

**THIS NOTICE ONLY APPLIES WHERE AN OPERATIONAL
DEVELOPMENT CONSENT HAS BEEN GRANTED**

SHOALHAVEN WATER

(A Group of Shoalhaven City Council)

WATER DEVELOPMENT NOTICE

(This Notice is issued under Section 306 of the Water Management Act 2000)

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|---------------------|--|
| Applicant's Name | Sealark Pty Ltd C/o Allen Price & Scarratts |
| Applicant's Address | 75 Plunkett Street Nowra NSW 2541 |
| Development Type | Mixed Use Subdivision Concept Plan |
| Stage | |
| House No. | |
| LOT No. | 5 and 6 |
| DP | 1065111 |
| Section | |
| Parish | |
| Street | Culburra Road |
| Location/Town | West Culburra |
| File No. | 3A10/1003 |
| Date Completed | 6/12/2023 |

- The notes, conditions/requirements (including fees/charges) listed on subsequent page/s are based on the Development Application referral or written application for a Certificate of Compliance or written application for amendment to an approved development, submitted to Shoalhaven Water on: 17/10/2023
- **Any alterations whatsoever to the development will require review of the conditions/requirements listed and may require subsequent amendment.**
- **If staging of the development is to occur application for amended conditions/requirements will be required in writing to Shoalhaven Water.**
- The applicant must certify the completion of all the following conditions/requirements prior to the granting of a Certificate of Compliance under Section 307 of the Water Management Act 2000.
- **For further information please contact Shoalhaven Water.**

How the Water Development Notice Works

The Water Development Notice (Notice) outlines requirements that the proposed development must comply with, to be in accordance with Shoalhaven Water's policies and specifications (as Councils Water utility).

The Notice has different section/s to suit the proposed development, and this may include (but not limited too) prior to the issue of a Construction Certificate, prior to or during construction, and prior to the issue of an Occupation Certificate.

Each section/s of the Notice will contain numbered condition/s, as you complete each condition (e.g., Meter Installation) initial and date the 'Applicant Certification' column for each part accordingly.

Applicant must submit the Notice to Shoalhaven Water via email or online [Submit plans and support documentation](#) when the development requires:

- A Construction Certificate or a Subdivision Works Certificate,
- Specified by the Notice to do so,
- Require:
 - An Occupation Certificate,
 - Subdivision Certificate or
 - Issue of licence to operate, or
 - Approval to Operate under the Local Government Act (eg, Caravan Parks, Manufactured Housing Estates and Camping Grounds), or undertaking operational use (for Crown developments).

The relevant information must accompany the Notice when submitted for sign off by Shoalhaven Water.

Shoalhaven Water Under Section 307 of the Water Management Act 2000 must grant Certificate of Compliance once the development has satisfied all requirements (as listed on the Water Development Notice) have been complied with. Where the development is staged then a separate Certificate of Compliance shall be issued for each stage.

If further information is required, please read our Water Development Notice Guidelines on the Shoalhaven Water website.

Should there be any further information or clarification required please contact Shoalhaven Water as follow:

Phone: 02 4429 3569

Email: swdevelopment@shoalhaven.nsw.gov.au

| No | <i>Conditions/Requirements</i> |
|----|---|
| 1. | <p>A request for a Certificate of Compliance under Section 305 of the Water Management Act 2000 is to be made to Shoalhaven Water for all stages of the approved Concept Mixed Use Development.</p> <p>A Certificate of Compliance shall be obtained to verify all necessary requirements for matters relating to water supply and sewerage (where applicable) for the development have been made with Shoalhaven Water.</p> <p>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.</p> |
| 2. | <p>No lots are to be connected to the Culburra Wastewater Treatment Plant, without written advice from Shoalhaven Water.</p> |
| 3. | <p>The proposed development is to be fully serviced by a Council owned and operated Low Pressure Sewer System (LPSS), unless otherwise advised by Shoalhaven Water.</p> <p>Each proposed lot is to be provided with a pressure sewer unit (which is positioned on the lot) and is connected to a common sewer rising main located in the road reserve.</p> <p>Connection point for the LPSS is the inlet works at Culburra Wastewater Treatment Plant.</p> <p>A concept design for the pressure sewer system is to be submitted to Shoalhaven Water for review & acceptance prior to commencement of any works.</p> |
| 4. | <p>Prior to commencement of any work, in any stage, the existing Sewer Rising Main No. 17 is to be relocated to be wholly within a proposed road reserve.</p> <p>A concept plan is to be submitted to Shoalhaven Water for review and acceptance.</p> |

ADVICE TO APPLICANT

- **Note:- GST is not applicable to Developer Contributions and the provision of metered water services.**
- All non-strata and non-residential properties (**incl. dual occupancies**) will be levied water and wastewater availability charges (where applicable) based on the size and number of the water meter service connection/s. For further information regarding water and wastewater availability charges please contact Shoalhaven Water on 4429 3569.
- Where direct payment into Shoalhaven City Council's banking account has been made by the applicant, appropriate details must be provided (e.g., DA No., stage, what type of payment, etc) in order for the payment to be processed. **A hard copy of the receipt (payment details) MUST be provided by the applicant to Shoalhaven Water where a Construction Certificate and/or Certificate of Compliance is requested.**
- If it is contemplated to Strata subdivide the property in the future it is recommended that the internal water lines within the property be arranged such that multiple metering (one meter per dwelling/unit/villa) can be easily installed at the time of subdivision.
- Properties are categorised, and charges levied for water and sewerage services based on a number of factors including the nature and use of premises to which the services are provided. A change of category may cause different water/sewerage/trade waste charges to be levied as a consequence of this approved development. Applicants are advised to contact Shoalhaven Water for further details of the ongoing fees and charges.
- **Shoalhaven Water undertakes the installation, modification and maintenance of all metered or unmetered services which are connected directly to the mains within the Shoalhaven Local Government area. Unless approved in writing by Shoalhaven Water it is an offence under the Local Government Act to tamper with any metered service or fittings owned and operated by Shoalhaven Water.**
- **All works are at the developer's expense unless specified otherwise in writing.**

This completed Notice is hereby submitted for the granting of a Certificate of Compliance under Section 307 of the Water Management Act 2000. **All documentation/receipts/etc supporting my claim against the above requirements is attached.**

Applicant's
Name
(Please Print)

Applicant's
Signature

Date

Shoalhaven Water acknowledges all conditions/requirements as set out in this Notice have been satisfied.

Council Officer

Date