



Reference:

DR: MG; DA2011/017

Your Reference:

Contact:

Matthew Goodwin

16 May 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 15 May 2012 responding to the proposed conditions of development consent for the Walgett Police station redevelopment.

Proposed condition Acc 305 – You advised that UGL is prepared to accept the condition and Council's offer to pay 25% of the costs of the upgrade, provided that there was no reference to costs (ie Council did not impose a cap on the amount of its contribution).

Following discussions between yourself and Council's Director of Planning & Regulatory Services, Matthew Goodwin, Walgett Shire Council now agrees to:

- 1) Pay 25% of the costs incurred by the developer, the NSW Police Force, in upgrading Dundas St to comply with revised condition Acc305, as reproduced below. This agreement is conditional upon:
 - a) The contribution being 25% of the actual costs incurred by the developer, capped at a maximum of \$25,000.
 - b) The Dundas St upgrade being completed concurrently with the Police station redevelopment.
 - c) After the upgrade works have been completed, an itemised invoice is provided to Council prior to payment of its contribution.
 - d) There being no variation in the scope of works detailed in revised consent condition Acc305, unless there is prior written agreement between Walgett Shire Council and the developer.

The agreed wording of condition Acc305 will be as follows:

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 – It is noted that UGL now accepts proposed condition Plu220 with the following wording:

An on-site stormwater detention system must be established and maintained with sufficient capacity to reduce the stormwater outflow to the proposed Wee Waa Street outlet to a maximum diameter of 100 millimetres.

Reason: To reduce the impact of stormwater flows on adjoining areas from the development site.

Thank you for your assistance in resolving these matters in a manner that should minimise the potential for any adverse impacts on the local community.

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

Yours faithfully,



Don Ramsland
General Manager