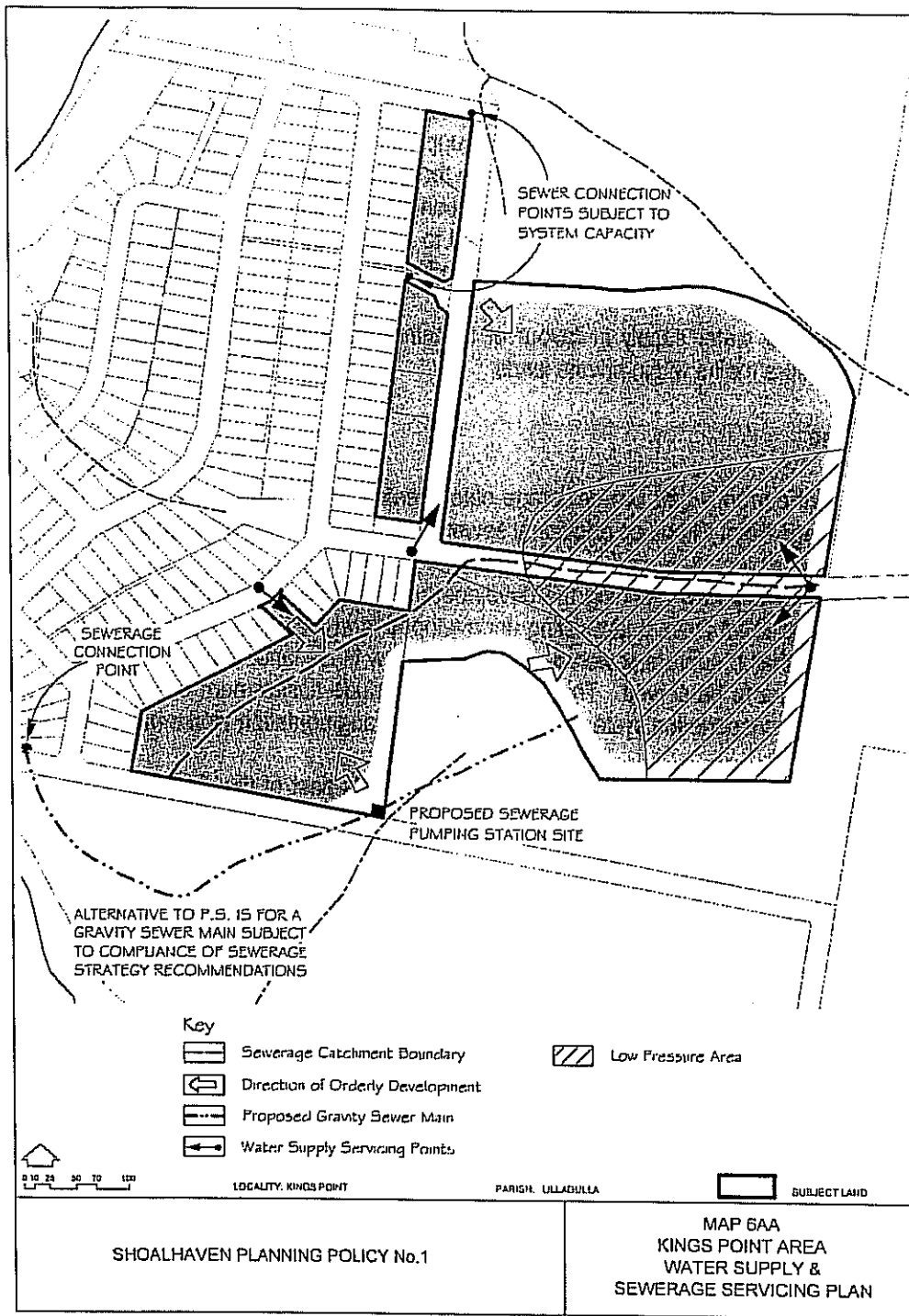
Easements for water supply in favour of Shoalhaven City Council shall be provided over all water pressure mains within private lands.

Sewerage

Kings Point currently has two sewerage catchments. With the recent rezoning of lands to the west of Kings Point village an additional sewerage catchment may have been created.

As a result of this new rezoning the developers of the recently rezoned lands on the southern side of Kings Point Drive and existing undeveloped land located in the south-eastern corner of Kings Point shall prepare a sewerage strategy on how these lands on the southern side of Kings Point Drive are to be served. The strategy shall include assessment of the existing sewerage system and transportation system to ensure that any augmentation works have been identified.

