



Reference: DR: MG DA2011/017

Your Reference:

Contact: Matthew Goodwin

27 April 2012

Sonja Vogeler
Capital Works Program Manager
NSW Police Portfolio
UGL Services
Locked Bag 903
NORTH SYDNEY NSW 2060

Dear Sonja,

RE: DEVELOPMENT APPLICATION 2011/017 – WALGETT POLICE STATION

Thank you for your letter dated 14 March 2012 responding to the proposed conditions of development consent for the Walgett Police station redevelopment, as included in an e-mail dated 3 February 2012 from Council's Director of Planning & Regulatory Services, Matthew Goodwin. Council staff have also reviewed the quantity surveyor's estimate of costs for the upgrade of Dundas St, that you provided via an e-mail dated 2 April 2012.

Proposed condition Acc 305 – UGL is prepared to pay 75% of the costs of the upgrade of Dundas St, capped at \$54,000. Council's review of the quantity surveyor's estimate suggests that it could not complete the works for the estimated \$71,304, hence it is unable to agree to the proposed capping.

In order to facilitate the development, Walgett Shire Council agrees to contribute 25% of the developer's cost estimate (\$17,826) upon completion of the works specified in revised condition Acc305 below:

That the developer undertakes an upgrade of Dundas St so that the following outcomes are achieved:

- (a) Kerbing and guttering is established along both sides of Dundas St, from Pitt St to the south eastern corner of lot 17, section 15, deposited plan 759036.*
- (b) A footpath is established along the northern side of the street to the south eastern corner of lot 17, section 15, deposited plan 759036.*
- (c) Three concrete vehicle crossovers are created to the Police Station site, as per the plans submitted with the Development Application.*
- (d) Concrete works are to comply with:*
 - *Walgett Shire Council Specification, WSC 271 Minor Concrete Works.*
 - *Standard Drawings – Domestic Driveways – S271-001 and S271-00.*

- *Australian Standard 3600 – Concrete structures.*

(e) Any damage to Council infrastructure in the course of undertaking the Dundas St upgrade is repaired at the developer's expense.

Reason: To ensure that costs associated with the development are born by the proponent and minimise the potential for increased traffic associated with the development to adversely affect Dundas St.

Proposed condition Plu 220 – UGL is not prepared to accept the proposed stormwater outlet restriction of a single 100mm diameter outlet. It has maintained that a 225mm outlet is required. As noted in Council's Development Application assessment report (page 11), having a stormwater outlet of this diameter directly into Wee Waa St is likely to exacerbate existing stormwater drainage problems in the vicinity.

In the above context, the following alternative development consent condition is proposed:

That the developer establishes stormwater drainage for the site so that the following outcomes are achieved:


- (a) There is a single 225mm diameter stormwater pipe outlet directly plumbed into a stormwater drainage pit adjoining the site.*
- (b) A 600mm underground stormwater drainage pipe is constructed from the stormwater drainage pit to Council's existing stormwater drainage infrastructure at the corner of Peel and Wee Waa Streets, in accordance with the attached concept diagram.*
- (c) Prior to the commencement of works, the developer must prepare a suitable design and obtain:*
 - *Approval from NSW Roads & Maritime Services for works that may affect Fox St (Castlereagh Highway) and Wee Waa St (part Kamilaroi Highway).*
 - *Agreement from Walgett Shire Council's Director of Urban Infrastructure that the design is compliant with Council's specifications.*
- (d) Works are to comply with Walgett Shire Council specifications:*
 - *C220 - Stormwater Drainage - General*
 - *C221 - Pipe Drainage*
 - *C222 - Precast Box Culverts*
 - *C223 - Drainage Structures*
 - *C224 - Open Drains, including Kerb and Gutter*
- (e) Any damage to Council infrastructure in the course of undertaking the stormwater works is repaired at the developer's expense.*

Reason: To ensure that costs associated with the development are born by the proponent and minimise the potential for increased stormwater flows from the site to adversely affect the vicinity of the development.