The area of recently rezoned land located to the north-east of the intersection of Kings Point Drive and Oakley Place is intended to drain to the existing sewerage system adjacent to Oakley Place and at Tudor Road (see Plan No. 6A). Detailed assessment of the existing sewerage and transportation system to ensure that any augmentation works have been identified is required. Any proposal for the servicing any of these lands shall be subject to appropriate environmental assessments.



Map 6AA Kings Point Area Water Supply & Sewerage Servicing Plan

Area 7 Burrill Lake/Dolphin Point

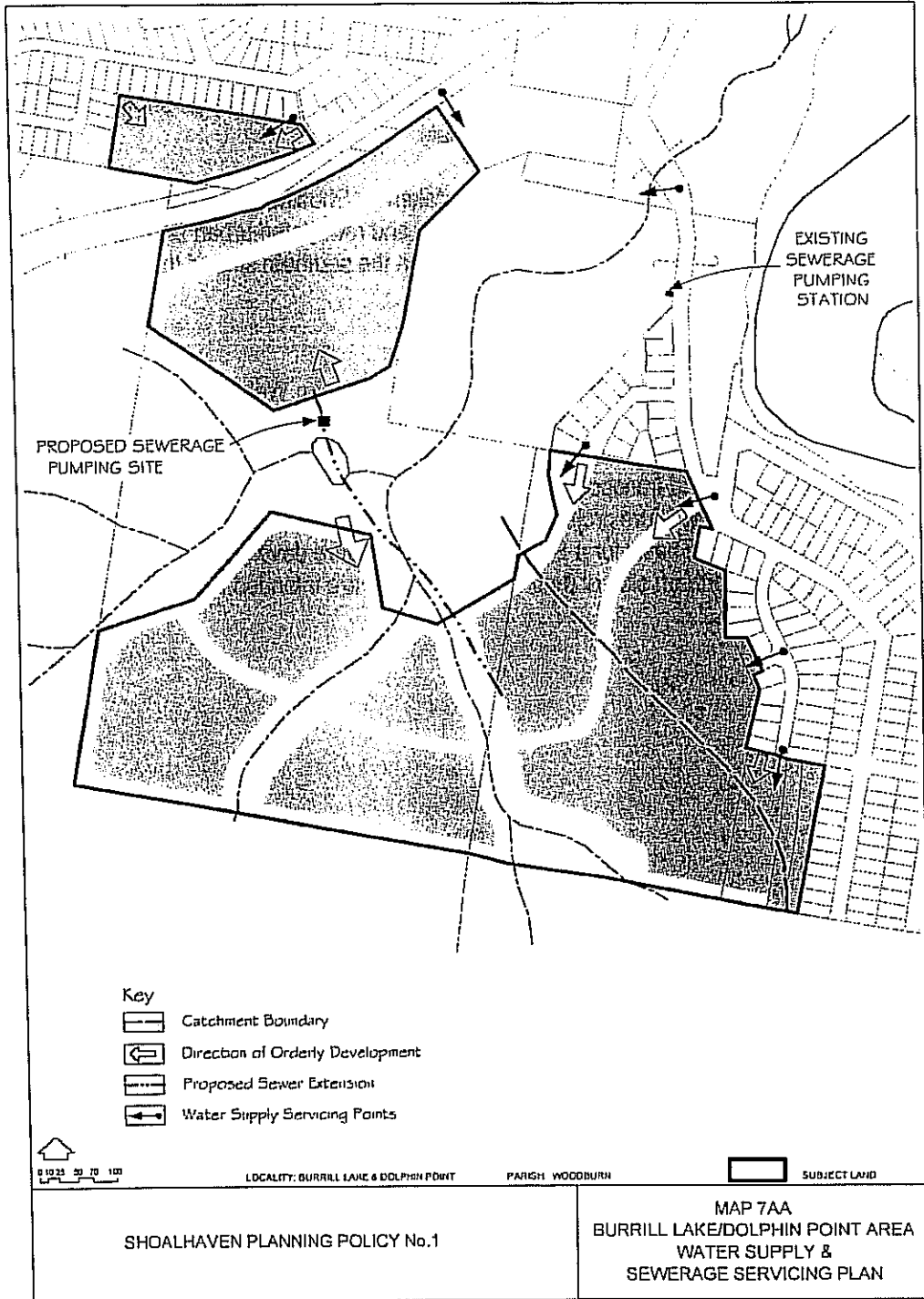
Water Supply.

Water supply to the land on the northern side of the Princes Highway as shown on Plan No. 7A shall be not be served off the 300mm trunk main.

Preliminary hydraulic analysis has been undertaken by Shoalhaven Water to assess the size of the feeder mains to serve the undeveloped lands and reticulated urban area to the south-east. A water supply strategy is required for the lands on the southern side of the Princes Highway.

Sewerage.

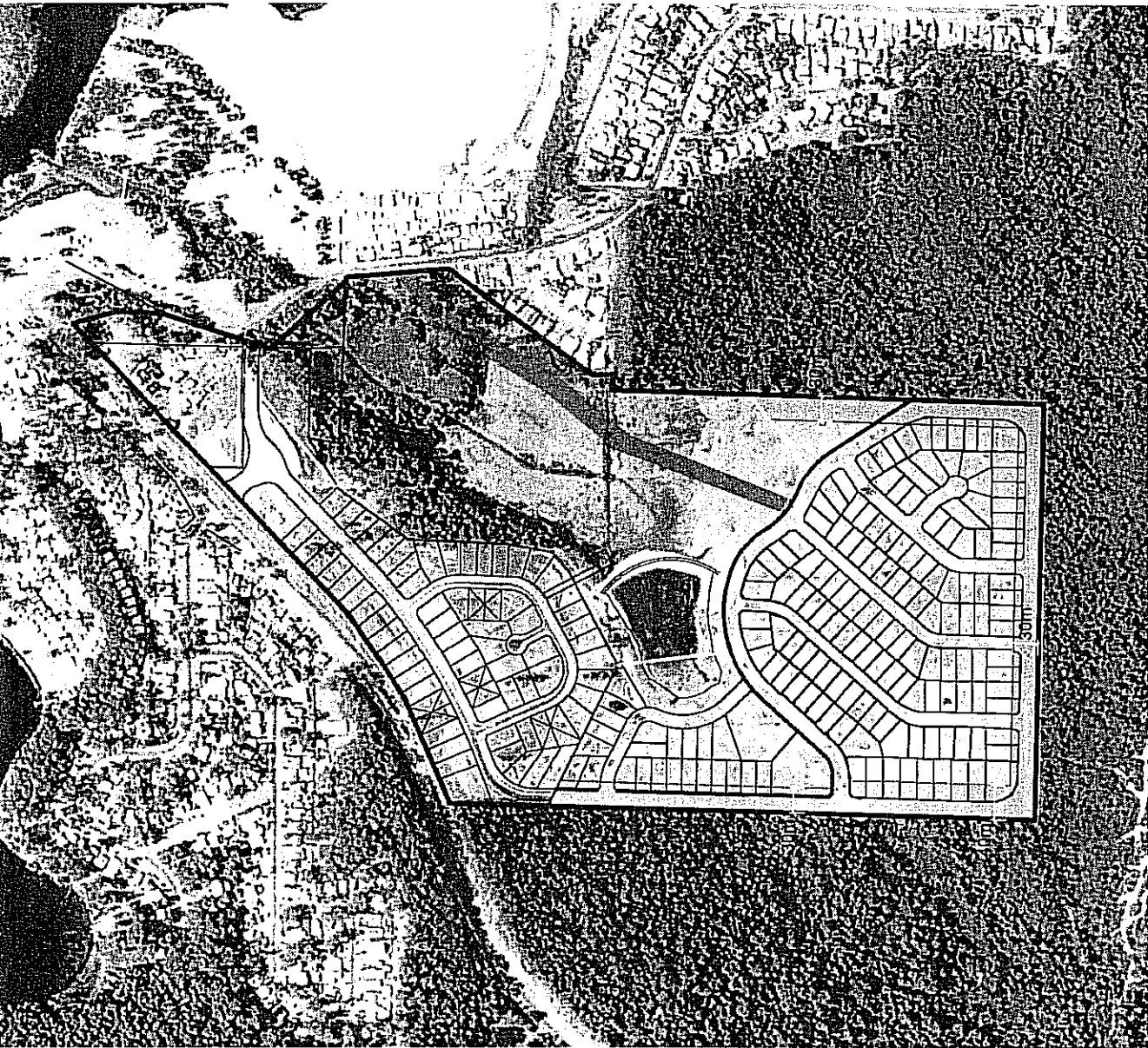
A draft sewerage strategy has been prepared by Shoalhaven Water for the servicing of lands on the southern side of the Princes Highway. The objective of this current sewerage strategy report is to outline the requirements and the costs for the provision of new and augmented sewerage collection and transportation facilities for Dolphin Point to satisfy both existing and potential loadings from future projected development. Once adopted, the recommendations of this report will form the basis for a Sewerage DSP for future development in Dolphin Point. The lands on the northern side of the Princes Highway are intended to be served by the existing sewerage system.