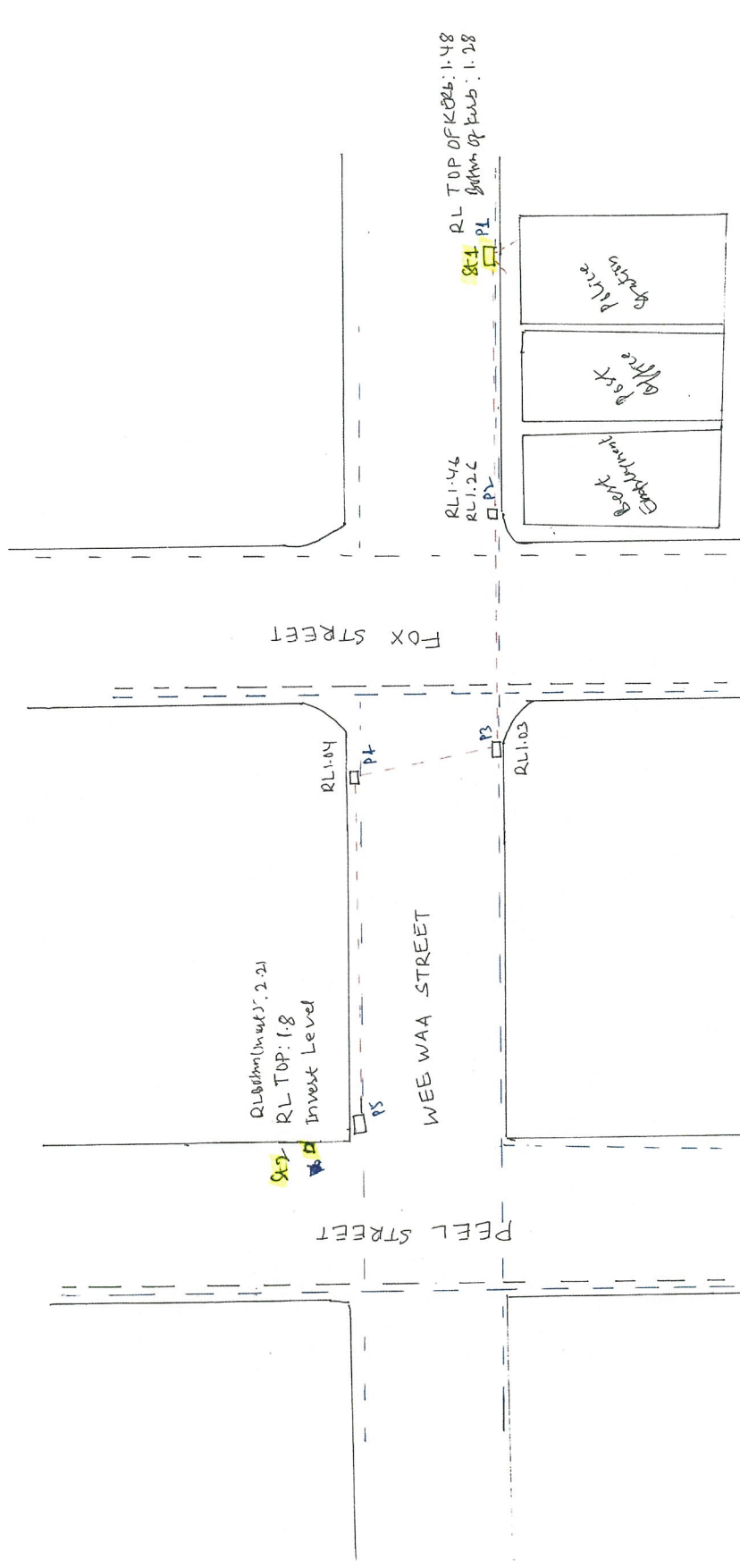
Please note that a NSW Transport Roads & Maritime Services project to reseal Fox St is scheduled for the next 6 to 8 weeks. It is desirable to have the underground stormwater drainage works completed prior to the commencement of the reseal project.

Please contact Council's Director of Planning and Regulatory Services, Matthew Goodwin, if you require any additional information.

Yours faithfully,



Don Ramsland
General Manager



Legend:

- : proposed pit locations
- - -: proposed stormwater pipe
-: existing water mains

Notes:

- ① Take RL & Invert Level on St1 & St2
- ② Take Levels @ 10m intervals (follow the SWP notes)
- ③ Total Distance from St1 to St2.
- ④ Measurement of water mains - distance from kerb, & depth
- ⑤ What is the level difference
- ⑥ How far is proposed stormwater discharge pipe from proposed pit.