Map 7AA Burrill Lake/Dolphin Point Area Water Supply & Sewerage Servicing Plan

ANNEXURE 4

Development Options for the Site

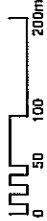


option one of three

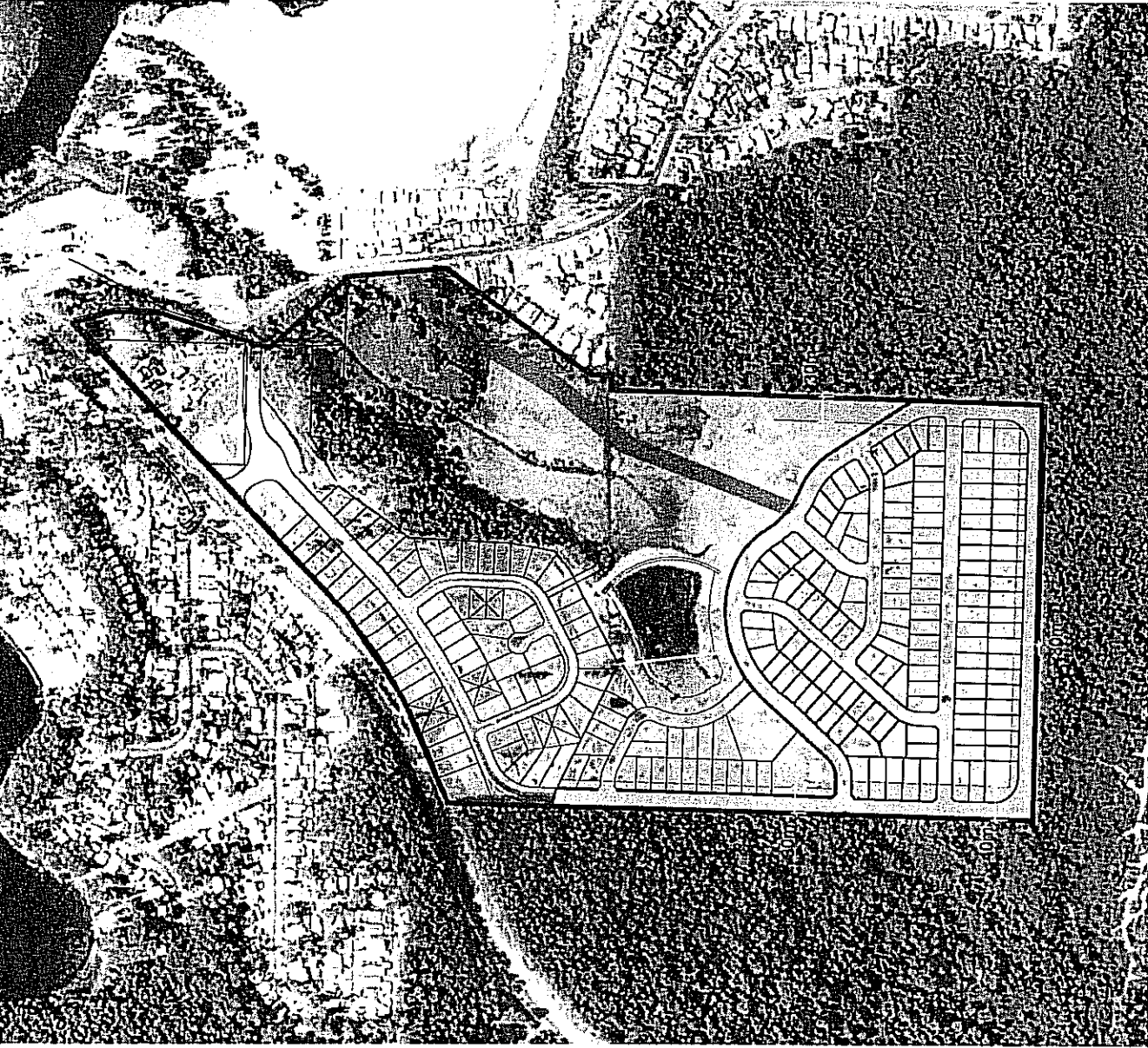


Legend

- stage one existing subdivision
- proposed subdivision stage 2 (139 lots)
- proposed subdivision stage 3 (25 lots)
- ⋯ asset protection zone
- zoning line
- ⋯ fire egress trail



total: 236 lots

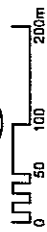


option two of three



Legend

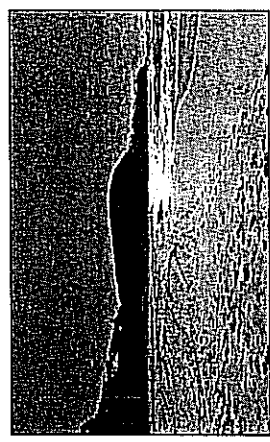
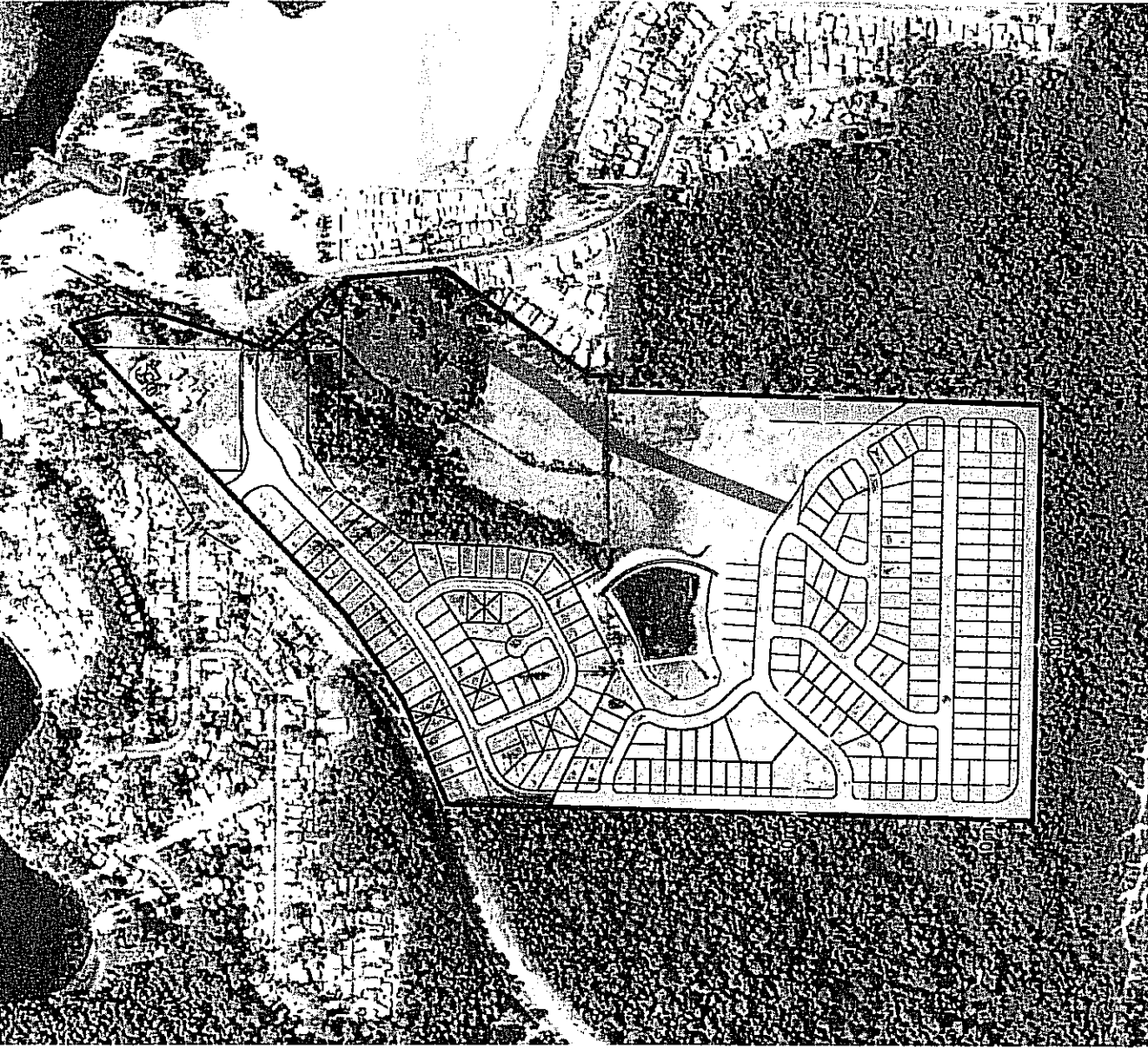
- stage one existing subdivision
- proposed subdivision stage 2 (139 lots)
- proposed subdivision stage 3 (25 lots)
- asset protection zone



total: 236 lots

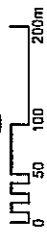
fire egress trail

zoning line



Legend

- stage one existing subdivision
- proposed subdivision stage 2 (138 lots)
- proposed subdivision stage 3 (25 lots)
- asset protection zone
- zoning line
- fire egress trail



total: 235 lots

option three of three